

CITY OF WESTLAKE



MINUTES

**City of Westlake and Seminole
Improvement District Joint Workshop**
Tuesday, December 02, 2025 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:

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

[TENTATIVE: SUBJECT TO REVISION]

A City Council and Seminole Improvement District Joint Workshop was held on Tuesday, December 2, 2025, 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: 2866 209 6417

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

Meeting ID: 2866 209 6417

CALL TO ORDER

Mayor O'Connor called the City Council and Seminole Improvement District Joint Workshop on Tuesday, December 2, 2025, to order at 4:02 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 Secretary Leolani Gevers

Also Present:

Zoie P. Burgess, CMC, Acting City Manager
Odet Izquierdo, Acting City Clerk
Donald J. Doody, Esq., City Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance

WORKSHOP AGENDA

A. FourthFest Location Discussion

Acting City Manager Ms. Burgess introduced the FourthFest location discussion for the 2026 celebration, noting it will also be the City's 10-year anniversary.

Discussion ensued, and use of the park was proposed, with assurance it would be ready by July. Mr. Massey expressed confidence in the location, despite some ongoing work on utilities, confirming that the space for food vendors would be workable. Discussion clarified that the park was the main focus for the event, maintaining high interest and approval for the plan.

B. Park Update - Phase II and III

Mr. Wheeler discussed the Seminole Improvement District's ongoing park development plans, specifically Phase II, which focuses on infrastructure.

Clarifications regarding cost estimates were given, with two options presented, one "bare bones," and one with full utilities. The recommended plan was projected at \$1.41 million, while recognizing funding constraints. It was premature to begin without financial support.

Phase III will potentially require adjustments if funding is delayed, including possible early developments like entrances. Grant updates suggested funding by the next fiscal year, and the SID confirmed current maintenance of the park's well-prepared grounds.

C. Seminole Improvement District's Personnel Services for Special Events

Acting City Manager Ms. Burgess introduced this item an interlocal agreement with Seminole Improvement District. Ms. Burgess detailed the need for SID utility personnel services for the holiday pop-up market that's happening this weekend, but also for any future events.

She outlined the services SID personnel provides, personnel help us greatly prior to an event, day of the event and then post event.

Acting City Manager Burgess concluded by noting legal has been reviewing an interlocal agreement that will come before you all at the regular council meeting.

PUBLIC COMMENTS

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way - Mr. Farber gave an update on street lighting, stating work was progressing after a temporary hold. He confirmed trucks were active, and better lighting was underway. Mr. Farber also mentioned a productive visit to the park with Mr. Massey, assuring the park's solid condition.

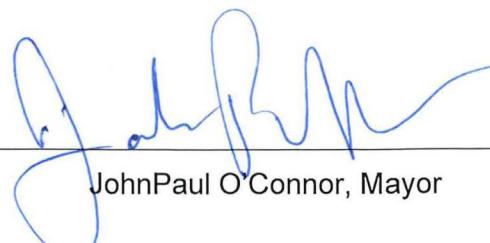
Public Comment – Alicia Torres – 5447 Whippoorwill Circle - Ms. Torres expressed concerns about business signage around town and asked SID about their facility's completion. Ms. Torres also raised safety issues with the traffic circle, suggesting better reflectors and signage.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 4:43 PM.



Odet Izquierdo, Acting City Clerk



JohnPaul O'Connor, Mayor