

CITY OF WESTLAKE



MINUTES

City Council Budget Workshop

Tuesday, June 30, 2026, at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:

<https://cityofwestlake.my.webex.com>

Meeting ID: 2631 396 9137 | Password: hello

or

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

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:

Howard W. Brown, Jr, 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

CALL TO ORDER

Mayor O'Connor called the City of Westlake Workshop on Tuesday, June 30, 2026, to order at 6:00 PM

ROLL CALL

Present and constituting a quorum:

Councilman Erik Gleason
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor
Councilman Gary Werner

Also Present:

Howard W. Brown, Jr, City Manager
Zoie P. Burgess, CMC, City Clerk

Councilwoman Leonard arrived at the meeting at 6:21pm.

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

WORKSHOP AGENDA

A. City of Westlake Proposed Budget FY 2027

Submitted by: Finance

Mayor O'Connor introduced the item.

City Manager Mr. Brown commenced the workshop by introducing the Inframark finance team. Mr. Brown mentioned that the budget process had started later than usual but assured that it would soon be back on track. Mr. Brown also noted that input from the Mayor and Council Members had been included in the presentation.

Mr. Bloom opened his presentation by noting that, while the agenda listed specific items separately, he would present them in a slightly different order for logical flow, beginning with the mid-year review before proceeding to the FY 2027 budget discussion. He invited the Council to ask questions or request changes of pace at any time.

B. Discussion Investment Policy Discussion

Mr. Bloom presented the city's current investment portfolio, showing the balance and interest rate earned in each account.

Council discussion.

C. Discussion of Mid-Year Operating Budget

Mr. Bloom reviewed the mid-year financials (data through April 2026), noting that 58.3% of the fiscal year had passed. He explained that line items above this percentage were on track, while those below might need attention though some variances could be due to timing.

Council discussion.

D. Discussion 2026-2027 Operating Budget

Mr. Bloom outlined the FY 2027 budget calendar, emphasizing the TRIM process statutory deadlines. Key dates included: June 30, 2026, First budget workshop; July 16, 2026, Tentative millage and assessment rates adoption meeting; August 4, 2026, Second budget workshop; September 8, 2026, First public hearing; September 14, 2026 the Final hearing for budget adoption. The tentative millage rate can be reduced post July 16 but not increased.

Council discussion.

E. Discussion of Impacts of Property Tax Reform

Mr. Bloom presented analysis of the potential fiscal impact of the proposed constitutional amendment on the November 2026 ballot that would increase the homestead exemption.

Council discussed potential revenue offset strategies.

Millage rate discussion ensued.

The Council identified several items requiring follow-up prior to the next workshop an extra budget workshop was planned for July 14, 2026, at 6:00 PM.

CITY COUNCIL COMMENTS

- A. Councilwoman Charlotte Leonard – no comments
- B. Councilman Erik Gleason – no comments
- C. Councilman Gary Werner – no comments
- D. Vice Mayor Greg Langowski – no comments
- E. Mayor JohnPaul O'Connor – no comments

CITY ATTORNEY COMMENTS

No comments.

CITY MANAGER COMMENTS

Mr. Brown noted that the next regular meeting was scheduled for July 16, 2026, and reiterated the tentative scheduling of the additional budget workshop for July 14, 2026, at 6:00 PM, pending venue confirmation.

PUBLIC COMMENTS

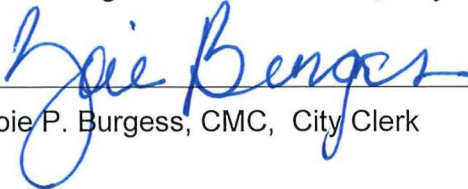
This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, 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.

Public Comment – Alicia Torres – 5447 Whippoorwill Circle – Ms. Torres posed three questions to the Council. First, she inquired if the HAPPY fund's \$1,500 permit fee per home could be reallocated to offset P&Z funding shortfalls. Staff confirmed it's a statutory trust requirement, disqualifying it from reallocation. Ms. Torres also questioned when commercial properties start generating tax revenue on land purchase or certificate of occupancy issuance. Mayor O'Connor and Mr. Bloom stated taxation starts on land value from purchase, with increases post-improvement. Finally, Ms. Torres asked about higher tax rates for vacant properties to encourage development, noting other states practices. City

Manager Mr. Brown replied that Florida law doesn't support punitive vacancy taxation as seen elsewhere and offers limited processes.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:50 PM.


Zoie P. Burgess, CMC, City Clerk


JohnPaul O'Connor, Mayor