

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, September 02, 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
Eric 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 regular meeting of the City Council of the City of Westlake was held on Tuesday, September 2, 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: 2864 515 9727
Password: hello

2. Participants also dialed in using the following number:

United States Toll: +1-650-479-3208
Meeting ID: 2864 515 9727

CALL TO ORDER

Mayor O'Connor called the City of Westlake regular meeting of Tuesday, September 2, 2025, to order at 6:00 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:

Kenneth Cassel, City Manager
Donald J. Doody, Esq., City Attorney
Zoie Burgess, CMC City Clerk
Odet Izquierdo, Deputy City Clerk
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.

Vice Mayor Langowski made a motion to approve the agenda as presented. Seconded by Councilwoman Leonard.

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.

Mr. Cassel requested the PBSO sergeant's report to be presented ahead of scheduled public comments due to the sergeant being on duty.

PBSO presented their monthly report.

Fire Rescue presented reports for July and August.

Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber provided council with traffic lights/city lights update. Mr. Farber also brought up concerns about Aldi and their having adequate refrigeration for their products.

PRESENTATIONS/PROCLAMATIONS

A. Proclamation 2025-08 - Hunger Action Month

Mayor O'Connor read the proclamation recognizing Hunger Action Month, noting Feeding South Florida has worked to address hunger and food insecurity. The proclamation recognized October 2025 as Hunger Action Month.

B. Proclamation 2025-09 - Patriot Day and National Day of Service and Remembrance

Mayor O'Connor read the proclamation recognizing September 11, 2025, as Patriot Day, acknowledging the 24th anniversary of September 11, 2001, attacks and honoring those who lost their lives, first responders, and service members.

C. Proclamation 2025-10 - Veterans Day

Mayor O'Connor read the proclamation honoring veterans for their valor, loyalty, and dedication, recognizing their sacrifices to preserve and protect the country and constitution.

D. Proclamation 2025-11 - Constitution Week

Mayor O'Connor read the proclamation recognizing September 17-23, 2025, as Constitution Week, marking the 238th anniversary of the drafting of the Constitution of the United States of America.

E. Proclamation 2025-12 - National Suicide Prevention Month

Mayor O'Connor read the proclamation declaring September 2025 as National Suicide Prevention Month, emphasizing that prevention is possible, treatment is effective, and people do recover.

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 - 08.05.2025 DRAFT
- B. Minutes_ City Council Budget Workshop - 08.05.2025 DRAFT
- C. Minutes_ City Council Regular Meeting - 08.05.2025 DRAFT
- D. Monthly Financial Report – July

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

Motion by Councilman Gleason 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

- A. Ordinance 2025-07 - Establishing the qualifying dates for the March 2026 general municipal elections on first reading.

Submitted By: City Clerk's Office

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, ESTABLISHING THE QUALIFYING DATES FOR THE MARCH 2026 GENERAL MUNICIPAL ELECTIONS, IN ACCORDANCE WITH THE DIRECTION OF THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

Mr. Doody read the ordinance by title only.

Ms. Burgess explained that this item was to amend the city's charter for candidate qualifying dates for the city's municipal general election. She further explained that in section 11 of the city's charter it sets the qualifying dates from noon on the first Tuesday in January to noon on the second Tuesday in February of the election year and to comply with the Supervisor of Elections deadline, staff requested that qualifying dates be changed to noon on November 4 to noon on November 12, 2025.

Mayor O'Connor opened the public hearing. There were no public comments, and the hearing was closed.

Council discussion clarified that the ordinance was not changing the actual charter but was an action pursuant to state statute Chapter 166, as referenced in the ordinance.

Motion by Councilman Werner to approve Ordinance 2025-07, seconded by Vice Mayor Langowski.

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).

NEW BUSINESS

A. RFP 2025-01 - Solid Waste & Recycling Collection and Disposal

Submitted By: Administration

Mayor O'Connor introduced item.

Mr. Cassel presented the results of RFP 2025-01 for solid waste and recycling collection and disposal. The evaluation committee had reviewed four proposals and ranked Waste Management as the highest, followed by Coastal Waste and Recycling, Waste Pro, and the Goode Companies.

Representatives from Waste Management and Coastal Waste and Recycling gave presentations to the Council.

Mr. Jeff Sabin from Waste Management highlighted:

- Their experience as the incumbent provider
- Their extensive national and Florida operations
- Commitment to service and environmental sustainability
- Local operations in Boynton Beach
- Benefits of automation in their collection process
- 5% annual escalation clause in their proposal
- Current service schedule of Tuesday and Friday pickups

Mr. John Casagrande from Coastal Waste and Recycling highlighted:

- Their local headquarters in Palm Beach County
- Experience with 18 exclusive municipal contracts over 7 years
- Successful transitions from other providers, including 6 from Waste Management
- Proposal to provide brand new trucks
- Split pickup schedule proposal (Monday/Thursday and Tuesday/Friday)
- Lower pricing than Waste Management by approximately \$1 per household per month

During extensive Council discussion, several key points emerged:

- Waste Management's current rate was \$27.22 per household versus Coastal's proposed \$26.25
- Both companies offered 5-year contracts with two 1-year extensions
- Concerns were raised about the disruption a transition might cause for relatively small savings
- The importance of maintaining consistent service was emphasized
- Council members debated whether the cost savings justified changing providers

Motion by Vice Mayor Langowski to approve Waste Management to be the Hauler for the City of Westlake, 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).

B. Planning & Zoning Board - Consideration and Appointment of Alternate Board Member

Submitted By: City Clerk's Office

RESOLUTION NO. 2025-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING ONE (1) ALTERNATE MEMBER TO SERVE ON THE PLANNING & ZONING BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced item.

Motion by Vice Mayor Langowski to approve Bobby Farber to fill the open, 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).

Mr. Doody read the resolution by title only.

Motion by Vice Mayor Langowski, seconded by Councilwoman Leonard.

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).

C. Fiscal Year 2024 Audited Financial Report

Submitted By: Finance

Mayor O'Connor introduced item.

Mr. Cassel presented the Fiscal Year 2024 Audited Financial Report, noting that the auditors did not find anything that required correction.

Motion by Councilwoman Leonard to accept the Fiscal Year 2024 Audit Report. Seconded by Vice Mayor Langowski.

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).

D. Annual Ceremonial Proclamations List

Submitted By: City Clerk's Office

Mayor O'Connor introduced the item.

Ms. Burgess presented the list of ceremonial proclamations for fiscal year 2025-2026, including those previously approved by Council.

Councilman Werner requested adding National Holocaust Remembrance Day (January 27) to the list, which was unanimously supported by the Council.

Motion by Councilman Gleason to approve the proclamation list as amended, 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).

There being nor further business, the next item followed.

Motion by Councilwoman Leonard to amend the agenda to move item F in front of Item E., seconded by Vice Mayor Langowski.

ROLL CALL

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

Motion carried with dissent (4-1, Councilman Werner).

F. Discussion to Amend the Contract with Inframark, Inc.

Submitted By: Administration

Item discussed prior to Item F. Council Discussion regarding removing the City Manager position from the Inframark Contract.

Motion by Councilman Gleason of the intent to notify Inframark to amend the contract removing the City Manager functions from the scope of services.

Council deliberation about the appropriate terminology and timing to amend the contract and needing an effective date.

Motion by Councilman Werner to amend the Inframark agreement by inserting the term "acting" in front of city manager, effective September 27th, seconded by Councilwoman Leoanard.

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).

Council discussion regarding further amending the contract to remove the city manager's role from Inframark services.

Council discussion regarding an acting city manager until a permanent manager is determined.

Discussion and consensus to hold a special meeting September 11 to determine city manager selection and amending the agreement with Inframark.

E. Discussion of Hiring a Recruitment Firm for the Position of City Manager

Submitted By: Administration

Mr. Cassel informed the Council about the Florida City County Managers Association (FCCMA), a professional association of city and county managers in Florida. He explained that FCCMA offers senior advisers who could help with the city manager search at no cost to the city, potentially saving the city approximately \$60,000.

The Council reached consensus to direct the City Manager to contact FCCMA regarding recruitment for a permanent city manager position and to invite a representative to a special meeting to be held on September 11th.

CITY COUNCIL COMMENTS

No Council comments.

REPORT – STAFF

No Staff comments.

REPORT - CITY ATTORNEY

No City Attorney comments.

REPORT - CITY MANAGER

No City Manager comments.

PUBLIC COMMENTS

Public Comment – Ms. Anita Kaplan – 5459 Santa Rosa Ln - Ms. Kaplan expressed concerns about who would handle the Educational Advisory Board responsibilities if Ms. Burgess becomes acting City Manager. Ms. Burgess responded that Deputy City Clerk Odet has been the primary staff support for the board and would continue in that role, with additional support available from Inframark if needed.

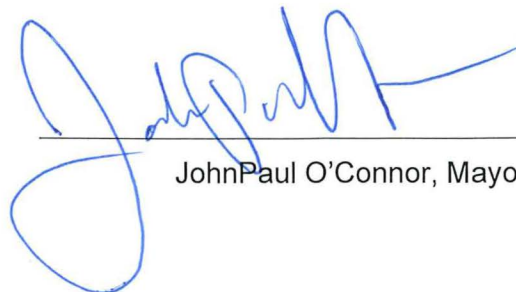
Public Comment – Mr. Bobby Farber – 4829 Saint Armands Way – Mr. Farber explained that garbage bins are turned upside down after collection to signal to residents that they have been emptied. He also announced he was starting a 9/11 remembrance first responder group in Westlake, with the first meeting scheduled for that Friday at 6:30 PM and expressed hope to organize a ceremony for the 25th anniversary of 9/11 next year.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 8:20 PM.



Odet Izquierdo, Acting City Clerk



John Paul O'Connor, Mayor