

# CITY OF WESTLAKE



## MINUTES

### **City Council Regular Meeting**

Tuesday, December 05, 2023, 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  
VACANT, Council Member – Seat 1  
Julian Martinez, Council Member – Seat 2  
Charlotte Leonard, Council Member – Seat 3

#### **CITY STAFF:**

Ken Cassel, City Manager  
Zoie P. Burgess, CMC, City Clerk  
Donald J. Doody, Esq., City Attorney  
Nilsa Zacarias, AICP, Planning and Zoning Director  
Suzanne Dombrowski, PE, ENV SP, City Engineer

A regular meeting of the City Council of the City of Westlake was held on Tuesday, December 5, 2023, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also participated in 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: 2633 788 1730

Password: hello

2. Participants also dialed in using phone with the following number:

United States Toll: +1-408-418-9388

Meeting ID: 2633 788 1730

As a preliminary matter, Ms. Burgess noted that council members are present physically constituting a quorum.

Ms. Burgess provided further instruction regarding public comments, noting that comments will be acknowledged by the mayor and accepted at the appropriate times as indicated in the agenda and those who wish to speak may use the "virtual" hand raise feature.

Ms. Burgess provided the disclaimer that the meeting is being recorded by both voice and video, reminding the audience microphones are live. Ms. Burgess further explained that microphones will be muted; audience members can unmute themselves and anyone that has called in should mute their device.

Ms. Burgess noted that anyone causing a disruption or inappropriate will be removed from the meeting. Ms. Burgess reminded Council Members physically present to utilize microphones.

### **CALL TO ORDER**

Mayor O'Connor called the City of Westlake Regular City Council meeting of Tuesday December 5, 2023, to order at 6:02 PM.

### **ROLL CALL**

Present and constituting a quorum:

Councilwoman Charlotte Leonard  
Councilman Julian Martinez  
Vice Mayor Greg Langowski  
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager  
Donald J. Doody, Esq., City Attorney  
Zoie Burgess, City Clerk

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**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. Mayor O'Connor recommended New Business Item B to be presented at the beginning of the meeting. Mr. Cassel asked if this would be completed prior to the consent agenda or prior to the public hearing. Mayor O'Connor stated to have it completed after the consent agenda and before the public hearing.

Mr. Doody asked for a motion to amend the agenda to move item B under New Business to after the consent agenda. Mayor O'Connor called for a motion to amend the agenda.

Motion by Vice Mayor Langowski to approve the agenda as presented, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

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

With all in favor, motion carried without dissent (4-0).

Mr. Doody asked for a motion to approve the agenda as amended. Mayor O'Connor called for a motion to approve the agenda as amended.

Motion by Councilman Martinez to approve the agenda as amended, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

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

With all in favor, motion carried without dissent (4-0).

**PUBLIC COMMENTS AND REQUESTS**

*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 or unmute your device, and prior to addressing Council, state your name and address for the record.*

Mayor O'Connor called for public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment.

There being no further comments, the next item followed.

**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 - 11.07.2023 DRAFT
- B. Financial Report – October

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

Motion by Councilman Martinez to approve the Consent Agenda, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

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

With all in favor, motion carried without dissent (4-0).

**PUBLIC HEARING**

- B. Vacancy to Fill Council Member Unexpired Term - Seat 1

**Submitted by:** Administration

**RESOLUTION NO. 2023-34**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING \_\_\_\_\_ AS A CITY COUNCIL MEMBER (SEAT 1) OF THE CITY OF WESTLAKE TO FILL THE UNEXPIRED TERM OF A COUNCIL MEMBER WHO TENDERED THEIR RESIGNATION EFFECTIVE NOVEMBER 8, 2023; PROVIDING THAT THE INDIVIDUAL APPOINTED TO THE COUNCIL SHALL SERVE UNTIL THE CITY COUNCIL MEMBER ELECTED AT THE NEXT REGULARLY SCHEDULED CITY ELECTION, DETERMINED BY THE CITY COUNCIL TO BE ON MARCH 2024, IS SWORN INTO OFFICE; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor O'Connor introduced the item.

Mayor O'Connor asked Mr. Doody to read item by title only into the record. Mr. Doody asked Council to review the selection of applicants, interview them and then entertain the resolution with the applicant they decided on.

Mayor O'Connor discussed the applications received and stated he strongly recommends Gary Werner to be appointed to the vacancy as Mr. Werner was the only one who qualified for the seat during election qualification, and it would make more sense for him to take the seat now. Council discussed item further and agreed to appoint Mr. Werner to fill the unexpired term of Seat one.

Motion by Vice Mayor Langowski to appoint Mr. Werner to seat one. Mayor O'Connor called for Mr. Doody to read item by title only into the record. Mr. Doody stated they are separate motions and then he will introduce the resolution. Mayor O'Connor stated a motion has been made and a second is needed. Seconded by Councilman Martinez.

**UPON ROLL CALL:**

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

With all in favor, motion carried without dissent (4-0).

Mr. Doody read the item, by title only, into the record.

Mayor O'Connor asked if Mr. Werner should be sworn in. Mr. Doody asked for a motion to adopt the resolution.

Motion by Councilman Martinez to adopt Resolution 2023-24, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

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

With all in favor, motion carried without dissent (4-0).

Mr. Doody asked for Mr. Wener to be sworn in. Mayor O'Connor called for Mr. Werner and Ms. Burgess to step up to the podium and have Mr. Werner sworn in and seated. Ms. Burgess swore in Mr. Werner.

- A. RESOLUTION 2023-32 - A Resolution for the Plat of Terraces of Westlake – Phase II

**Submitted By:** Engineering

**RESOLUTION 2023-32**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE – PHASE II, BEING A REPLAT OF TRACT “I”, TERRACES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced the item and asked Mr. Doody to read item by title only, in the record.

Mr. Doody called for all parties who were present to testify, please stand and be sworn in.

Mr. Doody read the item, by title only, into the record.

Mayor O'Connor called for any applicant presentations.

Donaldson Hearing with Cotleur & Hearing, on behalf of Minto PBLH, LLC, presented PowerPoint for the Plat of the Terraces of Westlake Phase II.

Council discussed the item further.

Mr. Cassel noted the item has already been approved by Seminole Improvement District.

Mayor O'Connor called for additional Council or staff comments. There being none, Mayor O'Connor called for any public comments.

Ms. Burgess stated no comment cards were received prior to the meeting and gave the virtual audience a moment to raise their virtual hand.

There being no further comments, Mayor O'Connor called for a motion.

Motion by Vice Mayor Langowski to approve Resolution 2023-32, seconded by Councilwoman Leonard Langowski.

**UPON ROLL CALL:**

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

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

**B. FIRST READING:** Ordinance 2023-07 – ARCADE AMUSEMENT CENTERS AND ELECTRONIC GAMING ESTABLISHMENTS

**Submitted By:** Planning and Zoning

**ORDINANCE NO. 2023-07**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 3 ZONING DISTRICTS AND USES AS SET FORTH IN THE CITY'S CODE OF ORDINANCES; PROVIDING FOR THE CREATION OF SECTION \_\_\_\_\_ TO BE ENTITLED "ARCADE AMUSEMENT CENTERS AND ELECTRONIC GAMING ESTABLISHMENTS" PROVIDING FOR PURPOSE AND FINDINGS; PROVIDING FOR CODIFICATION, PROVIDING CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced the item.

Mr. Doody read the item, by title only, into the record.

Mayor O'Connor called for any staff presentations.

Mr. Leon stated the presentation was shared at the Local Planning Agency and recommended to Council with revisions. Staff will modify language and bring back item for second reading.

Mayor O'Connor called for council comments. There being none, Mayor O'Connor called for public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment.

There being no further comments, Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve Ordinance 2023-07 at first reading, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

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

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

**C. FIRST READING:** Ordinance 2023-08 – Massage Establishment

**Submitted By:** Planning and Zoning

**ORDINANCE NO. 2023-08**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 3 ZONING DISTRICTS AND USES AS SET FORTH IN THE CITY’S CODE OF ORDINANCES; PROVIDING FOR A DEFINITION OF A MASSAGE ESTABLISHMENT; PROVIDING FOR HOURS OF OPERATION; PROVIDING FOR EXEMPTIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

Mayor O’Connor introduced the item.

Mr. Doody read the item, by title only, into the record.

Mayor O’Connor called for any staff presentations.

Mr. Leon stated the presentation was shared at the Local Planning Agency and recommended to Council with Modifications. He noted that staff will modify language as recommended and bring item back for second reading.

Mayor O’Connor called for council comments. There being none, Mayor O’Connor called for public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment.

There being no further comments, Mayor O’Connor called for a motion.

Motion by Councilwoman Leonard to approve Ordinance 2023-08 at first reading, with the recommended amended language, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

Councilman Werner	YES
Vice Mayor Langowski	YES
Mayor O’Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES

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

**D. FIRST READING:** ORDINANCE 2023-10 - Amending Art in Public Places - Establishing Terms

**Submitted By:** Administration

**ORDINANCE NO 2023-10**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 24 OF THE CITY’S CODE OF ORDINANCES ENTITLED “ART IN PUBLIC PLACES,” TO CREATE ARTICLE 24.2 SECTION 6(A)(5) FOR THE PURPOSE OF ESTABLISHING TERMS FOR THE COMPOSITION OF THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor O’Connor introduced the item.

Mr. Doody read the item, by title only, into the record.

Mayor O'Connor called for Mr. Cassel to discuss item further.

Mr. Cassel discussed the ordinance was modified to establish terms allowing board members to be reviewed and reappointed on a yearly basis.

Council further discussed item.

Mr. Cassel stated he recommends every March to do the reappointing of the committee.

Mayor O'Connor called for public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment.

There being no further comments, Mayor O'Connor called for a motion.

Mr. Doody stated the language should be added to the ordinance identifying the term to expire on March 31 and the appointments to take place in the April meeting.

Motion by Councilman Werner to adopt Ordinance 2023-10 as amended, seconded by Councilwoman Leonard.

**UPON ROLL CALL:**

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

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

**E. FIRST READING:** Ordinance 2023-09 – Repealing & Reconstituting the Education Advisory Board

**Submitted By:** Administration

**ORDINANCE 2023-09**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, REPEALING ORDINANCE 2020-05 AND 2020-10 WHICH REGULATED THE CITY EDUCATION AND YOUTH ADVISORY BOARD AND ADOPTING A NEW ORDINANCE RECONSTITUTING THE BOARD AND RESTATING THE TERMS AND CONDITIONS UNDER WHICH THE EDUCATION ADVISORY BOARD WILL OPERATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced the item.

Mr. Doody read the item, by title only, into the record.

Mayor O'Connor called for Mr. Cassel to discuss item further.

Mr. Cassel stated the item was reviewed with Vice Mayor Langowski and adjusted to make more functional.

Vice Mayor Langowski stated out of the thirty-nine municipalities in Palm Beach County only eight have an educational advisory board. Vice Mayor Langowski explained that he attended a few of the meetings in the surrounding area with one of the current members of the education board, Anita Kaplan, and he met with the city clerk and reviewed the ordinances, and he identified items from the other city ordinances to create one. Vice Mayor Langowski explained his hope to promote more interactions with the schools.



Council discussed item further.

Mr. Doody asked council to consider the period of appointments.

Mayor O'Connor called for additional council comments. There being none, Mayor O'Connor called for public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment.

There being no further comments, Mayor O'Connor called for a motion.

Motion by Vice Mayor Langowski to approve Ordinance 2023-09, on first reading, with changes to section three changing the period of appointments to coincide with the Art in Public Places Board, seconded by Councilman Werner.

**UPON ROLL CALL:**

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

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

**NEW BUSINESS**

- A. Art in Public Places Board Appointment - 2 Alternates and 1 Student Member

**Submitted By:** Administration

**RESOLUTION NO. 2023-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING TWO (2) ALTERNATE MEMBERS AND ONE (1) STUDENT REPRESENTATIVE TO SERVE ON THE ART IN PUBLIC PLACES ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor O'Connor introduced the item and asked Mr. Doody to read item by title only, into record.

Mr. Doody asked for council to consider the applicants first.

Mayor O'Connor asked how many applications were received. Ms. Burgess stated there were two applications received and two alternate positions available.

Mayor O'Connor stated there needs to be no discussion as there are only two seats and two applications. Mayor O'Connor called for a motion to appoint the members to the open positions.

Motion by Councilwoman Leonard to accept Resolution 2023-33 filling the unexpired vacancy of the Art in Public Places with Johanna Jimenez and Carole Waldman, seconded by Vice Mayor Langowski.

**UPON ROLL CALL:**

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilman Werner	YES
Vice Mayor Langowski	YES

Mayor O'Connor YES

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

Mr. Doody read the item, by title only, into the record.

Mayor O'Connor called for a motion to approve resolution.

Motion by Vice Mayor Langowski to approve resolution 2023-33, seconded by Councilman Martinez.

**UPON ROLL CALL:**

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

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

- C. ARPA Subrecipient Agreement between the City of Westlake and Seminole Improvement District for ARPA Funds to Be Used for Storm Water Infrastructure

**Submitted By:** Administration

**RESOLUTION 2023-31**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE THE ARPA SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF WESTLAKE, FLORIDA AND SEMINOLE IMPROVEMENT DISTRICT FOR AMERICAN RESCUE PLAN ACT ("ARPA") FUNDS TO BE USED FOR STORMWATER INFRASTRUCTURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor O'Connor introduced the item.

Mr. Doody read the item, by title only, into the record.

Mayor O'Connor called for Mr. Cassel to explain item.

Mr. Cassel discussed item further.

Mayor O'Connor called for any council comments.

Council discussed item further. There being no additional comments Mayor O'Connor called for public comments.

Ms. Burgess noted there were no public comment cards received prior to the meeting and gave the virtual audience a moment to comment.

There being no further comments, Mayor O'Connor called for a motion.

Motion by Vice Mayor Langowski to accept Resolution 2023-31, seconded by Councilman Werner.

**UPON ROLL CALL:**

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

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

D. Discussion - Legislative Initiatives for Palm Beach County

Mayor O'Connor introduced the item.

Mayor O'Connor stated his main initiative is to ask for money for the proposed city parks. Councilman Martinez stated he would like to meet with our senators and representatives as soon as their schedules open. Councilman Martinez stated he agreed with going with the plan to get funding for the park, and present identifying what is being requested, noting our needs and what the city is bringing to the table. Councilman Martinez also stated he would like to know what grants are available that may be applied for. Vice Mayor Langowski asked for printed takeout. Councilwoman Leonard stated a previous meeting she attended it was requested to not provide printouts, but to send an email ahead of time and just bring in a summary of what is being discussed. Mr. Cassel stated he will be requesting BK funding who specializes in grants, to help bring money to the city. Councilwoman Leonard stated if funding is no longer available grants is another way to receive funds. Councilwoman Leonard suggested the city hire a grant writer. Mayor O'Connor asked Mr. Cassel to start looking for a lobbyist. Mr. Cassel stated he will see if he can squeeze it into the budget.

There being no further comments, next item followed.

**CITY COUNCIL COMMENTS**

A. Councilwoman Charlotte Leonard – Ms. Leonard wished everyone happy holidays and stated she would like to bring an MLK proclamation to the January meeting.

B. Councilman Julian Martinez – Mr. Martinez stated he is looking forward to the Holiday Pop Up Market and announced that the City of Westlake's 5K will have an official date soon.

C. Gary Werner – Mr. Werner thanked council for their support and is looking forward to working with them and staff. Mr. Werner also thanked his supporters that attended the meeting at the council chambers. Mr. Werner wished everyone happy holidays.

D. Vice Mayor Greg Langowski – Vice Mayor Langowski stated he would like to discuss the possibility of changing the city council meetings back to either the first or second Monday of the month starting in February. Council discussed item further and decided to leave the meeting on Tuesdays, due to Councilman Martinez having a conflict.

E. Mayor JohnPaul O'Connor – Mayor O'Connor welcomed Mr. Werner to the council. Mayor O'Connor stated he stopped by a resident's home prior to the meeting where Florida Power and Light and the media were decorating the veterans home for the holidays. Mayor O'Connor also reminded everyone the Holiday Pop Up Market will be the upcoming weekend.

**REPORT - STAFF**

A. Palm Beach County Fire Rescue Response Time Reports - October 2023

Mayor O'Connor called for Palm Beach County Fire Rescue to discuss the monthly report. Battalion Chief Corlas Goodman discussed the monthly call report in place of Chief Vomero as she had a prior engagement. Mr. Goodman confirmed Palm Beach County Fires Rescue attendance for the upcoming Holiday Pop Up event and asked if council wanted the public educator to come out and give out firemen helmets to kids and other goodies.

Mayor O'Connor called Palm Beach Sheriff Office to discuss any reports. Lieutenant Sours discussed the monthly call volume and response time reports.

### **REPORT - CITY ATTORNEY**

Mr. Doody had no additional comments.

### **REPORT - CITY MANAGER**

Mr. Cassel welcomed Councilman Werner. Mr. Cassel wished everyone happy holidays.

Mr. Cassel asked for a consensus to have the Holiday Pop Up Market on an annual basis; Council agreed on an annual basis.

Mr. Cassel also asked for a consensus to SpringFest and verified it is to be held a week before easter on Sunday.

Mr. Cassel inquired if FourthFest is to remain on the fourth of the month or if council wanted to move the event to the weekend. Mr. Cassel stated the Temporary Use Agreement, and the insurance Binder are currently being worked on and will be ready for the Holiday Pop Up event.

Mr. Cassel explained that the City is still broadcasting city meetings and stated he wanted to revert back to pre-covid meetings where public comments are to be made by people who are in person. Mr. Cassel asked for a consensus from Council; they all agreed.

Mr. Cassel noted the fitness trail is currently under construction.

Mr. Cassel noted that the building department has completed 1,336 permits between the months of January and November.

Mr. Cassel stated he wanted to make a public statement regarding the burning that occurs in the neighboring community and the complaints received. Mr. Cassel stated they are in continuous communication with the City Manager of Loxahatchee Groves. They are currently trying to find other avenues that may be used to deal with the situation.

Lastly, Mr. Cassel stated that the water utility deposits are being raised for Seminole Improvemnet District. There have been many renters that have skipped their bills, and the deposits are not able to cover the amounts. Turnoff fees are also increasing to fifty dollars for the first time and one hundred dollars for the second time. Council discussed water utility accounts further.

### **PUBLIC COMMENTS AND REQUESTS**

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Mayor O'Connor called for public comments.

Ms. Burgess noted a comment card was received prior to the meeting.

**Mariann Lynch – 15779 Orchard Drive –** Ms. Lynch discussed the smell that is coming from the burning located at Loxahatchee Groves. Ms. Lynch shared her frustration and stated she cannot enjoy her pool or walking in the neighborhood as the smell is unbearable. Ms. Lynch stated she has three questions she wants answers to. Ms. Lynch first asked what is actively being done. Mr. Cassel stated he put the City Manager for Loxahatchee Groves on Notice again, informing her the stench continues and to do something about it. Mr. Cassel stated they must look at their business operation licenses. Mr. Cassel stated he has reached out to DEP and EPA on burning and their requirements for burning, and if this type of business can burn and if they are allowed to burn. Mr. Cassel stated they are trying to use any avenue they can to try and stop the burning. Mr. Lynch asked Mr. Cassel what has been done previously, physically to combat the smell. Mr. Cassel stated he has been over there, and code enforcement has been over there, and he has also spoken with the owner, and they stated they are allowed to do it. Mr. Cassel clarified the city does not have jurisdiction over that area. Any issues must be referred to Loxahatchee Groves to take care of. Ms. Lynch asked what kind of pressure can be put on them. Mr. Cassel stated the only pressure he can put is the relationship between the city manager and their council and code people to see if any violations are being done. Mr. Council continued to discuss item with Ms. Lynch. Ms. Lynch asked when the DEP was coming to check the problem and what kind of plan is in place. Mr. Cassel stated they have not yet responded. Mr. Cassel stated if they are allowed to burn there isn't much that can be done. Mr. Cassel stated his understanding is they are within code and allowed to burn but he believes there are other avenues he can use to try and address this and provide some relief. Ms. Lynch inquired as to the last time EPA was contacted. Mr. Cassel stated about every two weeks he sends an email back to them to notify them the issue is still occurring.

Mr. Doody wanted to make it clear the city does not have any enforcement authority over another municipality.

**Alicia Torres – 5847 Whippoorwill Circle -** Ms. Torres congratulated Mr. Werner on his appointment to the city council. She also thanked Vice Mayor Langowski for his efforts in revamping the Education Board. Ms. Torres stated she was not happy that no students applied for the vacancy on the Art in Public Places Board and asked if anyone reached out to the art department at Seminole Ridge High School. She also asked if a student was interested can they still apply. Ms. Burgess stated the high school art department was notified of the vacancy and it was forwarded to other art teachers and the vacancy remains open until someone applies. Ms. Torres also wanted to mention only about fifty percent of the streetlights are working. She stated it would be prettier to have all the lights working and can cause a safety issue. Mr. Cassel stated he sent multiple requests to FPL to fix the lights in the city. Mayor O'Connor asked Mr. Cassel to copy him in the email being sent to FPL. Council further discussed the city lights.

## **ADJOURNMENT**

There being no further business, Mayor O'Connor adjourned the meeting at 7:40 PM.

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Zoie P. Burgess, City Clerk

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JohnPaul O'Connor, Mayor