

**TOWN OF MANGONIA PARK**  
**REGULAR COUNCIL MEETING**  
**MARCH 18, 2014**  
**IMMEDIATELY FOLLOWING THE LPA MEETING**

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 6:03 p.m. Present were Vice Mayor McConnell, Council Members Greene and Johnson; Attorney Davis; and Town Manager Leffingwell. Councilwoman Greene offered the invocation followed by the Pledge of Allegiance. Lt. Thomas was late. Councilman Trueblood was late.

**AGENDA APPROVAL**

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

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

- \*4A. *Proclamation Declaring May 4-10, 2014 as "Municipal's Clerks Week".*
- \*4B. *Proclamation Declaring May 18-24, 2014 as "Water Reuse Week".*

**Vote was unanimous.**

**PALM BEACH COUNTY LEAGUE OF CITIES**

Attorney Davis gave a brief report.

**ORDINANCES AND RESOLUTIONS**

- 6A. *Ordinance 2014-01* – Attorney Davis read by title only.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MANGONIA PARK, FLORIDA, AMENDING APPENDIX A. ZONING. AT SECTION 5. DEFINITIONS. BY ADOPTING NEW DEFINITIONS FOR THE TERMS "CHILD CARE FACILITY", "FAMILY DAY CARE HOME" AND "LARGE FAMILY CHILD CARE HOME"; FURTHER AMENDING APPENDIX A. ZONING. AT SECTION 9. DISTRICTS. TO REVISE DISTRICT USE REGULATIONS BY ADDING "FAMILY DAY CARE HOME" AND "LARGE FAMILY CHILD CARE HOME" AS SPECIAL EXCEPTION USES IN THE R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT, AND TO PROVIDE FOR CONFORMANCE WITH STATE AND COUNTY LAW, AS WELL AS INTERNAL CONSISTENCY, IN THE NAMING OF ALL DAY CARE TYPE USES; FURTHER AMENDING APPENDIX A. ZONING AT SECTION 16. OFF STREET PARKING REQUIREMENTS. TO PROVIDE PARKING REGULATIONS FOR "FAMILY DAY CARE HOME" AND "LARGE FAMILY

CHILD CARE HOME” USES; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF APPENDIX A. ZONING. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**MOTION** made by Vice Mayor McConnell, seconded by Councilwoman Johnson adopting Ordinance 2014-01. **Vote was unanimous.**

**6B. Ordinance 2014-02 (First Reading)** Attorney Davis read by title only.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MANGONIA PARK, FLORIDA, AMENDING CHAPTER 7.5. CHILD CARE FACILITIES. BY REPEALING THIS CHAPTER IN ITS ENTIRETY AND RE-ADOPTING IT TO PROVIDE REGULATIONS FOR CHILD CARE FACILITIES WITHIN THE TOWN IN CONFORMANCE WITH FLORIDA LAW AND PALM BEACH COUNTY CODE; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**MOTION** made by Councilwoman Johnson, seconded by Vice Mayor McConnell adopting Ordinance 2014-02 on first reading. **Vote was unanimous.**

#### **PUBLIC COMMENTS**

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

#### **REPORTS**

**9A. Administration, Town Manager Lee Leffingwell** gave a detailed report of the Sewer project for Bryn-Mawr and the Water Grant for Bryn-Mawr; the revolving loan was submitted to DEP for the continuation of the Hill Avenue Drainage Project; she has met with the train maintenance company about starting a project.

Councilwoman Greene inquired about the FEC memo to the Town Manager on connecting to the attractive part of West Palm Beach – she asked if there was a way to make Mangonia Park attractive by getting funds for the Town to make this Town attractive. She thanked Ariyan Alipanah for representing Tiffany Lakes and was glad to see the letter from Code Enforcement about the garbage dumpsters. She asked if there was a way Tiffany Lakes, Mangonia Park and West Palm Beach could meet to install trees to help beautify the area.

Town Manager Leffingwell explained that several discussions have taken

place with Tiffany Lakes regarding the dumpsters, cleaning the area and re-planting of the trees. She said it is up to the Town Council to provide direction on how that happens and the Mayor concurred.

Councilwoman Greene asked if the Town Council could recommend names to the Town Manager.

More discussion followed.

Councilwoman Johnson reiterated the procedure as discussed at the last meeting.

Councilwoman Greene asked if the names drawn would be done in the presence of the Town Council.

Mayor Albury said in the discussion, it was determined that the Administration via its Town Manager, would handle the process.

Councilwoman Greene asked if the Town Manager had names, could it be done in the presence of the public? She would like it to be done in the Sunshine.

Councilwoman Johnson reminded Councilwoman Greene that she was attempting to alter what was already voted on.

Councilwoman Johnson and Vice Mayor McConnell stated that it should be handled as voted at the last meeting.

Councilwoman Greene asked Attorney Davis for a legal opinion and he stated that it is not a Sunshine matter.

The Town Council kept the process the same.

Mayor Albury thanked Mayor Masters for attending the Town Council Meeting tonight.

**B. Law Enforcement, Lt. Thomas** stated "as submitted".

Vice Mayor McConnell asked about the motorcycles that are violating the law. He asked that the PBSO take a look at the house on Giller Avenue. (1202 Giller Avenue). He recommended that a patrol car be placed in a hidden spot to witness these violations on Saturdays/Sundays after 5:00 p.m.

Another resident in the audience mentioned East Tiffany Drive on Sundays as well.

Another resident mentioned Congress Avenue in Riviera Beach

Alan Munn said they are also in the Stony Brook Plaza and Martin Luther King Drive and they are doing these dirt bike/4 wheeler acts since the time has changed and it gets darker later.

Lt. Thomas asked that Vice Mayor McConnell call when he is a witness to the traffic violation.

A resident of Tiffany Lake said at night the drug dealers have total control of the area because the lights are out and there is absolutely no patrol.

Lt. Thomas said he will make sure that her address sees a deputy patrolling in the future.

Mayor Albury said the resident is asking for visibility.

Councilwoman Greene said the Town has a code enforcement officer to enforce the codes in Tiffany Lakes.

Town Attorney Davis said Tiffany Lakes is responsible for their own lighting and if the site plan reveals that lighting was included, then code enforcement would be able to enforce the code.

Town Manager Leffingwell said that if they are street lights, then we contact FPL; however, if they are laundry room lights, that is an HOA issue.

Lt. Thomas said the Town Manager and him and a representative from Tiffany Lakes have spoken and continue to speak on a regular basis regarding some of their issues and if it is not law enforcement, then he refers it to the Town Manager. He also communicates with a representative from Tiffany Lakes as well and refers that information (Geoffrey Devine).

More discussion followed between Lt. Thomas and the resident.

Mayor Albury asked if the comments card could be heard – from Diahann Frederick.

Town Council allowed it.

Ms. Frederick proposed a brunch for Mother's Day in May and allow the use of the Community Center. She asked the Town Council for \$200 each to begin this idea. She said she is concerned about neighbors not knowing neighbors and this would be a

meet and greet for the Town.

Mayor Albury asked for Council Comments.

Councilman Trueblood said there is no budget – how can that amount be considered and how is it to be spent? He said Sunday is a day for families and most attend church – especially on Mother’s Day. He said Saturday may be a better time – but first and foremost there should be something planned and why \$1,000.00. How many people are expected. He said as for himself, Mother’s Day is taboo and for him inappropriate, but the concept is good. He likes the idea behind it in getting to know people. It may be more of a social club for the community. He said she would have to be more specific before he voted on anything.

Councilwoman Johnson concurred about the idea; she asked about the proposed planning and asked who is the “we” and Ms. Frederick said it would have to be the residents of the Town. She said in asking for funding – is there a written proposal coming to them and she responded yes – she would provide one. She said she would establish a committee and she wants to get the Town Council to assist the Town in doing things because you are the leaders.

More discussion followed.

Mayor Albury asked if we agree in concept for a town brunch – Johnson said it is a good idea – and to have it on a rotating basis – must be well organized with a committee that will properly managed and monitored; She said yes.

Greene – No; Trueblood said no; McConnell said yes. Johnson said yes and Albury said yes. General Consensus was not given.

## **COUNCIL COMMENTS**

**10. 2. Sarita C. Johnson, Council Member** said she was just voted in on the Florida Green Finance Authority and gave a brief introduction of the process for the residents to make money off their own energy and use.

**3. Councilman Trueblood** said that in addressing the Public that is here: He said they always encourage the community to participate with them but in making it easier, in using Ms. Frederick’s proposal as an example, he recommended having a plan to intelligently present it for local support in making an informed decision that affects the Town financially or if you are financing it yourself, specific details are required.

**5. Mayor Albury** reported the ad has been sent to the Post and we have received 3 resumes; additionally we have received notifications from Council Members Greene and Trueblood and that job description will be placed with the Florida League of Cities; He asked what happens if we only receive those applications?

Councilwoman Greene recommended that we go with what we have.

Mayor Albury disagreed and said that we get the best applications possible.

Councilwoman Johnson said it would be her recommendation that we extend everything if necessary, to get the best applicants possible and if that means extending the Town Manager's time to get the best applicants possible, then that is what should be done.

Councilwoman Greene said it has been 6 months in waiting to advertise – the Town Council dropped the ball and the Public has known that we have been looking for six (6) months.

Mayor Albury announced that 3/31/2014 @ 6:30 p.m., is the date of the Reorganizational/Regular Council Meeting.

He asked that the outstanding expense for the Hill Avenue Drainage Project be amended for the Budget for the next Council Meeting; He asked that everyone that volunteers and works in the Town – go through the process of a background check – and we do eat the costs.

Town Manager Leffingwell introduced David Davis and another resident of Bryn-Mawr – Roderick Lampkin and their plans for a Volunteer Community Garden at the Park. She said he has set it up for seniors and the children. She said Mr. Davis will be getting her a list of materials necessary to do it and it would have to be fenced in.

Councilwoman Greene said he must follow the same process Councilman Trueblood mentioned earlier from the other resident's ideas.

Mayor Albury said he thought the Community Garden Project was for the Neighborhood Senior Center?

Town Manager Leffingwell said no decision was made.

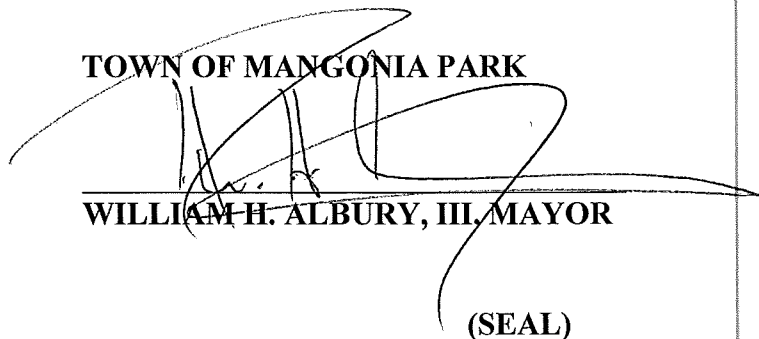
Councilwoman Greene said that she was very pleased with Mr. Davis' proposed project.

David Davis said he shared the plans with the Town Manager and Councilwoman Greene.

**MOTION** made by Councilwoman Johnson, seconded by Vice Mayor McConnell adjourning the meeting @ 7:30 p.m. Vote was unanimous.

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**TOWN OF MANGONIA PARK**

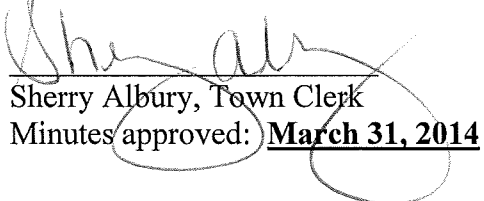


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**WILLIAM H. ALBURY, III, MAYOR**

(SEAL)

**ATTEST:**



Handwritten signature of Sherry Albury, written over a horizontal line.

Sherry Albury, Town Clerk

Minutes approved: **March 31, 2014**