

CITY OF WESTLAKE



MINUTES

City of Westlake and Seminole Improvement District Joint Workshop

Tuesday, August 04, 2026 at 4:00 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

A City Council and Seminole Improvement District Joint Workshop was held on Tuesday, August 04, 2026, at 4:00 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 371 2404

2. United States Toll: +1-650-479-3208

Meeting ID: 2632 371 2404

CALL TO ORDER

Mayor O'Connor called the City Council and Seminole Improvement District Joint Workshop on Tuesday, August 04, 2026, to order at 4:00 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

District President Scott Massey
District Vice President Massey
District Secretary Leolani Gevers

Also Present:

Howard W. Brown, Jr., ICMA-CM, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney

Lynne Ladner, District Manager
Seth Behn, Esq., District Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance

PUBLIC COMMENTS

There being none, the next item followed.

NEW BUSINESS

A. Proposed Holiday Schedule

Submitted By: City Manager

Mr. Brown introduced the item, noting Ms. Ladner's preparation of the materials to prevent holiday scheduling confusion post- Seminole Improvement District's (SID) relocation. Ladner prepared a comparison spreadsheet for fiscal year 2027, highlighting Variations in federal holidays, SID, and City of Westlake closures. Proposed changes for SID included early closures on Christmas Eve, New Year's Eve, and Good Friday, maintaining all previous holidays. She stressed publishing both holiday schedules for public planning, not requiring uniformity. Mr. Brown suggested the City mirror bank closures and add Columbus Day/Indigenous Peoples' Day to its schedule.

The three additions this year would be Presidents' Day, Columbus Day/Indigenous Peoples' Day, and Juneteenth, totaling fifteen holidays.

Council Member Werner questioned Inframark's differing holiday adherence, with service unaffected due to operational needs.

President Massey stated field operations continue despite holiday closures. Discussing whether both entities needed identical schedules, Mayor O'Connor confirmed they are separate entities and supported Brown's recommendations, while SID could adopt its own schedule.

Mr. Doody recommended that the City Council adopt its holiday calendar by resolution at the next regular meeting. City Manager Brown confirmed that the resolution would be placed on the September 1st agenda.

Council reached consensus that the proposed direction is to add Columbus Day/Indigenous Peoples' Day, Juneteenth, and Veterans Day as new City-observed holidays, and that the item would return for formal action by resolution.

B. Future City Park Improvements

Submitted By: City Manager

Ms. Ladner presented the park construction item, with Ryan Wheeler, District Engineer, providing technical details. The cost estimate for the next phase is \$1,223,067.06. Grant funding was discussed, highlighting that while SID applied for a grant and made it to the priority list, it was not fully funded. It was noted that the City of Westlake received a \$600,000 state appropriation. A match is required, so SID and the City must decide whether to move forward by covering the shortfall with other resources or delay.

Discussion on the matching requirement and cost split.

Councilman Werner inquired about the necessity of a 50% or 100% match for the \$600,000 state appropriation. City Manager Brown understood it to be a 100% match, matching the \$600,000 with other funds to reach \$1.2 million, and agreed to confirm this with the legislation. President Massey suggested that if the city added \$300,000 beyond the award, SID could contribute about \$400,000 to fill the gap.

Both bodies generally agreed on this sharing plan, pending confirmation of exact amounts upon receiving formal bids. District Engineer Wheeler was tasked with completing and advertising the project plans shortly, expecting contractor bids in around 30 days.

Additional Council discussion regarding Fishing access, lighting, the possibility of Public-private partnerships, phase 2 planning and additional state appropriations, and veterans and commemorative memorials.

C. GoWest Circulator Bus Stops

Submitted By: City Manager

Mr. Brown reported receiving a state appropriation of over \$202,000 for the GoWest Circulator, aimed at linking Westlake residents to Palm Tran's system. Initially, the route would connect Westlake to The Groves, with the nearest current stop at Palm Beach State College in Loxahatchee. A meeting with Palm Beach County is set for the following Tuesday to assess the program's viability. Palm Tran's changes, including management shifts and possible replacements of certain routes with ride vouchers, were noted.

Mayor O'Connor stated that bus pullouts were included in the park design, with plans for bus shelters as public art, funded by the Arts and Public Places fund, enhancing streetscape aesthetics without using general funds. The Art Committee will meet to discuss concepts, pending Palm Tran discussions. Unspent funds will be returned to the state if the program does not proceed.

D. Seminole Improvement District Relocation Update

Submitted By: City Manager

Ms. Ladner informed the group that SID's move is set for August 17, 2026, with administrative offices closed to the public on August 17th and 18th for the relocation. The phone number port to the new site is scheduled for 10:00 AM on August 17th. Though the VoIP transfer will be quick, the closure allows time for moving equipment and ensuring systems function at the new location, with staff active throughout. She clarified that the transition only affects SID phone numbers; the City of Westlake remains unaffected.

Mr. Brown assured that the City's IT systems will stay operational. SID's August 17th board meeting will be at the old site due to preexisting publication deadlines, with future meetings at the new facility.

Councilman Werner asked about continuity of service during the transition, and Ms. Ladner assured the body that the phone number port would be swift and that any brief period of inaccessibility was unavoidable but would be communicated clearly to the public in advance.

Mayor O'Connor raised an outstanding matter not on the printed agenda: an approximately \$20,000 reimbursement owed to the City of Westlake by SID for the installation of illuminated stop signs at Crestwood, authorized under former City Manager Ken Cassel. President Massey indicated he had not been previously aware of the obligation and committed to following up with former Manager Cassel to verify the details and resolve the matter. Mr. Brown confirmed that the item had been authorized and that the reimbursement remained outstanding, and the parties agreed to address it.

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard

Councilwoman Leonard offered no comments at this time.

B. Councilman Erik Gleason

Councilman Gleason briefly clarified a point regarding the millage rate discussion raised by Mayor O'Connor.

C. Councilman Gary Werner

Councilman Werner appreciated the SID Board and staff's participation in the workshop and anticipated park developments and future meetings. He urged President Massey to discuss SID's water infrastructure security, given national incidents. President Massey acknowledged a past issue with their billing vendor and improvements made with enhanced firewalls. He mentioned consulting with the Director of Palm Beach County Utilities, about the county's strong safety measures, though he noted no system is infallible. The focus was on combatting cybersecurity risks like ransomware and data breaches.

D. Vice Mayor Greg Langowski

Vice Mayor Langowski expressed gratitude to the SID Board and staff for their participation and receptiveness to the joint workshop format. He praised the park's progress and commended SID's field staff and highlighted Deputy Pat's contributions during the 4th Fest event.

E. Mayor JohnPaul O'Connor

Mayor O'Connor supported Vice Mayor Langowski's commendation of the SID field team and emphasized the major outcome of the workshop: allowing public fishing at park lakes for residents and children. He advised a careful approach to the announcement to prevent premature publicization of fishing access, which could exceed the site's capacity without sufficient infrastructure.

REPORT – STAFF

No formal staff reports presented.

REPORT - CITY ATTORNEY

No report presented.

REPORT - CITY MANAGER

No formal report, however, Mr. Brown indicated that matters requiring Council action, including the holiday schedule resolution, would return at the September 1st regular meeting.

PUBLIC COMMENTS

Public Comment - Bobby Farber, 4829 Saint Armands Way - Addressed the body on three topics. First, he requested that softball and baseball amenities — specifically portable diamond setups on multiuse flex fields — be considered in the park's phasing plans. President Massey confirmed that the existing plan accounts for multiuse fields that can accommodate informal softball, soccer, and similar activities, and that permanent backstops and fencing were deliberately omitted to preserve flexibility. Second, Mr. Farber sought clarification that all three park lakes would be accessible for fishing upon approval, which President Massey confirmed. Third, Mr. Farber reiterated his longstanding interest in a 9/11 memorial at the park, referencing prior conversations with President Massey and Mr. Wheeler about incorporating gas and electrical connections at such a site. Both the City and SID representatives confirmed openness to incorporating a 9/11 memorial into one of the park roundabouts, potentially alongside the flagpole infrastructure already planned. Mr. Farber also raised the practicality of park lighting, asking whether the cost of FPL transformer installation could be evaluated as part of the bid process, which the body confirmed was the intent.

Public Comment - Ms. Alicia Torres, 5847 Whippoorwill Circle - Identified herself as the author of The Westlake Wanderer blog. She raised three items. First, she inquired about a faded lane marking on Persimmon heading eastbound. Ms. Ladner confirmed that SID needed to contract for restriping and that the path forward was clear. Second, she asked about the sidewalk and golf cart ramp configuration on the north side of the Westlake Palms building near Junior's Barbershop, questioning whether the built conditions matched the approved site plan. Mayor O'Connor directed the City Manager to pull the approved site plan and conduct a field verification to confirm compliance. Third, Ms. Torres asked what would happen to the \$202,000 GoWest Circulator appropriation if Palm Tran was no longer in a position to execute the program. Mr. Brown confirmed that unspent

appropriation funds would be returned to the state. Ms. Torres also encouraged the bodies to visibly demonstrate progress on the park improvements, noting the importance of showing the state that funds are being put to productive use in order to sustain momentum for future legislative requests.

Ms. Ladner recommended setting a date for the next joint workshop. The group discussed intervals and determined the required minimum frequency is every six months, targeting January or February 2027. Considering the legislative calendar and anticipated park construction progress, consensus was to hold the next joint workshop on Tuesday, February 2, 2027, at 4:00 PM.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:20 PM.

Zoie P. Burgess, CMC City Clerk

JohnPaul O'Connor, Mayor