

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

February 27, 2025

13400 Griffin Road

Present:

Mayor Steve Breitreuz

Russell Muñiz, Town Administrator

Vice Mayor Bob Hartmann

Debra Ruesga, Town Clerk

Council Member Jim Allbritton

Emil C. Lopez, Town Financial Administrator

Council Member Gary Jablonski

Keith Poliakoff, Town Attorney

Council Member David S. Kuczenski

A 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 Breitreuz at 7:02 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Presentations

3. Davie Fire Department - Wildfire Prevention

The Town of Davie Operations Chief Christopher Abramczyk and State of Florida Forest Service Senior Forest Ranger Tim Abramczyk provided an update on the Town's status and capabilities in dealing with wildfires in the Town.

At this time, Mayor Breitreuz called Public Works Administrative Specialist Susan Kutz to the podium to discuss the Town's 25th Anniversary event. Ms. Kutz spoke about the parade route and stated that letters were sent to homeowners near Mather Boulevard and Avocado Manor to inform them the parade would be starting near their homes. She discussed the activities happening during the day and reminded everyone that it was a free event.

4. Public Comment

The following members of the public addressed the Town Council: Gloria Murphy, Lisa Marie Charron, and Jim Laskey.

5. Board Reports

There were no Town Board Reports.

6. Council Member Comments

Council Member Jablonski spoke about upcoming events around the Town, such as the Aster Knight Memorial at the Barn on Saturday March 1st at 10:00 a.m., Hazmat at the Barn on May 3rd, the Memorial and Tree Planting For Debra Goff Rose on March 26th at 6:00 p.m. at the Barn, Bingo at the Barn on March 22nd, and the Broward County Property Appraiser being at Town Hall on the first Tuesday of each month. He discussed other Town events such as the Unity in Diversity 5k on April 5th, Water Matters Day at Tree Tops Park on March 8th, and announced that the Town would be receiving the Emerald Award for Rolling Oaks Park at the event. He talked about the DMV FLOW event happening on March 26th, the Town's 25th Anniversary event, and the Rolling Oaks Easter event on April 13th, which is open for all Town residents. He stated the Barn Dance was

sold out and thanked Outback Steakhouse for sponsoring the event. He spoke about the issue of home-based businesses and that the issue was corporations and businesses were buying properties in the Town and running businesses from the properties. He stated that the issue with the businesses was becoming a problem for the Town and needed to be addressed.

Vice Mayor Hartmann agreed with Council Member Jablonski that the issue is becoming widespread in the Town and that he receives multiple calls a week regarding the matter. Mayor Breitkreuz asked Town Administrator Muñiz to set a Workshop meeting in the next few months to address the issue.

Vice Mayor Hartmann spoke about the site visit to the Reuter Recycling Center scheduled for March 20, 2025, at 10:00 a.m., and encouraged residents to contact him to sign up for the tour. He addressed a topic mentioned during Public Comment regarding right-of-way issues for Town resident Lissa Charron. He stated that something should be done to help the resident and proposed waiving the fees.

Mayor Breitkreuz agreed that the issue should be addressed and opened the matter for discussion by the Town Council. A discussion ensued between the Town Council, Town Attorney Poliakoff, Town Administrator Muñiz, and Ms. Charron. Mayor Breitkreuz summed up the discussion by asking Town Attorney Poliakoff to simplify the process by transposing the right-of-way to an easement and waiving the fees associated with the process.

Vice Mayor Hartmann asked Town Attorney Poliakoff to clarify shade sessions in response to a resident's question during Public Comment. Town Attorney Poliakoff explained that shade sessions are limited to the Town Council, Town Administrator, and Town Attorney, and are only to discuss labor matters or litigation.

Council Member Kuczenski discussed the Town's newsletter, the Southwest Rancher, and thanked Public Works Administrative Assistant Susan Kutz her for the great job she does in producing it. He spoke about the upcoming hurricane season and said that everyone needs to start preparing for it now and talked about recycling.

Council Member Allbritton spoke about attending the Broward League of Cities meeting. He stated that State Representatives attended the session to discuss the project applications that need approval from the State. He explained the applications needed to be more concise to save time during the process and that some of the previous applications that were submitted prior but not approved were going to be re-examined for approval. He said other items discussed at the meeting were homestead exemption being raised to \$75,000 and that limits on lawsuits against government entities may be raised from \$100,000 to \$300,000 maximum to \$1,000,000 to \$3,000,000. He said these changes could cause issues for the Town. He provided an update on the bus stop on Dykes Road and said that he and School Board Representative Ms. Rebecca Thompson visited the site on Tuesday. He spoke about the issue of speeding they saw while there and that he asked Town Administrator Muñiz to provide a police detail there in the mornings to

help slow traffic. He stated that a guard rail is needed at the site but not a slab, and that the Town is trying to do everything possible to address the issue and keep the students safe, including placing speed signs to help slow down traffic.

Mayor Breitkreuz spoke about the Barn Dance and thanked Outback Steakhouse for providing the food for the event. He spoke about the upcoming Rancher Academy happening March 12th and March 19th, from 6:00 p.m. to 8:30 p.m. He addressed an issue mentioned during Public Comment regarding the Southwest Ranches Community Farmer's Market and addressed another matter mentioned regarding using grant money on the construction of the restroom facility at the Southwest Meadows Sanctuary. He discussed potholes in the Town and how the Town has changed the approach to addressing the issue. He said the changes will cost the Town more money, but it will speed up the process. He discussed roads in the Town that are considered private roads because the property lines of some residential properties extend to the middle of the road and that public funds cannot be used for improvements to private property. He said the problem with this is that private citizens are responsible for repairing the private roads and discussed the process which residents can use to improve their roads. He asked the Town Council to consider eliminating the requirement of residents to bring private roads up to standard before turning them over to the Town. He said that he would also like to develop a process with Town Attorney Poliakoff for property owners that wanted to turn ownership of the roads over to the Town by ordinance and do them as batches every few months. A discussion between the Town Council, Town Administrator, and Town Attorney ensued regarding the policy change of turning private roads ownership to the Town.

With the Town Council agreeing, Mayor Breitkreuz directed Town Administration to eliminate the requirement of residents to bring their portions of private roads up to standard, in regards to potholes, before turning the property ownership to the Town.

Mayor Breitkreuz discussed a prior Town Council meeting that Mayor Messam of the City of Miramar spoke before the Town Council on the City of Miramar's strategy of using lobbyists to prevent an incinerator from being built in west Broward County. He stated he wants to make sure the Town is doing all that is possible from a lobbying standpoint as well and directed Town Attorney Poliakoff to make sure the Town was following through on those actions. He discussed the Town's composting pilot program and asked Town Administrator Muñiz to meet with him on the item to plan a course of action to implement the program. He spoke about the Town Ordinance regarding election signs and changing the timeframe of allowing the signs to be displayed before an election. A discussion regarding election signs ensued between members of the Town Council.

With the consensus of the Town Council, Mayor Breitkreuz directed Town Administration and the Town Attorney to develop an ordinance that would allow election signs to be displayed no earlier than ninety (90) days prior to the general election in November.

7. Legal Comments

Town Attorney Poliakoff advised the Town Council regarding the litigation with CID and Rick Cormier. He stated that CID will agree to dismiss their appeal if the Town agrees that their fine is \$150 per day through April 1st when they will be in full compliance and that the Town agrees to the 30% mitigation. They will also agree that the tenant will be off the property on April 1st, they will no conduct a landscaping business from the property, they will not turn the property into a vegetative waste or mulching operation, that they understand that the fine would go to \$500 per day if they violate the agreement, and that the total fine would be paid off by April 5th. He recommended to the Town Council that the Town should accept the settlement. The Town Council discussed the matter and agreed the Town should accept the settlement and instructed Town Attorney Poliakoff to move forward with the settlement and dismissing the case.

8. Administration Comments

Town Administrator Muñiz spoke about the Rancher Academy and that there is information about the Academy on the Town website as well as an application and encouraged residents to sign up soon because there was limited space for the Academy. He discussed the Volunteer Fire Department's Attack Truck that is slated to be replaced and that the vehicle needs to be surplused. He recommended to the Town Council the Town use the same company the Town used to find the new Attack Truck. He stated that the company would take a 10% commission if a customer purchases through the vendor website but would not charge a commission if the customer finds the vehicle through the Town's website. The Town Council approved the Town Administration using the same broker for the resale of the Attack Truck. He provided an update on the concerns of the lubricant FPL uses for the underground boring process. He stated that he spoke to Mr. Baldwin English, the FPL representative for the Town, about the bentonite lubricant used for the directional boring and that the lubricant is used industry wide for directional boring and used and drilling municipal wells for drinking water. He said that he was provided with information from FPL on the subject matter and that he would forward it to the Town Council. Council Member Kuczenski asked Town Administrator Muñiz to attend a Town Council meeting so he could discuss the issue with the Town Council. Town Administrator Muñiz said that he would make the request of FPL. He also explained the difference of directional boring and missile boring as it was explained to him by Mr. English.

Resolutions

9. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, URGING THE FLORIDA STATE LEGISLATURE TO ENACT LEGISLATION TO PROVIDE A PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS AND EMPLOYEES WHO PERFORM MUNICIPAL ELECTIONS WORK OR HAVE ANY PART IN CODE ENFORCEMENT FUNCTIONS OF A CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.**Discussion****10. Proposed FY 2025-2026 Budget Calendar**

Town Financial Administrator Lopez discussed the proposed budget calendar for fiscal year 2025-2026. He stated the calendar was essentially a guide to facilitate the budget process and to keep the Town Council and public informed of the progression. He asked the Town Council for a consensus to approve the calendar. Town Council discussed the item briefly and approved the calendar.

11. Approval of Minutes

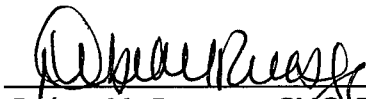
- a. December 4, 2024 Executive Session Meeting Minutes
- b. December 12, 2024 Regular Meeting Minutes
- c. December 18, 2024 Executive Session Meeting Minutes
- d. December 18, 2024 Ethics Training Minutes

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

MOTION: TO APPROVE THE DECEMBER 4, 2024 EXECUTIVE SESSION MEETING MINUTES, DECEMBER 12, 2024 REGULAR MEETING MINUTES, DECEMBER 18, 2024 EXECUTIVE SESSION MEETING MINUTES, AND DECEMBER 18, 2024 ETHICS TRAINING MINUTES.**12. Adjournment**

Meeting adjourned at 8:46 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 12th day of June, 2025.



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.