

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

The Council meeting was called to order by Mayor Russ Nidy at 7:01p.m. on Thursday, November 13, 2025.

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

Also attending: Virginia Standish, 1305 W Chandler Rd; Jared McClure owner of Plantwell at 109 Glen Ridge Council Member Tom Lisi and Santiago Cadavid, 1365 Churchill Rd in Glen Ridge

2. COMMENTS FROM THE PUBLIC: None

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

4. APPROVAL OF THE CONSENT AGENDA: Motion by Council Member Hoock, seconded by Council Member Powell-Sardinas approving the September 11, 2025 Council meeting minutes and October 14, 2025 Special meeting minutes (no October 9th meeting), accepting the October 9 and November 13, 2025 Clerk's Report and Financial Reports passed on a 4-0 vote with Council Member Tyson absent.

5. MONTHLY ACTIVITY REPORTS:

A. PALM BEACH COUNTY SHERIFF'S OFFICE: D/S Ekstrom reported no crime and 1 trespassing complaint at 101 Wilson Road. The horses are unable to attend the Christmas party but will check to see if the therapy dogs are available.

B. PALM BEACH COUNTY FIRE RESCUE: Battalion Chief Martinez reported no calls for September and 1 medical call in October with a 5 second response time (truck already in the area). PBC Fire Rescue is requesting the County Legislative Delegation consider a bill applying to all annexations in the County. Municipalities that expand their boundaries where there is an existing MSTU for fire service, PBC continues to provide service to the annexed property and remain the Authority having jurisdiction with the annexing municipality paying the County the amount the MSTU would have collected in ad valorem taxes and assessments if the property had not been annexed or the annexing municipality and the County could enter into an agreement that provides the municipality assumes the services and elimination of the payment to the County. The Clerk asked Chief Martinez to give the Town's congratulations to Chief Coyle for receiving the Chamber of Commerce 2025 Outstanding Leadership Award. The new 4-bay station replacing the current one at Station 33 scheduled to begin in FY2027 with completion by 6/30/2029.

C. MAYOR: No report

C. BUILDING OFFICIAL: Issued and finalized permits for re-roof and solar installation and issued permit for windows and door all at 115½ Shannondale Road.

D. CODE ENFORCEMENT: Violation Notice issued October 27, 2025 to Rett Thompson, owner of vacant lot at 101 Wilson Road to remove all outdoor camping equipment, similar items and anyone engaged in the habitation of the parcel. Numerous complaints, beginning October 15th, were received about the owner's son, Kyle, and his girlfriend living in a tent in the vacant lot referenced above. Code Enforcement contacted the owner by phone, text and email

several times to correct the situation resulting in the Violation Notice being sent and contacted James Mackey head of the PBSO Homeless Intervention Program to have a team contact them to offer assistance, October 27th Kyle vacated the lot leaving the tent and girlfriend there, October 28th received phone call that Kyle and girlfriend relocated with tent to The Preserve leaving their belongings at 101 Wilson Road against the wood fence, November 6th relocated to FDOT property east of the FDOT retention pond between Southern Boulevard bridge embankment and 109 Shannondale Road, FDOT notified and said they would have them removed, however, they remain at the site. D/S Ekstrom will contact D/S Mackey for result of the contact from the Homeless Intervention Team. At this time, all of the belongings have been removed from the lot.

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

A. FIRST READING OF ORD. 164 BY AMENDING CHAPTER 28 ZONING, BY CREATING AND ADOPTING NEW ARTICLE III "CERTIFIED RECOVERY RESIDENCES": The Clerk stated that this is mandated by the State to be adopted prior to January 1, 2026. The Ordinance was read by title only. Mr. Doney stated the LPA hearing will be held next month at second reading of the ordinance. **Motion** by Council Member Powell-Sardinas and seconded by Council Member Hoock to approve Ord. No. 164 by amending Chapter 28 Zoning, by creating and adopting a new Article III "Certified Recovery Residences". The motion was approved on a 4-0 vote with Council Member Tyson absent.

7. UNFINISHED BUSINESS:

A. TOWN HALL INTERIOR RENOVATION: The storage closet barn doors to be delivered and installed next week, foyer and restroom left to be completed. Hot water will now be available. Pete Flagg to complete the kitchen installation. Hope to have everything completed within the next week and a half.

B. DRAINAGE, THE PRESERVE and LAKES: (1) Vice Mayor Chateau-Flagg displayed a poster board showing the past and current condition of The Preserve along with photos and text outlining the past, current and future considerations. Plantwell mowing with Tom and Santiago maintaining and caring for the area. Osprey perch needs to be replaced. Council Member Hoock reminded, some signs need replaced and some added. Redo the entrance. Ray needs to move forward with demolishing the house at 202 Shannondale Road and removing the Jeep, referred to Code Enforcement.

(2) Vice Mayor Chateau-Flagg noticed the oil and fencing on the Town lot has been cleaned and removed, only 2 small pieces fencing left on County property along the canal to the south, Clerk reported Outfront Media cleaned the lot.

C. CASA MIA (TOM LISI) FY2025-2026 PROPOSAL FOR LANDSCAPE MAINTENANCE AT TOWN HALL AND PRESERVE: Tom Lisi requested the Town renew their services for maintaining the landscaping at Town Hall at \$350 per month with additional flowers in the front at no additional charge to be changed with the seasons and The Preserve at \$750 per month. Council Member Hoock has no objections, we have an excellent relationship. The Clerk added we have sufficient funds in the budget for the increase at Town Hall but not The Preserve, \$8,000 budgeted and \$9,000 requested, could pay \$650 per month (\$7,800 annually). Tom added did not anticipate the amount of work needed at The Preserve, more labor intensive, removing Brazilian Peppers at canal at no charge to Town which is needed to prevent seeds from flying into Preserve causing more bushes to take root. It is back-breaking work for Santiago using the heavy cutter to remove heavy brush and thick patches of maiden cane. He is now able to go further in for removal. The nature, extent and labor is very intensive. Responding to the Vice Mayor's question, does he see costs coming down in next couple of years as we get on top of everything to make it more manageable. Vice Mayor noticed, never seen The Preserve so free of invasive species. The Mayor needs more time to digest the proposal, goal was to figure out what we want to go to, would like to figure this out in January. Tom added, mulched the flower beds at no cost to the town and providing flowers for the front of Town Hall at no cost. The bees remain on County property in the dense bushes at the outfall to the canal. The Mayor will get with the Clerk on the extension of the agreement and payment for October – December. **Motion** by Council Member Powell-Sardinas, seconded by Council Member Hoock authorizing the reimbursement of \$82.96 to Tom Lisi for fuel for the brush cutter used in the Preserve. The motion passed on a 4-0 vote with Council Member Tyson absent.

D. PLANTWELL PROPOSAL: Jared McClure, owner of Plantwell and property at 109 Shannondale Road, looking to lease Town lot at the end of the street if it is viable. Continuing to look outside for other areas to relocate, only growing by another truck or two, would like to lease the ground, no longer looking to place a building there, not ideal to have trucks where they are and impacting the neighbors. There is access under the overpass which would like, if possible, to use it or gain easement along the south side of the overpass to exit at Lang Road, probably won't work long term as FDOT widening in next few years. Previously Town talked about a temporary arrangement for 3 or 6 months. Council Member Hoock said she walks early in the morning as workers arriving and see Plantwell vehicles in places other than their property, vehicles driving on grass across the street leaving just mud there and yard next door has just dirt instead grass because of trucks driving over it. No respect for neighbors. Jared agrees, take photo, call police, send him photo or whatever you have to do. Jared would like to move to end of street and have access through the back so no impact on Shannondale and neighboring properties. Council Member Hoock continued, it is not only his vehicles but employee drop-off vehicles. When called his office, lady very helpful and vehicles removed immediately but resumed few days later. Shannondale is a residential street, don't need commercial traffic on it. Contact property owners on Southern Boulevard to relocate there, Jared has, with no success. Vice Mayor Chateau-Flagg, use allowed there because had access to Southern Blvd before FDOT acquired properties to widen Southern causing problems we have now, grandfathered in. Vehicles are the problem. Mayor looking for options for Town lot to bring additional revenue in for the Town to help set aside money for septic-to-sewer. Council Member Hoock relayed to Jared appreciation for him coming tonight and discussing the situation. He said, continuing to look for property to relocate. In the meantime, take photos and contact him with any problems.

8. NEW BUSINESS:

A. REQUEST BY ALEXA POWELL-SARDINAS TO USE TOWN HALL FOR SON'S BIRTHDAY PARTY: Mayor thought Council approval not needed, can be approved administratively. Council had no objections for December 7th use.

B. TOWN CHRISTMAS PARTY SATURDAY, DECEMBER 13th AT TOWN HALL BEGINNING AT 4PM: Council Member Hoock will be out of town that day but available to help prior, Vice Mayor Chateau-Flagg will attend but has to leave shortly after party begins, but available to set-up crafts and games and take care of gift selection, looking on-line Black Friday.

9. MAYOR, COUNCIL AND STAFF COMMENTS: Council Member Hoock asked if heard back from Waste Management on filling the holes from clam shell damage. Some have been done but job not finished, will contact them to see when coming back. Some of the fill dirt that was added has packed down because of recent heavy rains and need more fill and others had trash there so could not fill them.

10. ADJOURN COUNCIL MEETING: Motion by Council Member Powell-Sardinas, seconded by Council Member Hoock to adjourn the meeting at 8:13pm passed 4-0 with Council Member Tyson absent.

Dorothy Gravelin, Town Clerk

Approved by Council _____