

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, August 01, 2023 at 6:00 PM

Westlake Council Chambers
4005 Seminole Pratt Whitney Road
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Pilar Valle Ron, 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, August 1, 2023, at 6:00 PM., at the Westlake Community Center, 4005 Seminole Pratt Whitney Road. 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: 2631 803 7831

Password: hello

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

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

Meeting ID: 2631 803 7831

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 being 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 August 1, 2023, to order at 6:01 PM.

ROLL CALL

Present and constituting a quorum:

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

Also present:

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

There being no changes, Mayor O'Connor called for a motion to approve the agenda as presented.

Motion by Vice Mayor Langowski to approve the agenda, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

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

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

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 - 07.11.2023 DRAFT
- B. Monthly Financial Report – June

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:

Councilman Martinez	YES
Councilwoman Valle Ron	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

Councilwoman Leonard YES

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

PUBLIC HEARING

A. A Resolution for the Plat of Terraces of Westlake – Phase I

Submitted By: Engineering

RESOLUTION 2023-18

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE TERRACES OF WESTLAKE – PHASE I, BEING A REPLAT OF A PORTION OF TRACT “A”, WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154, 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 item.

Mr. Doody read Resolution 2023-18, by title only, into the record. Mr. Doody swore in all witnesses who will be providing testimony. Mayor O'Connor called for staff presentations.

Mr. Hearing discussed presentation for Pod I Phase I. Modifications discussed were:

- Extend the interior walkways between buildings.
- Four utility easements have been added.
- The loop road name has been changed to South Longwood Lake Square and North Longwood Lake Square.

Mr. John Carter, Senior Vice President with Minto Communities, discussed the modifications that were made with council. Mr. Carter explained after receiving feedback from Seminole Improvement District regarding conflicts and utility issues they then decided to make the Plat modifications. Mr. Carter also stated he wanted to inform the council that all the contracting has been completed, land development and designs are set and ready to go. Mr. Carter noted the new homes would be more affordable and will be within the HAPPY program parameters.

The council discussed the item with Mr. Carter.

Mr. Doody inquired if any member had any ex parte communication regarding this matter, noting now would be the time to announce it for the record.

Mayor O'Connor called for public comments.

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

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

Motion by Councilman Martinez to approve Resolution 2023-18, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilwoman Valle Ron	YES
Councilman Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES

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

B. A Resolution for the Plat of Pines of Westlake – Phase II

Submitted By: Engineering

RESOLUTION 2023-19

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE PINES OF WESTLAKE – PHASE II, A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT “V”, PINES OF WESTLAKE – PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PROVIDING FOR RECORDATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read Resolution 2023-19, by title only, into the record. Mr. Doody swore in all witnesses who will be providing testimony. Mayor O'Connor called for staff presentations.

Mr. Hearing discussed presentation for Pod V Phase II. Mr. Hearing discussed the success of home sales and stated they are ahead of schedule due to the increase in interest in these homes. Mr. Hearing discussed pictures taken of the construction area. Mr. Hearing is requesting approval of Council.

Mr. Carter noted that foot traffic in the sales center has increased, making the City of Westlake very successful in-home sales. Mr. Carter also discussed with the council the continued efforts Minto is making to keep homes affordable.

Mr. Doody asked if any member had any ex parte communication regarding this matter, now would be the time to announce it for the record.

Council discussed the current plans, multimodal paths, and modifications with Mr. Hearing.

Mayor O'Connor called for any public comments.

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

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

Motion by Councilwoman Valle Ron to approve Resolution 2023-19, seconded by Councilman Martinez.

UPON ROLL CALL:

Councilman Langowski	YES
Mayor O'Connor	YES

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES

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

NEW BUSINESS

- A. Legal Services - Second Amendment to Professional Services Agreement

Submitted By: Administration

RESOLUTION NO. 2023-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIAL TO EXECUTE THE SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF WESTLAKE AND GOREN, CHEROF, DOODY & EZROL, P.A.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read Resolution 2023-20, by title only, into the record.

Mayor O'Connor called for Council comments. There being none, Mayor O'Connor called for a motion.

Motion by Councilman Martinez to approve Resolution 2023-20, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Councilman Langowski	YES

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

- B. Town Center Parkway West Right-of Way Dedication for 60th Street to Minto PBLH, LLC

Submitted By: Administration

RESOLUTION NO. 2023-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE A QUITCLAIM DEED CONVEYING THAT CERTAIN REAL PROPERTY DESCRIBED ON EXHIBIT "A" TO MINTO PBLH, LLC A FLORIDA LIMITED LIABILITY COMPANY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read Resolution 2023-21, by title only, into the record.

Mayor O'Connor called for Council comments.

Ms. Tara Duhy with Lewis, Longman and Walker on behalf of Minto PBLH, LLC discussed the property referencing the area in the Quitclaim deed, explaining the need of the right-of way dedication.

Mr. Doody explained further that he was unsure if the City had the title for the stated property and this quitclaim deed is conveying any interest the city may have.

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

Motion by Vice Mayor Langowski to approve Resolution 2023-21, seconded by Councilwoman Valle Ron.

UPON ROLL CALL:

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilwoman Valle Ron	YES
Councilman Langowski	YES
Mayor O'Connor	YES

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

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard – Ms. Leonard stated she had no additional comments.
- B. Councilman Julian Martinez - Mr. Martinez stated he had no additional comments.
- C. Councilwoman Pilar Valle Ron - Ms. Valle Ron stated she had no additional comments.
- D. Vice Mayor Greg Langowski - Mr. Langowski stated he had no additional comments.
- E. Mayor JohnPaul O'Connor – Mr. O'Connor stated James Business Park has started construction and thanked staff and leadership.

REPORT - STAFF

- A. Palm Beach County Sheriff's Office - Monthly Report - June 2023

Mayor O'Connor called for Lieutenant Demarzo. Lieutenant Demarzo discussed the monthly Palm Beach Sheriff's Office report for the month of June.

Mayor O'Connor called for District Chief, Amanda Vomero. Ms. Vomero discussed the call volume and response times for the month of July.

REPORT - CITY ATTORNEY

Mayor O'Connor called for City Attorney, Donald Doody

Mr. Doody thanked council for the approval contract addendum to include the rate increase.

REPORT - CITY MANAGER

Mr. Cassel stated Council will soon see the rendering of the new Seminole Improvement District building and gave a brief overview of the building specifications.

Mr. Cassel also stated there will be a meeting with Palm Beach County facilities to re-parcel an area to the County.

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Mayor O'Connor called for 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 the next item.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 6:49 PM.

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor