

**REGULAR MEETING MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

April 11, 2024

13400 Griffin Road

Present:

Mayor Steve Breitzkreuz

Vice Mayor David S. Kuczynski

Council Member Jim Allbritton

Council Member Bob Hartmann

Council Member Gary Jablonski

Russell Muñiz, Town Administrator

Debra M. Ruesga, Town Clerk

Emil C. Lopez, Town Financial Administrator

Keith Poliakoff, Town Attorney

Regular Meeting of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor Breitzkreuz at 7:00 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

**3. Proclamation – Mayor’s Monarch Pledge Day**

The Town presented a proclamation that recognized the fourth Thursday in January as the Mayors’ Monarch Pledge Day.

**4. Proclamation – Sikh Awareness and Appreciation Month – April 2024**

The Town presented a proclamation that recognized the month of April 2024 to be Sikh Awareness and Appreciation Month.

**5. Presentation – 2024 Unity in Diversity 5k Run/Walk – Sikh Youth Association**

A check in the amount of \$14,000 was presented to the Town of Southwest Ranches Schools and Education Advisory Board Scholarship Fund by the Sikh Youth Association representing the proceeds of the fundraising effort from the Unity in Diversity 5k Run/Walk.

**6. Presentation – CPZ – Southwest Meadows Restroom Facility Update**

Town Administrator Muñiz introduced Chris Zimmerman and Heidi Rodriguez of CPZ Architects, to present an update on the Southwest Meadows Restroom Facility Project and answer questions of the Town Council.

**7. Public Comment**

The following members of the public addressed the Town Council: Jim Laskey, John Garate, Melissa Erdelyi, Mary Michel, Mohamad Kaki, Marianne Allen, and Debbie Green.

**8. Board Reports**

There were no Board reports.

**9. Council Member Comments**

Council Member Jablonski spoke about upcoming events within the Town such as Hazmat at the Barn on April 27<sup>th</sup>, Bingo at the Barn on May 11<sup>th</sup>, and stated the FLOW Mobile events were still on hold for the foreseeable future. He discussed residents asking him about the background

history of candidates running for office this upcoming election. He said residents have expressed to him that some of the candidates may possibly have a criminal history or financial issues and have asked him if it was true or not. He stated he would like to have Town Attorney Poliakoff use his resources to research all candidates for Council and Town Council, including himself, to provide the background information to the Town residents. He spoke about Social Media posts that have been circulating accusing the Town Council of being corrupt. He stated that it besmirches the integrity of the Town Council and said he would like to have Town Attorney Poliakoff advise on legal recourse regarding the matter.

Town Attorney Poliakoff discussed the seriousness of defamation and advised that the Town could file a cause of action for defamation to protect the Town Council's interest.

The following motion was made by Council Member Jablonski and seconded by Council Member Allbritton. After further discussion no vote was taken as Council Member Allbritton withdrew his second. Motion failed for lack of second.

**MOTION: TO DIRECT THE TOWN ATTORNEY TO FILE A CAUSE OF ACTION FOR DEFAMATION**

Mayor Breitzkreuz explained that he understood the reasoning behind the motion but wanted to take some time to think about the issue before moving forward with any legal action. He said he was concerned that pursuing legal action may exacerbate the situation.

Council Member Allbritton spoke about his commitment to the Town and how he did not appreciate people questioning his integrity. He said that people should come to speak to him directly if there is an issue between them, instead of speaking poorly about him behind his back.

Council Member Hartmann stated that if people believed he was corrupt they should report him to the Florida Department of Law Enforcement because he had nothing to hide from anyone. He discussed the financial disclosure forms that had to be submitted in two months and said they were open for review by everyone. He said that neither himself nor anyone on the Town Council was corrupt and that everyone served with integrity. He said that if the derogatory comments being made about himself and the Town Council continued, he would support filing legal action.

Vice Mayor Kuczynski discussed the decision-making process he went through before committing to run for office. He said that if anyone had any issues with his ethics, they were free to call and speak with him. He stated that he was on the Town Council because he wanted to serve the Town and "keep it rural".

Mayor Breitzkreuz discussed the reasons he decided to run for Town Council and said that he wanted to give back, protect, and preserve the lifestyle of the community because it was important to pass the values of this Town on to the next generation. He stated that everyone on the Town Council is trying to do the best and right thing for the Town. He spoke about the social media

posts being written about the corruption of the Council Members and the lack of evidence behind the accusations. He said that it not only impinges on the integrity of the Town Council but also the Town itself. He stated that the Town was a beautiful place to live, and these accusations are a disgrace to the Town.

Mayor Breitzkreuz opened the floor to public comment, with the majority of the public speaking against filing legal action on the matter.

Mayor Breitzkreuz reiterated he believed filing legal action would be an escalation of the situation and that no resolution would come from it. He stated that he would be voting no on the motion.

Vice Mayor Kuczenski stated he would be voting no on the motion.

Council Member Allbritton rescinded his second on the motion and repeated that he was available for everyone to come speak to him.

Council Member Jablonski requested Town Attorney Poliakoff research the issue and provide more information regarding the law to the Town Council.

Town Attorney Poliakoff stated the law has changed within the last year and that he would research the issue and provide a memo to Town Council explaining the item in further detail.

Council Member Allbritton discussed an issue affecting a Town resident regarding their out of state property being fraudulently sold to another person. He said that because of this incident he is working with State Representative Robin Bartleman and Broward Property Appraiser Marty Kiar on amending State law to require the persons that last paid taxes on a property be notified before any sale of property is concluded. He said he discussed this item at the Broward League of Cities meeting and many of the members agreed with the idea and that they may help support the item as it moves forward.

Vice Mayor Kuczenski spoke about the speed signs that were being placed around the Town. He discussed a protest against building an incinerator in Miami Dade County, occurring at the City of Miramar on April 12<sup>th</sup>. He talked about wanting a Texas Hold 'Em Poker tournament to raise funds for the Schools and Education Advisory Board. Lastly, he provided the latest traffic citations data in the Town.

Council Member Hartmann discussed the traffic statistics provided by Vice Mayor Kuczenski and how the Town has worked with the Town of Davie Police Department to have their officers stage their vehicles on inner roads to help reduce speeding. He spoke about having a discussion item regarding Round Up and Glyphosate restrictions in the Town during the May 23<sup>rd</sup> Town Council Meeting and asked residents to attend to provide input on the issue. He addressed an issue brought up during public comment and stated that he works to serve the community and not just individuals that contributed to his election. He spoke about a meeting that was held in the

community regarding Town issues and that Town Council would have been in violation of the Sunshine Law if they attended the meeting and discussed Town issues. He discussed Code Enforcement issues and how the process works for violations and said that Council Members should not be involved with helping residents get out of code violations but should be helping them stop from committing the code violations.

Mayor Breitzkreuz discussed the South Florida Wildlife Center and said they were making good progress on the matter and that the property may be divided into 40% Wildlife Center and 60% residential. He stated that if the project is approved and the property was sold, one of the conditions would be changing the zoning from being limited to educational and rezoned as residential. He thanked Town Administrator Muñiz and Town Attorney Poliakoff for their help with the project and said the Wildlife Center would be a perfect fit for the Town.

## **10. Legal Comments**

Town Attorney Poliakoff provided an update on the enforcement of the order against Supreme Organics and said the company agreed to settle the case and would no longer operate a landscape business from that property. He spoke about Atlas Investments filing a lawsuit against the Town regarding a public records claim but said the Town would respond accordingly. He discussed the event held in the community and stated that it would have been a violation of Sunshine Law if multiple Town Council members attended. He responded to Council Member Jablonski's request regarding background checks on candidates running for election. He stated that some municipalities provide public background checks on candidates to residents but not financial checks and said the Town Council could provide 10 -15 years of public background checks for all Council Members and candidates online to make it equitable for everyone.

Town Council discussed providing criminal background checks for Council Members and candidates online for residents to access. The Town Council decided against posting the information on the Town website.

## **11. Administration Comments**

Town Administrator Muñiz advised Town Council that the AARPA funding for the construction of the restroom facility at Southwest Meadows would need to be allocated by the end of this current fiscal year. He stated that Town Administration would work with CPZ Architects to redesign the look of the facility and bring it back before the Town Council for approval. He provided an update on the purchase of the fire station property. He said the Town offered \$650,000 and was countered with an offer of \$922,000, not including the cost of constructing the parking lot, which the Town estimates the cost to be between \$750,000 to \$900,000 for the parcel. He stated the possibility of utilizing a secondary parcel is under review and the recommendation on which property to purchase may be brought to the Town Council at the next meeting. He provided an update on the purchase of a new fire rescue vehicle with the estimated cost of \$494,000. He stated the Town has \$390,000 available funds and asked the Town Council for approval to reassign \$104,000 from unassigned funds balance to issue a PO to encumber the funds for the purchase.

He said the vehicle would be ready in 2026, but the advantage of issuing the PO now would be the cost certainty when the vehicle is delivered.

The following motion was made by Council Member Jablonski, seconded by Vice Mayor Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

**MOTION: TO ENCUMBER \$104,000 FROM UNASSIGNED FUNDS TO CREATE A PURCHASE ORDER FOR THE PURCHASE OF A NEW FIRE RESCUE VEHICLE.**

Town Administrator Muñiz discussed the City of Miramar's meeting, "Take a Stand Against the Miami-Dade Incinerator", and said it would be April 12<sup>th</sup>, 2024 at 6:00pm at the City of Miramar Commission Chambers at 2300 Civic Center Place. He responded to a question regarding the Town of Davie Police Department officers wearing body cameras and advised the body camera program started in March of 2024 but not all officers have been issued cameras and the point of contact for the program is Lieutenant Ravine . He said he could request a copy of the Police Department's policy and provide to the Town Council.

**Ordinance – 1<sup>st</sup> Reading**

**12.** AN ORDINANCE BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AN ORDINANCE BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE TOWN OF SOUTHWEST RANCHES CODE OF ORDINANCES AND ORDINANCE NO. 2014-003 TO SPECIFY THE ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; PROVIDING FOR AN EFFECTIVE DATE. **{Second Reading to be held on April 25, 2024}**

The following motion was made by Council Member Jablonski, seconded by Vice Mayor Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

**MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.**

**Resolutions**

**13.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, APPROVING A USE AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES AND BRAM GROUP, LLC, D/B/A/ I9 SPORTS, LLC, WHICH ESTABLISHES THE SCOPE AND COMPENSATION TO THE TOWN FOR SOUTHWEST RANCHES YOUTH SPORTS PROGRAMMING; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Jablonski, seconded by Mayor Breitkreuz, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION AS AMENDED.**

**14.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, APPROVING A USE AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES AND ISSOULAIMANI MANAGEMENT LLC, D/B/A SOUTHEAST FLORIDA SKYHAWKS, WHICH ESTABLISHES THE SCOPE AND COMPENSATION TO THE TOWN FOR THE SOUTHWEST RANCHES YOUTH SPORTS PROGRAMMING; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

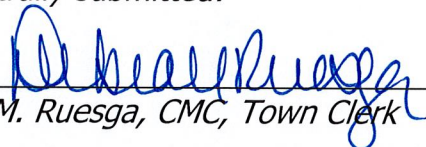
The following motion was made by Council Member Hartmann, seconded by Mayor Breitkreuz, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Jablonski, Vice Mayor Kuczenski, and Mayor Breitkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION AS AMENDED.**

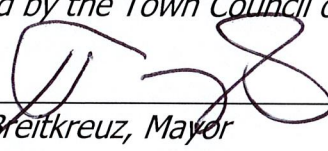
**Adjournment**

Meeting adjourned at 9:39 p.m.

*Respectfully submitted:*

  
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*Debra M. Ruesga, CMC, Town Clerk*

*Adopted by the Town Council on this 23<sup>d</sup> day of May, 2024.*

  
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*Steve Breitkreuz, Mayor*

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.