

TOWN COUNCIL & REORGANIZATION MEETING MINUTES
TOWN COUNCIL CHAMBERS
MARCH 12, 2026

The Council meeting was called to order by Mayor Russ Nidy at 7:01p.m. on Thursday, March 12, 2026.

Attending:	Russ Nidy	Mayor
	Marion Chateau-Flagg	Vice Mayor/Council Seat #1
	Kathleen Hock	Council Member Seat #2
	Alexandra Powell-Sardinas	Council Member Seat #3
	John Tyson	Council Member, Seat #4
	Dorothy Gravelin	Town Clerk
	William P. Doney	Town Attorney
	D/S Jason Ekstrom	PBSO
	Battalion Chief Martinez	PBCFR

Also attending: Rhonda Geiger, General Counsel, Palm Beach County Commission on Ethics; Glen Ridge Council Member Tom Lisi; and PBCFR Captain Banks

COUNCIL SWEARING IN and RE-ORGANIGATIONAL MEETING

Swearing In: Oath of Office Administered by Town Clerk to Council Members Kathleen Hock, Alexandria Powell-Sardinas and John Tyson

Council Re-organization: Council Member Chateau-Flagg **nominated for Vice Mayor** by Council Member Hock, seeing no other nominations Mayor Nidy closed the floor for nominations and declared Council Member Marion Chatau-Flagg as Vice Mayor

Designation of Authorized Signers on all financial accounts – Current signers Mayor Russ Nidy, Vice Mayor Marion Chateau-Flagg, Council member Kathleen Hock and Clerk Dorothy Gravelin **Motion** by Council Member Tyson, seconded by Council Member Hock re-appointing the current signers on all Town financial accounts, passed unanimously on 5-0 vote.

Confirmation of Date and Time of Council Meetings – confirmed 2nd Thursday of each month at 7:00 PM

Council Appointments – Confirmed without objections those listed are re-appointed:

Town Attorney: Caldwell, Pacetti, Edwards, Schoeck & Viator, LLP William P. Doney, Esq., Lead Counsel

Town Clerk: Dorothy C. Gravelin, CMC

Boards of Adjustment & Appeal: Town Council

Planning & Zoning Board: Town Council

Special Exceptions: Town Council

Variance Board: Town Council

Emergency Management Coordinator: Town Clerk **Alternate:** Mayor

Issues Forum Representative: Mayor **Alternate:** Town Clerk

PBC League of Cities Representative: Mayor **Alternates:** Vice Mayor, Council, & Clerk

2. COMMENTS FROM THE PUBLIC: Rhonda Geiger, General Counsel, Palm Beach County Commission on Ethics provided an update on the activities of the Ethics Commission over the past year and offered to provide training or any other assistance to the Town, want to be proactive. Remember to Ask first, Act later.

3. ADDITIONS, DELETIONS, OR MODIFICATIONS TO THE AGENDA: None

4. APPROVAL OF THE CONSENT AGENDA: **Motion** by Council Member Tyson, seconded by Council Member Hooch approving the January 8 and February 12, 2026 Council meeting minutes and received for filing the Town Clerk's Report for January – March 12, 2026 along with the December 2025 – February 2026 Financial Report, passed unanimously on a 5-0 vote.

5. MONTHLY ACTIVITY REPORTS:

A. PALM BEACH COUNTY SHERIFF'S OFFICE: D/S Ekstrom reported on the ongoing efforts regarding the encampment on the County Stub Canal right-of-way. Per D/S Ekstrom, one problem the Town has is that Kyle is a resident of the town through his father owning property and allowing Kyle to store things at the house. The encampment is on County property on Stub Canal right-of-way. County Code Compliance is waiting on their attorneys to see how to proceed and D/S Ekstrom working with PBSO legal department as well. PBSO needs a County Representative to come out with them before they can do anything. Their Homeless Team must offer services first to those camping before attempting to remove them. If services declined, as they have been several times in the past, they would be given at least 24 hours to vacate or would be arrested. D/S Ekstrom will not be available next week but has arranged for the Homeless Team to make visits to engage with them offering services. D/S Ekstrom has not been able to make contact with Kyle, only his girlfriend and another man with a small dog. Any abandoned property on Town property can be removed by the Town. If the father no longer gives Kyle permission to go on or store things on his property and it is documented then he no longer has a reason to be here and could be removed, except for public streets.

Motion by Council Member Powell-Sardinas, seconded by Council Member Tyson ratifying the purchase and installation in The Preserve of the NO TRESPASSING SIGNS by Kauff's Signs through the PBSO Business Partnership Program, passed unanimously on a 5-0 vote.

B. PALM BEACH COUNTY FIRE RESCUE: Battalion Chief Martinez introduced Captain Banks who is currently working with him. There were no calls last month. Fire Ops 1 is having demonstrations from 8am-3pm on March 25th, County and municipal officials invited to see what firefighters and paramedics do. He will submit and distribute copies of the Annual Report and a video next month. Currently there's a Countywide BURN BAN in effect because of the dry conditions fortunately rain expected tomorrow through Monday should help.

C. MAYOR: No report.

C. BUILDING OFFICIAL: No report

D. CODE ENFORCEMENT: Working with County and PBSO to resolve issues with homeless encampments

6. AGREEMENTS, CONTRACTS, ORDINANCES PROCLAMATIONS AND/OR RESOLUTIONS:

A. LET'S MOVE PALM BEACH COUNTY PROCLAMATION: Town proclaims this annually. **Motion** by Council Member Hooch, seconded by Council Member Tyson authorizing Mayor Nidy to Proclaim March as Lets Move Palm Beach County, passed unanimously on a 5-0 vote.

B. ENGAGEMENT LETTER WITH GRAU & ASSOCIATES, CERTIFIED PUBLIC ACCOUNTANTS: Because Town revenues and expenditures exceeded \$250,000 last fiscal year, the state mandates an annual audit. Previously it was every three years because we were between \$100,000 and \$250,000. **Motion** by Council Member Powell-Sardinas, seconded by Council Member Tyson authorizing Mayor Nidy to sign the Engagement Letter with Grau & Associates for services not exceeding \$12,800 for the September 2025 audit.

7. UNFINISHED BUSINESS:

A. TOWN HALL INTERIOR RENOVATION WORK: In response to an email from the Clerk on an update on the completion of the interior renovations, Mark Riley advised he will be out this weekend. Items remaining **(1)**

The bathroom toilet will be replaced with one having direct connection through the exterior wall to the septic system and will be moved to comply with ADA regulations, flooring will be replaced where needed. (2) He told Pete Flagg at the beginning of the project the sink had to be placed under window on north wall and told “do what you gotta do, I’ll make it work” so placed the sink there with direct access through the exterior wall to the water and no need to break into the block wall between Council Chambers and bathroom. By doing so would have an L-shaped kitchenette with more counter space even though we would need to purchase a new countertop. (3) Mark will be securing and painting the barn doors on the west wall. After checking previous minutes Clerk found June 12, 2025 meeting (no quorum) mentioned changing to L-shaped kitchen and no mention in August 7th meeting (no July meeting) of any objection. Last week Pete told the Clerk that he is doing the kitchenette as he originally planned and would take care of everything. After continued discussion, **Motion** by Council Member Hoock, seconded by Council Member Powell-Sardinas for Pete Flagg to place everything for the kitchenette, except refrigerator, on the east wall (as you enter Council Chambers), passed unanimously on a 5-0 vote. (4) Vice Mayor Chateau-Flagg mentioned there is no way to remove pocket doors if repair needed and no guide at the bottom. (5) Council Member Hoock submitted a Punch list that will be discussed with Mark Riley along with the pocket doors. Council Member Hoock requested a completion date in writing from Mark. (6) Council Member Hoock presented a Town Hall Shopping List for a Podium, Desk, Bathroom Paper Towel Dispenser, and Bathroom Trash Can. Council authorized all, options attached.

B. DRAINAGE, THE PRESERVE and LAKES: Aerator quarterly maintenance found both compressors needed to be rebuilt. Quote to supply and install 2 compressor rebuild kits for labor and 90 days warranty on parts \$649.60 which Clerk approved March 4, 2026 and informed Mayor and Council via email.

C. REVIEW PROPOSED ORDINANCES REGULATING RESIDENTIAL OUTDOOR LIGHTING and PLACEMENT & STORAGE OF TRASH CANS: **Ordinance No. 166** regarding outdoor lighting discussed. Vice Mayor Chateau-Flagg reiterated her problems with the lighting at the B&B at 303 Lang Road which is next door to her, with lights shining on her property 24/7. She has a video and still photos that she will email to the Clerk for the record. The Property Manager is never there at night, so he has no idea how invasive this is. After further discussion it was decided the Clerk will meet with the Property Manager, bringing this to his attention so there can be some resolution. If problems persist this will be revisited. **Ordinance No. 167** regarding placement and storage of garbage/trash and recycling containers. There has been improvement so this will be monitored and if problem persists it will be revisited.

8. NEW BUSINESS: None

9. MAYOR, COUNCIL AND STAFF COMMENTS: None

10. ADJOURN COUNCIL MEETING: Motion by Council Member Tyson, seconded by Council Member Hoock to adjourn the meeting at 8:03pm, motion carried unanimously on a 5-0 vote.

Dorothy C. Gravelin
Dorothy Gravelin, Town Clerk

Approved by Council _____