

CITY OF WESTLAKE



MINUTES

City Council Final Budget Hearing

Thursday, September 11, 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:

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

A final budget hearing of the City Council of the City of Westlake was held on Thursday, September 11, 2025, at 6:05 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: 2862 511 3588

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

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CALL TO ORDER

Mayor O'Connor called the City of Westlake Final Budget Hearing on Thursday, September 11, 2025, to order at 6:05 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:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Odet Izquierdo, Deputy City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning

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 called for a motion to approve the agenda as is.

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

UPON 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).

FINAL PUBLIC BUDGET HEARING

A. RESOLUTION 2025-25 - Residential Solid Waste Services Annual Special Assessment

Submitted By: Administration

RESOLUTION 2025-25

A RESOLUTION OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE SERVICES, IN THE CITY OF WESTLAKE, FLORIDA; APPROVING THE ASSESSMENT RATE FOR RESIDENTIAL SOLID WASTE SERVICES FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2025; IMPOSING A RESIDENTIAL SOLID WASTE SERVICES SPECIAL ASSESSMENT AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF WESTLAKE FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2025; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the resolution by title only.

Mr. Cassel noted that the assessment rate would remain the same as the current year, and it would cover the proposed contract with Waste Management going forward over the next five years.

Mayor O'Connor opened for public hearing.

No public comments, Mayor O'Connor closed public hearing.

Council discussion.

Motion made by Councilman Gleason to approve Resolution 2025-25, Residential Solid Waste Services Annual Special Assessment. Seconded by Vice Mayor Langowski.

UPON 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. RESOLUTION 2025-23 - Adoption of Final Millage Rate for Fiscal Year 2026

Submitted By: Administration

RESOLUTION 2025-23

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ADOPTING A FINAL MILLAGE RATE OF _____ FOR THE CITY'S GENERAL OPERATING FUND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mayor O'Connor opened for public hearing.

Public Comment – Dan Aiken - 5416 Liberty Lane – Mr. Aiken wanted to clarify and confirm that the proposed millage rate is 4.6.

There being no further public comment, the public hearing was closed and there was council discussion.

Motion made by Vice Mayor Langowski to approve the millage rate of 4.6. Seconded by Councilman Werner.

UPON 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).

Mr. Doody asked staff to clarify the roll back rate and percentage.

Mr. Cassel reported that the 4.6 mills rate is 6.31 percent above the rollback rate of 4.327 mills.

Mr. Doody read Resolution 2025-23 into record.

Motion made by Councilman Werner to adopt Resolution 2025-23. Seconded by Vice Mayor Langowski.

UPON 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 2025-24 - Adoption of Final Budget for Fiscal Year 2026

Submitted By: Administration

RESOLUTION 2025-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, ADOPTING A FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; DETERMINING AND FIXING THE AMOUNTS NECESSARY TO CARRY ON THE GOVERNMENT OF THE CITY FOR THE ENSUING YEAR; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the resolution by title only.

Mayor O'Connor opened for public hearing.

Public Comment – Dan Aiken - 5416 Liberty Lane – Mr. Aiken wanted to know where he could find the details of the entire budget.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle - Ms. Torres asked if any money was set aside in the budget for the city manager job search, also inquired about payment for the city manager was that included in the budget.

There being no additional public comments, Mayor O'Connor closed the public hearing.

Motion made by Councilman Werner to approve Resolution 2025-24. Seconded by Vice Mayor Langowski.

UPON 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).

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard - no comments.

B. Councilman Gleason thanked the staff and Mr. Cassel and wished him luck, noting this was his last meeting. He congratulated Ms. Burgess on becoming the acting city manager.

C. Councilman Werner thanked Mr. Cassel for his service and congratulated Ms. Burgess. He suggested the council schedule a workshop session as soon as possible to develop proper descriptions for the city manager recruitment process, expressing his availability for the following week.

D. Vice Mayor Langowski echoed appreciation for Mr. Cassel's service and congratulated Ms. Burgess on becoming acting city manager. He agreed with the need for a workshop and supported scheduling it as soon as possible.

E. Mayor O'Connor thanked Mr. Cassel for his nearly 10-year tenure with the city, noting that "your fingerprints will be on the city forever." He also congratulated Ms. Burgess on her appointment as acting city manager.

REPORT - CITY ATTORNEY

Mr. Doody thanked Mr. Cassel for the opportunity to work with him and the City of Westlake. He described Mr. Cassel as the "ultimate professional" with integrity, honesty, and credibility that would continue in his absence.

REPORT - CITY MANAGER

Mr. Cassel thanked Mr. Doody and council for their kind words. He emphasized that the city's success was the result of teamwork, not just his efforts. He explained that the city was set up with a unique contract-based operational model to ensure predictability and efficiency in development, contrasting it with the county's previous approach that had resulted in significant delays. He noted that this model had allowed Westlake to accomplish in less than 10 years what would have taken much longer under the county's processes.

Mr. Cassel confirmed that September 26, 2025, would be his last official day, though he would be returning on weekends to complete some work. He emphasized the importance of maintaining the city's operational model and thanked his staff, particularly Ms. Burgess, for their professionalism and support.

PUBLIC COMMENTS

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber congratulated Ms. Burgess on her appointment as acting city manager and thanked Mr. Cassel for his service, particularly for the "Coffee with the City Manager" events that had engaged him in city activities.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres expressed appreciation for Waste Management's services and inquired about the solid waste assessment rate. Mr. Cassel explained that in previous years, the city had slightly subsidized the actual cost of other funds, but this was now resolved. Ms. Torres also thanked Mr. Cassel for his service, noting the beauty of Seminole Pratt Whitney Road and appreciating their respectful relationship over the years.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 6:30 PM.

Odet Izquierdo, Acting City Clerk

JohnPaul O'Connor, Mayor