

**TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
FEBRUARY 13, 2025**

The Cloud Lake Council meeting called to order by Mayor Russ Nidy at 7:03p.m.Thursday, February 13, 2025.

Attending:	Russ Nidy	Mayor
	Marion Chateau-Flagg	Vice Mayor/Council Seat #1
	Kathleen Hock	Council Member Seat #2
	John Tyson	Council Member, Seat #4
	Dorothy Gravelin	Town Clerk
	William P. Doney	Town Attorney
	PBCFR	Battalion 10 Chief Ronald Martinez (arr 8, left 8:03)
Absent:	Alexandra Powell-Sardinas	Council member Seat #3

Also attending: Beatriz Wallace, 102 E. Chandler Road; Joel McDowell, Allegiant Property Group, new owner of duplex at 100 E. Chandler Road

2. COMMENTS FROM THE PUBLIC: Joel McDowell of Allegiant Property Group, new owner of the duplex at 100 E. Chandler Road was introduced. He spoke to the Code Enforcement Officer and will begin work on the exterior the first of next week and interior renovations at the end of the month when Kyle has left. He expects to have the recorded deed from the County within the next 2 weeks (note: Deed has been recorded in OR Book 35551/Page 214)

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

4. APPROVAL OF THE CONSENT AGENDA: **Motion** by Council Member Hock, seconded by Council Member Tyson approving the January 9 and 18, 2025 Council meeting minutes and accepting the February 13, 2025 Clerk's Report and Financial Reports passed unanimously on a 4-0 vote with Council Member Powell-Sardinas absent.

5. MONTHLY ACTIVITY REPORTS:

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

B. PALM BEACH COUNTY FIRE RESCUE: See below before #8 New Business

C. BUILDING OFFICIAL: No new activity

D. CODE ENFORCEMENT: Special Magistrate Hearing tonight for 100 E Chandler Rd cancelled

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

A. LET'S MOVE PALM BEACH COUNTY MONTH OF MARCH PROCLAMATION: The Proclamation invites all residents to pledge to exercise for at least 30 minutes per day throughout the month of March. **Motion** by Council member Hock, seconded by Council Member Tyson and approved 4-0 with Council Member Powell-Sardinas absent authorizing Mayor Nidy to issue the Proclamation.

B. RES. NO. 2025-01 PBC LOCAL MITIGATION STRATEGY PLAN: The Resolution satisfies the requirement to have a Local Mitigation Plan to receive Federal mitigation assistance funding. The Local Mitigation Strategy Steering Committee recommended the established coordinated process by the adoption of the Palm 2024 Local Mitigation Strategy Plan. This also satisfies the floodplain

management requirements of the Community Rating System that we participate in allowing Town residents to receive a discount on their flood insurance policy. **Motion** by Council Member Tyson, seconded by Council Member Hock to adopt Res. No. 2025-01 passed on a 4-0 vote with Council Member Powell-Sardinas absent.

C. RES. NO. 2025-02 SUPPORT DEVELOPMENT OF COUNTYWIDE TRANSPORTATION PLAN:

Because transportation services are the responsibility of multiple jurisdictions, a Countywide Transportation Plan is needed. Therefore, the County, municipalities and taxing districts are working together to develop a countywide plan and support the procurement and oversight of consultants to develop the Plan. Motion by Council Member Hock, seconded by Council Member Tyson to adopt Res. No. 2025-02 passed on a 4-0 vote with Council Member Powell-Sardinas absent.

7. UNFINISHED BUSINESS:

A. UPDATE ON THE TOWN HALL INTERIOR RENOVATION: Need to decide if want a contractor who is responsible for all phases of the renovation or a contract manager to handle the work. We have some estimates already. The Clerk submitted a photo of a carriage-type garage door, 2 side-by-side doors, that would fold out rather than roll up. A Scope of Work is being established for the interior. Work in the office is to move forward and will begin soon.

B. UPDATE ON BILLBOARD: Awaiting notification of a start date.

C. UPDATE ON LAKES, DRAINAGE, AND THE PRESERVE: (1) Mayor Nidy met this morning with Gary Wilhelm of Solitude Lake Management (firm installed and maintains aerators in the lakes) concerning the growth in the lakes and was informed cattails and spatterdock (lily pad like growth) should be removed. The horseshoe in Gem Lake around the island has extensive vegetation mostly in the Glen Ridge portion. He will provide estimates for initial treatment for each lake along with maintenance contract for each lake. (2) Town disputing \$2,100 charge to trim 2 Sylvester Palms, remove 5 dead Palms, and vegetation removal at The Preserve. When the Vice Mayor met with Ryan of PlantWell these and other items were discussed but no fee was ever mentioned. Mayor Nidy surveyed The Preserve today and there are areas where you cannot walk and mowing needed. He and the Clerk will be requesting a meeting with Jared, owner of PlantWell. (3) Council Member Hock would like to see if the Town can be declared a Historic District. (4) Mayor Nidy visited Mounts Botanical Gardens and spoke to one of the Master Gardeners about our Preserve. There is a Master Gardeners Program through the University of Florida Agricultural Extension Service that requires a certain amount 35 hours in the field for Certification. We need to develop a Master Plan for the Preserve and then contact them for assistance.

D. 202 SHANNONDALE ROAD PROPERTY DEVELOPMENT PLAN: Council conducted a site visit to the property as part of the January 18th meeting where the owner explained his development idea and land swap with the Town concerning the littoral shelf in the lake and re-establishment of lot 10 as originally platted. Council conceptually in favor of the proposal but need to have a written proposal and contract for Council to review. A Land Use change would be necessary for the portion shown as Conservation and variance for at least the front footage. Access to the Preserve along with other items would be stipulated in the contract and access addressed in the deed. Mayor Nidy stated it would be more desirable to have a single family residence on each of the 2 lots as will be proposed by the owner rather than a duplex on the one lot if the proposal is rejected.

PALM BEACH COUNTY FIRE RESCUE: Battalion 10 Chief Ronald Martinez arrived and reported there were no calls for the month of January and he will present the Annual Report at the March meeting.

8. NEW BUSINESS:

A. FPL 2025 CUSTOMER PLAN: FPL Customer Advisor Rudy Toledo met with the Mayor and Clerk January 21st outlining the products and services FPL offers, provided the 2023 and 2024 account history and 6% increase for 2025 (total annually \$2,215). FPL will ask the Florida Public Service Commission for a rate increase in mid-2025. We listed our top goals (1) convert all utilities to underground (2) Septic to sewer conversion and the impact of the underground program and dissatisfied that streetlight outage repair timeframe is 40 days. He said lateral lines may go underground sometime later but doubts feeder lines on concrete poles will. He was asked if he knew when the old poles will be removed, when AT&T and Comcast lines will be moved underground, and if underground electric lines need to go in before sewer lines go in. No responses received yet.

B. RESILIENT FLORIDA GRANT PROGRAM VULNERABILITY ASSESSMENT APPLICATION: Florida enacted legislation in 2021 requiring all counties and municipalities complete a Vulnerability Assessment ensuring a coordinated approach to resilience and flood planning and created a grant program through Florida DEP. Ten smaller municipalities (Cloud Lake, Glen Ridge, Golf, Haverhill, Hypoluxo and Palm Springs) in PBC are joining with the County who will submit a grant application for them. A steering Committee is being established to discuss the various components of the project, will meet monthly. The program requires public participation (2 outreach and 2 before Council). The County Commission contracted with Tetra Tech to do the assessments for those municipalities. The consultant will be coming to the March or April Council meeting to outline the program and what is needed from the municipalities.

9. MAYOR, COUNCIL AND STAFF COMMENTS: Resident Beatriz Wallace voiced her concerns with ADT Solar who installed her solar system, had nothing but trouble entire time, now left with no cover over the panel box and they will not respond to her request to fix it which her insurance company is requiring to provide her with insurance coverage. They also installed large battery boxes not needed for residential use. ADT is no longer in business in southeast Florida. Mayor Nidy has an appointment with the Building Official tomorrow and will ask him to look at it while he is here.

10. ADJOURNMENT: Motion by Council member Hooch and seconded by Council Member Tyson to adjourn the meeting at 8:22pm passed on a 4-0 vote with Council Member Powell-Sardinas absent.

Dorothy Gravelin, Town Clerk

Approved by Council _____