

EXECUTIVE SUMMARY

To: Alan S. Johnson, Executive Director
From: Mark E. Bannon, Investigator
Date: September 26, 2011
Re: C11-015 – Lee Leffingwell, Town Manager, Mangonia Park
C11-016 – William Albury, Mayor, Mangonia Park

- **Background**

This complaint came to the attention of the Commission on Ethics' staff via a sworn complaints filed by Addie Greene, Councilperson, Town of Mangonia Park, against Lee Leffingwell, Mangonia Park Town Manager, and William Albury, Mangonia Park Mayor. The complaints were reviewed, as well as all documentation submitted with the complaint forms. I spoke to Councilperson Addie Greene by telephone to determine if she had any additional information not listed in her sworn Complaint. Ms. Greene stated that she did not have any additional information, and that she was not aware of the actions of either Mayor Albury or Town Manager Leffingwell being based on any financial or other improper benefit that might be considered a possible misuse of public office or employment, or a corrupt misuse of official position, as listed in Section 2-443(a) or (b). She further advised that she had originally filed her complaint with the State Commission on Ethics, and was advised by them to also file it with the PBC Commission on Ethics. She did agree during our discussion that it was unlikely any information she listed in her Complaint would result in a finding of a violation of the PBC Code of Ethics.

- **Inquiry**

I reviewed the material submitted by Ms. Greene, and discussed the allegations with her. Twelve (12) allegations appear to be addressed in the "Statement of facts based on my personal knowledge," (attached to the complaint forms) and supporting material that Complainant Greene provided with the sworn complaints. None of the allegations submitted, listed any conduct that, even if true, would be violations of the PBC Code of Ethics, and appear to be matters of internal personnel policy within the Town. More specifically, none of the allegations in the complaint support any finding that conduct by either Mayor Albury or Town Manager Leffingwell would have resulted in a special financial benefit for them or any person or entity listed in Section 2-443(a){1-7} which would result in a violation of this section of the Code, or for any corrupt purpose in violation of Section 2-443(b). Further, most of the allegations involve conduct that occurred prior to June 1, 2011, when the Town of Mangonia Park first fell within the jurisdiction of the Code of Ethics.

The following is a synopsis of the allegations within this complaint:

1. During a March 8, 2011 Council meeting the Town Clerk made an inappropriate comment to Ms. Greene, and the Town Manager did not address this staff issue.
2. On April 1, 2011, requested copies of the March 8th minutes from the Town Manager, and has not yet received them.
3. On June 21, 2011, the Town's audio-visual equipment was broken and not available for use by Inspector General Steckler for a presentation.
4. Sometime prior to April 11, 2011, the locks on the Town's administrative offices were changed without knowledge or permission of the Council.
5. On April 11, 2011 the Town Manager forwarded an email sent to her from Ms. Greene to other staff and Council Members.
6. In May, 2011, Ms. Greene was told by staff she was responsible for payment of a cancelled training reservation that was not refundable due to being cancelled too late.

7. During a June 27, 2011 senior citizen luncheon, Mayor Albury attended briefly, and then left stating he was not invited.
8. On June 27, 2011 Ms. Greene was advised that a Town employee had filed a police report with PBSO alleging Ms. Greene threatened her on the telephone on June 1, 2011.
9. Mayor Albury placed an item on the agenda for the June, 2011 Council meeting, which Ms. Greene states he has no authority to do.
10. The town raised the rent amount on office space used by a local organization and a U.S. Congressman without permission of the Council.
11. At some point, the Town Council Chambers was renamed after Mayor William Albury, an honor Ms. Greene states is "not befitting him."
12. The Town has failed to bring in any future economic development and failed to take advantage of funds available for necessary physical and environmental changes.

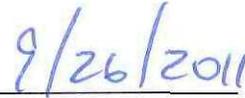
- **Conclusion**

Staff believes there is insufficient evidence to find that any alleged conduct on the part of William Albury or Lee Leffingwell, even if true, would have violated the Palm Beach County Code of Ethics.

Therefore, staff recommends dismissing this complaint as **legally insufficient** to allow for an investigation into the allegations within the complaint.



Mark E. Bannon, Investigator
PB County Commission on Ethics



Date



PALM BEACH COUNTY COMMISSION ON ETHICS

2633 Vista Parkway, West Palm Beach, Florida 33411

Hotline: 877-766-5920 or 561-233-0724

COMPLAINT FORM

1. Complainant (Person bringing Complaint) *Add pages, if necessary.*

Name: Addie L. Greene
 Address: 1614 Boardman Avenue
 City: Mangonia Park Zip: 33407
 Home #: 561-845-0847 Work #: 561-848-1235 Cell #: 561-818-1670

2. Respondent (Person against whom complaint is made) *Add pages, if necessary.*

Name: William Albury
 Address: 5712 Elmwood Street
 City: Mangonia Park Zip: 33407
 Home #: 561-842-3716 Work #: 561-848-1235 Cell #: 561-329-1105
 Title/Office Held or Sought: Mayor - Mangonia Park

3. IF KNOWN, CHECK THE BOX OR BOXES THAT APPLY

- Allegation is against person in County Government
 Allegation is about County: Whistleblower Retaliation

4. STATEMENT OF FACTS BASED ON YOUR PERSONAL KNOWLEDGE

In a separate attachment, please describe in detail the facts and actions that are the basis of your complaint, including the dates when the actions occurred. Also attach any relevant documents as well as names and contact information of persons who may be witnesses to the actions. If known, indicate the section of the ordinance you believe is being violated. For further instructions, see page 2 of this form.

5. OATH

I, the person bringing this complaint, do depose on oath or affirmation and say that the facts set forth in the foregoing complaint and attachments are true and correct, to the best of my knowledge and belief.

Addie L. Greene
 Signature of Person Making Complaint

STATE OF FLORIDA
 COUNTY OF Palm Beach
 Sworn to (or affirmed) and subscribed before me this 23 day of August, 2011, by

Addie L. Greene
 (Name of Person Making Statement)

who is personally known to me ___ or produced identification X. Type of identification produced:

FLDL 6650 012 43 5210

Paula J. Saul
 (Signature of Notary Public, State of Florida)

Paula J. Saul
 (Print, Type, or Stamp Commissioned Name of Notary Public)



PALM BEACH COUNTY COMMISSION ON ETHICS

STATEMENT OF FACTS BASED ON MY PERSONAL KNOWLEDGE

The Town of Mangonia Park deserves open and impersonal government that serves ONLY its citizens and not family members or the EGOS of its elected officials. On March 8, 2011, I was elected Council Member. I personally made it known to Mayor William Albury that I only wanted to work with Council Members and did not want the position of Mayor. During the first Council meeting after the March 8, 2011, election, Council Member Sarita Johnson nominated William Albury Mayor. **He has served as Mayor since 1997.** During discussion of duties of Members, I stated how important it was that we as Members of the Palm Beach County League of Cities attend the meetings because of the important information and training we as elected officials would receive. Town Clerk Sherry Albury, the wife of Mayor William Albury stated loudly, “**Some of us have to work!**”

The Town Manager Lee Leffingwell was sitting next to her; therefore, I expected Lee Leffingwell or Mayor to quiet her or reprimand her for her out-burst. However, they both were mute!

After this meeting, I emailed Town Manager Lee Leffingwell and requested a copy of the minutes so that I could have proof of Clerk Sherry Albury’s out-burst. I wanted to ask the Town Manager was it appropriate for the Town Clerk to voice her opinion during Council Meetings. This was my first experience with **Nepotism** and **ABUSE OF POWER!** They both can cause dissatisfaction among workers. It can lead to tempestuous break-ups and emotional trauma at the office. One of the parties may accuse the other of harassment or create a hostile work environment - especially if one of the parties is a supervisor.

I asked Manager Leffingwell for copies of the March 8, 2011, meeting. After this first request for minutes, Town Manager Lee Leffingwell gave me a blank tape. I returned the blank tape to Leffingwell on April 4, 2011. She emailed me that Clerk Sherry Albury gave me instructions to download the minutes on my computer from the blank tape. I informed Lee Leffingwell that I wanted an un-edited copy of the minutes.

(ENCLOSURE - April 1, 2011, 11 copy of email enclosed)

After this first email request, I suddenly became the “Outsider!” among the Council Members. After numerous **failed** requests for minutes from March - June, 2011, I sent my first complaint to Palm Beach County Inspector General Sheryl G. Steckler.

(Enclosures - 2 complaint to Inspector General referencing public requests for minutes to Clerk Sherry Albury)

I also invited Inspector Steckler to the Town to do a presentation about her department.
(Email enclosure- May 15, 2011))

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The Council voted to enable the Inspector to use the Town's equipment to do her power-point presentation during our June 21, 2011, 6:00 p.m. Council meeting. As soon as the Inspector General arrived, the Town Manager informed the Inspector General that the equipment had malfunctioned, and she would not be able to do her presentation. The Inspector did the best she could orally and with handouts. Since June 22, 2011, the Town's equipment has not been operable; therefore, I still have not been able to receive unedited minutes of any of the meetings.

TOWN MANAGER LEE LEFFINGWELL

During the April 2011, meeting, I learned that the Town Manager Lee Leffingwell had changed the locks on all administrative offices doors and the main office so that only she, staff, and Mayor had accessibility. During the Council meeting, I asked the Town Manager three times (3) who gave her permission to change the locks on the doors of the building. She refused to answer me each time. I then stated the Council was the only ones authorized to change locks in this building. After my response, Mayor William Albury began to challenge me. I had to refer the question to the Town's attorney, Keith Davis, who informed the Mayor and the Council that this was correct. It is now August 13, 2011, and Council Members still do not have keys. As a matter fact, as Council Member, when I knock on the door of the office, staff answers, continues to hold the door knob until I walk around the staff person and continue to take care of my business of the day. **(Enclosure - On April 8, I received this email from the Town Manager dated, Friday, April 8, 2011.)** ALSO, REFER TO MINUTES OF THIS MEETING.

TOWN MANAGER LEE LEFFINGWELL - APRIL 11, 2011

I emailed Town Manager Leffingwell and asked her when was Mayor William Albury elected and how long he had been Mayor. Immediately, I received a telephone call from Vice Mayor Peggy Cook asking me why she received this email I had sent to Town Manager Leffingwell. I was surprised the Town Manager would forward email to another Council Member that I had personally sent to her. I immediately call the Town Manager and asked her why she forwarded my email to ALL Council Members. She answered, "**I did it so that I would not violate the Sunshine Law!**"

I told her," You forwarded the email so that you could cause more friction between Council Members. The Sunshine Law does not refer to you! You are not an elected official. and not govern by the Sunshine law.

(ENCLOSURE Request # 9 Email)

Manager Lee Leffingwell began to challenge me on the telephone. I told her I would seek advice from the League of Cities, which I did. Their advice was that any email between the Town Manager and another Council Member remains between the Manager and that Council Member. The Town's Attorney also gave the same advice in the next Council meeting. **(PLEASE REFER TO MINUTES)**

MAYOR WILLIAM ALBURY

In May, I cancelled a reservation to a conference. I received a call from Bookkeeper/Deputy Town Clerk Christa Simmon that my reservation to this conference had been cancelled, and the money would not be refunded. I did not know what she wanted me to say, so I waited a few seconds and told her that I would try to get someone from my sorority to pay for the room if I found someone who was traveling and needed the room. Christie still repeated that someone had to replace the reservation fee. I stated, "I did not make the reservation. Sherry made the reservation." I thought she would realize that she needed to speak to the Clerk whose responsibility is to handle reservations of cancellations of the Council Members. Christie Simmon hung up the telephone. Immediately, Clerk Sherry Albury called me. She begin to tell me that even though she handled the reservation, I, Councilperson Addie Greene was responsible for the reservation. I stated to Sherry, "Do I hear anger in your voice?" She again stated, "If these monies are not paid, they will come out of your budget." I stated, "Sherry, that is why I have been asking Town Manager for an orientation. If had known I had a budget, this conversation would not be taking place." Then she immediately hung up the telephone in my ear! I called back and Utility Clerk/Town Clerk Katrina Martin answered the telephone. I asked to speak to Lee. She told me Lee was out of town. I told Katrina I had Lee's cell number, and I would call her, which I did. I explained to Lee what had happened. Lee then stated to me, "I told you to call the office on Monday, and cancel your reservation. "

I stated to Lee, "I did. Lee, I have had it with Sherry. I don't want to deal with her and her attitude anymore!"

Lee stated, " You have to deal with the Clerk!"

I stated, " No, I do not. The only person I must deal with is you, the Town Manager!"

A few days later, I received from Mayor William Albury a letter full of allegations based on information from his WIFE, CLERK SHERRY ALBURY! I think he failed to remember that our Town's charter does not include A STRONG MAYOR! (Enclosure) Entitles June 14, 2011 -Re: Events of Tuesday, May 31, 2011.)

*Note: (I apologize for notes and underlines in this letter. They were made by me, Addie L. Greene, before I realized the significance of these allegations)

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MAYOR WILLIAM ALBURY

June 16, 2011, Mangonia Park Council Member Peggy Cook and I informed Town Manager Lee Leffingwell we wanted to personally sponsor a luncheon for the Senior Citizens of Mangonia Park.

(Letters of invitation to seniors enclosed)

During the luncheon, Mayor William Albury appeared. I, asked him to join us and allow me to introduce him. His reply was, "I was not invited." And he walked out of the building.

NEPOTISM AND INSUBORDINATION

On June 27, 2011, I received a call from Lieutenant Rodney Thomas to come to his office located at 1755 East Tiffany Drive. I was surprised to receive a copy of an 'OFFENSE REPORT FROM THE SHERIFF DEPARTMENT FROM Clerk Sherry ALBURY AGAINST Addie L. Greene

(ENCLOSURE - 06/27/11 Palm Beach County Sheriff's Office offense Report - Case No. 11080824.

ABUSE OF POWER BY MAYOR ALBURY AND TOWN MANAGER LEFFINGWELL

Immediately after the June 16, 2011, Senior Luncheon, this item appeared on the Council Agenda:

" POLICY REGARDING DIRECTION OF TOWN STAFF"

I asked the Mayor and the Town Manager who authorized this item to be placed on the agenda. The Mayor immediately begin to explain why he placed it on the agenda. I responded the Mayor **AND** the Town Manager **DO NOT HAVE** the authority to direct the Council to follow these policies. I also reminded the Mayor and the Town Manager that the five Council Members make Town Policies, not the two of them! After the discussion, Council Member Sarita Johnson made the motion that we workshop these policies. **I voted "No."** I did state at the end of the discussion that he nor the town manager had authority to dictate to me what I could and could not discuss in Council meetings. Nor could they dictate what could and could not be placed on the agenda. **Only the Council makes policies. Not the Mayor or Town Manager.** The Town Attorney Keith Davis did not respond.

(ENCLOSURE AND REFER TO MINUTES)

ABUSE OF POWER

Congressman Alcee Hastings and the Palm Beach County Caucus of Black Elected Officials were renters at 1755 East Tiffany Drive, Mangonia Park . The Summer Program was in the Town Hall at no charge as citizens should. Mayor William Albury decided the Town Hall was being over-used and causing too high an electric bill. The

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Council voted to build two extra offices on the outside of the building. Congressman Hastings sent the Mayor a letter stating that the Speaker of the House of Representative did not want the Legislative offices on the outside of government buildings due to liability. The rent for Congressman Alcee went from \$1.00 a year to \$500 or \$525.00 a month. The rent for the Palm Beach County Caucus of Black Elected Officials would be increased from \$200.00 monthly or \$500 or \$525.00 monthly. Each organization had to chose one of the outside offices or relocate. Congressman Hastings relocated to Delray Beach. The Palm Beach County Caucus of Black Elected Officials closed its office and drew up a contract with the Town to only hold monthly meetings at \$ 500.00 a year for 10 months out of the year.

ABUSE OF POWER BY COUNCIL, MAYOR AND TOWN MANAGER

It should also be noted that it was not noticed or discussed publicly to name the Mangonia Park Town Hall Chamber after William Albury, especially since he has not done anything that would give him this honor! **(Check Mangonia Park's Web Page)**

The Council also placed a "**SIGN**" in the Park with the name **Willie Thomas** on it. The person himself is insulted because he is not aware of its significance. He is only known in the small neighborhood in which he lives in the Town of Mangonia Park. The people in this neighborhood had no input with naming this "SIGN."

In Summary: After sitting in ALL Town Council Meetings for two years, I have learned and observed the following:

1. There is no evidence of future economic development other than a sit- down- drive through Bar-B-Cue stand being built by Derrick McCray. He was given \$50,000 by the County. After five years, the County rescinded these funds because Mr. McCray did not follow the agreement., The County Magistrate also fined Mr. McCray \$8,000.00 for violation of his "Peddler's License."
2. The 45th Street Median remains an eyesore. As the County Commissioner from 2000-2009, I gave the Council \$350,000 to landscape the 45th Street Median; however, the Council returned the funds because the Mayor Albury and Ex-Council Member Mark Trueblood argued the median belonged to the County, and Mangonia Park should not be liable for its up-keep. .
3. The Town Manager, Lee Leffingwell did not apply for or receive any of the "Stimulus funds" to remove citizens from out-dated septic tanks.
4. For nine (9) years, the Mayor nor Town Manager has not taken or investigated help from State, Federal or County to develop the Jai Alai Fronton property.
5. I can not get the town manager to gave me a list of how man businesses presently located in the Town. I have asked her for the list since March 8, 2011.
6. The out-dated Town's water plant needs to be evaluated by the State Health Department.

Sincerely,

Addie L. Greene
Mangonia Park Council Member

Request # 11

Sent April 27, 2011

Lee, Peggy told me that Mr. King was more cooperative because of some information you gave him about the comprehensive plan. Would you please explain to me. Also, for the third time: may I please a copy of ALL minutes from our meetings. If I am going to have to down load something from my computer to hear the minutes, that is okay.

Thanks,
Councilperson Greene

From Addie

From: addie greene <acommish7@att.n...> new Contact
To: #effingwell@townofmangoniapark.com

Wed, April 27, 2011 10:03:45 PM



Lee, Peggy told me that Mr. King was more cooperative because of some information you gave him about the comprehensive plan. Would you please explain it to me. Also, for the third time: may I please a copy of ALL minutes from our meetings. If I am going to have to down load something from my computer to hear the minutes, that is okay.

Thanks,
Councilperson Greene



June 24, 2011

Inspector General Sheryl Steckler
C/O Evangeline Rentz
PO Box 16568
West Palm Beach, Florida 33416

Dear Ms. Rentz:

Enclosed are copies of all emails of my requests made of the Town of Mangonia Park's Clerk Sherry Albury and Town Manager Lee Leffingwell. I am also retyping each email for clarity.

Following is a list of my other requests not fulfilled. These were requested orally and in Council meetings. Minutes will reflect these requests.

1. Business cards
2. Code Enforcement Book
2. Budget update
4. Town's engraved shirts for Council members
5. Orientation

1 Sent March 12, 2011:

Dear Lee and Sherry, after receiving the information from Tallahassee that Councilman Mark Trueblood's complaint against me had evidence to show that my statements were **false** and **not** made with actual malice, would you please give me Councilperson C McConnel's home telephone number or give him my home or cell telephone number (845-0847). I would like to ask him something before I am sworn in on March 15, 2011, so that I may follow protocol and not violate the Sunshine Law. Finally, I was unable to get Councilperson McConnel's home number through the operator. I ...the Town's Attorney please advise me before March 15, 2011 if this is correct. If he is unable to give me that information before...2011, please feel free to advise me before the march 15, 2011 meeting.

Thanks,
Addie

Contacts
0 online
Folders
Notes
untitled
untitled1

--- Forwarded Message ---
Add
From: addie greene <acommiss7@att.net>
To: Sherry Albury <salbury@townofmangoniapark.com>; Peggy Cook <cook5712@bellsouth.net>; William Albury <albree111@aol.com>
Cc: William Albury <albree111@aol.com>
Sent: Sat, March 12, 2011 10:43:57 PM
Subject: From Addie

1



Dear Lee and Sherry, after receiving the information from Tallahassee that Councilman Mark Trueblood's complaint against me had evidence to show that my statements were **false** and are **not** made with actual malice, would you please give me Councilperson C McConnel's home telephone number or give him my home or cell telephone number. (845-0847 or 818-1670) I would like to ask before I am sworn in on March 15, 2011, so that I may follow protocol and do not violate the Sunshine Law. Finally, I was unable to get Councilperson McConnel's home number through the operator. I thought elected officials' telephone numbers were always I the Town's Attorney please advise me before March 15, 2011 if this is correct. If he is unable to give me this information before 2011, please feel free to advise me before the march 15, 2001, meeting.

Thanks,
Addie

Applications
Attach Large Files

Request # 5

Sent March 20, 2011

Lee, I am going to try to send this email again. The others were returned because I had the incorrect email address.

1. First, I will have my photographer to take my photo in the chamber so that my photo will be the same as the present Councilpersons.
2. May I please have the following information **answered via email**. Therefore, I will be able to refer back to the answers & numbers and not have to ask twice.
 - A. A taped and written copy of the minutes of the March 18, 2011, Council meeting.
 - B. The number of homes in Bryn Mar that are on septic tanks and wells
 - C. Where are they located/ on what streets?
 - D. Are there septic tanks and well in the Hill Section? If so, how many and location?

Thanks,
Addie

From Addie

From: addie greene <aacommish7@att.n... View Contact
To: lleffingwell@mangoniaparktown.com
Cc: playlor@pbogov.org; Mack Bernard <mack@bernardtitle.com>; Chris Smith <smith.chris.s26@isenate.gov>; Dan Litman (LinkedIn Invitations) <invitations@linkedin.com>

Sun, March 20, 2011 9:19:37 PM

Lee, I am going to try to send this email again. The others were returned because I had the incorrect email address.

1. First, I will have my photographer to take my photo in the chamber so that my photo will be the same as the present Councilpersons.
2. May I please have the following information **answered via email**. Therefore, I will be able to refer back to the answers & numbers and not have to ask you twice.
 - A. A taped and written copy of the minutes of the March 18, 2011, Council meeting.
 - B. The number of homes in Bryn Mar that are on septic tanks and wells.
 - C. Where are they located/on what streets?
 - D. Are there septic tanks and well in the Hill Section? If so, how many and location?

Thanks,
Addie



Fwd: Minutes of July 19, 2011 via: WeTransfer

Thu, July 28, 2011 2:45:09 PM

From: LEE LEFFINGWELL <leffingwell@townofmangoniapark.com> View Contact
To: acommish7@att.net
Cc: ARussell@pbccgov.org; walbury@townofmangoniapark.com; pcock6712@townofmangoniapark.com; sjohnson@townofmangoniapark.com; toolsie228@aol.com; kethi@corbeltdwhite.com

Please look in the body of the previous email located at the bottom of this page:

We Transfer - press the download button.

Let me know if you are still unable to retrieve it. Thanks ---

Lee Leffingwell
Town Manager
Town of Mangonia Park, FL
(561) 848-1235

-----Original Message-----
From: LEE LEFFINGWELL [mailto:leffingwell@townofmangoniapark.com]
Sent: Wednesday, July 27, 2011 10:10 AM
To: acommish7@att.net
Subject: Minutes of July 19, 2011 via: WeTransfer

these are the minutes of July 19, 2011. The IT Tech is working to recover the crashed harddrive from the Recorder to retrieve the meeting minutes. Will submit when repair is complete.

Lee Leffingwell
Town Manager
Town of Mangonia Park, FL
(561) 848-1235

-----Original Message-----
From: Sherry Albury [mailto:salbury@townofmangoniapark.com]
Sent: Tuesday, July 26, 2011 03:22 PM
To: ARussell@pbccgov.org
Cc: leffingwell@townofmangoniapark.com, cjsimmons@townofmangoniapark.com, kmartin@townofmangoniapark.com
Subject: Fwd: themandez@townofmangoniapark.com has sent you a file via WeTransfer

as requested.
Sherry Albury
Town Clerk
Town of Mangonia Park
1755 East Tiffany Drive
Mangonia Park, Florida 33407
salbury@townofmangoniapark.com
561. 848-1235 (ext. 16)
FAX 561. 848-6940

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-----Original Message-----
From: We Transfer [mailto:noreply@wetransfer.com]
Sent: Tuesday, July 26, 2011 02:37 PM
To: salbury@townofmangoniapark.com
Subject: themandez@townofmangoniapark.com has sent you a file via WeTransfer

 Want this and future WeTransfer emails in a different language?

wetransfer



Download

File

themandez@townofmangoniapark.co...
has sent you a file.



We Transfer Channels

Your own WeTransfer site
for \$120 per year.
Register here.

Request # 6

Sent April 1, 2011

Dear Lee, I asked for a taped copy of the March 15, 2011, council meeting. Sherry summarized the minutes, and I want a copy of n no language omitted. That is why I requested a taped copy. May I please have a copy on Monday, April 4, 2011.

Thanks

at&t Hi, addie | Available | Sign Out at&t Search Web Search

Check Mail New What's New Sent 1218 emails From Councilperson Gn

Search Mail... Go Delete Reply Forward Move Print Actions

View your 2011 Credit Score

Inbox (9)
Drafts (56)
Sent
Spam (15)
Trash (75)

Contacts
1 online
Minister Walker

Folders
Notes
untitled
untitled1

From Councilperson Greene

From: addie greene <acomish7@att.n...> View Contact
To: leifingwell@townofmangonvapork.com

Empty #6
Empty
Add
Add

Dear Lee, I asked for a taped copy of the March 15, 2011, council meeting. Sherry summarizes the minutes, and I want a copy of n no language omitted. That is why I requested a taped copy. May I please have a copy on Monday, April 4, 2011

Thanks



Request for Inspector General Sheryl Steckler to ppear on Council agenda June 21, 2011.

Request made May 15, 2011

Dear Lee, would you please place **Palm Beach County Inspector General Sheryl G. Steckler, on our June 21, 2011, 6:00 p.m.**General Steckler informed me that she would like to do a fifteen (15) minute power-point presentation to **our Town Council** and th..... her to share with us her responsibilities and duties. Finally, due to her busy schedule, she requests that she be allowed to give her p..... beginning of the agenda.

Thanks,
Addie L. Greene

The screenshot shows an email client interface with the following elements:

- Header:** at&t logo, "Hi, addie", "Available", "Sign Out", "at&t", "Search", "Web Search".
- Navigation:** "Check Mail", "New", "What's New", "Sent 1225 emails", "Fw:", "Go", "Delete", "Reply", "Forward", "Move", "Print", "Actions".
- Left Sidebar:** "View your 2011 Credit Report", "Inbox (11)", "Drafts (56)", "Sent", "Spam (15)", "Trash (75)", "Contacts", "Folders", "Notes", "Applications" (Attach Large Files, Automatic Organizer, Calendar, Edit Photos, Evite, Flickr, Notepad).
- Email Content:**
 - From:** addie greene <acomnish7@att.net>
 - To:** Jerome Norton <mortonj1970@gmail.com>
 - Subject:** Fw: [Forwarded Message]
 - Forwarded Message:**
 - From:** addie greene <acomnish7@att.net>
 - To:** Peggy Cook <cook5712@bellsouth.net>
 - Sent:** Tue, May 10, 2011 9:32:32 PM
 - Subject:** [Forwarded Message]
 - Body:** Dear Lee, would you please place **Palm Beach County Inspector General Sheryl G. Steckler, on our June 21, 2011, 6:00 p.m.** General Steckler informed me that she would like to do a fifteen (15) minute power-point presentation to **our Town Council** and th her to share with us her responsibilities and duties. Finally, due to her busy schedule, she requests that she be allowed to give her p beginning of the agenda.
 - Signature:** Thanks, Addie L. Greene Councilperson
- Footer:** "TODAY: 9/23"



Office of Inspector General Palm Beach County

Sheryl G. Steckler
Inspector General

June 27, 2011

Councilman Addie Greene
1617 Boardman Avenue
Mangonia Park, FL 33407

Complaint to
Inspector General
Steckler regarding
failure to respond
to public Request

RE: OIG#201150008

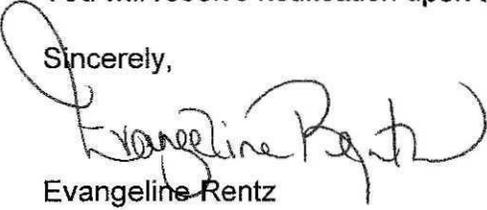
Dear Ms. Greene:

Thank you for contacting the Office of Inspector General (OIG), regarding your concerns that Town of Mangonia Park Town Manager Lee Leffingwell, and Clerk Sherry Albury has failed to respond to your several public records request of all council meeting minutes from March 8, 2011 until the present.

Your allegations fall within the jurisdiction of the Town of Mangonia Park. Therefore, your correspondence has been forwarded to Mayor William H. Albury III for review and response to this office by July 18, 2011. When the review of your allegation(s) is complete, corrective action will be recommended where necessary.

You will receive notification upon the completion of this review process.

Sincerely,


Evangeline Rentz
Intake Manager

P. O. Box 16568, West Palm Beach, FL 33416 Email: inspector@pbcgov.org

Office: 561-233-2350 Hotline: 877-283-7068 Fax: 561-233-2370

"Enhancing Public Trust in Public Government"



Office of Inspector General Palm Beach County

Sheryl G. Steckler
Inspector General

June 27, 2011

Councilman Addie Greene
1617 Boardman Avenue
Mangonia Park, FL 33407

RE: OIG#201150008

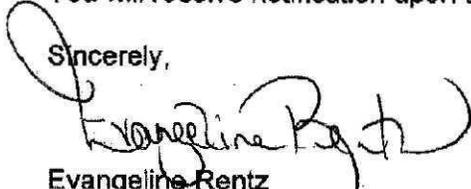
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Office: 561-233-2350 Hotline: 877-283-7068 Fax: 561-233-2370

"Enhancing Public Trust in Public Government"

August 3, 2011

Policy Regarding Direction of Town Staff

The Town of Mangonia Park operates pursuant to the "Council-Manager" form of government. The Town Council, elected to serve by the qualified voters of Mangonia Park, is responsible for the hiring of a Town Manager. The Town Manager serves as the Chief Administrative Officer of the Town. The Town Manager is responsible to direct and supervise all Town Employees. As such, it is inappropriate, and a violation of the Town Charter and Code, for any Town Council member to direct any Town employee in the performance of the Town employee's duties. It is likewise inappropriate for any Town employee to address grievances, or any other matters related to their employment, with any Town Council member. Rather, Town Council members shall direct any concerns or comments they may have regarding any facet of Town operations to the Town Manager. Likewise, Town employees shall direct their concerns or comments regarding their employment to either their direct supervisor or to the Town Manager.

Policy Regarding Town Council Meeting Agendas

As Chief Administrative Officer of the Town, the Town Manager shall set the agenda for all Regular Town Council Meetings. Individual council members may not place items on a Regular Town Council Meeting Agenda. In the event that any council member desires to have an item placed on a Regular Town Council Meeting agenda, that council member may make a request that the item be placed on a future agenda for presentation, full discussion and/or action as appropriate, during the "Council Comments" portion of a Regular Town Council Meeting. With the consensus of the Town Council, the item shall then be placed on the next available Regular Town Council Meeting Agenda for presentation, full discussion and/or action as appropriate.

Special Town Council Meetings may only be called by the Mayor or by a majority of the Town Council. The agenda for any Special Town Council Meeting shall be set by either the Mayor or the majority of the Town Council.

New policies written
by mayor and
Town manager.

TK

Letter From
Black Caucus
paying \$500.00 yearly
to meet 10 months
a year

Ms. Lee Leffingwell
Town Manager
1755 East Tiffany Drive
Mangonia Park, FL 33407

Dear Ms. Leffingwell:

For two years, the Town of Mangonia Park and the Palm Beach County Caucus of Black Elected Officials, Inc. have experienced an excellent relationship. Our organization rented from the Town for two wonderful years; however, we regretfully must remove ourselves from this office due to the increase in costs. Therefore, we have decided that we will not require office space. As an alternative, we are requesting that the Mangonia Park Town Council allow us to donate \$600.00 a year to the Town and permit us to meet in the Council's Chamber on the following dates at 11:00 a.m.:

April 16, 2011

May 21, 2011

June 18, 2011

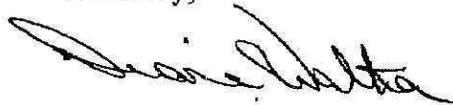
September 17, 2011

October 15, 2011

November 19, 2011 and December 17, 2011

We will be responsible for replacing chairs and cleaning the Chamber. We will never need the use of the kitchen or any other materials. Mr. Bobby Powell, legislative Assistant to Representative Mack Bernard, will be present on April 5, 2011, to represent this item on the agenda. If there are any questions, please feel free to contact me at 561-692-1290.

Sincerely,



Commissioner Diane Walker
Secretary
Palm Beach County Caucus of Black Elected Officials, Inc.

Please attach this to the BEO letter that I submitted as I do not have a copy of the BEO letterhead in my possession at this time.



Town of Mangonia Park

1755 EAST TIFFANY DRIVE MANGONIA PARK, FLORIDA 334
(561) 848-1235 FAX (561) 848-6940
www. Town of mangonia park .com

Letter inviting
Senior Citizen to
W Luncheon

June 6, 2011 ⁵⁶¹⁻⁸⁴⁸

To All Senior Citizens of the Town of Mangonia Park:

On Thursday, June 16, 2011, at 10:00 a.m. - 1:30 p.m., at 1755 East Tiffany Drive, Mangonia Park Town Hall, Councilpersons Peggy H. Cook and Addie L. Greene invite you to be their guest at a **“Senior Informational Luncheon.”** This luncheon is for Mangonia Park’s **Senior Citizens ONLY!** Many of our Seniors have inquired about many of the items we have listed below. Council members Cook and Greene want to give you the opportunity to receive **HELP** and **ANSWERS.** Please call Councilmember Peggy Cook at **(561) 848-3335** on or before **June 13, 2011,** so that we may know our number of guests.

Please mark (Yes) or (No) and bring this form with you to the luncheon!

1. Do you have difficulty paying your water bill? (Yes) (No)
2. Do you have difficulty paying your electric bill? (Yes) (No)
3. Are you connected to the Town of Mangonia Park’s water system? (Yes) (No)
4. Do you have a well on your property? (Yes) (No)
5. Do you use your water to irrigate your lawn? (Yes) (No)
6. Do you drink the Town’s water? (Yes) (No)
7. Do you own a cell phone? (Yes) (No)
8. Do you drive to the pharmacist to pick up your prescriptions? (Yes) (No)
9. Do you have difficulty contacting the Mangonia Park’s Sheriff Department Substation Number 2? (Yes) (No)
10. How do you contact the Mangonia Park Sheriff Department on the weekends?
Answer: 911
11. Are you experiencing mortgage difficulties? (Yes) (No)
12. Do you have any **“Special Needs”** during hurricane seasons? **Please list them.**

Please write a telephone number below where you may be reached.

(561) 842-7615 Cell _____

13. If you wish to ask questions of the Town Council Members, please write them below.

- A.. HURRICANE SEASONS
- B. WATER & FOODS
- C..
- D.

YOU MUST CALL (561) 848-3335 or 236-2872 on or before June 13, 2011, to attend this luncheon.

Please mark (Yes) or (No) and bring this form with you to the luncheon!

1. Do you have difficulty paying your water bill? (Yes) (No)
2. Do you have difficulty paying your electric bill? (Yes) (No)
3. Are you connected to the Town of Mangonia Park's water system? (Yes) (No)
4. Do you have a well on your property? (Yes) (No)
5. Do you use your water to irrigate your lawn? (Yes) (No)
6. Do you drink the Town's water? (Yes) (No)
7. Do you own a cell phone? (Yes) (No)
8. Do you drive to the pharmacist to pick up your prescriptions? (Yes) (No)
9. Do you have difficulty contacting the Mangonia Park's Sheriff Department Substation Number 2? (Yes) (No) *I have not had to contact them in past*
10. How do you contact the Mangonia Park Sheriff Department on the weekends?
Answer: Emergency 911 non emergency 688-3400
11. Are you experiencing mortgage difficulties? (Yes) (No)
12. Do you have any "Special Needs" during hurricane seasons? **Please list them.**

Please write a telephone number below where you may be reached.

(561) 845-0503 Cell ~~561-9768~~ 252-9768

13. If you wish to ask questions of the Town Council Members, please write them below.

- A. *Being an elderly person I don't feel safe driving down Miller Avenue due to the large gathering of people especially at night can or is anything being done about this situation*
- B. *Is there anything anyone to hold a home owner accountable for large collection of cars and junk in the front yard*
- D.

YOU MUST CALL (561) 848-3335 or 236-2872 on or before June 13, 2011, to attend this luncheon.

July 4, 2011

Dear Ms. Elien:

On June 16, 2011, the Town of Mangonia Park Council Members Peggy Gook and Addie Greene sponsored its first **"Mangonia Park's Senior Citizen Informational Luncheon."**

The **overwhelming success** of this event was made possible because of the outstanding participation of **YOU!** Thanks to you and your son, we served nineteen senior citizens. They benefited greatly from FREE services available to them through Palm Beach County.

Because of the success and benefit of the information they received, our seniors left asking if this could become an annual event! In the future, we hope you will be able to visit the Town hall to view the first-of- its- kind "Photo" of our Seniors that will be placed in the Chamber.

Again, we appreciate citizens who take the time out of their busy schedule to help us take care of those who have looked out for our future - "Our Seniors!".

Sincerely,

Peggy Gook & Addie Greene
Council Members

DISPOSITION: ZULU
DIVISION: ROAD PATROL

INFORMATION CODE: 9514 DATE: 06/01/11 WEDNESDAY
ZONE: M11 GRID: M11 DEPUTY ID.: 4638 ASSIST: TIME D 1221 A 1221 C 1322
OCCURRED BETWEEN DATE: 05/31/11 , 1346 HOURS AND DATE: , 0000 HOURS
EXCEPTION TYPE:
INCIDENT LOCATION: 1755 E TIFFANY DR APT. NO.:
CITY: MANGONIA PARK STATE: FL ZIP: 33407
NO. OFFENSES: 00 NO. OFFENDERS: 00 NO. VEH. STOLEN: 0 NO. PREM. ENTERED: 0
LOCATION: GOVERNMENT / PUBLIC BUILDING
NO. VICTIMS: 00 NO. ARRESTED: 0 FORCED ENTRY: 0

..
COMPLAINANT SHERRY ALBURY DOB: 02/05/1966
SEX: F RACE: B HT: 507 WT: 150 HR: BROWN EYE: BROWN
RESIDENTIAL ADDRESS: 5712 ELMWOOD ST WPB FL 33407
HOME PHONE: 561 000-0000
BUSINESS NAME ADDRESS: 1755 EAST TIFFANY DR., MANGONIA PARK, FL 3340
BUSINESS PHONE: 561 848-1235
OTHER KATRINA MARTIN DOB: 12/20/1976
SEX: F RACE: B HT: 507 WT: 160 HR: BLACK EYE: BROWN
RESIDENTIAL ADDRESS: 3664 ALDER DR APT. G1 WPB FL 33417
HOME PHONE: 561 000-0000
BUSINESS NAME ADDRESS: 1755 EAST TIFFANY DR. MANGONIA PARK, FL 33407
BUSINESS PHONE: 561 848-1235

..
..
..
..
ON 060111 AT APPROXIMATELY 1221 HOURS, I ARRIVED AT 1755 EAST TIFFANY DRIVE, IN REFERENCE TO A SHERRY ALBURY WANTING TO MAKE A COMPLAINT REFERENCE A THREAT THAT SHE HAD RECEIVED. I ARRIVED AND MET WITH SHERRY, WHO TOLD ME THAT MS. ADDIE GREENE HAD CALLED AND MADE THREATS AND SHE WANTS IT TO BE DOCUMENTED. I ASKED SHERRY WHAT WAS THE NATURE OF THE THREAT AND SHE TOLD ME TO TALK TO MS. KATRINA MARTIN, WHO CAN GIVE ME ALL OF THE INFORMATION.

I SPOKE TO MS. KATRINA MARTIN, WHO TOLD ME THAT ON MAY 5TH AT APPROXIMATELY 1346 HOURS SHE RECEIVED A CALL FROM COUNCILWOMAN, MS. ADDIE GREENE, WHO STATED SHE WAS CALM AND THEN ASKED TO SPEAK TO LEE, WHO ALSO WORKS AT THE OFFICE. MS. KATRINA MARTIN STATED THAT SHE TOLD MS. GREENE THAT LEE WASN'T IN THE OFFICE AT THE TIME AND MS. GREENE REPLIED THAT SHE NEEDS TO CALL HER BACK AS SOON AS POSSIBLE, THAT IT'S REGARDING THAT "HEFFA", SHERRY ALBURY, BEFORE SHE HAS TO COME UP TO THE OFFICE AND KICK SOMEBODY'S "ASS".

I THEN EXPLAINED TO MS. SHERRY ALBURY THAT THE ABOVE STATEMENT DOES NOT AMOUNT TO A THREAT AND THAT IT WAS NOT DIRECTED TO ANY SPECIAL PERSON. SHERRY ALBURY STATED THAT SHE WANTED THE INCIDENT RECORDED.

I THEN MADE THIS REPORT INTO AN INFORMATION REPORT INSTEAD OF A THREAT REPORT. MS. SHERRY ALBURY WAS PROVIDED WITH A CASE NUMBER AND MS. KATRINA MARTIN WROTE A WITNESS STATEMENT IN THIS INCIDENT.

NO FURTHER INFORMATION.
D/S SMITH #4638
062111 DS



Town of Mangonia Park

1755 EAST TIFFANY DRIVE MANGONIA PARK, FLORIDA 33407
(561) 848-1235 FAX (561) 848-6940
www.Town of mangonia park .com

letter for mayor
To Addie Greene
reprimanding her after
telephone conversation
with clerk about
cancelled reservation.

June 14, 2011

Councilwoman Addie Greene
1617 Boardman Avenue
Mangonia Park, FL 33407

Re: Events of Tuesday, May 31, 2011

Dear Councilwoman Greene:

who? It has come to my attention that on Tuesday, May 31, 2011 you were contacted by an employee of the Town of Mangonia Park to discuss the status of your reservation to attend the Institute for Elected Municipal Officials conference in Ft Lauderdale, FL. The intent of the call was to inform you of the Town's policy regarding the deduction of funds from your training seminar and conference budget. ??

?? As a point of information, several years ago the Town Council voted to allocate one-thousand dollars (\$1,000.00) per fiscal year to each council member in order to provide funding for voluntary attendance at training seminars and conferences which are offered on a regular basis and which are designed to provide the tools, information and education to help enhance their service to the Town. Should a council member be unable to take advantage of any or all of their training seminar and conference budget funds, the remaining allotted amount is removed from the books at the close of the fiscal year (September 30th). On the first day of the new fiscal year, the one-thousand dollar allocation is renewed and once again made available for their use in the new fiscal year. ??

When a council member arranges to attend a training seminar or conference, any pre-paid expenses are deducted from the council member's training seminar and conference budget whether or not the council member actually attends the event. Should a council member use their entire training seminar and conference budget during any given fiscal year, they would have the option to either attend future training seminars and conferences in the following fiscal year, or incur the cost of additional training seminars or conferences during the same fiscal year themselves.

who? It was this information and clarification that the Town employee was attempting to give you on May 31, 2011.]?

??, (Call used
about cancelled
reservation)

In order to provide additional clarification on the policy, a second telephone call was also made to you. This second call resulted in a follow-up telephone call by you to Town Hall during which it is alleged that you made both a disparaging remark and a verbal threat which was directed at a third individual. Should such a disparaging remark and/or threat have been made, it would be highly inappropriate, unprofessional and unbecoming of any person who holds elected office. As you may have learned during your many years of public service, there are certain standards of decorum that are expected from all elected officials. Adhering to such standards ensures that none of us diminishes the respect given to the offices we each have been entrusted to hold on behalf of our constituents.

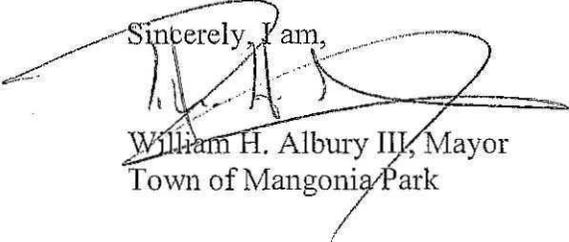
Likewise, should it be discovered that a Town employee has behaved in an unprofessional manner towards a customer, a resident, a business or an elected or appointed official of the Town, such behavior should be reported to the Town Manager for appropriate handling. Just as we are held to certain standards of decorum, all Town employees are also expected to be professional in their interactions with all segments of the public as well as elected and appointed officials. By adhering to these standards of professionalism, we can better avoid situations such as the one that has presently arisen, and prevent the creation of a hostile work environment at Town Hall.

Unfortunately, the disparaging remarks and alleged threat discussed above have led to a certain level of uneasiness among staff at Town Hall. In order to prevent any further uneasiness, and in order to soothe the working environment at Town Hall, I am reminding you again that it is inappropriate for council members to direct Town Staff in any manner whatsoever. Kindly adhere to protocol and speak directly to the Town Manager should you have questions or comments regarding any and all Town business. Likewise, I intend to remind the Town Manager to have her staff members report directly to her regarding Town business, including matters that relate to the Town Council.

Lastly, as I have done in the past with all elected officials, I certainly support your efforts to attend training seminars and conferences to the greatest extent allowed as they provide a wealth of information relative to proper conduct and actions of an elected official.

Should you desire to speak with me concerning anything contained in this letter, please advise and I will have a meeting scheduled as may be appropriate (and properly noticed).

Sincerely, I am,


William H. Albury III, Mayor
Town of Mangonia Park

Cc: Town Council
Town Manager Lee Leffingwell
Attorney Keith Davis

authority

= Proof of Forwarded email by Town mgr to other council members

Request # 9

Sent April 11, 2011

Lee, Since you forwarded my emails to others, I have forwarded to them in conversation with you. I asked you why you forwarded emails. You stated to me that you did it with all email that came to you to not violate the sunshine. I stated to you that you were not a Councilperson and the Sunshine law does not refer to you. I told you I was going to seek Council on the matter and if I (.....was wrong I) would apologize. I contacted the League of Cities and was informed that any emails that occur between a Councilperson Manager remains between that Council person and the Town Manager. You stated that you have always done it this way....know it is wrong, I hope you will not do it again for I still feel it was done deliberately to cause more friction between Co...

at&t Hi, addie Available Sign Out at&t Search Web Search

Check Mail New What's New Sent 1222 emails Re: [icon]

Search Mail... Go Delete Reply Forward Move Print Actions

View your 2011 Credit Score

Inbox (11) Drafts (56) Sent Spam (15) Trash (75) Empty Empty

Contacts Add

1 online Minister Walker

Folders Add

Notes

Re: From: addie greene <acornmish7@att.n...> View Contact To: llettingwell@townofmangoniapark.com

Mon, Apr 11, 2011

Lee, since you forwarded my email to others, I will forward to them my conversation with you. I asked you why you forwarded email. You stated to me that you did it with all email that came to you to not violate the sunshine. I stated to you that you were not a Councilperson and the Sunshine law does not refer to you. I told you I was going to seek Council on the matter and if I would apologize. I contacted the League of Cities and was informed that any emails that occur between a Councilperson Manager remains between that Councilperson and the Town Manager. You stated that you have always done it this way know it is wrong, I hope you will not do it again for I still feel it was done deliberately to cause more friction between Co...

#9

forwarded

Key to office
after it was
re-keyed by manager
and mayor

Request # 8

Sent April 7, 2011

Lee, I changed my mind. I want my key to the administration office. When can I pick it up?

Thanks,
Addie

Addie Again

From: addie greene <agcommish7@att.n...> [View Contact](#)
To: leffingwell@townofmangoniapark.com

Thu, April 7, 2011 10:28:23 AM



Lee, I changed my mind. I want my key to the administration office. When can I pick it up?
Thanks,
Addie

Read Message

[Previous](#)[Next](#)[Move To](#)[Select One](#)[OK](#)[REPLY](#)[REPLY ALL](#)[FORWARD](#)[FULL HEADERS](#)[EXPORT](#)[PRINT](#)[DELETE](#)[REPORT SPAM](#)

From: Albree111 <albree111@aol.com>

[\[add to contacts \]](#)

To: lleffingwell@townofmangoniapark.com

Cc:

Date: Friday, April 08, 2011 12:13 pm

Subject: Re:

Attachments: Text version of this message. (1KB)

Hi Lee,

Please place this on the next Agenda for discussion so that council can discuss/develop procedures prior to any actions.

Thanks,

William

Sent from my Samsung Captivate(tm) on AT&T

lleffingwell@townofmangoniapark.com wrote:

>Good Morning, Addie,

>I am sorry for the late response, was in meetings all day yesterday.

>In reply to your question, there were no additional keys made, when the administrative office

>was re-keyed. In checking with the Chief Administrative Officer; (Mayor Albury), this would be

>a legislative decision made by all council members. If you have further questions you may call

>Mayor Albury, and it would not be a Sunshine law violation. I have also attached a copy of Chapter 2 ADMINISTRATION, of the Town's Code of Ordinance for reference.

>

>Lee

>-----Original Message-----

>From: addie greene [mailto:acomnish7@att.net]

>Sent: Thursday, April 7, 2011 03:41 PM

>To: lleffingwell@townofmangoniapark.com

>

>Lee his name is Swarovsky. (Maker of the chandalier and pen.) Also, please don't forget to call me when the minutes are available, and I also want my key to the administration offices.

>Thanks,

>Addie

>

>

>

>

[OK](#)[REPLY](#)[REPLY ALL](#)[FORWARD](#)[DELETE](#)[REPORT SPAM](#)[Previous](#)[Next](#)

MEMORANDUM OF INQUIRY

To: Alan Johnson, Executive Director
From: Mark E. Bannon, Investigator
Date: September 9, 2011
Re: C11-015 – Lee Leffingwell, Town Manager, Town of Mangonia Park
C11-016 – William Albury, Mayor, Town of Mangonia Park

- **Background and Inquiry**

Both matters as listed came to the attention of the Commission on Ethics' staff via a sworn complaint filed by Addie Greene, Councilperson, Town of Mangonia Park.

The original Complaint on Town Manager Lee Leffingwell was dated August 19, 2011, although a second Complaint form dated August 23, 2011 from Ms. Greene was received at the PBC Commission on Ethics (COE) office on Tuesday, September 6, 2011.

The first complaint on William Albury, Mayor of Mangonia Park, was received on a State of Florida Commission on Ethics complaint form on August 25, 2011, and Ms. Greene was requested to submit her complaint on a PBC Commission on Ethics form. A proper COE Complaint form, dated August 23, 2011, was also received at the COE office on Tuesday, September 6, 2011.

The complaints were reviewed, as well as all documentation submitted with the complaint forms. I then spoke to Councilperson Addie Greene by telephone to determine if she had any additional information not listed in her sworn Complaint. Ms. Greene stated that she did not have any additional information, and that she was not aware of the actions of either Mayor Albury or Town Manager Leffingwell being based on any financial or other improper benefit that might be considered a possible misuse of public office or employment, or a corrupt misuse of official position, as listed in Section 2-443(a) or (b). She further advised that she had originally filed her complaint with the State Commission on Ethics, and was advised by them to also file it with the PBC Commission on Ethics. She did agree that it was unlikely any information she listed in her Complaint would result in a finding of a violation of the PBC Code of Ethics, although she hoped that the state commission on ethics would look at a possible nepotism violation in the promoting of Mayor William Albury's wife, Sherry Albury, from Deputy Town Clerk to Town Clerk in 2001.

- **Documents submitted to File**

The following documents were received by COE from Complainant Addie Greene as listed, and have been entered into the inquiry file for both cases:

1. One (1) PBC Commission on Ethics Complaint Form listing Lee Leffingwell as Respondent, listing the signature of Addie Greene, notarized on August 19, 2011.
2. One (1) State of Florida Commission on Ethics Complaint Form listing William Albury as Respondent, listing the signature of Addie Greene, notarized on August 19, 2011.
3. One (1) PBC Commission on Ethics Complaint Form, listing Lee Leffingwell as Respondent, listing the signature of Addie Greene, notarized on August 23, 2011.
4. One (1) PBC Commission on Ethics Complaint Form, listing William Albury as Respondent, listing the signature of Addie Greene, notarized on August 23, 2011.
5. Document entitled, "Statement of facts based on my personal knowledge." (5 pages)

6. Document entitled, "Request # 11," and dated April 27, 2011, which appears to be a copy of an email sent by Councilperson Greene to Town Manager Lee Leffingwell, asking for a copy of Council meeting minutes. (1 page)
7. Copy of letter dated June 24, 2011, sent by Councilperson Addie Greene to PBC Inspector General Sheryl Steckler detailing her requests for copies of Council minutes. (2 pages)
8. Copy of what appears to be an email exchange between Councilperson Greene and discussing the request for Council minutes. (1 page)
9. Document entitled, "Request # 6," dated April 1, 2011, which appears to be a request from Councilperson Greene to Town Manager Leffingwell, stating that she received a summarized version of the minutes, and requesting an unedited version. (1 page)
10. Document entitled, "Request for Inspector general Sheryl Steckler to ppear (sic) on Council Agenda June 21, 2011," and listing the request as having been made on May 15, 2011. The document appears to be a request from Councilperson Greene to Town Manager Leffingwell asking that she put a 15 minute Power Point presentation by Ms. Steckler on the June 21st agenda for the Town Council Meeting.
11. Copy of letter from PBC Inspector General's Office (Intake Manager Evangeline Rentz) to "Councilman Addie Greene," stating that her allegation against Town Manager Lee Leffingwell and Town Clerk Sherry Albury of failing to send council meeting minutes as requested, had been forwarded to Mayor Albury for review and response by July 18, 2011. (1 page, 2 copies provided by Complainant)
12. Document listing, "Policy Regarding Direction of Town Staff," and "Policy Regarding Town Council Meeting Agendas," hand dated August 2, 2011, and hand printed with the following words at the bottom; "New policies written by mayor and town manager." (1 page)
13. Letter from Diane Walker, Commissioner and Secretary, PBC Caucus of Black Elected Officials (CBEO), to Town Manager Leffingwell, discussing the intent to move the CBEO office from the Town Office Complex due to an increase in fees, and requesting the use of the Council Chambers for several monthly meetings in 2011, for \$600.00 annually. (1 page)

14. Letter to all senior citizens of the Town of Mangonia Park from Councilpersons Peggy Cook and Addie Greene, discussing a senior citizen's informational luncheon to be held on June 16, 2011 from 10:00AM to 1:30PM at the Mangonia Park Town Hall. (2 pages)
15. Copy of letter dated July 4, 2011, to "Ms. Elien," from Councilpersons Peggy cook and Addie Greene, thanking her for her participation in the Senior Citizen's luncheon. (1 page)
16. Copy of PBSO non-crime report, case #11080824, dated June 1, 2011, written by Deputy Smith (ID #4638), documenting a complaint by Town Clerk Sherry Albury that she had been "threatened" by Councilperson Addie Greene during Ms. Greene's telephone conversation with town employee Katrina Martin.
17. Copy of letter dated June 14, 2011, from Mayor Albury to Councilperson Addie Greene, discussing Greene's repayment obligation for funds sent to reserve a spot in a training seminar for Ms. Greene, that she did not attend. (2 pages)
18. Document entitled, "Request #8," listed as "sent April 7, 2011," and appearing to be a request from Councilperson Greene to Town Manager Leffingwell requesting a key to the Town administrative offices. (1 page)
19. Copy of what appears to be an email exchange between Councilperson Greene and Town Manager Leffingwell concerning items for council meeting agenda and key to administrative offices.
20. Document entitled "request # 9," listed as 'sent April 11, 2011,' and appearing to be a copy of an email from Addie Greene to Lee Leffingwell discussing the forwarding of Greene's emails to other councilpersons.

- **Allegations listed within the Complaint and supporting material**

In reviewing the material submitted by Ms. Greene several times, the following twelve (12) allegations appear to be addressed in the "Statement of facts based on my personal knowledge," and supporting material that Complainant Greene provided with the sworn complaints. The following is a synopsis of the allegations:

1. During a March 8, 2011 council meeting, when Councilperson Greene made a statement as to the importance of attending League of Cities' meetings, the Town Clerk, Sherry Albury (wife of Mayor William Albury), is alleged to have stated in response, "Some of us have to work," which Ms. Greene considered inappropriate, and which Ms. Leffingwell failed to address in her position as Town Manager.
2. On April 1, 2011, Ms. Greene made an email request to Town Manager Leffingwell for copies of the March 8, 2011 Town Council Meeting minutes, and has not received them. She also addressed this complaint in a letter dated June 11, 2011 to the PBC Inspector General, who did respond to her initial complaint to them.
3. On June 21, 2011, when PBC Inspector General Sheryl Steckler was scheduled to give an overview presentation to the Town Council, the Audio Visual equipment failed.

4. At some point prior to the April 11, 2011 Town Council Meeting, and without the permission of the Town Council, the Town Manager changed the locks on the Mangonia Park administrative offices.
5. On April 11, 2011, Town Manager Lee Leffingwell forwarded an email sent to her by Ms. Greene to other Council members without her knowledge or permission. When asked why, Ms. Leffingwell apparently responded that she did so to avoid a Sunshine Law violation.
6. In May, 2011, when Ms. Greene cancelled a reservation to attend a training seminar, she was told by Deputy Town Clerk Christa Simmon that since the money from her reservation would not be refunded due to her late cancellation, she would have to personally repay these funds. She later received a letter from Mayor Albury discussing this issue, as well as reminding her she was not to direct Town staff, and to deal directly with the Town manager. Ms. Greene feels both issues were inappropriate.
7. During the June 16, 2011 luncheon for senior citizens put on by herself and Councilperson Peggy Cook at the council chambers, Mayor Albury arrived unannounced. When he was asked to join the luncheon, he allegedly stated, "I wasn't invited," and left the luncheon.
8. On June 27, 2011, Councilperson Greene met with PBSO Lieutenant Rodney Thomas to discuss a police report filed on June 1, 2011 by Town Clerk Sherry Albury. The report stated that Ms. Albury alleged that Ms. Greene had threatened her during a telephone conversation on June 1, 2011 that Ms. Greene had with Town employee Katrina Martin.
9. Mayor Albury placed an item concerning policies on the agenda for a Council Meeting scheduled for a June meeting. Ms. Greene states that the Mayor has no authority to place items on the Council meeting agenda.
10. The Town raised the amount of rent paid by Congressman Alcee Hastings and the PBC Caucus of Black Elected Officials (CBEO), that use office space at the Mangonia Park Administrative Complex, without the permission of the Town Council, causing both to seek alternative office locations. No effective date was listed.
11. The Mangonia Park Town Hall Chambers was named after "William Albury," which Ms. Greene states is an honor not befitting him. There is also a "sign" placed in a local park with the name, "Willie Thomas" on it, to which Ms. Greene states that even Mr. Thomas does not know why the sign is there.
12. Finally, Ms. Greene lists several examples of how the Town of Mangonia Park has failed to bring in any future economic development, has not taken advantage of funds that are available to make needed physical and environmental changes from both Palm Beach County, the State of Florida, and the federal government.

- **Relevant Sections of the Code of Ethics**

The following portions of the PBC Code of Ethics ordinance are relevant to this Inquiry, and may be applicable to Ms. Greene's allegations, if any of the acts she alleges were done for some special financial benefit for an applicable person or entity, or for some corrupt use, as indicated in §2-443(a) or (b). Further, Ms. Greene mentions the term "nepotism" in her complaint, therefore §2-445, *Anti-nepotism law*, is also listed.

Sec. 2-443. Prohibited conduct.

(a) *Misuse of public office or employment.* An official or employee shall not use his or her official position or office, or take or fail to take any action, or influence others to take or fail to take any action, in a manner which he or she knows or should know with the exercise of reasonable care will result in a special financial benefit, not shared with similarly situated members of the general public, for any of the following persons or entities:

- (1) Himself or herself;
- (2) His or her spouse or domestic partner, household member or persons claimed as dependents on the official or employee's latest individual federal income tax return, or the employer or business of any of these people;
- (3) A sibling or step-sibling, child or step-child, parent or step-parent, niece or nephew, uncle or aunt, or grandparent or grandchild of either himself or herself, or of his or her spouse or domestic partner, or the employer or business of any of these people;
- (4) An outside employer or business of his or hers, or of his or her spouse or domestic partner, or someone who is known to such official or employee to work for such outside employer or business;
- (5) A customer or client of the official or employee's outside employer or business;
- (6) A substantial debtor or creditor of his or hers, or of his or her spouse or domestic partner-- "substantial" for these purposes shall mean at least ten thousand dollars (\$10,000.00) and shall not include forms of indebtedness, such as a mortgage and note, or a loan between the official or employee and a financial institution;
- (7) A civic group, union, social, charitable, or religious organization, or other not for profit organization of which he or she (or his or her spouse or domestic partner) is an officer or director.

(b) *Corrupt misuse of official position.* An official or employee shall not use his or her official position or office, or any property or resource which may be within his or her trust, to corruptly secure or attempt to secure a special privilege, benefit, or exemption for himself, herself, or others. For the purposes of this subsection, "corruptly" means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of an official or employee which is inconsistent with the proper performance of his or her public duties.

(c) *Disclosure of voting conflicts.* County and municipal officials as applicable shall abstain from voting and not participate in any matter that will result in a special financial benefit as set forth in subsections (a)(1) through (7) above. The official shall publicly disclose the

nature of the conflict and when abstaining from the vote, shall complete and file a State of Florida Commission on Ethics Conflict Form 8B pursuant to the requirements of Florida Statutes, §112.3143. Simultaneously with filing Form 8B, the official shall submit a copy of the completed form to the county commission on ethics. Officials who abstain and disclose a voting conflict as set forth herein, shall not be in violation of subsection (a), provided the official does not otherwise use his or her office to take or fail to take any action, or influence others to take or fail to take any action, in any other manner which he or she knows or should know with the exercise of reasonable care will result in a special financial benefit, not shared with similarly situated members of the general public, as set forth in subsections (a)(1) through (7).

Sec. 2-445. Anti-nepotism law.

An official may not appoint, employ, promote, advance, or advocate for appointment, employment, promotion, or advancement in or to a position in the county or municipality as applicable in which the official is serving or over which the official exercises jurisdiction or control, any individual who is a relative or domestic partner of the official. An individual may not be appointed, employed, promoted, or advanced in or to a position in the county or a municipality if such appointment, employment, promotion, or advancement has been advocated by an official, serving in or exercising jurisdiction or control over the county or municipality as appropriate, who is a relative or domestic partner of the individual or if such appointment, employment, promotion, or advancement is made by a collegial body of which a relative of the individual is a member.

- (1) For the purposes of this section, "official" means any official or employee in whom is vested the authority by law, rule, or regulation, or to whom the authority has been delegated, to appoint, employ, promote, or advance individuals or to recommend individuals for appointment, employment, promotion, or advancement in connection with employment in the county or municipality as applicable.
- (2) For the purposes of this section, "relative" means spouse, parent, child, sibling, uncle, aunt, first cousin, nephew, niece, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, or half-sister.

- **Analysis**

As an elected official of the Town of Mangonia Park, Mayor William Albury falls within the jurisdiction of the Code of Ethics and of the Commission on Ethics, for any actions, or any failure to act, that violates any provision of the PBC Code of Ethics, after June 1, 2011. Similarly, as an employee of the Town of Mangonia Park, Town Manger Lee Leffingwell falls within the jurisdiction of the Code of Ethics and of the Commission on Ethics, for any actions, or any failure to act, that violates any provision of the PBC Code of Ethics, after June 1, 2011

Allegations related to events that occurred prior to June 1, 2011, are not within the purview of the Commission on Ethics to investigate even if those events violate the Code of Ethics, as they would have occurred prior to the Town of Mangonia Park falling within the jurisdiction of the PBC Code of Ethics.

Each of the twelve (12) allegations made in the sworn complaint filed by Councilperson Greene will be considered in this inquiry, and addressed individually in this analysis.

1. During a March 8, 2011 council meeting, when Councilperson Greene made a statement as to the importance of attending League of Cities' meetings, the Town Clerk, Sherry Albury (wife of Mayor William Albury), is alleged to have stated in response, "Some of us have to work," which Ms. Greene considered inappropriate, and which Ms. Leffingwell failed to address in her position as Town Manager.
 - a. This allegation is based on an event that occurred on March 8, 2011, which was prior to the Town of Mangonia Park falling within the jurisdiction of the PBC Code of Ethics. Therefore COE Staff has no jurisdiction to investigate this matter. However, on its face, even if true, this appears to be a supervision issue based on Town policy, not a violation of any provision of the Code of Ethics.
2. On April 1, 2011, Ms. Greene made an email request to Town Manager Leffingwell for copies of the March 8, 2011 Town Council Meeting minutes, and has not received them. She also addressed this complaint in a letter dated June 11, 2011 to the PBC Inspector General, who did respond to her initial complaint to them.
 - a. The failure to provide documents of a public meeting when requested may be a violation of state law. However, there is no information listed that alleges any violation of the Palm Beach County Code of Ethics. Further, this matter was already addressed by the PBC Inspector General, who advised it was an internal policy matter, since the Town Manager has not refused to give Complainant the requested records, but appears from the documented emails to be having difficulty timely doing so.
3. On June 21, 2011, when PBC Inspector General Steckler was scheduled to give an overview presentation to the Town Council, the Audio Visual equipment failed.
 - a. There is no information provided by Complainant to indicate any violation of the Code of Ethics in this allegation. Town property not being kept in working order is clearly a management and/or budgetary issue.
4. At some point prior to the April 11, 2011 Town Council Meeting, and without the permission of the Town Council, the Town Manager changed the locks on the Mangonia Park administrative offices.
 - a. Since the action of changing the locks on the administrative offices was completed prior to April 11, 2011, it is outside of the jurisdictional date of the Code of Ethics for Mangonia Park. However, Ms. Greene also makes reference to a continuing inability to obtain keys to these offices. Even if true, this matter is also an internal Town issue, not a violation of the Code of Ethics.

5. On April 11, 2011, Town Manager Lee Leffingwell forwarded an email sent to her by Ms. Greene to other Council members without her knowledge or permission. When asked why, Ms. Leffingwell apparently responded that she did so to avoid a Sunshine Law violation.
 - a. Since this alleged act occurred prior to June 1, 2011, it is outside of the jurisdiction of the Code of Ethics. Further, there is no allegation made that this email was forwarded by Ms. Leffingwell for any improper "special financial benefit" or "corrupt purpose," as defined by §2-443 (a) or (b), and therefore is an internal policy matter, not a Code of Ethics violation.

6. In May, 2011, when Ms. Greene cancelled a reservation to attend a training seminar, she was told by Deputy Town Clerk Christa Simmon that since the money from her reservation would not be refunded due to her late cancellation, she would have to personally repay these funds. She later received a letter from Mayor Albury discussing this issue, as well as reminding her she was not to direct Town staff, and to deal directly with the Town manager. Ms. Greene feels both issues were inappropriate.
 - a. While this appears to be a continuing matter between Councilperson Greene, Mayor Albury, Town Manager Leffingwell and the Town Clerk, there is no allegation that such actions were taken for any purpose that would be violative of §2-443, Misuse of Office. Further, these actions do not violate §2-446, Anti-nepotism law, as written in the Code of Ethics, and also appear to be internal policy matters.

7. During the June 16, 2011 luncheon for senior citizens at the council chambers put on by herself and Councilperson Peggy Cook, Mayor Albury arrived unannounced. When he was asked to join the luncheon, he allegedly stated, "I wasn't invited," and left the luncheon.
 - a. Even if true, there is no allegation of any Code of Ethics violation made by Ms. Greene based on Mayor Albury's alleged refusal to remain at this event.

8. On June 27, 2011, Councilperson Greene met with PBSO Lieutenant Rodney Thomas to discuss a police report filed on June 1, 2011 by Town Clerk Sherry Albury. The report stated that Ms. Albury alleged that Ms. Greene had threatened her during a telephone conversation on June 1, 2011 that Ms. Greene had with Town employee Katrina Martin.
 - a. Ms. Albury's filing of a report with a local law enforcement agency as to any perceived improper behavior by Ms. Greene, without some improper benefit attached, is not indicative of conduct in violation of any provision of the Code of Ethics. Whether criminal laws were violated by the actions of either Ms. Greene, or Ms. Albury is solely within the purview of local law enforcement or the State Attorney's Office to determine.

9. Mayor Albury placed an item concerning policies on the agenda for a Council Meeting scheduled for a June meeting. Ms. Greene states that the Mayor has no authority to place items on the Council meeting agenda.

- a. The actions of government officials involving what matters may be placed on a meeting agenda is outside of the jurisdiction of the Code of Ethics, unless it was done for an improper or corrupt purpose, in violation of §2-443(a),(b) or in violation of subsection (c), *Disclosure of voting conflicts*. There is no allegation within the Complaint of this action meeting that threshold.
10. The Town raised the amount of rent paid by Congressman Alcee Hastings and the PBC Caucus of Black Elected Officials (CBEO) for their use of office space at the Mangonia Park Administrative Complex, without the permission of the Town Council, causing both to seek alternate office locations. No effective date was listed.
 - a. Unless this action was taken to obtain an improper special financial benefit or for a corrupt purpose in violation of §2-443(a) or (b), the decision to move an office and/or to raise the rent amount is an internal matter. There is no allegation within the Complaint of this decision being made in violation of §2-443 of the Code of Ethics. Therefore, the COE does not have jurisdiction over this internal policy matter.
11. The Mangonia Park Town Hall Chambers was re-named after “William Albury,” which Ms. Greene states is an honor not befitting him. There is also a “sign” placed in a local park with the name, “Willie Thomas” on it, to which Ms. Greene states that even Mr. Thomas does not know why the sign is there.
 - a. There is no allegation of any improper action taken by any person to indicate a misuse of office for financial benefit or corrupt misuse in violation of the Code of Ethics. Further, if the actions taken were prior to June 1, 2011, they would not be within COE jurisdiction.
12. Ms. Greene lists several examples of how the Town of Mangonia Park has failed to bring in any future economic development, and has not taken advantage of funds that are available to make needed physical and environmental changes from both Palm Beach County, the State of Florida, and the federal government.
 - a. The Code of Ethics does not cover the actions of any employee or official for conduct, or any failure to act, that does not violate the Code itself. There is no information listed by Complainant to indicate such conduct or failure to act is in violation of any provision of the Code of Ethics.

- **Conclusion**

In considering each allegation made by Complainant, none indicate any action, or failure to act, on the part of either Mayor William Albury or Town Manager Lee Leffingwell that if true, would result in a violation of any section of the PBC Code of Ethics.

Therefore, this Complaint in its entirety is **legally insufficient** for COE staff to investigate.

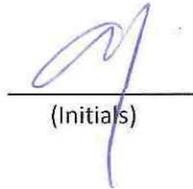
Submitted by:



Mark E. Bannon, Investigator
PB County Commission on Ethics

9/9/2011
Date

Reviewed by:



(Initials)

09/09/2011
Date

MEMORANDUM OF NO LEGAL SUFFICIENCY

To: Palm Beach County Commission on Ethics
From: Alan S. Johnson, Executive Director
Date: September 7, 2011
Re: C11-016 – William Albury, Mayor, Town of Mangonia Park

- **Recommendation**

Regarding Respondent, William Albury, Mayor, Town of Mangonia Park, staff recommends a finding of **NO LEGAL SUFFICIENCY** to be entered in complaint number, C11-016.

Legal sufficiency exists where there is an allegation of a violation of an ordinance within the jurisdiction of the Ethics Commission, purportedly committed by an individual within the authority of the Ethics Commission, based substantially on the personal knowledge of the Complainant, relating to an alleged violation occurring after the effective date of the code, and filed with the Ethics Commission within two years of the alleged violation.

- **Background**

This matter came to the attention of the Commission on Ethics' staff via a sworn complaint filed by Addie Greene, Councilperson, Town of Mangonia Park, dated August 19, 2011, and received COE staff on August 25, 2011.

The complaint alleges twelve (12) instances where Complainant believes that either Mangonia Park Town Manager Lee Leffingwell or Mangonia Park Mayor William Albury, acted, or failed to act, in violation of the PBC Code of Ethics.

- **Analysis**

Information obtained from the initial inquiry into this complaint revealed the following:

1. A sworn Complaint was filed containing twelve allegations relating to a person who is a municipal employee or official and thereby, as of June 1, 2011, falls within the jurisdiction of the COE.
2. The Complaint alleges information within the personal knowledge of the Complainant.

3. Several of the allegations in the Complaint occurred prior to the June 1, 2011 date.
4. None of the allegations contained in the sworn Complaint, even if true, constitute a violation of the Palm Beach County Code of Ethics by Respondent, William Albury.

- **Conclusion**

The allegations as contained in the Complaint fail to state a violation of the Palm Beach County Code of Ethics.

Therefore, this complaint is found to have **NO LEGAL SUFFICIENCY**.

BY: _____

Alan S. Johnson
Executive Director
Florida bar #223352
Commission on Ethics
2633 Vista Parkway
West Palm Beach, FL 33411
561-233-0720

Date

09/09/2011

September 26, 2011

Palm Beach County Commission on Ethics
C/o Alan S. Johnson
2633 Vista Parkway
West Palm Beach, FL 33411

RE: Complaint No. 11-114, In re WILLIAM ALBURY

Dear Mr. Johnson:

This is to confirm that receipt of the above referenced complaint filed by Councilwoman Addie L. Greene (cover letter enclosed) against the Town Manager, Town Council and I.

As you have aptly stated in your response, these are internal issues that should (if they existed) be handled by the Town of Mangonia Park (Town). Also for the record, many of the same issues Ms. Greene raises in this complaint were previously dismissed by the Palm Beach County Office of Inspector General as they fall within the jurisdiction of the Town (see attached). However, I will submit a response so that the accurate information will be captured on the official record.

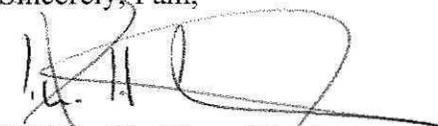
Also be advised that I would officially ask to waive my right to have this matter held in confidential status and made available to the public immediately upon receipt of this response, providing it does not jeopardize the integrity of your investigation.

I also offer advanced apologies for the lack of brevity in this response. However my desire is to have accurate information placed on the public record so as to preserve the reputation of the Town and ensure that it is held harmless by these false accusations.

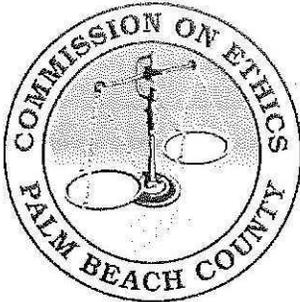
On behalf of the Town of Mangonia Park's Council and staff, I extend my sincerest apologies for the time and resources your office has expended responding to malicious and felonious accusations by a member of our body.

I thank you for the wonderful work you do and for your attention to this matter. We look forward to future assistance.

Sincerely, I am,



William H. Albury III, Mayor
Town of Mangonia Park



Palm Beach County Commission on Ethics

Commissioners
Edward Rodgers, Chair
Manuel Farach, Vice Chair
Robin N. Fiore
Ronald E. Harbison
Bruce E. Reinhart

Executive Director
Alan S. Johnson

September 12, 2011

Lee Leffingwell, Town Manager
5712 Elmwood Street
Mangonia Park, FL 33407

Re: C11-015

Dear Mr. Leffingwell,

This is to inform you that a complaint was filed against you in the above referenced matter on August 25, 2011. Attached please find a copy of the complaint as well as additional documents prepared by the Commission on Ethics Staff. This information is not a public record until dismissed by the Commission.

On October 6th, this matter will be heard by the Commission on Ethics. For the reasons contained in the reports, Staff is recommending that the complaint be dismissed.

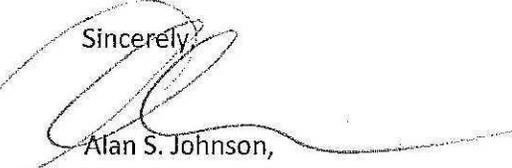
You are not required to attend the executive session; however, if you wish to attend, the executive session will take place at the following time and location:

October 6, 2011 – 2:15pm
Palm Beach County Governmental Center
301 North Olive Avenue
12th Floor McEaddy Conference Room
West Palm Beach, FL 33401

As indicated, it will be the Commission on Ethics Staff recommendation that the above referenced complaint be dismissed. If the Commission on Ethics does not dismiss the complaint, no other action will be taken at that time and you will be notified of any future proceedings or requirements.

Should you have any questions or concerns regarding the above, please feel free to contact me at 561-233-0736.

Sincerely,


Alan S. Johnson,
Executive Director

Enclosures

ASJ/gal



Office of Inspector General Palm Beach County

Sheryl G. Steckler
Inspector General

June 27, 2011

Councilman Addie Greene
1617 Boardman Avenue
Mangonia Park, FL 33407

Complaint to
Inspector General
Steckler regarding
failure to respond
to public Request

RE: OIG#201150008

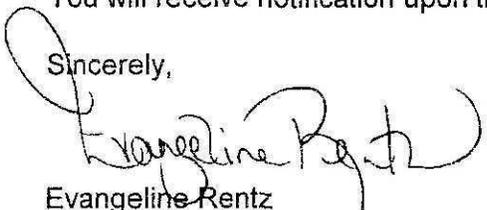
Dear Ms. Greene:

Thank you for contacting the Office of Inspector General (OIG), regarding your concerns that Town of Mangonia Park Town Manager Lee Leffingwell, and Clerk Sherry Albury has failed to respond to your several public records request of all council meeting minutes from March 8, 2011 until the present.

Your allegations fall within the jurisdiction of the Town of Mangonia Park. Therefore, your correspondence has been forwarded to Mayor William H. Albury III for review and response to this office by July 18, 2011. When the review of your allegation(s) is complete, corrective action will be recommended where necessary.

You will receive notification upon the completion of this review process.

Sincerely,


Evangeline Rentz
Intake Manager

P. O. Box 16568, West Palm Beach, FL 33416 Email: inspector@pbcgov.org

Office: 561-233-2350 Hotline: 877-283-7068 Fax: 561-233-2370

"Enhancing Public Trust in Public Government"

14

Official Responses to Allegations made by Councilwoman Addie Greene

“STATEMENT OF FACTS BASED ON MY PERSONAL KNOWLEDGE:

I would begin my response by saying that I agree with Councilwoman Addie Greene (Ms. Greene) that the Town of Mangonia deserves open and impersonal government that serves ONLY its citizens. I would also submit that the Town experienced just that prior to her election to council. Since such time it has witnessed two of its officials act in a manner that it self-seeking and in opposition to the open government for which she speaks.

Relative to the statement “...I don’t want to be Mayor...” I would ask Ms. Greene to provide evidence of when she personally made it known to (me) Mayor William Albury that she “...did not want to be Mayor.” For the record, outside of Council meetings, I have had no direct conversation with Councilwoman Addie Greene (herein after referred to as Ms. Greene) since at least December 2010 at the Town’s annual Christmas event.

Additionally, Ms. Greene fails to mention that this is exactly what she had shared with me while serving as Commissioner. Specifically, sometime after Ms. Greene first became County Commissioner for District 7, she implemented a process of meeting with the Mayors of her district. I thought this was a wonderful idea and applauded her for doing so. During one of the two meetings we had she mentioned to me that she was planning on retiring due to health reasons, and that she thought I would be great as a commissioner. She continued by stating that when she retires, I would become her replacement as the district seven (7) Commissioner and she would become the Mayor for Mangonia Park. I reminded her that I was not interested and that it did not happen that way. They are both elected, not appointed positions. And as for her retirement, the Governor of the State appoints County Commissioners to vacancies created by others who leave office early. Office visitor log sheets at the County will verify the date of our meetings.

Also, Ms. Greene states that I have served as Mayor since 1997. For the record, I was elected to council in 1997. Alan Palmer served as Mayor at that time and until his move to another city in December of 2001. I was voted as Mayor in March of 2002 during the Council’s reorganizational meeting.

As to an “outburst” by the Clerk, no such thing happened. What was offered was an historical explanation that members of Council work and that the Town Attorney attends and brings information/updates to Council (see Agenda/Council Meeting minutes). Since Ms. Greene is new to Council, the information was offered in that context.

Nepotism:

Relative to nepotism, it would presume that the Mayor’s position individually influences staff positions. For the record, the Town Clerk was hired in 1999 by a six (6) member panel comprised of members from the City of Riviera Beach, West Palm Beach, St. Mary’s Hospital, Town resident Happy Powell and then Town Administrator Darla Levy.

Additionally, neither the Mayor nor Council hire, supervise, terminate, directs, evaluates, rewards or take any action relative to staff (see Town Code, exhibit #1). Such matters are remanded to the Town Manager's position.

Abuse of Power:

As for "Abuse of Power," I am unsure of how such an occurrence (if it had happened) would be considered nepotism or abuse of power. I would both encourage and invite your office to investigate/research, speak with any staff member, the Town Manager and Council persons McConnell and Johnson to find out at what point I ever abused my position or caused "dissatisfaction" among workers. I am absolutely sure that what you will find is that in such a brief time, it has been Ms. Greene who has successfully caused hostility in both the office setting and among council.

The Town Council has always worked harmoniously with each other and with staff. In fact, as a County Commissioner Ms. Greene would frequently speak of how well "my Town Council" (Mangonia Park) meetings go, and are not like..... (would mention one specific city). It has only been since Ms. Greene's election to Council that meetings have experienced bouts of non-civility, which is always introduced by her.

Request for Tapes:

As a matter of information, Ms. Greene was given a CD of the March 8, 2011 meeting as requested. The CD was provided to her in the same format as provided to any requestor and was a true and complete recording of the meeting. In addition, instructions were provided to her, which she refused. She was also given the option/opportunity to come to Town Hall and review the recording there. She refused that offering as well.

Being an Outsider:

As a duly elected official of the Town, Ms. Greene is considered a member of the Council with all the privileges afforded the position. Any "alienation" she may feel is self-imposed/or produced by her. Specifically, she fails to mention in her complaint that her use of racially insensitive language used in the office causes alienation from others. Ms. Greene has been said to routinely refer to individuals in the presence of others as: "that white lady..." or "I want to speak to the Black lady...."

Additionally, her overall demeanor and tone is so offensive that it created such hostility within the Administrative office that no staff desires to have interactions with her. However, do to their extreme professionalism they are able to work through her negativity.

Ms. Greene's accusatory, attacking and divisive nature has been on exhibit at every Council Meeting since her election. As any audio transcript of the meetings will reveal, Ms. Greene's attitude on the dais is anything but constructive.

Visit by the Inspector General:

As to the visit by attorney Sheryl Steckler, Inspector General Palm Beach County, *no* vote was ever taken by council. The use of the Town's projector and set-up is handled at staff level and does not require a council vote. Unfortunately Ms. Steckler was unable to use the equipment for her presentation only because the Town's laptop had crashed again (see exhibit #2).

Change of Locks:

Please be informed that no elected official has keys to the Administrative Office. This would include the Mayor. Despite being informed of this on numerous occasions, Ms. Green and Cook continue to ignore this fact in order to willfully provide inaccurate statements. This was clarified on the dais on each occasion that Ms. Greene/or Cook alleged that I had changed the locks. Additionally, at no time do I recall the Town Attorney (Keith Davis) ever stating that Ms. Greene was correct.

With respect to the change of the locks, I discovered that they had been changed only after I attempted to access the office in order to sign documents that I had been requested to come over and sign. With respect to the reason given to me by the Town Manager (*after* the locks had been) was because of the misuse/abuse of the office and its equipment by both Ms. Cook and Ms. Greene:

As members of the Alpha Kappa Alpha (AKA) sorority, Ms. Cook would utilize the town's paper, copier and other equipment during their meetings. It would be discovered by staff on the workday immediately following their meetings that paper would be missing, the copier left on, multiple color copies made and the office in a state of general disarray. In addition, unabated access to the Administrative Office would be given to members of the organization to use the copier and other equipment.

Also, as members of the Palm Beach County Caucus of Black Elected Officials (Ms. Cook serves as treasurer, Ms. Greene served as Executive Director until her election to Council), both Ms. Greene and Cook utilized Towns supplies and equipment. Unabated access was granted to members of this organization as well.

Additionally, Councilwoman Cook would frequently give her key to members of her sorority and family. Such access placed the Town in a compromising position where accountability was difficult to determine.

While it is not being alleged that any member of either organization had/would ever take funds from the Town, petty cash went missing, payments dropped off for water payments were missing, etc. Since the change of the locks, this problem has stopped.

Forwarding of emails by Town Manager:

I would defer the official response to the Town Manager. However I will point out that Ms. Greene's statement: "you forwarded the email so that you could cause more friction between council members..." is an admission that friction does indeed exist. However she does not admit

that she is the creator of such, which did not exist prior to her election and participation on council. Again, any alienation hat she feels is a result of her own doing as such is inherent in her attacks, mistreatment and threats to others. Therefore, in an effort to avoid her vitriol, individuals simply choose to avoid her.

Mayor William Albury (Cancellation of conference reservation):

As stated in the letter that was sent to Ms. Greene, staff made contact with her in an effort to simply explain the Town's procedure regarding cancelled trips. The hostility exhibited to staff by Ms. Greene and the subsequent threat was not solicited by a staff member. It was voluntarily and willfully offered by Ms. Greene.

As for the "allegations" contained in the letter, Ms. Greene has yet to provide an official response with any information to the contrary. The facts surrounding the matter are as follows:

On or about May 31, 2011 at approximately 1:46pm I received a call from Ms. Katrina Martin (Deputy Clerk for Mangonia Park) stating that she had just received a call from Ms. Greene stating that she don't want to have to "kick somebody's ---" and that she did not want to talk with "that Heifer" (referring to the Town Clerk). Because of what staff felt was a concern over "...Ms. Greene's stableness," the Clerk felt compelled to file a police report as protection. For the record, my instructions to Ms. Martin were to document the call and contact the Town Manager. There was no encouragement, directing or fore-knowledge of this filling on my part. (See exhibit #10)

While Ms. Greene would prefer to present the situation as some form of "retaliation" my letter to her was for the purpose of informing her of her role as an elected official, provide an historical perspective on Conferences and Seminars Council might attend and to address proper decorum. It also explains that Ms. Martin was both offended and made uncomfortable by it. I would challenge Ms. Greene to provide any evidence she has to substantiate that the items covered in the letter are not true and is "full of allegations."

Letters of invitation to seniors:

As to the Senior Citizen's Luncheon (enclosed), you will notice, there is no mention of "a welcome by the Mayor" on the letter or Agenda. It was made clear from the Dais that the event was only for the seniors of the Town (see exhibit # 3). However, the guest list makes it abundantly clear that it included other elected officials (i.e. Rep. Mack Bernard, Senator Chris Smith, County Commissioner Pricilla Taylor, etc), but no members of the Council except Ms. Cook and her (*Note the 4th sentence in the first paragraph: "Council members Cook and Greene want to give you..."). Again, there is no mention of any other council members (McConnell, Johnson or Albury) as we were not invited.

As for my statement "I wasn't invited," it is the only true statement Ms. Greene has made thus far. As information I was called to the office to sign documents that had to go out that day. As I was leaving, Florida House Rep. Mack Bernard was coming toward the front door to go into the meeting. He approached me and started a conversation by asking about Ms. Greene. Before the

conversation was finished, Ms. Greene came to the door, pushed it open (from the inside) and asked: "Are you going to join us and give a welcome?" I hesitated, and then replied: "I was not invited." She closed the door and went back inside. Ironically, I was asked the same question by Councilwoman Cook a few minutes before. I also shared with her that I wasn't invited and did not want to make anyone uncomfortable. She responded: "Mayor, I don't know what's going on. Addie planned this, I just don't know..." and walked away.

The invitation by Ms. Greene came only because she saw me speaking to Rep. Bernard *outside* the front door (I was not inside the building, so I could not walk out of it). For the record, Ms. Greene has my home and cellular phone numbers, as well as my email address. There was never any attempt made to contact and invite me to the event.

Additionally, during Council Comments following the event, Councilwomen Greene and Cook gave a report of the meeting. I asked both Vice-Mayor Clarence McConnell and Councilwoman Sarita Johnson if they had received an invitation. They both said no. Councilwoman Johnson did say that her mother had been invited by a flyer placed in her door.

It was quite obvious by the guest list, the invitation to the Town's seniors (through the use of the PBC Voters Registration list), the exclusion of other Council members, and the fact that funds to host the "luncheon" were solicited from the Solid Waste Authority (as opposed to Town funds), that the event was nothing more than a political/campaign event that was discussed, planned and held in concert between Ms. Greene and Cook. My response was simply a way of avoiding involvement in such.

NEPOTISM AND INSUBORDINATION:

I am not sure how this would be considered Nepotism or Insubordination. As stated in a previous response, I had no prior knowledge, influence, etc in the decision to do so. The filing of the report would be best explained by the Town Clerk. Again, Ms. Greene would like to present herself as the victim in a situation that was clearly created by her.

ABUSE OF POWER BY MAYOR...:

As for abuse of power, I responded in no such manner as I was just learning of the item as well ("Policy Regarding Direction of Town Staff"). As the record will bear, the Town Manager spoke (*not* the Mayor) and explained why it was placed on the Agenda. Attorney Keith Davis also tried to explain the purpose behind the document. However a line of interrogating questions and sneers from Ms. Greene (primarily) and Councilwoman Cook ensued.

Attorney Davis obviously chose not to respond any further to Ms. Greene's rant as it was again rude and divisive. He may have also seen it as an attack on him as he was the co-author (along with the Town Manager) of the document, *not* the Mayor as Ms. Greene continues to falsely allege. Despite being told several times by the Town Manager and Attorney that the document was created by them, Ms. Greene still chooses to believe and allege that the Mayor created it and placed it on the Agenda.

As with other proposed documents, I, the attorney and Councilwoman Johnson stated that we (the council) are the legislative body of the Town and as such we decide policy. Therefore the discussion was being had and that nothing had been decided; and we as council can reject it.

Abuse of Power:

As with all allegations thus far, they are absent of any facts. Since Ms. Greene was not a party to the conversations that brought about the conversions of the offices in question, I will provide a brief history on the matter:

With the contracting of the Police Department to the Palm Beach Sherriff's Office (PBSO), much of the space previously used by the Town's Police Department became available. In understanding Council's desire, the Town Manager proposed to that the space be converted into conference and meeting rooms. The Council seated at the time agreed, and made known its intent, which was to use the internal offices for both a Council Conference Room and other Town-related functions.

Subsequently, the space was leased to Congressman Alcee Hastings and the Palm Beach County Caucus of Black Elected Officials (PBCCBEO). The Alpha Kappa Alpha Sorority also used/uses the Council Conference room for their Executive meetings (which are often not approved, non noticed meetings). However, it was made known and always understood that the original intent was for the offices to be used for only "Town related" activities.

In addition, earlier this year the Council-approved conversion of the small Sally-Port section was completed. As such, both Congressman Hastings and the PBCCBEO received letters notifying them of the Council desire to utilize the internal offices as original intended, and offered them first right of refusal for the newly converted space. The Capitol Security Office stated concern over the Congressman's office being moved to an outside office, and subsequently moved to an office in Delray Beach. The PBCCBEO moved out without notice.

As for the most recent discussion by council, Ms Greene was adamant about not allowing the Congressman to remain in the interior office. When I suggested allowing them to remain, Ms. Greene challenged that position stating that "I thought you said everyone had to move...." I responded by providing a brief history of why we built both sections and our original intent regarding their use (which was to occupy the internal offices). I also stated that the Council makes the decision, which is why I requested that it be placed on the Agenda for reconsideration.

In the spirit of fairness and upholding our original intent, I voted as I did. However, upon getting additional information from the Capitol Security Office (see exhibit #9), I asked that the item be placed back on the Agenda for discussion, for which Ms. Greene also took exception charging "...I thought we had already decided that they had to use one of the outside offices, so why is it back on the Agenda?!"

As for the information in Ms. Greene's summary (under "Abuse of Power...") I offer the following:

As per the Sunshine Law, all Council meetings are properly noticed and items discussed prior to any vote. One would have expected that with all of her years in elected office, Ms. Greene would have learned/understood how representative government works.

During a dully noticed meeting, Councilman Mark Trueblood recommended naming the Town Chambers, Baseball Field, Park, Pavilion, etc.. proper discussion was held, I objected to the naming of the Chambers as I would have suggested another person. However other Council members insisted on its naming. Perhaps it was in recognition of the fact that prior to my election to Council the Town was borrowing money to make payroll. In short, we became financially solvent, made substantial changes, had proper Town representation etc. It may have been for these reasons such a recommendation was made.

It is ironic that Ms. Greene does not mention the fact that the Town's Park was named in her honor (see exhibit # 4). For the record, as County Commissioner Ms. Greene refused to assist the Town. During my second meeting with her as commissioner, I was told by her that she was not "going to do a ---- thing for the Town...." She did share with me that she was going to beautify the entrance to her section of Town before she retires from the Commission. During another conversation she reiterated a previous comment that she was not going to do anything for the "Hill Section" of Town "...until they get rid of the drugs...." After this meeting I did not find it constructive to meet with her again as I found such remarks to be offensive and unbecoming of a Commissioner whose responsibilities were to attend to the needs of all municipalities within their district. Unfortunately Ms. Greene kept her word and did nothing for the Town as a Commissioner. However she did not refuse/or speak against the decision to have the Park named in her honor.

As for Mr. Thomas being "insulted" by the sign in the Park bearing his name, he was well aware of its significance as he was in attendance when the recommendation/explanation came. In addition, Mr. Thomas attended the meeting honoring him with the naming (see exhibit #5). Ms. Greene was also in attendance.

As to the last 6 accusations of Ms. Green's complaint, I offer the following:

1. Efforts are ongoing to market areas throughout the Town. Unfortunately the Town is experiencing the same impact of the current recession that many cities and towns are.
2. The grant offered by Ms. Greene's office was a reimbursement grant. The Council decided it was not financially feasible for us to pay for a County owned road and it's upkeep. Additionally, the development of the Jai Alai site which was approved would have resulted in the beautification of the medians without any cost to the Town. Unfortunately the collapse of the economy interrupted development.
3. The Town Manager has been very aggressive with submitting grants for various projects within the Town. As a result, the Town has received grants for drainage, sewage, Water Plant rehabilitation, etc.

4. As County Commissioner, Ms. Greene was copied on the Towns Agenda, which contained all actions being considered. One such involved the discussion, consideration for the development of the Jai Alai site. The proposed development received the needed CRALLS, was reviewed and approved by the Treasure Coast Planning Council and the Department of Community Affairs. The Town also did a Comprehensive Plan Amendment to change the designation of the fifty-five acre site to the appropriate zoning classification. Ms. Greene made referenced to this in an email (see exhibit #6). Unfortunately, prior to development, the Country experienced a recession which has affected virtually every aspects of the economy. This included the funding for the development.

Also, I would remind Ms. Greene the Town's efforts to develop the property as she was kept in the loop even after her retirement as Commissioner. Specifically, as Executive Director of the Palm Beach County Caucus of Black Elected Officials, Ms. Greene was invited to attend a meeting along with the Town Manager and I at Don King's office in Deerfield Beach (see exhibit #7).

. Since the property is privately owned by Mr. Don King, any discussion of development at the site should incorporate him. The purpose of the meeting was to discuss possible development. Therefore I am confused as to Ms. Greene's allegation.

5. To be answered by the Town Manager.
6. The Town's Water Plant has been rehabbed, the water tank replaced, the ground storage tanks cleaned, painted, generator being replaced, etc. (see exhibit #8- Vice Mayor McConnell and Mr. Shuman from the contracted vendor). All this was accomplished prior to Ms. Greene's election to Council. Had Ms. Greene sat in "...ALL Town Council Meetings for two years.... As she falsely alleges, she would have heard discussions/updates and been informed on this item, the naming of the Council Chambers, and other items. Unfortunately she did not attend ALL the meetings for "two years" therefore she has provided misinformation.

In summary:

I would respectfully submit to you that I am in no battle, war or conflict with Councilwoman Addie Greene. At no point have I ever stated, implied, inferred or suggested anything that could be construed as being against her. In fact, the record would clearly bear that I have always stood in support of her (see Palm Beach Post article re: the Jerrod Miller incident, the Scripts issue, attendance/speaking at her retirement events, etc.)

However I must acknowledge that since Ms. Greene's election to Council, there have been hostilities hurled against by Ms. Greene's, which are easily observed by anyone attending Council meetings. This is in part because of my support for her opponent during the Town's election this March (2011), Mark Trueblood. For the record, I supported Mr. Trueblood as he brought a

different, well-versed, cooperative spirit to the process. This was in direct contrast to Ms. Greene whom I personally know and firmly believe is absent of the temperament required for Public Service. She has proven time and again to be driven by blind-rage and vendettas which results in her willful misrepresentations, unprovoked attacks and absolute disregard for the welfare of others. Proof of this is the document to which I am now responding. Ms. Greene sees this as a means by which she can accomplish her agenda: namely, having me removed, becoming Mayor, firing the Town Manager and Clerk, and campaigning to have her hand-picked slate of candidates elected to Council so that she can “run the Town.” Her complaint is absent of any concern for truth, facts or the welfare of others.

Lastly, while I both agree and support your preliminary findings and position to dismiss all the accusations, again I would encourage your office to conduct an interview of all Town staff and Council members prior to closing the matter as this would allow for accurate information to be placed on the record. It is also my hope that such would bring an end to Ms. Greene’s malicious campaign to take-over, as it is divisive, self-seeking and injurious to the Town. Such actions are in direct opposition for anyone who has taken an oath to uphold the Constitution and carry-out the duties placed upon persons in elected offices. It would also allow the Town’s Council and staff to get back to the business of moving the Town forward and working together in the same harmonious state it enjoyed prior to her election to Council.

In the interim, I would respectfully ask that Ms. Greene be reminded of her obligations as an elected official, which is to assist in the governing of the Town, not hurling malicious attacks that have no merit and are void of fact. And to adhere to the tenets of the Town Code of Ordinances and the Civility Ordinance signed by her and all Council members. This would also result in the discontinuance of your office, the Palm Beach County Inspector General’s office, Town staff and other entities from having to utilize precious resources investigating false accusations that are designed to carryout a self-seeking, misguide personal agenda.

As an English major/teacher, Ms. Greene would fully understand that emphasis is placed on a subject, item, etc., with the use of bold letters, underlining, etc. Notice the use of both bold and underlined letters when stating “**He has served as Mayor since 1997.**” For the record, I was elected to council in 1997. Alan Palmer served as Mayor until his move to another city. I became mayor in 2001. It is clear indication that she feels I should not be in the position and identifies such. The *only* issue that exists is that which Ms. Green has with me as Mayor, a position that she covets.

Again, I would agree that if I am found to be the problem, I would resign immediately providing Ms. Greene agrees to do the same.

I thank you for the oversight you provide the County and for your review of this response.

Sincerely, I am,



William H. Albury III, Mayor
Mangonia Park, Florida

Chapter 2

ADMINISTRATION*

- Art. I. In General, §§ 2-1—2-15
- Art. II. Town Council; Town Clerk; Town Manager, §§ 2-16—2-35
- Art. III. Departments, §§ 2-36—2-70
- Art. IV. Court Costs, §§ 2-71—2-95
- Art. V. Civil Emergencies, §§ 2-96—2-104
- Art. VI. Purchasing Guidelines, §§ 2-105—2-120

ARTICLE I. IN GENERAL

Sec. 2-1. Town hall, office hours; records.

(a) The office of the town hall shall be open Monday through Friday from 8:00 a.m. to 4:00 p.m. with the exception of legal holidays, on which day the office shall be closed.

(b) The books and records of the town shall be open to inspection by any person during these hours.

(Ord. No. 97-6, § 1, 1-20-98)

State law reference—Public records law, F.S. § 119.01 et seq.

Secs. 2-2—2-15. Reserved.

ARTICLE II. TOWN COUNCIL; TOWN CLERK; TOWN MANAGER†

Sec. 2-16. Meeting dates.

The first and third Tuesday of each month shall be reserved for regular meetings of the town council if needed; however, the council shall have the right to cancel either of the meeting dates as the level of business dictates, but shall hold at least one (1) meeting per month in accordance with article IV of the Charter. When such date falls on a legal holiday, the council shall set an alternate date at the previous meeting, if possible.

(Ord. No. 97-6, § 2, 1-20-98)

*Cross references—Buildings and building regulations, Ch. 6; cemeteries, Ch. 7; code enforcement, Ch. 8; elections, Ch. 9; garbage and refuse, Ch. 11; junked, wrecked abandoned property, Ch. 12; licenses and business regulations, Ch. 14; parks and recreation, Ch. 16; peddlers, solicitors, transient merchants, Ch. 17; pensions and retirement, Ch. 18; taxation, Ch. 23; utilities, Ch. 26; zoning, App. A; flood plain management, App. B.

State law reference—Municipal Home Rule Powers Act, F.S. Ch. 166.

†State law references—Code of ethics for public officers and employees, F.S. § 112.311 et seq.; public meetings, F.S. § 286.011; public records, F.S. Ch. 119; procedure for adoption of ordinances, F.S. § 166.041.

Reports of officers;
 Council comments;
 and
 Adjournment.

However, the council may re-order the agenda from time to time as deemed appropriate.

(Ord. No. 97-6, § 2, 1-20-98)

Sec. 2-20. Town clerk.

(a) The town clerk or duly appointed deputy clerk shall attend all council meetings for the purpose of keeping all of the records of the town.

(b) Town clerk's duties shall be as set forth in the Town Charter along with such other duties as may be designated by the town council or by law.

(Ord. No. 97-6, § 2, 1-10-98)

Sec. 2-21. Town manager.

(a) The town manager shall be the chief administrative officer of the town and as such shall direct and supervise all town employees and appointive administrative officers, provided for by or under the Town Charter, except as otherwise provided by law. The manager shall direct and supervise the administration of all departments and offices of the town, except as otherwise provided by the Town Charter or by law. Additionally, the town manager shall attend all council meetings and may take part in discussions but shall not have the right to vote.

(b) The town manager shall prepare the budget on an annual basis and submit same to the town council as required by law.

(c) The town manager shall have the authority to supervise, appoint, suspend and/or remove all town personnel except for consultants hired or appointed by the town council.

(d) The town manager shall perform such other duties as specified or requested by the town council as may be necessary for the administration of the town.

(Ord. No. 97-6, § 2, 1-20-98; Ord. No. 00-10, § 1, 9-6-00)

Sec. 2-22. Bond.

The town council shall have the power to require the town manager, town clerk, and other officers, including its own members and employees, to enter into a good and sufficient bond conditioned upon the faithful performance of their duties. The expense of bond premiums shall be paid by the town.

(Ord. No. 97-6, § 2, 1-20-98; Ord. No. 00-10, § 1, 9-6-00)

State law reference—Uniform Local Government Financial Management and Reporting Act, F.S. § 218.30 et seq.

- (3) A sale or lease of a property which is assessed by the county property appraiser for less than five thousand dollars (\$5,000.00).

(f) *Acceptance by council.* The town council may, by resolution, accept an offer that it believes, in its sole discretion, is in the best interest of the town and enter into a contract for sale of the property.

(g) *Closing costs.* Notwithstanding any rules of general practice apportioning costs of the sale of property, purchasers of town owned property shall pay all closing costs including, but not limited to, costs of the survey, appraisal, abstracting, title insurance, attorney's fees, all documentary stamps and the cost of any public notices. In the town council's discretion, such closing costs may be apportioned in any other manner.

(Ord. No. 03-03, § 1, 11-18-03)

Secs. 2-24—2-35. Reserved.

ARTICLE III. DEPARTMENTS*

Sec. 2-36. Generally.

The town employees constitute the work force of the town and are divided into departments in order to provide an organized structural framework for the personnel working for the town.
(Ord. No. 97-6, § 3, 1-20-98)

Sec. 2-37. Public works department.

The public works department shall have the authority and control over all matters relating to roads, public water supply, sewerage, utilities, garbage and trash pickup and all assets of a property nature belonging to the town.
(Code 1968, § 2-3(b))

Sec. 2-38. Building department.

The building department shall have the authority and control over all matters pertaining to the issuance of building permits and the inspection of all construction within the town to insure compliance with all construction requirements of the town.
(Ord. No. 97-6, § 3, 1-20-98)

Sec. 2-39. Administrative department.

The administrative department shall have control and authority over all of the town business of an administrative nature and all other town business not falling within any other department.
(Code 1968, § 2-3(d))

***Cross references**—Councilmembers designated department commissioners, § 2-17; office of building inspector, § 6-21; office of electrical inspector, § 6-124; plumbing inspector, § 6-202.

ARTICLE V. CIVIL EMERGENCIES***Sec. 2-96. Designation of mayor as town official to declare existence of state emergency.**

The mayor shall be the town official empowered to declare that a state of emergency exists within the boundaries of the town and the mayor shall be empowered to exercise the emergency powers conferred in this article.

(Code 1968, § 2-21)

Sec. 2-97. Declaration of emergency by mayor.

Whenever the mayor determines that there has been an act of violence or a flagrant and substantial defiance of or resistance to a lawful exercise of public authority, and that, on account thereof, there is reason to believe that there exists a clear and present danger of a riot or other general public disorder, widespread disobedience of the law, and substantial injury to persons or to property, all of which constitutes an imminent threat to the public peace or order and to the general welfare of the town or a part or parts thereof, he may declare that a state of emergency exists within the town or any part or parts thereof.

(Code 1968, § 2-22)

Sec. 2-98. Emergency measures—Automatic.

Whenever the mayor pursuant to section 2-97 of this article declares that a state of emergency exists, the following emergency measures shall automatically be in effect during the period of the emergency and throughout the town:

- (1) The sale or offer to sell, with or without consideration, any ammunition, gun or other firearm of any size or description is prohibited.
- (2) The intentional display, after the emergency is declared, by or in any store or shop of any ammunition, guns and other firearms of any size or description is prohibited.
- (3) The intentional possession in a public place of a firearm by any person, except a duly authorized law enforcement official or person in military service acting in the official performance of his duty, is prohibited.

(Code 1968, § 2-23)

Sec. 2-99. Same—Discretionary.

Whenever the mayor pursuant to section 2-97 declares that the state of emergency exists, the mayor may order and promulgate all or any of the emergency measures hereinafter provided in this section, in whole or in part, and with such limitations and conditions as he

***State law reference—**State of emergency, F.S. §§ 870.041—870.048.

(Exhibit # 2)

Date: September 14, 2011

From: Cato's Systems & Support, Inc

To: Town of Mangonia Park

Subject: Laptop Crash (Defective Hard drive)

The latter part of May or approximately the first of June, the Town of Mangonia Park contacted me to officially provide technology services for the town. I came in to survey their network approximate date of June 5th.

One of the projects at the time I begin providing technology support was to repair a Toshiba laptop that would not boot. This laptop was used to record minutes in the town council meetings.

I performed initial testing with no results. Did not have the tools to perform mid tier service on what appeared to be a defective hard drive. Took the laptop to my shop, performed next level of service performing multiple evolutions attempting to access the data. Determined the internal hard drive itself was indeed defective, in fact, the motor had worn out. The problem was, after a few evolutions of the motor, the bearings would seize up.

Finalizing the particular defect was a good sign; it meant potentially the data could be extracted. The Toshiba laptop required advanced data retrieval, extracting data from the hard drive platters. This is a specialized process in which the procedure must be done in a room void of any contamination. I delivered it to a subcontractor specializing in this process.

I kept in contact with the company to insure all went well. I picked up the data copied to a CD on July 13th with all data in tacked. The data was copied to the town Clerk (Sherry Albury) computer and a new laptop was ordered to replace the defective laptop.



Tony Cato
Cato's Systems & Support, Inc.
10728 Mandya Ct
Boynton Beach, Florida 33437

(Exhibit #3)



Town of Mangonia Park

1755 EAST TIFFANY DRIVE MANGONIA PARK, FLORIDA 334
(561) 848-1235 FAX (561) 848-6940
www.Town of mangonia park .com

June 6, 2011

To All Senior Citizens of the Town of Mangonia Park:

On Thursday, June 16, 2011, at 10:00 a.m. - 1:30 p.m., at 1755 East Tiffany Drive, Mangonia Park Town Hall, Councilpersons Peggy H. Cook and Addie L. Greene invite you to be their guest at a **"Senior Informational Luncheon."** This luncheon is for Mangonia Park 's **Senior Citizens ONLY!** Many of our Seniors have inquired about many of the items we have listed below. Council members Cook and Greene want to give you the opportunity to receive **HELP** and **ANSWERS.** Please call Councilmember Peggy Cook at **(561) 848-3335** on or before **June 13, 2011,** so that we may know our number of guests.

Please mark (Yes) or (No) and bring this form with you to the luncheon!

1. Do you have difficulty paying your water bill? (Yes) / (No)
2. Do you have difficulty paying your electric bill? (Yes) (No)
3. Are you connected to the Town of Mangonia Park's water system? (Yes) (No)
4. Do you have a well on your property? (Yes) (No)
5. Do you use your water to irrigate your lawn? (Yes) (No)
6. Do you drink the Town's water? (Yes) (No)
7. Do you own a cell phone? (Yes) (No)
8. Do you drive to the pharmacist to pick up your prescriptions? (Yes) (No)
9. Do you have difficulty contacting the Mangonia Park's Sheriff Department Substation Number 2? (Yes) (No)
10. How do you contact the Mangonia Park Sheriff Department on the weekends?

Answer: 911

11. Are you experiencing mortgage difficulties? (Yes) (No)
12. Do you have any "Special Needs" during hurricane seasons? **Please list them.**

Please write a telephone number below where you may be reached.

(561) 872-7615 Cell

13. If you wish to ask questions of the Town Council Members, please write them below.

- A.. HURRICANE SEASONS
- B. WATER & FOODS
- C..
- D.

YOU MUST CALL (561) 848-3335 or 236-2872 on or before June 13, 2011, to attend this luncheon.

Please mark (Yes) or (No) and bring this form with you to the luncheon!

1. Do you have difficulty paying your water bill? (Yes) (No)
2. Do you have difficulty paying your electric bill? (Yes) (No)
3. Are you connected to the Town of Mangonia Park's water system? (Yes) (No)
4. Do you have a well on your property? (Yes) (No)
5. Do you use your water to irrigate your lawn? (Yes) (No)
6. Do you drink the Town's water? (Yes) (No)
7. Do you own a cell phone? (Yes) (No)
8. Do you drive to the pharmacist to pick up your prescriptions? (Yes) (No)
9. Do you have difficulty contacting the Mangonia Park's Sheriff Department Substation Number 2? (Yes) (No) *I have not had to contact them in past*
10. How do you contact the Mangonia Park Sheriff Department on the weekends?
Answer: Emergency 911 non emergency 688-3400
11. Are you experiencing mortgage difficulties? (Yes) (No)
12. Do you have any "Special Needs" during hurricane seasons? Please list them.

Please write a telephone number below where you may be reached.

(561) 845-0503 Cell ~~561-9768~~ 252-9768

13. If you wish to ask questions of the Town Council Members, please write them below.

- A. *Being an elderly person I don't feel safe driving down Keller Avenue due to the large gathering of people especially at night can or is anything being done about this situation*
- B. *Is there anything anyone to hold a home owner accountable for large collection of cars and junk in the front yard*
- D.

YOU MUST CALL (561) 848-3335 or 236-2872 on or before June 13, 2011, to attend this luncheon.

(Exhibit # 4)

Addie L. Greene
Public Park



12/06/2

(Exhibit # 5)



10/21/2008

Mr. Willie Thomas

(Exhibit # 6)

Request # 11

Sent April 27, 2011

Lee, Peggy told me that Mr. King was more cooperative because of some information you gave him about the comprehensive plan. Would you please explain to me. Also, for the third time: may I please a copy of ALL minutes from our meetings. If I am going to have to down load something from my computer to hear the minutes, that is okay.

Thanks,
Councilperson Greene

From Addie

From: addie.greene@comcast.net /New Contact
To: Heffingwell@townofmangoniapark.com

Wed, April 27, 2011 10:03:45 PM

#11

Lee, Peggy told me that Mr. King was more cooperative because of some information you gave him about the comprehensive plan. Would you please explain it to me. Also, for the third time: may I please a copy of ALL minutes from our meetings. If I am going to have to down load something from my computer to hear the minutes, that is okay.

Thanks,
Councilperson Greene



8

(EXLDF#7)



(Exhibit #8)



(Exhibit #9)

ALCEE L. HASTINGS
23RD CONGRESSIONAL DISTRICT
FLORIDA

PERMANENT SELECT COMMITTEE
ON INTELLIGENCE
VICE-CHAIRMAN

RULES COMMITTEE

SUBCOMMITTEE ON LEGISLATIVE
AND BUDGET PROCESS
CHAIRMAN

UNITED STATES
HELSINKI COMMISSION
CO-CHAIRMAN

FLORIDA DELEGATION
CO-CHAIRMAN

SENIOR DEMOCRATIC WHIP



Congress of the United States
House of Representatives
Washington, DC 20515-0923

March 25, 2011

PLEASE RESPOND TO:

- 2353 RAYBURN BUILDING
WASHINGTON, DC 20515-0923
TELEPHONE: (202) 225-1313
FAX: (202) 225-1171
- 2701 W. OAKLAND PARK BOULEVARD
SUITE 200
FT. LAUDERDALE, FL 33311
TELEPHONE: (954) 733-2800
FAX: (954) 735-9444
- MANGONIA PARK TOWN HALL
1755 E. TIFFANY DRIVE
MANGONIA PARK, FL 33407
TELEPHONE: (561) 881-9618
FAX: (561) 881-9879

www.alceehastings.house.gov



Ms. Lee Leffingwell
Manager
Town of Lake Park
1755 E. Tiffany Drive
West Palm Beach, FL 33407

Dear Ms. Leffingwell:

Thank you for your offer to lease one of the new offices at Mangonia Park Town Hall. I have decided that there are safety issues which, unfortunately, will preclude me from utilizing that particular space. I do, however, want to continue using our existing space as my Palm Beach County District Office. If a lease is being considered, I would ask that it run through January 2017, with another two-year option at the current terms being satisfactory to me.

Sincerely,
Alcee L. Hastings
Alcee L. Hastings
Member of Congress

ALH: dl

(Exhibit # 10)

May 31, 2011

On May 31, 2011 at 1:46pm I Katrina Martin received a phone call from Councilwoman Addie Greene who stated she's calm then asked to speak Lee I informed her that Lee isn't in the office Ms Greene stated she needs Lee to call her back ASAP its in regarding to that heifer Sherry Albury before she has to come up here and kick somebody ass she stated no offense to me, she then stated Lee needs to keep Sherry out of her face I said I'm lost she also stated again no offense to me but just please have Lee call her ASAP she don't appreciate being hung up on she will wait until the Attorney General gets here. I said okay no problem and then she hung the phone.

Deputy Clerk
Katrina Martin

A handwritten signature in cursive script, appearing to read 'K. Martin', written over a horizontal line.