

**TOWN OF MANGONIA PARK**  
**REGULAR COUNCIL MEETING**  
**FEBRUARY 4, 2014**  
**6:00 P.M.**

The Town of Mangonia Park Town Council Meeting was held at 1755 East Tiffany Drive, Mangonia Park, Florida 33407. Mayor Albury called the meeting to order 6:02 p.m. Present were Vice Mayor McConnell, Council Members Greene and Johnson; Attorney Davis; Lt. Thomas; Engineer Figurella and Town Manager Leffingwell. Councilwoman Greene offered the invocation followed by the Pledge of Allegiance.

**AGENDA APPROVAL**

**MOTION** made by Vice Mayor McConnell, seconded by Councilwoman Johnson approving the Agenda. **Vote was unanimous.**

**MOTION** made by Councilwoman Johnson, seconded by Vice Mayor McConnell approving the Consent Agenda:

- \*2A. *Minutes of Regular Council Meeting* *January 7, 2014*
- \*2B. *Minutes of Pre-Strategic Workshop, Part 1* *January 14, 2014*
- \*2C. *Minutes of Pre-Strategic Workshop, Part 1* *January 28, 2014*
- \*7A. *Bills and vouchers in the Amount of \$180,689.48 -General Fund*
- \*7B. *Bills and vouchers in the Amount of \$ 51,757.31 -Utility Fund*

**Vote was unanimous.**

**PROCLAMATIONS AND PRESENTATIONS**

**4A.** *Presentation of the 2012-2013 FY Annual Audit, by Nowlen, Holt & Minor, P.A.*

Terry L. Morton, Junior, CPA, presented the FY 2012-2013 Annual Audit.

Mayor Albury inquired about items on Pages 8, 10, 38, 41 and 47.

**MOTION** made by Vice Mayor McConnell, seconded by Councilwoman Johnson approving the FY 2012-2013 Annual Audit. **Vote was unanimous.**

**PALM BEACH COUNTY LEAGUE OF CITIES**

Attorney Davis gave a brief report.

## **PUBLIC COMMENTS**

Mayor Albury opened the floor for public comments and there were none.

## **REPORTS**

**A. Administration, Town Manager Lee Leffingwell** gave a brief report.

Councilwoman Greene explained that she would like the opportunity to discuss the outside storage issue that was reviewed at the December 2013 Council Meeting based upon Councilman Trueblood's remarks that a business/property owner be permitted to store personal items on their property within the Industrial Zoning District without permission or authority from the Town.

Councilman Trueblood explained that it was hard for him to fathom a property owner not being able to store certain personal things that belonged to them in the Industrial Zoning District. He used Palm Beach Gardens and the City of Riviera Beach as an example.

Councilwoman Greene reiterated that she mentioned it because of her early departure at the last meeting and did not know what the final outcome was from the Town Council's discussion.

**B. Law Enforcement, Palm Beach County Sheriff's Office Lt. Thomas**, said as submitted.

Vice Mayor McConnell made inquiries regarding the dirt bike violators that are riding without tags, without licenses on Mangonia Drive/46<sup>th</sup> Street Extension. He asked that the Palm Beach County Sheriff's Office take action.

Lt. Thomas said there is something in the works to address this but he cannot divulge that information on the record.

**C. Engineering, Patrick Figurella, P.E., Calvin-Giordano & Associates, Inc.**, gave a brief report on the new lift station, No. 11, that was added to the Town's Water Treatment Plant.

**D. Legal, Corbett, White & Davis, P.A., Attorney Davis** stated in response to Councilwoman Greene's comment about the House Bill regarding nuisance and liens

being attached to the property assessments; He also gave a report of the last resolution required by State Statute on the assessments. He mentioned April 2014 as the Final Resolution to bring before them for approval. He also asked about permission to move forward with a zoning code text amendment – town sponsored, for language permitting a large family daycare as a Special Exception.

It was the general consensus of the Town to move forward with the Zoning Code Text Amendment.

### COUNCIL COMMENTS

10. 1. *Addie L. Greene, Council Member* thanked the Tiffany Lake resident for attending the meeting.

2. *Sarita C. Johnson, Council Member*, gave a brief report about the Sister City Meeting held in Lake Worth on Thursday, January 30, 2014.

3. *Mark K. Trueblood, Council Member*, inquired about the job description for a Town Manager. He said he is looking for someone young and energetic who might want to use the Town as a stepping stone.

Councilwoman Greene disagreed. She said she would like someone to come who cares and will stay.

A brief discussion ensued between Councilman Trueblood and Councilwoman Addie L. Greene.

Councilwoman Johnson reiterated comments made by both and elaborated on the prime property Mangonia Park really holds.

Mayor Albury said there are some landmarks that have been reached. He said that he will give credit where it is due and he credited Town Manager Leffingwell with seeing the Town's vision. He said a manager must pay for themselves. He referred to the annual audit approved tonight and Council's direction to push the manager to seek grants. He continued with performance based contracts and performance measures used in evaluating a manager. He emphasized a manager having knowledge skills and abilities and said Do Not ignore these qualities that are necessary to perform.

Councilman Trueblood said time was of the essence.

It was the general consensus of the Town Council to forward their comments to the Mayor via email and allow him to forward the documents for publication to the Clerk on or before the delivery of the Agenda Packet for the 2/18/2014 Meeting.

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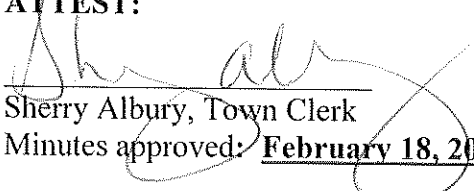
**MOTION** made by Councilwoman Johnson, seconded by Councilwoman Greene  
adjourning the meeting @ 7:34 p.m. **Vote was unanimous.**

TOWN OF MANGONIA PARK

  
WILLIAM H. ALBURY, III, MAYOR

(SEAL)

**ATTEST:**

  
Sherry Albury, Town Clerk

Minutes approved: **February 18, 2014**