CITY OF WESTLAKE

MINUTES

City Council Regular Meeting
Tuesday, November 04, 2025 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:

Zoie P. Burgess, CMC, Acting City Manager
Odet Izquierdo, Acting City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

A regular meeting of the City Council of the City of Westlake was held on Tuesday, November 4, 2025, 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 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, November 4, 2025, to order at 6:01 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:

Zoie P. Burgess, CMC, Acting City Manager
Sean M. Swartz, Esq., City Attorney
Odet Izquierdo, Acting City Clerk

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.

Vice Mayor Langowski made a motion to approve the agenda as presented. 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).

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 provided a monthly update on street lighting issues. He reported having a one-hour conversation today about the problems, noting there were boring issues and permits needed. While lights on backorder seemed to be coming in and would be fixed soon, he expressed frustration that 57 lights remained out. He hoped to report better news next month that everything was lit.

Councilman Werner asked Mr. Farber about the new lighting on Seminole Pratt, noting the previous city manager had told him it would be coming in three months beginning of summer but wasn't there yet. Mr. Farber explained the project was in "status 60," meaning months away from getting started.

PRESENTATIONS/PROCLAMATIONS

A. Palm Beach County School District New School Update: Facility Plan, Design Status & Schedule, anticipated Traffic Impacts and Curriculum

   Presented By: Mr. David Dolan, MBA Chief of Facilities Management, Dr. Ana Arce-Gonzalez, Instructional Superintendent, Maria Bishop, Chief Academic Officer

Mr. Dolan presented the plans for Elementary School 23-H to be built at the corner of Persimmon and Green in Westlake. The school will use the same prototype as Arden and Blue Lake school in Boca Raton a 96,900 square foot, three-story classroom building with 971 student stations. The site will accommodate 128 vehicles for on-site queuing and 161 parking spaces. Bus loops will be located in the southern area of the site.

Design is well underway with construction anticipated to start in March 2026, taking 16-18 months with an expected opening in August 2027. The school will feature low energy use intensity design with solar panels for sustainability. Golf cart drop-off and pickup areas are planned to help reduce road traffic.

The first floor will house the cafeteria, kitchen, art and music rooms, and administration. The media center will be on the second floor with its distinctive glass windows. Kindergarten and first grade will be on the first floor, second and third grades on the second floor, and fourth and fifth grades on the third floor. The third floor will have group restrooms while lower floors have individual classroom restrooms.

Regarding traffic, the school will have a dedicated right-turn lane on Green Street to keep traffic flowing. Combined with on-site queuing, they can accommodate approximately 180 cars total. There will be separate gates for golf carts and pedestrians/bicycles. The pedestrian path along Persimmon will be widened from 8 to 12 feet. Different release times for cars versus walkers/bicyclists/golf carts are being considered.

Mr. Sipple explained the boundary process would begin in spring 2026, starting with data analysis including enrollment projections, school capacity comparisons, and scenario development. The Attendance Boundary Committee (ABC) will hold public meetings to review studies and gather input. The committee makes recommendations to the superintendent, who then recommends to the school board for a final vote. The school will primarily serve students from Golden Grove and Loxahatchee Groves areas. They track development closely, including certificates of occupancy and actual enrollment to project student populations.

Ms. Bishop and Dr. Arce-Gonzales discussed academics, noting the school will have standard elementary curriculum for grades K-5. Decisions about pre-K, ESE programs, magnet programs, or gifted programs will be made based on community needs assessments once boundaries are determined. The school will have standard facilities for PE, art, music, and media center. Extended care/after-school programs are typically offered but details are still being determined.

When asked about school grades, they explained that new schools receive grades after one year once students take state assessments. The principal selection will involve community input, as will decisions about the school's name, mascot, and colors.

Councilman Werner asked about security provisions, with Mr. Dolan confirming perimeter fencing, double gates at entrances, and a school resource officer. Councilman Werner also asked about contacts for the parents of the community regarding any questions they may have regarding the new school. Mr. Dolan provided several contact points.

Mayor O'Connor opened for public comment.

Public Comment – Dr. Anita Kaplan – 5459 Santa Rosa Ln – Dr. Kaplan thanks the school board for coming to the council meeting and proving such an extensive presentation of the new school as well as the council. She also mentions how she still needs some clarification regarding the boundary / zoning logistics.

Mr. Sipple gave a quick overview of the boundary and zoning procedure.

Public Comment – Ms. Krystal Lexima – 15211 Wildwood Circle - Ms. Lexima would like to know how residents would get correspondence about the upcoming ABC meetings held by the school board. As well as considering all the neighboring schools that are impacted by Westlake students.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres thanks the Palm Beach School Board for coming and presenting such a detail presentation. Ms. Torres also inquires about how many jobs we can expect to add to the city through the school and when the application process would start and is there any preference given to residents.

PBSO provided the monthly report for October.

Fire Rescue provided the monthly report for October.

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 Comprehensive Plan Workshop - 10.07.2025 DRAFT

B. Minutes_City Council Regular Meeting - 10.07.2025 DRAFT

C. Financial Report - September 2025

Mayor O'Connor called for a motion to approve Consent Agenda.

Motion by Vice Mayor Langowski to approve Consent Agenda as presented, 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 HEARING

NEW BUSINESS

A. Resolution 2025-31- Support of the construction of 60th Street North from Seminole Pratt Whitney Road to State Road 7.

Submitted By: Administration

RESOLUTION NO. 2025-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, EXPRESSINGS IT'S SUPPORT OF THE CONSTRUCTION OF 60TH STREET NORTH FROM SEMINOLE PRATT WHITNEY ROAD TO STATE ROUTE 7; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Swartz read the resolution by title only.

Acting City Manager, Ms. Burgess, explained this resolution expresses the city's support for the construction of 60th Street North from Seminole Pratt Whitney Road to State Road 7 as necessary for east-west connectivity. Once passed, it will be sent to Palm Beach County. Vice Mayor Langowski requested the city have a presence at the county commission to advocate for this road.

Motion by Councilman Gleason to approve Resolution 2025-31, seconded by Councilman Werner.

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).

B. Inframark LLC Services contract – Fee Increase: One (1) Full Time Personnel for Housing Assistance Program

Submitted By: Administration

RESOLUTION NO. 2025-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BETWEEN INFRAMARK, LLC AND CITY OF WESTLAKE FOR ADDITIONAL PERSONNEL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Swartz read the resolution by title only.

Acting City Manager, Ms. Burgess, presented a memorandum of understanding with Inframark for one additional full-time personnel to manage the housing assistance program. The position will cost $140,250 annually and be funded by the HAPPY Special Revenue Fund, which has approximately $4.7 million available. Mayor O'Connor clarified this is not coming from the regular budget but strictly from HAPPY funds.

Councilman Werner requested better reporting from Inframark on what this staff member accomplishes, including marketing efforts, number of applicants, loans committed and consummated. Acting City Manager, Ms. Burgess agreed to provide regular updates on HAPPY program status and work with Inframark on more detailed invoices.

Motion by Councilman Werner to approve Resolution 2025-33, 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).

C. RESOLUTION 2025-32 - Adopting the 2024 revised Palm Beach County Local Mitigation Strategy Plan

Submitted By: Administration

RESOLUTION NO. 2025-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND ADOPTING THE 2024 REVISED PALM BEACH COUNTY LOCAL MITIGATION STRATEGY PLAN; PROVIDING FOR THE PURSUIT OF FUNDING AND IMPLEMENTATION; PROVIDING FOR SUPPORT OF THE LOCAL MITIGATION STRATEGY PROCESS; PROVIDING FOR TRANSMITTAL TO PALM BEACH COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Swartz read the resolution by title only.

Acting City Manager, Ms. Burgess, explained this housekeeping item formally adopts the 2024 revised Palm Beach County Local Mitigation Strategy Plan, which is required by FEMA every five years for comprehensive mitigation planning and securing disaster assistance funds.

Motion by Vice Mayor Langowski to approve Resolution 2025-32, seconded by Councilman Gleason.

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).

D. City of Westlake Lighting Recognition Schedule

Submitted By: Administration

Mayor O'Connor introduced the item.

Council discussed the lighting recognition schedule for monument signs and roundabouts. Councilman Gleason requested adding Law Enforcement Week (week of May 15th) in blue. Council agreed to also add fire department recognition for the week of September 11th in red.

E. Solid Waste & Recyclable Collection Services Agreement between City of Westlake and Waste Management Inc.

Submitted By: Administration

RESOLUTION NO. 2025-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE SOLID WASTE AND RECYCLABLE COLLECTION SERVICES AGREEMENT BETWEEN CITY OF WESTLAKE AND WASTE MANAGEMENT INC. OF FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O’Connor introduced the item.

Mr. Swartz read the resolution by title only.

Acting City Manager, Ms. Burgess, explained the resolution authorizes a five-year agreement with Waste Management Inc. for comprehensive solid waste, recycling, and vegetative waste collection beginning December 1, 2025. The agreement includes twice-week residential collection, weekly recycling and yard waste pickup, and support for city events.

Councilman Werner objected to the flat 5% annual increase provision, preferring the current agreement's provision of CPI or 5%, whichever is less. Mr. Sabin from Waste Management explained the 5% cap was modeled into their pricing and protects the city if CPI exceeds 5%. He noted they had already reduced their rate from the original bid amount. Mayor O'Connor emphasized this had been extensively negotiated and asking for changes now would be out of line. The City Attorney confirmed tonight was the deadline as the current contract expires at month's end.

Motion by Councilwoman Leonard to approve Resolution 2025-34, seconded by Councilman Gleason.

ROLL CALL

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

With all in favor, motion carried with dissent (4-1).

CITY COUNCIL COMMENTS

Councilwoman Leonard wished everyone a happy Thanksgiving and recognized veterans for Veterans Day, honoring them for putting their lives on the line for our country.

Councilman Gleason echoed the Thanksgiving and Veterans Day wishes. Clarified that Planet Fitness's hours reduction was not the city's doing and they have the option to extend hours if needed. Stated that 24-hour businesses do not attract crime based on his two decades of law enforcement experience.

Councilman Gleason also proposed using Arts in Public Places funds for student-designed bike racks at school bus stops, noting bikes have gone missing including his son's. Suggested partnering with high school juniors and seniors to design racks, working with SID or HOAs for placement, and possibly awarding the winner a laptop. Council expressed interest in exploring this opportunity.

Councilman Werner wished the community Happy Thanksgiving and Happy Veterans Day with no further comments.

Vice Mayor Langowski extended Thanksgiving wishes and thanks to veterans. Reminded everyone of the Education Advisory Board meeting Thursday at 6 PM and requested copies of the school district presentation be provided to board members.

Mayor JohnPaul O'Connor wished everyone a Happy Thanksgiving and announced the December 7th holiday pop-up market with record vendor participation and a snow globe for photos. Mentioned his birthday on November 15th. Thanked first responders, council colleagues, and the Education Advisory Board for their work bringing clarity to the school presentation.

REPORT - CITY ATTORNEY

Nothing to report.

REPORT - CITY MANAGER

Ms. Burgess acknowledged receipt of the first "Key to the City" plaque to Mr. Cassel, noting it is Westlake's very first key to be presented. Ms. Burgess announced the Education Advisory Board's first spirit night at Jabrewski's to support local schools will be Wednesday, November 4, 2025..

PUBLIC COMMENTS

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres agreed with Councilman Gleason regarding his bike rack idea, also asked where she could find the next Art and Public Places meeting.

Public Comment – Jim August – 4654 Woodland Way – Mr. August expressed concern about lack of after-school programs for girls in the community. He mentioned a struggling business near Aldi trying to offer dance and art programs but unable to afford proper signage. He emphasized that while boys have sports, girls need activities to avoid getting lost. Mayor O'Connor acknowledged this as a request for city awareness and support of a small business.

ADJOURNMENT

There being no further business, Mayor O’Connor adjourned the meeting at 7:57 PM.

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Odet Izquierdo, Acting City Clerk

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JohnPaul O’Connor, Mayor