CITY OF WESTLAKE

MINUTES

City Council Regular Meeting
Tuesday, October 06, 2026 at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie Burgess, CMC, City Clerk
Donald J. Doody, City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

DRAFT

A regular meeting of City Council of the City of Westlake was held on Tuesday, October 6, 2026, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

1. Webex meeting from a computer, tablet or smartphone at the following link: https://cityofwestlake.my.webex.com/

   Meeting ID: 2632 888 9851
   Password: hello
2. Participants also dialed in using phone with the following number:

   United States Toll: +1-650-479-3208
   Meeting ID: 2632 888 9851

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, October 6, 2026, to order at 6:00 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Erik Gleason
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie Burgess, CMC, City Clerk
Jacob G. Horowitz, City Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for any additions, deletions, or modifications to the agenda.

Councilman Werner requested the addition of a proclamation honoring the anniversary of October 7th.

Vice Mayor Langowski identified two areas of the proposed text he wished to revise.

Council discussion and proposed revisions began.

Motion by Vice Mayor Langowski to amend the agenda to include the proclamation honoring October 7th. seconded by Councilman Werner.

ROLL CALL

Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (5-0).

Motion by Vice Mayor Langowski to approve the agenda as amended seconded by Councilman Werner.

ROLL CALL

Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (5-0).

PUBLIC COMMENTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record. All public comments will be noted and may receive a response if necessary. Any follow-up will be handled by staff later.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber updated the Council on street lighting, noting repairs on the city's west side, ADA pad hazards, and outages in The Pines, with additional lighting near Pratt Whitney expected by the end of 2026 or in 2027. Mr. Farber also praised the September 11th ceremony and 5K race, specifically commending staff member Yla Flores, and said he would like to assist with the upcoming holiday market.

Public Comment – Ms. Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres raised concerns about the sidewalk outside Westlake Palms, access restrictions for The Terraces during the 5K, the need for a council liaison to the Arts in Public Places committee, and maintenance of privately owned monuments along Seminole Pratt Whitney Road. Mayor O'Connor said staff would follow up.

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. MINUTES_City Council Regular Meeting - 09.01.2026 DRAFT
B. MINUTES_City Council Workshop - Strategic Planning 09.08.2026 DRAFT
C. MINUTES_City Council First Budget Hearing 09.08.2026 DRAFT
D. MINUTES_City Council Special Meeting 09.14.2026 DRAFT
E. MINUTES_City Council Final Budget Hearing 09.14.2026 DRAFT
F. Financial Statements - August 2026

Mayor O'Connor called for a motion to approve the consent agenda.

Motion by Councilman Werner to approve the consent agenda as presented, seconded by Councilman Gleason.

ROLL CALL

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

Councilman Gleason YES

With all in favor, motion carried without dissent (5-0).

Fire Rescue provided their monthly report.

PRESENTATIONS/PROCLAMATIONS

A. 9-1-1 Emergency Communications Working in your Community

Presented by: Supervisor Meredith Jacobs

PBSO provided their monthly report.

The district lieutenant introduced PBSO Communications Division staff, with Communications Officer Casey Thomas delivering the main presentation.

B. Presentation - Palm Beach County Library System

Presented by: Douglas Crane, Director - Palm Beach County Library System

Mr. Douglas Crane, Director of the Palm Beach County Library System, appeared with Doris De Mayo, manager of the Acreage Branch, and gave an overview of library services, usage, and future plans.

C. Proclamation 2026-19- Florida City Government Week October 2026

Mayor O'Connor read Proclamation 2026-19- Florida City Government Week October 2026 into the record, declaring October 19–25, 2026 as Florida City Government Week and encouraging public participation in local government.

Mayor O'Connor read the amended proclamation honoring the victims of the October 7, 2023 attacks on Israel.

D. Proclamation 2026-20 - National Breast Cancer Awareness Month

Mayor O'Connor read Proclamation 2026-20 into the record, declaring October 2026 as National Breast Cancer Awareness Month.

PUBLIC HEARING - QUASI JUDICIAL

A. MSP-2026-06: The applicant is requesting approval of a Master Sign Plan for Chase Bank, located at 5040 Seminole Pratt Whitney Road within Grove Market Plaza. The proposed Master Sign Plan includes three wall signs located on the north, east, and west elevations of the principal structure and one ATM sign located on the south elevation. The application includes a request to waive Section 113-11 of the City Code to permit three wall signs where a maximum of two wall signs is otherwise permitted.

Submitted By: Planning and Zoning

Mayor O’Connor introduced the item.

Mr. Horowitz swore in witnesses who would provide testimony. The council disclosed ex parte communications.

Mr. Leon presented MSP-2026-06 for Chase Bank at 5040 Seminole Pratt Whitney Road in Grove Market Plaza. The request was to approve a master sign plan for three wall signs and one ATM sign, including a waiver to allow three wall signs where two are normally permitted. Staff reported the signs met code requirements and had no objections to the application or waiver.

Brief presentation from applicant.

Council discussion.

Mayor O’Connor opened for public comments.

Motion by Councilman Werner to approve MSP-2026-06, the Master Sign Plan for Chase Bank, seconded by Councilwoman Leonard.

ROLL CALL

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (5-0).

PUBLIC HEARING

A. Second Reading: Ordinance No. 2026-10 amending Chapter 24 of the City of Westlake Code of Ordinances to create Section 24-30, "School Zone Speed Detection Systems," authorizing the placement, installation, and operation of School Zone Speed Detection Systems (SDS) and establishing enforcement and hearing procedures consistent with Section 316.008(9), Florida Statutes.

Submitted By: City Manager

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 ENTITLED "TRAFFIC AND VEHICLES," OF THE CODE OF ORDINANCES BY SPECIFICALLY CREATING SECTION 24-30 ENTITLED "SCHOOL ZONE SPEED DETECTION SYSTEMS" OF ARTICLE II ENTITLED "TRAFFIC ENFORCEMENT," TO AUTHORIZE THE PLACEMENT, INSTALLATION, AND OPERATION OF SPEED DETECTION SYSTEMS ON ROADWAYS MAINTAINED AS SCHOOL ZONES, ESTABLISH TRAFFIC ENFORCEMENT PROCEDURES WHEN SPEED DETECTION SYSTEMS ARE UTILIZED FOR SCHOOL ZONE SPEED LIMIT VIOLATIONS, AND CREATE HEARING PROCEDURES RELATING TO SUCH SCHOOL ZONE SPEED LIMIT VIOLATIONS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Horowitz read the ordinance title into the record.

Mr. Brown provided a brief staff update, noting that the ordinance had been presented and read at first reading on September 1, 2026, with a condition that Exhibit A: the school zone speed earnings report be included in the package. The ordinance was before the Council for second and final reading.

Mayor O'Connor opened for public comments.

Council discussion.

Motion by Councilman Gleason to approve Ordinance No. 2026-10 seconded by Councilwoman Leonard.

ROLL CALL

Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES

With all in favor, motion carried without dissent (5-0).

B. Resolution 2026-22 - Authorizing the City of Westlake to Piggyback on the City of Plantation Contract with RedSpeed Florida, LLC for School Zone Speed Detection Services and Approval of the Piggyback Agreement.

Submitted By: City Manager

RESOLUTION 2026-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PIGGYBACKING OF CITY OF PLANTATION CONTRACT NO. 005-24 WITH REDSPEED FLORIDA, LLC FOR SCHOOL ZONE SPEED DETECTION SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Horowitz read the resolution title into the record.

Mr. Brown clarified that while the preceding ordinance established the legal framework for school zone speed detection, this resolution authorized the city to enter into a piggybacking agreement with RedSpeed Florida, LLC under the City of Plantation's Contract to provide the actual detection services.

Mayor O'Connor opened for public comments.

Council discussion.

Motion by Councilman Gleason to approve Resolution 2026-22, seconded by Councilman Werner.

ROLL CALL

Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (5-0).

NEW BUSINESS

A. Auditor Selection Committee – Consideration and Appointment of Committee Members

Submitted By: City Clerk's Office

Mayor O'Connor introduced the item.

Ms. Burgess reported that the Auditor Selection Committee was created by Resolution 2026-18 on August 4, 2026. The committee consists of one council member as chair and four citizen members. Four applications were received by the deadline.

Mayor O'Connor then invited the applicants who were present to introduce themselves to the Council.

Public Comment – Ms. Christina Calas - 15539 Goldfinch Circle – Ms. Calas identified herself as a Certified Forensic Accountant with extensive experience in auditing, forensic accounting, and financial reporting. She said she wanted to contribute to the city and believed the committee was a good fit for her skills.

Public Comment – Mr. Richard Godes - 5313 Hutchinson Way – Mr. Godes noted he had 60 years of public accounting experience, had retired from full-time practice five years earlier, and still maintained a limited practice. He said he was eager to help the city select a qualified auditor.

Public Comment – Ms. Danielle Brown - 15948 Whippoorwill Circle – Ms. Brown briefly described herself as someone who loves numbers and accounting, noting she performs accounting for a real estate and sugar company. She expressed enthusiasm to serve the city.

Motion by Vice Mayor Langowski to approve the four applicants to serve on the Auditor Selection Committee seconded by Councilwoman Leonard.

ROLL CALL

Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES

Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (5-0).

B. Auditor Selection Committee – Consideration and Appointment of Chair

Submitted By: City Clerk's Office

RESOLUTION NO. 2026-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, PROVIDING FOR THE APPOINTMENT OF _____ AS THE CHAIR TO THE WESTLAKE AUDITOR SELECTION COMMITTEE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Horowitz read the resolution title into the record.

Council discussion.

Motion by Councilwoman Leonard to appoint Mayor JohnPaul O'Connor as Chair of the Westlake Auditor Selection Committee and to adopt Resolution 2026-31, seconded by Councilman Gleason.

ROLL CALL

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	NO
Councilman Gleason	YES

With all in favor, motion carried without dissent (4-1).

C. Mutual Aid Agreement to Provide Natural Disaster Debris Removal, Reduction and Disposal Between the City of Westlake and Phillips Heavy, Inc.

Submitted By: Operations Coordinator

RESOLUTION NO. 2026-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE MUTUAL AID AGREEMENT FOR HURRICANE / DISASTER DEBRIS REMOVAL, REDUCTION AND DISPOSAL WITH PHILLIPS HEAVY, INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND 12 PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Horowitz read the resolution title into the record.

Mr. Brown invited Operations Coordinator Hanif Christie to present the item.

Mr. Christie stated that Phillips Heavy, Inc. would provide post-disaster debris removal, Temporary Debris Management Site (TDMS) operations, and hauling and disposal services, ensuring the City has the necessary debris management resources in place prior to an emergency.

Council discussion.

Motion by Councilman Gleason to approve Resolution No. 2026-30, seconded by Councilwoman Leonard.

ROLL CALL

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (5-0).

D. Annual Ceremonial Proclamations List

Submitted By: City Clerk's Office

Mayor O'Connor introduced the item.

Ms. Burgess explained that the prior year, the Council had agreed to establish an annual list identifying which ceremonial proclamations would be presented each month. The existing list was being presented again for the 2026–2027 fiscal year, with an opportunity to add or modify items.

Council discussion.

Motion by Councilman Werner to approve the annual ceremonial proclamations list for 2026–2027 as recommended by staff, with the addition of the October 7th Day of Remembrance proclamation, seconded by Vice Mayor Langowski.

ROLL CALL

Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES

With all in favor, motion carried without dissent (5-0).

E. Consideration and Approval of the City of Westlake 2026–2027 Strategic Plan

Submitted By: City Manager

RESOLUTION NO. 2026-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING THE 2026-2027 STRATEGIC PLAN FOR THE PURPOSE OF DEFINING THE CITY'S STRATEGIC PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Mayor O'Connor introduced the item.

Mr. Horowitz read the resolution title into the record.

Mr. Brown explained the 2026–2027 Strategic Plan converts Council priorities into specific actions and timelines, covering City Hall, technology, public safety, road connectivity, parks, cost recovery, council procedures, interlocal matters, and continued efforts to extend Seminole Pratt Whitney Road. Mr. Brown noted the plan was updated at the September 8, 2026 Strategic Planning Workshop.

Council discussion.

Motion by Vice Mayor Langowski to approve Resolution 2026-29, the City of Westlake 2026–2027 Strategic Plan, seconded by Councilman Werner.

ROLL CALL

Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (5-0).

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard honored women affected by breast cancer and thanked Bobby Farber for his continued contributions to the city.

B. Councilman Erik Gleason noted that he had seen at least one new face in the audience and expressed hope that more residents would attend future meetings. He encouraged the community to spread the word that civic participation makes the city stronger.

C. Councilman Gary Werner had no additional comments.

D. Vice Mayor Greg Langowski reported that the Education Advisory Board met on September 17, 2026, and will next meet on November 5, 2026. He requested council support for two proclamations honoring School Board Member Marcia Andrews and retired Golden Grove Elementary Principal Linda Edgecomb. The Council expressed consensus in support. He also noted that a new elementary school principal was present and that school naming nominations were underway.

E. Mayor JohnPaul O'Connor thanked his council colleagues for their leadership and thanked all city staff for their hard work. Mayor O'Connor acknowledged Councilman Gleason's last day in law enforcement, thanking him for his dedicated public service. He also extended additional recognition to Bobby Farber exceptional work on the September 11th remembrance ceremony and 5K race.

REPORT – STAFF

No comments.

REPORT - CITY ATTORNEY

No comments.

REPORT - CITY MANAGER

Mr. Brown reported that, due to indoor air quality concerns in the main City Hall building, the city temporarily closed the building as a precaution. He said operations would continue without interruption, with staff working remotely and public-facing services relocated to Building A. A remediation contractor was scheduled to inspect the building on October 7, 2026, after which an action plan would be developed. He said Council would be kept informed as the process moved forward.

PUBLIC COMMENTS

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Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber praised the 5K event. He also discussed smart street lighting and traffic signal technology, saying such systems could improve safety, reduce costs, and automatically report outages. He expressed interest in sharing additional research with the Council. Mr. Farber also urged the Council to consider forming a resident advisory committee representing all subdivisions to provide grassroots input on comprehensive and strategic planning and said he would be willing to serve.

Public Comment – Ms. Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres echoed support for a resident advisory committee and said that, as Westlake grows, some infrastructure and aesthetic issues such as monument signage appear to be getting overlooked. She also questioned the council's indication that it no longer responds to public comments and asked who made that decision.

Public Comment – Mr. Frank Winewski – 5948 Buttonbush Dr. - Mr. Winewski identified himself as a 25-year fire rescue veteran, union district vice president, and HOA vice president. He praised Westlake's visibility at regional and professional events, thanked Mayor O'Connor for representing the city, encouraged continued participation in Palm Beach County Days, and urged residents to take part in the school naming process that evening.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 8:13 PM.

Zoie P. Burgess, CMC, City Clerk

JohnPaul O'Connor, Mayor