

**TOWN COUNCIL MEETING  
TOWN COUNCIL CHAMBERS  
JUNE 12, 2025**

The Cloud Lake Council meeting was called to order by Mayor Russ Nidy at 7:01p.m. on Thursday, June 12, 2025.

|            |                                    |                            |
|------------|------------------------------------|----------------------------|
| Attending: | Russ Nidy                          | Mayor                      |
|            | Kathleen Hoock                     | Council Member Seat #2     |
|            | Dorothy Gravelin                   | Town Clerk                 |
|            | William P. Doney                   | Town Attorney              |
|            | Battalion 10 Chief Ronald Martinez | PBCFR                      |
| Absent:    | Marion Chateau-Flagg               | Vice Mayor/Council Seat #1 |
|            | Alexandra Powell-Sardinas          | Council Member Seat #3     |
|            | John Tyson                         | Council Member, Seat #4    |

There was no quorum therefore no official action can be taken on any item on the Agenda.

Also attending: No members from the public were in attendance.

**2. COMMENTS FROM THE PUBLIC:** None

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

**4. APPROVAL OF THE CONSENT AGENDA:** Tabled to next meeting as no quorum tonight.

**5. MONTHLY ACTIVITY REPORTS:**

**A. PALM BEACH COUNTY SHERIFF'S OFFICE:** No report

**B. PALM BEACH COUNTY FIRE RESCUE:** No calls in May for Cloud Lake, 4 medical calls for Glen Ridge. There will be fire rescue units at the Christmas party. 29 Smoke/Carbon monoxide units installed at town residences on May 17<sup>th</sup> and 1 more to be installed Saturday, still taking reservations for anyone else interested. Glance Preemptive Routing begins Monday in selected fire districts (our district is one of the selected districts). This is a system where the fire truck driver sends a signal to the traffic light so that it remains green enabling them to move through without encountering a red light. The Clerk requested a smoke/carbon monoxide alarm be set aside for the Town Hall upon completion of the renovations. The Mayor announced the retired Town fire truck had been located at the West Palm Beach Fraternal Order of Fire Fighters warehouse disassembled but is to be restored. A fire pump and water tank need to be located for the 1931 Model A Ford fire truck. Chief Martinex worked with WPB Deputy Fire Chief Gribble (previously retired from PPBCFR for 28 years) was most helpful in locating the fire truck.

**C. MAYOR:** (1) Reported on the Institute for Elected Municipal Officials he attended last Friday and Saturday from 8am-6pm in Boca Raton which was amazing. He gained a lot of helpful information from this Florida League of Cities (FLC) program. Cloud Lake is the 9<sup>th</sup> smallest of the 411 municipalities in Florida. He would like to share this information with the Councils of Cloud Lake and Glen Ridge in a seminar for a couple of hours on a Saturday. The FLC will help us with anything we need. (2) Deconstruction of the billboard began yesterday and will take a couple of weeks. Once work is completed on the new billboard we should receive in August or September the \$30,000.00 Neighborhood Enhancement Fee and the \$50,000.00 signing bonus in addition to the guaranteed \$10,000.00 monthly base rental fee or 28% of the net monthly revenue, whichever is higher. (3) There will be no July Council meeting. The Clerk and Mayor will be working on the 2025-26 budget for the August meeting.

**C. BUILDING OFFICIAL:** Issued a re-roof permit for 204 Lang Road

**D. CODE ENFORCEMENT:** No warnings or violations issued

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

**A. Proposed Interlocal Agreements re: Transportation Capacity Impact Fees within Cloud Lake:** Tabled until next meeting. Currently the applicant for a building permit pays the impact fees directly to the County.

Another option is for the Town to collect the fee, transmit the fee to the County while retaining a small fee for collecting the fee. The consensus was to leave it as is, County collects the fee.

**B. Proclamation Declaring Wednesday, July 16, 2025 as 14<sup>th</sup> Annual Kids Fit Jamathon:** Mayor Nidy Proclaimed July 16, 2025 as the 14<sup>th</sup> Annual Kids Fit Jamathon at the South Florida Fairgrounds and congratulating and celebrating Digital Vibez on their celebration.

**C. PBC Criminal Justice Commission Request to Approve FY2024 Distribution of JAG Funds:** No action will be taken as the deadline to submit the letter is June 20, 2025. The Clerk will notify the Commission why we are not submitting a letter this year.

**7. UNFINISHED BUSINESS:**

**A. TOWN HALL INTERIOR RENOVATION:** The POD was delivered today to store everything from the Council Chambers. A trailer will be placed in front of the garage door to place all of the demolition debris that will be hauled away. The ceiling will come down first, drywall and lights next for ceiling, then drywall for the walls. We need to decide flooring color, narrow down the framing for the windows. The Contractor can possibly do the wainscoting at no additional charge if we decide before he finishes the drywall. The Clerk can ask Council members to come to Town Hall separately to view the selections, indicate their preference and see if we have a consensus. For better efficiency, the kitchenette to be an "L" shape with the refrigerator, wall oven and microwave on the wall next to the restroom and the sink under the window on the north wall for no additional charge. In doing that, we can have a banquette the entire length of the wall next to the office. The contractor suggested, at no additional charge, instead of double doors at the entryway to the Council Chambers a pocket door to slide behind the banquette when doors not closed. Two of the blinds are broken, therefore will replace all with blinds that will fit the interior of the frame rather than extending beyond the frame as we have now.

**B. DRAINAGE, THE PRESERVE and LAKES:** No report

**8. NEW BUSINESS:**

**A. PROPERTY APPRAISER ESTIMATE OF TAXABLE VALUE FOR CLOUD LAKE:** 14.9% over last year, new construction \$817,474, total estimate of taxable value \$15,853,363

**B. COUNTYWIDE 2025-26 HEIR'S PROPERTY FAMILY WEALTHPROTECTION FUND (HEIR'S) PROJECT:** Information has been placed on the town website with a link to the County's Heirs' Project website. The County webpage will include links to the Legal Aid Heirs' webpage and an online application portal. The goal of the Heirs' Project is to preserve generational wealth and promote community stability by providing legal services to eligible homeowners, such as the creation of estate plans, wills, deeds, and the clearing of tangled property titles. All services will be provided free of charge. The County has partnered with the Legal Aid Society of Palm Beach County for implementation of the project. This initiative is funded by the FHLBank Atlanta Heirs' grant and County funds.

**9. MAYOR, COUNCIL AND STAFF COMMENTS:** (1) Mayor Nidy viewed a video on-line about 3 types of sewer systems. He is getting information from the presenter about the Drip System. Each house ties into a 2' or 4' line along the roadway in front of their property (no roadway torn up) and is phenomenally cheaper than gravity. (2) The Clerk announced Cloud Lake is one of 16 municipalities in Palm Beach County to be audited this year by FDEP on our NPDES – Ms4 Permit. Records review audits tentative dates between August 4-22 with site visits from August 25-29 and September 8-12, more details due 30 days prior to records review.

**10. ADJOURNMENT:** Mayor Nidy adjourned the meeting at 7:41pm.

Approved by Council \_\_\_\_\_

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Dorothy Gravelin, Town Clerk