



# Southwest Ranches Town Council

## REGULAR MEETING Agenda of October 9, 2025

Southwest Ranches Council Chambers  
7:00 PM Thursday

13400 Griffin Road  
Southwest Ranches, FL 33330

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<b><u>Mayor</u></b> Steve Breitzkreuz	<b><u>Town Council</u></b> Jim Allbritton Gary Jablonski David S. Kuczynski, Esq.	<b><u>Town Administrator</u></b> Russell C. Muniz, ICMA-CM	<b><u>Town Attorney</u></b> Keith M. Poliakoff, J.D.
<b><u>Vice Mayor</u></b> Bob Hartmann		<b><u>Town Financial Administrator</u></b> Emil C. Lopez, CPM	<b><u>Town Clerk</u></b> Debra M. Ruesga

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In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter or hearing impaired to participate in this proceeding should contact the Town Clerk at (954) 434-0008 for assistance no later than four days prior to the meeting.

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**

### **Presentations**

3. **Proclamation - Hindu Heritage Month and Festival of Diwali**
4. **Proclamation - Breast Cancer Awareness Month**
5. **Public Comment**

- All Speakers are limited to 3 minutes.
- Public Comment will last for 30 minutes.
- All comments must be on non-agenda items.
- All Speakers must fill out a request card prior to speaking.
- All Speakers must state first name, last name, and mailing address.
- Speakers will be called in the order the request cards were received.
- Request cards will only be received until the first five minutes of public comment have concluded.

6. **Board Reports**
7. **Council Member Comments**
8. **Legal Comments**
9. **Administration Comments**

### **Resolutions**

10. **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN EMERGENCY REPLACEMENT OF A WELL FIRE PUMP AND CONTROLLER FOR THE TOWN HALL FIRE SUPPRESSION SYSTEM FROM RAILSBACK PUMP & CONTROL SERVICES, INC. IN THE AMOUNT OF THIRTY TWO THOUSAND EIGHT HUNDRED AND FORTY DOLLARS (\$32,840.00); AND PROVIDING AN EFFECTIVE DATE.**

## **11. Approval of Minutes**

- a. June 12, 2025 Regular Meeting Minutes**
- b. June 26, 2025 Regular Meeting Minutes**
- c. July 24, 2025 Regular Meeting Minutes**

## **12. Adjournment**

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 A 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.

## PROCLAMATION

### Hindu Heritage Month and Festival of Diwali

**WHEREAS**, Sanatana Dharma, commonly known as Hinduism, is one of the most ancient religions of the world that originated in India; and

**WHEREAS**, Hinduism is the third largest religion in the world with more than one billion followers worldwide, representing 15% of the global population; and

**WHEREAS**, approximately four million Hindus call United States as their home, including several thousand in Broward County and its municipalities; and

**WHEREAS**, the Hindus celebrate numerous festivals throughout the year but many during the months of October or November, culminating in the celebration of Diwali; and

**WHEREAS**, the Hindus worldwide reverently observe the festival of Diwali, celebrating the victory of good over evil and bringing light in the form of knowledge, serenity, hope and universal well-being; and

**WHEREAS**, Diwali falls on Monday, October 20th this year, in accordance with the lunar calendar, and brings together families, friends, and communities here in the U.S. and around the globe, promoting goodwill, peace, prosperity and a shared sense of oneness; and

**WHEREAS**, the U.S. Congress has officially passed unanimous resolutions, recognizing the religious and historical significance of Diwali; and

**WHEREAS**, Diwali is one of the most celebrated festivals of great significance to the Hindus, Sikhs, Jains, and Buddhists; and

**WHEREAS**, for Sikhs, Diwali is celebrated as “Bandi Chhor Divas” or the day the sixth Sikh Guru, Guru Hargobind, helped release 52 kings held in captivity by the Mughal Emperor, in an unparalleled testimony of shared sense of oneness; and

**WHEREAS**, for Jains, Diwali marks the anniversary of the attainment of moksha, or liberation, by Mahavira, the last great teacher of the Jain dharma; and

**WHEREAS**, for Nevar Buddhists, Diwali is commemorated as the day the great Emperor Ashoka embraced Buddhism as his faith; and

**WHEREAS**, consistent with the American values, Diwali signifies a special time of peace and serenity with the hope of building bridges of understanding and tearing down barriers of intolerance; and

**WHEREAS**, the Town of Southwest Ranches has notably benefited from the Indian American and South Asian communities through the great family values they bring along with the commitment to tolerance, pluralism, inclusiveness, environmental consciousness and continued excellence in science, medicine, technology, music, dances, yoga and meditation.

**NOW, THEREFORE, BE IT RESOLVED** that the Town of Southwest Ranches, Florida, does hereby recognizes the significance of the Hindu Heritage Month and the festival of Diwali with its message of tolerance, compassion and the victory of good over evil which resonates with the American spirit; and

**BE IT FURTHER RESOLVED** that the Town of Southwest Ranches, Florida, proudly expresses its deepest respect for Indian Americans and South Asian Americans throughout the world and here in the Town of Southwest Ranches community, and all those who celebrate the Hindu Heritage Month in October and Diwali on October 20<sup>th</sup> and likewise encourages all the people of the Town of Southwest Ranches, Florida to join us in recognizing the contributions of all Hindus, Sikhs, Jains, and Buddhists active in all aspects of our vibrant economy and civic society.

Dated this 9<sup>th</sup> day of October 2025

STEVE BREITKREUZ, MAYOR

## PROCLAMATION

### Breast Cancer Awareness Month

**WHEREAS**, breast cancer is the most commonly diagnosed cancer among women in the United States and remains one of the leading causes of cancer-related deaths; and

**WHEREAS**, early detection through regular screenings and increased awareness significantly improves the chances of successful treatment and survival; and

**WHEREAS**, countless individuals, families, and communities are affected by breast cancer each year, and their strength, courage, and resilience inspire us all; and

**WHEREAS**, advances in research, treatment, and education continue to offer hope and progress, thanks to the tireless efforts of healthcare professionals, researchers, advocates, and survivors; and

**WHEREAS**, during the month of October, we honor those we have lost, support those currently battling breast cancer, and celebrate the survivors who remind us of the importance of hope and perseverance; and

**WHEREAS**, we reaffirm our commitment to raising awareness, promoting education, and supporting access to care for all individuals, regardless of background or circumstance; and

**WHEREAS**, throughout the month of October, the Town of Southwest Ranches will be illuminated in pink as a powerful tribute to those we have lost to breast cancer, a gesture of solidarity with those currently fighting the disease, and a celebration of the survivors whose courage and resilience continue to inspire our community.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Town Council of the Town of Southwest Ranches, do hereby proclaim the month of October 2025 as **Breast Cancer Awareness Month** and encourage all citizens to participate in activities that promote breast cancer awareness, support those affected, and contributes to the ongoing fight against this disease.

Dated this 9th day of October, 2025

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**STEVE BREITKREUZ, MAYOR**

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**Town of Southwest Ranches**  
**13400 Griffin Road**  
**Southwest Ranches, FL**  
**33330-2628**  
**(954) 434-0008 Town Hall**  
**(954) 434-1490 Fax**

**Town Council**  
**Steve Breitreuz, Mayor**  
**Bob Hartmann, Vice Mayor**  
**Jim Allbritton, Council Member**  
**Gary Jablonski, Council Member**  
**David S. Kuczenski, Esq., Council Member**

**Russell C. Muniz, MBA, MPA, Town Administrator**  
**Keith M. Poliakoff, JD, Town Attorney**  
**Debra M. Ruesga, Town Clerk**  
**Emil C. Lopez, CPM, Town Financial Administrator**

### **COUNCIL MEMORANDUM**

**TO:** Honorable Mayor Breitreuz and Town Council  
**VIA:** Russell C. Muñiz, Town Administrator  
**FROM:** Kathryn Sims, Deputy Town Administrator  
**DATE:** 10/9/2025  
**SUBJECT:** Railsback Well Fire Pump and Controller

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#### **Recommendation**

Town Council consideration for a motion to approve the resolution.

#### **Unanimous Vote of the Town Council Required?**

No

#### **Strategic Priorities**

- B. Enhanced Resource Management
- C. Reliable Public Safety
- D. Improved Infrastructure

#### **Background**

The Town Hall fire suppression system is currently compromised due to a dilapidated well pump and controller. To restore the Town Hall fire suppression system to working order, Railsback Pump & Control Services, Inc. will replace the well fire pump and controller with a new 15 HP Submersible Franklin Well Pump and motor along with a new Master Across the line Fire Pump Controller and a Phase-A-Matic Rotary Phase Converter.

Section 2-215(b) of the Town's Procurement Code allows for the emergency purchase during an emergency situation, where the result of a serious and unexpected occurrence and demands immediate action.

The Town Administrator discussed this item and received unanimous approval from the Town Council to move forward with this purchase.

**Fiscal Impact/Analysis**

Resolution authorizes the utilization of unassigned fund balance (001-0000-399-39900) within Fiscal Year 2025-2026 in the amount of \$32,840.00 to address this emergency.

**Staff Contact:**

Rod Ley, Public Works Director/Engineer  
Thomas Holste, General Services Manager

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution	10/2/2025	Resolution
Railsback Quote	10/2/2025	Backup Material

**RESOLUTION NO. 2025-XXX**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN EMERGENCY REPLACEMENT OF A WELL FIRE PUMP AND CONTROLLER FOR THE TOWN HALL FIRE SUPPRESSION SYSTEM FROM RAILSBACK PUMP & CONTROL SERVICES, INC. IN THE AMOUNT OF THIRTY TWO THOUSAND EIGHT HUNDRED AND FORTY DOLLARS AND ZERO CENTS (\$32,840.00); AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Hall fire suppression system is currently compromised due to a dilapidated well pump and controller; and

**WHEREAS**, to restore the Town Hall fire suppression system to working order, Railsback Pump & Control Services, Inc. will replace the well fire pump and controller with a new 15 HP Submersible Franklin Well Pump and motor, along with a new Master Across-the-line Fire Pump Controller and a Phase-A-Matic Rotary Phase Converter; and

**WHEREAS**, Section 2-215(b) of the Town's Procurement Code allows for the emergency purchase during an emergency situation, where the result of a serious and unexpected occurrence demands immediate action; and

**WHEREAS**, the Town Council believes that the procurement of a new fire well pump and controller is an emergency in order to protect the health, safety, and welfare of its residents and Town Staff; and

**WHEREAS**, the Town Council authorizes the utilization of unassigned fund balance within Fiscal Year 2025-2026 in account 001-0000-399-39900 in the amount of Thirty Two Thousand Eight Hundred and Forty Dollars and Zero Cents (\$32,840.00).

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1.** The recitals above are true and correct and are incorporated herein by reference.

**Section 2.** The Town Council hereby approves the procurement with Railsback Pump & Control Services, Inc. for a new fire well pump and controller to restore the Town Hall's fire suppression system to working order in the amount of Thirty Two Thousand Eight Hundred and Forty Dollars and Zero Cents (\$32,840.00) under Section 2-215(b), Emergency Purchases, of the Town's Procurement Code.

**Section 3.** The Town Council hereby authorizes the Mayor, Town Administrator and Town Attorney to sign any and all documents which are necessary and proper to effectuate the intent of this Resolution.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** by the Town Council of the Town of Southwest

Ranches, Florida, this 9th day of October, 2025 on a motion by

\_\_\_\_\_ and seconded by \_\_\_\_\_.

Breitkreuz \_\_\_\_\_  
Hartmann \_\_\_\_\_  
Allbritton \_\_\_\_\_  
Jablonski \_\_\_\_\_  
Kuczenski \_\_\_\_\_

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_  
Abstaining \_\_\_\_\_

\_\_\_\_\_  
Steve Breitkreuz, Mayor

Attest:

\_\_\_\_\_  
Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
Keith Poliakoff, Town Attorney  
1001.077.2025

# RAILSBACK

**PUMP & CONTROL SERVICES, INC.**

GEORGE A. RAILSBACK, JR.  
20230 SW 50TH PLACE  
FT. LAUDERDALE, FL 33332  
Ph: 954-792-6627  
Fax: 954-680-3668

September 25, 2025

Quotation No: 2541

Mr. Rod Ley  
Town of Southwest Ranches  
13400 Griffin Road  
Southwest Ranches, FL 33331

**Re: Well fire pump replacement and controller  
with Phase-A-Matic single phase**

Dear Mr. Ley:

We are pleased to offer our quotation to replace well fire pump and controller with Phase-A-Matic Single Phase from building's well to three phase pump, as listed below:

1. Disconnect all electrical connection and safety off to remove damaged controller and pump from existing location of equipment with crane.
2. Replace fire pump controller with new Master Across the line Fire Pump Controller, Model ECA-15-23-XG4, 230/3/60 with option 120 VAC supervisory power for built-in alarm system on controller and strob light when operating.
3. Install Phase-A-Matic Rotary Phase Converter, with input single phase 60 HZ to convert to new controller and pump of 230/3/60HZ. **NOTE: THIS WILL ENABLE TO CONVERT FROM SINGLE PHASE TO 3 PHASE IF FP&L SUPPLY IS CONVERTED OVER TO 3 PHASE AT A LATER DATE. JUST HAVE TO REMOVE ROTARY PHASE CONVERTER.**

4. Install new 15 HP Submersible Franklin Well Pump and motor; 3 phase; 230 volts, into existing well casing of 8" that we performed hour flow test of existing well, with old pump that flowed 600 GPMs at 2 PSI, to make sure that the 8" well casing is not compromised, with Rod witnessing flow test.
5. Install new flat jacketed power cable from well motor and secure to 6" column from bottom to top, with straps.
6. Re-install new submersible well pump into well casing with crane and connect to existing piping to system.
7. Install new Master Controller next to pump in existing location of old damaged controller, with new unistrut at a higher level of 6' to top.
8. Re-connect existing electrical supply to controller, phase converter and well wiring into new controller.
9. Perform start-up and adjust pressure setting with flow test, with report.

Your cost for the above-described work is \$32,840.00.

**TERMS: 50% DEPOST AND BALANCE UPON COMPLETION.**

**NOTE: PLANS AND/OR PERMITS ARE NOT INCLUDED IN THIS QUOTATION AND WILL BE AN ADDITIONAL CHARGE, IF REQUIRED.**

**SERVICE TRUCK WILL NEED TO BE PARKED AT SOUTH SIDE OF WELL TO ACCESS TOOLS AND MATERIAL DURING REPAIR.**

This work will be done during normal working hours, Monday thru Friday, 7:00 a.m. to 7:00 p.m., excluding holidays.

Thank you for the opportunity to offer our quotation for your consideration. If there are any questions or if I can be of any further service, please do not hesitate to contact me.

Very truly yours,  
DIGITALLY SIGNED  
GEORGE A. RAILSBACK, JR.  
Fire Pump & Controller Technician

GAR:pr

**THIS QUOTATION VALID FOR THIRTY DAYS FROM DATE INDICATED ABOVE.**

ACCEPTED ON BEHALF OF  
Town of Southwest Ranches

BY: \_\_\_\_\_

P.O. NO: \_\_\_\_\_

\_\_\_\_\_  
Please print name above

DATE: \_\_\_\_\_

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

Thursday 7:00 PM

June 12, 2025

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Russell Muñiz, Town Administrator

Vice Mayor Bob Hartmann

Debra M. Ruesga, Town Clerk

Council Member Jim Allbritton

Emil C. Lopez, Town Financial Administrator

Council Member Gary Jablonski

Richard Dewitt, Assistant 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 Breitkreuz at 7:05 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

**Presentations**

**3. Presentation - Dr. Jennifer Jurado - Chief Resilience Officer, Broward County**

Dr. Jennifer Jurado, Chief Resilience Officer of Broward County, provided a presentation to the Town Council on the 2025 Broward County Resilience Plan.

**4. Proclamation - Code Officers' Appreciation Week 2025**

The Town presented a proclamation recognizing June 1 through June 7, 2025 as Code Compliance Officer's Appreciation Week.

**5. Public Comment**

The following members of the public addressed the Town Council: Newell Hollingsworth and Ronald M. Bergeron, Jr.

**6. Board Reports**

Harold Gubnitsky spoke on behalf of the Zero Waste Advisory Board. He talked about the Town's representation at the Broward County Solid Waste Authority Meeting. He discussed the Town's 25<sup>th</sup> birthday celebration and said that the Board had people sign up for the June 30<sup>th</sup> WM Reuters Recycling Facility Tour and had people sign up for the Town Composting program, as well. He recapped the Board's June 3, 2025 meeting and advised the Town Council that there would be no Board meeting in July.

**7. Council Member Comments**

Council Member Jablonski spoke about the following Town events:

- Hazmat at the Barn on July 12, 2025 from 8:00 a.m. to 2:00 p.m.
- The DMV FLOW Event for June 25, 2025
- The DMV FLOW Event for July 23, 2025

He mentioned a message board sign near the Griffin Road and I-75 overpass that posted information for a "Shred-A-Thon" but stated it was for the Town of Davie, not Southwest Ranches.

He announced the Farmer's Market would be closed on Sundays now until fall. He discussed the construction of the restroom facility at the Southwest Meadows Sanctuary Park and stated that the construction of the facility is part of the grant obligations of the Town. He spoke about the Town's 25<sup>th</sup> Anniversary event and said that it was a wonderful event. He talked about the Town Workshop meeting that occurred on May 22, 2025. He said there seemed to be a consensus that Town Council needed to do something about the illegal businesses and that he would like to direct the Town's legal team to start working on the issue of giving the businesses a timeframe to close their businesses. He asked the Town Council if there were any objections to the idea of starting the process.

Vice Mayor Hartmann raised the concern that basing it on a timeframe might not be the best approach and basing it on the size of the business may be more feasible.

Council Member Jablonski stated that basing it on the size of the business or timeframe could be worked out further by the Town Council and suggested having the Town's legal department start looking into the legalities of the process of having the businesses closed in the Town.

Vice Mayor Hartmann spoke about the Town's 25<sup>th</sup> Anniversary event and thanked Public Works Administrative Specialist Susan Kutz for her efforts in organizing the event. He talked about the Broward County Solid Waste Authority meeting that occurred on June 11, 2025, regarding the County's 50-year master plan on solid waste. He commended the residents on attending the meeting in mass, and commended the Town being ahead of most municipalities regarding their zero-waste initiatives. He discussed the construction of the restroom facility at the Southwest Meadows Sanctuary Park and clarified with Town Administrator Muñiz that construction would take approximately 6 months to complete. Lastly, he spoke about his concerns about FEMA reimbursement if needed for future hurricanes and verified with Town Financial Administrator Emil Lopez the amount of emergency funds the Town has to cover costs resulting from any storm damage. Town Administrator Muñiz further defined the process of FEMA reimbursement for Vice Mayor Hartmann and Town Council.

Council Member Kuczenski discussed speaking to a resident about the regulations on smokestack emissions from coal fire plants and compared them to the emissions them of power plant and waste energy plant emissions. He spoke of a personal experience and warned everyone to be aware of phone scams designed to steal your money.

Council Member Allbritton discussed the groundbreaking ceremony for the Southwest Meadows Sanctuary Park restroom facility and said the project would include the restroom facility, a picnic pavilion, and parking area. He spoke about the Town's 25<sup>th</sup> Anniversary event and thanked everyone involved in the planning of the party for their efforts and that he looked forward to the next one. He provided an update on the guardrail being installed at SW 53<sup>rd</sup> Court and Dykes Road and said that construction on the project would begin soon.

Mayor Breitkreuz thanked Vice Mayor Hartmann for his comments on the Solid Waste Authority and said he would be doing a presentation on it at the end of the meeting. He discussed the construction of the restroom facility at the Southwest Meadows Sanctuary Park and described all the aspects of construction, including the pavilion, parking area, and protections being installed to protect the wetlands in the area. He spoke about the Town's 25<sup>th</sup> Birthday Party and said that it was an amazing event for not only residents of the Town but also visitors that came to the event. He thanked members of Town staff, volunteers, and residents for making it a fantastic day. He expressed that he was proud to be at the event as Mayor of the Town.

## **8. Legal Comments**

Town Attorney Dewitt had no legal comments.

## **9. Administration Comments**

Town Administrator Muñiz spoke about the Town's Birthday event and thanked Town staff for their efforts on making it a successful event. He recognized Town residents Karen French, Leo Eskenazi, and George Morris for their work for the Town's Anniversary Event and stated that there were many residents that were involved and apologized for not mentioning each person individually. He stated that he would like to recognize all the volunteers formally at the next Town Council meeting. He advised that the BBX Altman P3 project is nearing the end of its due diligence phase, with delays caused by coordination issues involving the U.S. Army Corps of Engineers and Broward County. He explained the project is facing delays due to a water body that may be classified as a "Water of the U.S." by the South Florida Water Management District, which could trigger additional regulatory requirements. He said the Town has enlisted the support of Congresswoman Debbie Wasserman Schultz's office to help solve the issue. He stated the Town is also addressing an issue with Broward County regarding an easement related to access from SW 202nd Avenue. He stated the delays were not the fault of the developer, and staff remained confident the outstanding matters would be resolved. He asked Town Council to authorize a three-month extension of the due diligence period, that would last until the end of September.

The following motion was made by Vice Mayor Hartmann, seconded by Council Member Jablonski, 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 EXTEND THE DUE DILIGENCE PERIOD OF THE BBX ALTMAN P3 PROJECT FOR 90 DAYS.**

Town Administrator Muñiz reported that nearly 50 residents had signed up for the Town's composting pilot program. He stated that an orientation meeting via Zoom had been scheduled for Saturday, June 28th, to accommodate participants who may have work commitments during the week. He said the meeting was to be recorded for those unable to attend, and printed informational materials would be included with the composting buckets for any residents who

signed up after that date. He added that service was scheduled to begin on Monday, July 7th, and additional information had been distributed in preparation for the launch of the project.

### **Resolutions**

**10.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, APPROVING THE FIRST AMENDMENT TO THE USE AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES AND BRAM GROUP, LLC, D/B/A/ I9 SPORTS, LLC ("I9 SPORTS"), FOR THE PROVISION OF YOUTH SPORTS PROGRAMMING TO THE TOWN; AMENDING THE TERM AND USE OF AMENDED THE SITE, PROVIDING FOR COMPENSATION TO THE TOWN AT THE END OF EACH SEASON, AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Hartmann, seconded by Council Member Kuczenski, 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.**

**11.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING AND APPROVING AN AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF MANAGEMENT SERVICES TO RECEIVE A FLORIDA LOCAL GOVERNMENT CYBERSECURITY GRANT FOR THE DEVELOPMENT AND ENHANCEMENT OF A CYBERSECURITY RISK MANAGEMENT PROGRAM, 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 Allbritton, seconded by Council Member Kuczenski, 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.**

**12.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ENTERING INTO AN AGREEMENT WITH BERGERON EMERGENCY SERVICES, INC AS THE PRIMARY DISASTER AND DEBRIS MANAGEMENT CONTRACTOR (DMC) TO PROVIDE EMERGENCY DEBRIS REMOVAL AND EMERGENCY LOGISTICAL SERVICES; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Council Member Jablonski, 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.**

**13.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ENTERING INTO AN AGREEMENT WITH DRC EMERGENCY SERVICES, LLC AS THE SECONDARY DISASTER AND DEBRIS MANAGEMENT CONTRACTOR (DMC) TO PROVIDE EMERGENCY DEBRIS REMOVAL AND EMERGENCY LOGISTICAL SERVICES; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE .

The following motion was made by Council Member Allbritton, seconded by Council Member Kuczenski, 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 RESOLUTION.**

**14.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE AMENDED AND RESTATED TRANSPORTATION SYSTEM SURTAX INTERLOCAL AGREEMENT WITH BROWARD COUNTY; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, 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 Breitkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**15.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING A PUBLIC RECORDS RETENTION POLICY CONSISTENT WITH FLORIDA LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Hartmann, seconded by Council Member Kuczenski, 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 RESOLUTION.**

**16.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ADOPTING A PUBLIC RECORDS POLICY CONSISTENT WITH FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, 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 Breitkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**Discussion**

**17. Sheridan Street Widening Project - Final Resolution Language**

Mayor Breitkreuz introduced the item as a discussion item regarding the final language of previously approved Resolution 2025-039. He asked Town Administrator Muñiz to explain the item.

Town Administrator Muñiz explained that two versions of the resolution, Version A and Version B, had been prepared to reflect differing interpretations of the Council's intent. He said Version A was drafted immediately following the meeting based on the motion as understood at that time, while Version B was created after further discussion about the resolution's language and intent. He highlighted key differences between the two versions and stated that staff wanted to ensure the Resolution accurately reflected the Town Council's intent as expressed during the previous meeting.

Mayor Breitkreuz expressed concern about changes made to the resolution language outside of formal Council discussions and emphasized the importance of honoring the consensus reached during meetings. He noted that while the Town values its independence, collaboration with Broward County is essential, especially for projects beyond Town boundaries.

A discussion took place between the Town Council, Town Administrator, and Town Attorney to determine the most appropriate wording for the resolution, resulting in the following changes:

- Amending the Resolution Title to reflect removing the sound barrier wall, change the language of reallocation to allocation of shields to cover lights, improving the turn lanes, and constructing a vegetative barrier.
- Amending Section 2 to remove "formally opposes" and suggest recommending shielding to be placed over the lights to minimize light pollution.
- Amending Section 3 to remove "through the construction of a sound barrier wall" and replace with "recommending the continuation of the vegetative barrier".
- Amending Section 4 by removing the wording that has to do with the 10ft sidewalk and leave in allocating funds to improve the left-hand-turn lanes from eastbound Sheridan Street onto northbound Flamingo Road.

Town Administrator Muñiz stated that he believed the changes to the Resolution accurately reflected the Town Council's intent and confirmed that the changes would be made and then forwarded accordingly.

**18. 14401 W Palomino Drive Tree Removal Request - Mayor Breitkreuz**

Assistant Town Attorney Dewitt explained that the matter under discussion required a variance, which is a quasi-judicial process, and therefore the Council could not discuss specific details about the property. He advised that the applicant or property owner should meet with the Town Planner, Jeff Katims, to review the application process, criteria, and timeline. He emphasized that any discussion during the meeting must remain general and not reference the specific property involved.

Mayor Breitkreuz thanked Assistant Town Attorney Dewitt for the legal guidance and emphasized the importance of not discussing specific properties to avoid putting the Town at risk. He acknowledged that while the Town's codes are generally effective, there are rare instances where a variance may be appropriate. He stated that it was the Council's responsibility to evaluate such cases with a fresh perspective and said that he looked forward to discussing the item in the future.

**19. Solid Waste Authority (SWA) Current Status Overview - Mayor Steve Breitkreuz**

Mayor Breitkreuz introduced the item as an update on the ongoing work of the Solid Waste Authority (SWA). He noted that for the past two years, the SWA had been working on a comprehensive 40-year master plan for solid waste management in Broward County. He stated a draft master plan had now been completed and was being shared publicly to increase transparency and solicit community feedback. He emphasized that the plan had involved extensive research and analysis across 11 major tasks. He highlighted key slides of the presentation, that were most relevant to the Town of Southwest Ranches. He noted that the Town was already implementing many of the recommended best practices and that community involvement would be crucial going forward. He concluded by commending the Town for being ahead of much of the county in several of these areas and expressed pride in the Town's proactive role.

**20. Approval of Minutes****a. February 27, 2025 Regular Meeting Minutes****b. March 13, 2025 Regular Meeting Minutes**

The following motion was made by Vice Mayor Hartmann, seconded by Council Member Kuczenski, 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 FEBRUARY 27, 2025 AND MARCH 13, 2025 REGULAR MEETING MINUTES.****21. Adjournment**

Meeting adjourned at 9:16 p.m.

*Respectfully submitted:*

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*Debra M. Ruesga, CMC, Town Clerk*

*Adopted by the Town Council on this 9<sup>th</sup> day of October, 2025.*

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*Steve Breitzkreuz, 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.

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

Thursday 7:00 PM

June 26, 2025

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

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 Breitkreuz at 7:17 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

**Presentations**

**3. Presentation – Volunteer Recognition for Town Birthday**

Mayor Breitkreuz announced the presentation was in honor of the volunteers that helped make the Town's 25<sup>th</sup> Anniversary Celebration event a huge success. He thanked all the volunteers for their work and efforts and called Public Works Administrative Specialist Susan Kutz to the podium to begin the presentation.

Ms. Kutz presented certificates of appreciation to all the volunteers that assisted in the planning and execution of the Town's 25<sup>th</sup> Anniversary Celebration event.

**4. Presentation – 2025 Scholarship Awards Night**

Jennifer Montgomery, Chair of the Schools and Education Advisory Board (SEAB), presented the scholarship awards to each recipient.

**5. Public Comment**

The following member of the public addressed the Town Council: Debbie Green.

**5. Board Reports**

There were no Board Reports.

**6. Council Member Comments**

Council Member Jablonski began by addressing misconceptions circulating on social media regarding the Southwest Meadows Preserve. He clarified that the town-owned property, which hosts the carnival and farmers market, is only five acres in size. He also noted that the bathroom facilities currently being permitted are part of the town's grant obligations under the Florida grant system, which requires certain amenities to be installed on the property.

He announced the upcoming Hazardous Waste Collection Event at the barn on July 12, encouraging residents to bring items such as paper for shredding, unused pharmaceuticals, electronics, fluorescent bulbs, and motor oil. The event will be a convenient drive-thru format.

Additional announcements included:

- Bingo at the Barn on September 27; tickets are available at the front desk.
- A Photo Contest hosted by the Rural Arts Board, with the theme "Enjoying Our Town." Submissions are due by September 9.
- The Mobile DMV service is undergoing changes. While it will be available in July, residents are urged to make appointments early due to high demand.

Lastly, Council Member Jablonski addressed the issue of illegal businesses operating in town. He proposed referring the matter to the Comprehensive Plan Advisory Board for review and recommendations. He suggested a 90-day review period, starting in July, and confirmed that the board is scheduled to meet during that month. The Council agreed with the proposal, and no formal motion was required.

Vice Mayor Hartmann provided a legislative update following the close of the 2025 Florida Legislative Session. While few new laws directly impact the Town, he highlighted key developments across several areas:

- Education: New mandates include CPR and disability awareness training, AED devices in schools, cell phone restrictions for K–8 students and expanded dropout recovery and career education programs.
- Public Safety: New felony offenses were introduced (e.g., swatting, impersonating rideshare drivers, excessive speeding), along with stricter penalties for fentanyl-related crimes and animal cruelty. A new "Spectrum Alert" system will assist in locating individuals with autism.
- Health & Human Services: Includes mandatory fentanyl testing in overdose cases, expanded newborn screening, and diabetes care requirements in schools.
- Environment & Infrastructure: Focus shifted to conservation in state parks; permitting processes for fire alarms and sewer upgrades were simplified.
- Digital & Consumer Protections: Legal recognition of electronic court and tenant notices, movement toward cryptocurrency regulation, and new consumer protections for medical debt and deceptive advertising.
- Additional Notes:
  - The death penalty may now be carried out using any method not deemed unconstitutional.
  - Weather modification techniques like cloud seeding are now prohibited.
  - Some municipalities will no longer be allowed to fluoridate water.
  - New laws support farmworker housing in residential areas, though not applicable to the Town.

Vice Mayor Hartmann noted he would provide a more detailed legislative recap in the next newsletter and concluded by thanking volunteers for their support during the Town's anniversary celebration.

Council Member Kuczenski thanked residents and volunteers for their support during the Town's 25th Anniversary celebration noting the beautiful setup and community involvement. He reminded residents to be cautious of alligators during breeding season and provided the state's nuisance

alligator hotline: 866-392-4286. Regarding the upcoming Fourth of July holiday, he noted that the Davie Police Department will operate a fireworks hotline from 7:00 p.m. on July 3 through 7:00 p.m. on July 6. The number is 954-693-8119. He raised concerns about improper recycling practices and encouraged residents to dispose of items like cardboard and fluorescent bulbs responsibly. Regarding traffic safety, he reported excessive speeding on Luray Road and shared that the Sunshine Ranches HOA has requested speed tables. He invited feedback from residents and explained that speed tables are more suitable for horse trailers than traditional speed bumps. Finally, he honored the late Brian Reynolds, a longtime resident and former HOA president, and extended condolences to the Reynolds family.

Council Member Allbritton reflected on a recent conversation he had with longtime resident Brian Reynolds just weeks before his passing. He shared personal memories of Mr. Reynolds and his wife, Chere, noting their support during his election campaigns and their service to the country—Brian as a medic in the U.S. Air Force during the Vietnam War, and Chere for her overseas military service. He expressed his condolences and encouraged the community to keep the Reynolds family in their thoughts. He also reported on the dedication of the Town's new attack fire truck, highlighting its improved accessibility and reliability compared to the previous vehicle.

Council Member Allbritton addressed school zone safety, noting that Broward County has adopted a stricter ordinance targeting speeding in school zones, prompted by recent student accidents. He emphasized the importance of compliance and safety. He also discussed the installation of guardrails and signage at a bus stop near 53rd and Dykes Road, following concerns about student safety due to high-speed traffic in the area. The improvements were supported by the Town's Safety and Traffic Board and the local school board representative. Regarding state funding, he acknowledged the efforts of Representative Robin Bartleman in securing grants for the Town, including:

- \$442,000 for Mathers Boulevard improvements,
- \$900,000 for the Southwest Ranches Fire Station, and
- \$405,000 for Dykes Road improvements.

He reminded residents that while these grants do not cost taxpayers directly, they come with obligations the Town must fulfill. In closing, Council Member Allbritton reminded residents to obtain permits for fireworks ahead of the Fourth of July and to be respectful of neighbors and animals during the holiday. He thanked Susan and all volunteers for organizing a successful 25th Anniversary celebration and expressed his enthusiasm for future milestones.

Mayor Breikreuz provided updates on several initiatives. He noted that the Alligator Alcatraz project, a state and federal effort located off U.S. 41 in the Everglades, is underway and will be monitored for potential impact. He shared progress on the South Florida Wildlife Center, highlighting strong support from the school board and wildlife officials, with a lease presentation scheduled for the August 19<sup>th</sup> school board meeting. Lastly, the Mayor praised the Town's leadership in sustainability efforts, including composting and recycling, and encouraged residents to enroll in the free composting program, with an introductory session scheduled for Saturday at 10:00 AM at Town Hall.

## 7. Legal Comments

Town Attorney Poliakoff extended his congratulations to Susan for her outstanding work organizing the Town's 25th Anniversary Celebration, echoing the appreciation expressed by members of the Town Council.

## 8. Administration Comments

Town Administrator Muñiz reported that 55 residents have enrolled in the Town's residential composting pilot program, surpassing the 50% participation threshold. He reminded residents that the informational meeting scheduled for Saturday at 10:00 a.m. will be held virtually via Zoom. The first compost collection is scheduled to begin on Monday, July 14, and 45 slots remain available.

He acknowledged Council Member Kuczenski's earlier comments regarding fireworks and added that the Town has requested signage from the Davie Police Department to remind residents to be mindful of neighbors and livestock during fireworks celebrations.

Town Administrator Muñiz then requested Town Council authorization for two budget amendments:

1. \$75,000 for road maintenance to address potholes and related repairs through the end of the fiscal year.
2. \$10,000 for street sign maintenance, including replacement of stop signs and other signage.

The following motion was made by Council Member Jablonski, 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 Breitzkreuz voting yes.

**MOTION: TO APPROVE TWO BUDGET AMENDMENTS: ONE IN THE AMOUNT OF \$75,000 FOR TOWNWIDE ROAD MAINTENANCE AND ANOTHER IN THE AMOUNT OF \$10,000 FOR THE REPLACEMENT AND REPAIR OF STREET SIGNAGE, WITH BOTH AMOUNTS TO BE ALLOCATED FROM THE UNASSIGNED FUND BALANCE.**

He noted that formal resolutions for these amendments will be presented at the July 24 Council meeting but requested a motion to allow purchase orders to be issued. A motion was made and seconded, and the Council unanimously approved both amendments, with funding to come from the unassigned fund balance.

Town Administrator Muñiz also reported that the Town will receive a reimbursement of \$4,443.70 from Waste Management as part of the annual true-up process, due to a combination of reduced charges and a prior overpayment. He explained that the overcharge was due to the inclusion of commercial collection and roll-off container invoices in the Town's totals. Waste Management has committed to improving internal review processes and has shown Town staff how to identify such discrepancies in future reports.

He commended Waste Management for their transparency and partnership, noting that the overcharge was discovered during their internal audit and voluntarily reported to the Town.

He further noted that the CPI adjustment for solid waste services will be 5.24%, and that data shows a positive trend in recycling, with increased recyclable tonnage and reduced solid waste tonnage—an encouraging sign of community participation.

Administrator Muñiz shared that the Town is exploring future waste diversion strategies, particularly the separation of vegetative waste from bulky items to reduce landfill use, in alignment with recommendations from the Solid Waste Authority's master plan. He stated that he has asked the Town's Waste Management representative to return with options for Council consideration and recommended holding a future workshop to review and discuss those options in detail.

In closing, Administrator Muñiz took a moment to thank Susan for her exceptional work organizing the Town's 25th Anniversary Celebration, noting that her dedication and leadership reflected positively on the entire community. He expressed pride in the Town's staff and residents for coming together to make the event a success and reaffirmed his appreciation for the team spirit and commitment shown throughout the organization.

### **Ordinances – 2<sup>nd</sup> Reading**

**10.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 95. "OUTDOOR LIGHTING STANDARDS" BY ADDING AND MODIFYING DEFINITIONS, MODIFYING LIGHTING INTENSITY STANDARDS, ESTABLISHING PROHIBITED LIGHTING PRACTICES, AND PROVIDING FOR COMPLIANCE; AMENDING ARTICLE 70. – SIGN REGULATIONS, SECTION 070-070. – "GENERAL SIGN REQUIREMENTS FOR PERMANENT SIGNS," PERTAINING TO SIGN ILLUMINATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Council Member Jablonski, 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 WITH THE FOLLOWING AMENDMENT: AMEND SECTION 095-030(C), TO REFLECT MOTION SENSOR LIGHTS MUST SHUT OFF WITHIN TWO MINUTES.**

### **Ordinances – 1<sup>st</sup> Reading**

**11.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING SECTION 070-110 OF THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE PERTAINING TO NONCOMMERCIAL SIGNAGE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; 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 ORDINANCE ON FIRST READING.**

**12.** A AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA; AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 35, "CONDITIONAL USES," SECTION 035-080, "INDOOR AND OUTDOOR ASSEMBLY IN RURAL AND AGRICULTURAL DISTRICTS"; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Jablonski, 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 ORDINANCE ON FIRST READING.**

- 13.** Approval of Minutes
- a. March 27, 2025 Regular Meeting Minutes
  - b. April 10, 2025 Regular Meeting Minutes

The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski, 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 MARCH 27, 2025 REGULAR MEETING MINUTES AND APRIL 10, 2025 REGULAR MEETING MINUTES.**

- 14.** Adjournment

Meeting adjourned at 9:00 p.m.

*Respectfully submitted:*

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*Debra M. Ruesga, CMC, Town Clerk*

*Adopted by the Town Council on this 9<sup>th</sup> day of October, 2025.*

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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.

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

Thursday 7:00 PM

July 24, 2025

13400 Griffin Road

Present:

Vice Mayor Bob Hartmann

Russell Muñiz, Town Administrator

Council Member Jim Allbritton

Debra M. Ruesga, Town Clerk

Council Member Gary Jablonski

Emil C. Lopez, Town Financial Administrator

Council Member David S. Kuczenski

Richard Dewitt, Assistant Town Attorney

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 Vice Mayor Hartmann at 7:01 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

**MOTION: TO EXCUSE MAYOR BREITKREUZ'S ABSENCE.**

**Presentations**

**3. Legislative Updates - Senator Dr. Barbara Sharief, Representative Robin Bartleman, and Town Lobbyist Nelson Diaz, Southern Strategy Group**

Senator Dr, Barbara Sharief, Representative Robin Bartleman, and Town Lobbyist Nelson Diaz of the Southern Strategy Group, provided a legislative update to Town Council.

**4. Public Comment**

The following members of the public addressed the Town Council: Marianne Allen and Lazaro Padron.

**5. Board Reports**

George Morris spoke on behalf of the Aster Knight Foundation. He talked about Bingo at the Barn on September 27th and a new Pumpkin Patch event from October 16th–19th at Southwest Meadows Sanctuary Park. He shared that a monthly Food Truck Night would begin on September 2nd and continue the first Tuesday of each month at the Southwest Ranches Preserve. He discussed the Town's 25<sup>th</sup> Anniversary event and the oak tree at Rolling Oaks Park that was carved into a sculpture.

Debbie Green spoke on behalf of the Zero Waste Advisory Board. She reported that the Town continued to be recognized as a countywide leader in zero waste initiatives, driven by its opposition to incineration. She noted that Mayor Breitkreuz had proposed each municipality share monthly sustainability updates at the Solid Waste Authority Executive meetings to encourage collaboration and highlighted the Town's recent launch of its residential composting program. Ms. Green emphasized the Town's commitment to taking meaningful action and stressed the importance of regional cooperation to achieve long-term environmental goals.

## 6. Council Member Comments

Council Member Jablonski spoke about the following Town events:

- Bingo at the Barn on September 27<sup>th</sup>, 2025
- The 13th Annual Photo Contest for the 2026 SWR Town Calendar
- The Halloween Spooktacular Yard Decorating Contest
- The Southwest Ranches Pumpkin Patch
- The DMV FLOW Event for July 30, 2025
- The DMV FLOW Event for August 27, 2025
- The Budget Workshop for Proposed Budget FY 2026 on August 12, 2025, at 7:00 p.m.
- The First Budget Public Hearing – FY 2025-2026 Proposed Budget on September 15, 2025, at 6:00 p.m.
- The Second Budget Public Hearing – FY 2025-2026 Proposed Budget on September 25, 2025, at 6:00 p.m.

He stressed the importance of residents attending the Budget Workshop, stating it was one of the most important workshops of the year.

Council Member Kuczenski discussed illegal "snipe signs" in Sunshine Ranches, requested that the Legal Department send a cease-and-desist letter, and expressed interest in pursuing an injunction to prevent future violations. He spoke about the speeding issues in Sunshine Ranches and spoke about seeking community input before any installation of speed tables in the area. He discussed working with Representative Robin Bartleman in 2020 to exempt the Town from the state fireworks law, citing the negative impacts of fireworks on animals, pollinators, and veterans with PTSD. He requested that the Town Attorney consider pursuing the exemption again in the upcoming legislative session. He acknowledged the recent passing of longtime resident Brian Reynolds, a former president of the Sunshine Ranches HOA and informed the Council that Mr. Reynolds' spouse, Chere Reynolds, had expressed interest in joining the Rural Arts and Design Advisory Board. He expressed his intent to nominate her as an at-large member of the board, highlighting her background and interest in community involvement.

The following motion was made by Council Member Kuczenski, seconded by Council Member Jablonski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

### **MOTION: TO APPOINT CHERE REYNOLDS AS AN AT-LARGE MEMBER TO THE RURAL PUBLIC ARTS AND DESIGN BOARD.**

He informed Council Member Allbritton that Mrs. Reynolds may also be interested in the Public Traffic and Safety Committee. He addressed statements made during Public Comment and gave the resident suggestions on the issue.

Council Member Allbritton discussed the idea of forming a veteran's group in the Town and encouraged any interested veterans to reach out to him.

Vice Mayor Hartmann provided an update on Town resident Barbara Lester after a recent hospitalization and recognized the "Women of Rolling Oaks" and the community for supporting her. He encouraged residents to complete the Town's survey, emphasizing its importance in shaping future strategic planning and ensuring the preservation of the Town's rural and equestrian character. He noted that the survey results were critical in responding to the community's evolving needs. He referenced a draft resolution and ordinance submitted by resident Richard Ramcharitar regarding opposition to the incinerator and he said he would submit it to Town Administrator Muñiz to distribute to Town Council members for review. He proposed creating a Recognition Advisory Board to acknowledge residents who have significantly contributed to the community and suggested the board meet quarterly and collaborate with existing advisory boards. Council Member Jablonski said that he liked the idea but recommended that the Rural Arts Board assume this role to avoid forming a new committee. The Town Council agreed to revisit the proposal when Mayor Breitreuz returned. He reported that the South Florida Water Management District was removing invasive species along the west side of U.S. 27 near the conservation area and encouraged residents to thank the workers involved. He discussed the white house structure located in the sanctuary area of the Southwest Ranches Preserve, which had become infested with bees. He announced plans to inspect the site with resident Josh Dykes on the upcoming Sunday and invited experienced local beekeepers to contact him to assist with safely removing the hive. He spoke about his plan to lead quarterly birding tours within the Town, in partnership with the Parks Board and the Audubon Society, beginning in late fall. He said details would be shared in upcoming newsletters. Lastly, he addressed statements made during Public Comment

## **7. Legal Comments**

Assistant Town Attorney Dewitt advised the Town Council that the federal lawsuit filed by Atlas Investments, property owners of Cielo Farms, against the Town, Town Attorney Poliakoff, Town Administrator Muñiz, former Town Administrator Andy Berns, and Code Compliance Director Julio Medina, had been dismissed. He stated that the case was a joint effort with the Florida League of Cities Insurance Account Counsel, Jeff Hawkman, and he praised Mr. Hawkman's efforts on the case. He read statements from the federal judge regarding the case and stated that any discussions regarding recouping legal fees and such should be discussed in a different setting.

## **8. Administration Comments**

Town Administrator Muñiz clarified that the first budget hearing had been rescheduled to September 15th, as the originally planned date of September 11th was now observed as a Town holiday. He reported that the Town had received public records requests related to budget information from the Florida DOGE office and confirmed that all required documents had been submitted to the Governor's Office. He discussed Item 10 on the agenda and noted that the purchase of bunker gear for the Southwest Ranches Volunteer Fire Rescue Department should be approved as a piggyback contract with the Town of Davie, and that the final cost was expected to be under \$30,000. He reminded the Council that any legislative proposals for the upcoming

session must be submitted to the Broward Legislative Delegation by October 17th and encouraged early coordination with legal counsel. He also provided an update on the residential composting pilot program, with over 60 participants to date, and encouraged residents to sign up through the Town's website.

### **Resolutions**

**9.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A THREE YEAR EXTENSION TO THE AGREEMENT WITH FLORIDA TECHNICAL CONSULTANTS, LLC FOR CONTINUING GIS CONSULTING SERVICES UNDER THE ORIGINAL TERMS AND CONDITIONS AS APPROVED BY THE TOWN COUNCIL ON DECEMBER 13, 2018, PURSUANT TO RESOLUTION 2019-016; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ISSUE A PURCHASE ORDER; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

#### **MOTION: TO APPROVE THE RESOLUTION.**

**10.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE PURCHASE OF THIRTEEN (13) UNITS OF BUNKER GEAR EQUIPMENT FOR THE SOUTHWEST RANCHES VOLUNTEER FIRE DEPARTMENT FROM FIRE-TEC 1, INC. IN THE AMOUNT OF THIRTY THOUSAND TWO HUNDRED AND TWENTY DOLLARS AND SIX CENTS (\$ 30,220.06); AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Council Member Allbritton, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

#### **MOTION: TO APPROVE THE RESOLUTION WITH THE CAVEAT THAT IT IS A PIGGYBACK CONTRACT FROM THE TOWN OF DAVIE'S EXISTING CONTRACT WITH THE MAXIMUM AMOUNT OF UP TO THIRTY THOUSAND TWO HUNDRED AND TWENTY DOLLARS AND SIX CENTS (\$30,220.06).**

**11.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF SUNRISE PROVIDING WATER SERVICES TO 14501 LURAY ROAD, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF SUNRISE; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Council Member Jablonski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**12.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2024-2025 ADOPTED BUDGET FOR ROADWAY REPAIRS AND TRAFFIC SIGN MAINTENANCE; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, seconded by Council Member Kuczenski, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**13.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, SETTING THE PROPOSED MILLAGE RATE AND CURRENT ROLL BACK RATE PURSUANT TO SECTION 200.605, FLORIDA STATUTES, AND ESTABLISHING THE DATE, TIME AND PLACE AT WHICH PUBLIC HEARINGS WILL BE HELD TO CONSIDER THE PROPOSED MILLAGE RATE AND THE TENTATIVE BUDGET FOR FISCAL YEAR 2026; DIRECTING THE TOWN CLERK TO FILE SAID RESOLUTION WITH THE PROPERTY APPRAISER OF BROWARD COUNTY PURSUANT TO THE REQUIREMENTS OF FLORIDA STATUTES AND THE RULES AND REGULATIONS OF THE DEPARTMENT OF REVENUE FOR THE STATE OF FLORIDA; DIRECTING THAT A CERTIFIED COPY OF THIS RESOLUTION BE SENT TO THE BROWARD COUNTY PROPERTY APPRAISER AND TAX COLLECTOR; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Council Member Allbritton, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**14.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA PROVIDING FINDINGS; AMENDING IN PART SECTION 3 OF RESOLUTION 2011-084 BY PROVIDING A NEW DEFINITION; INCORPORATING THE 2025 FIRE ASSESSMENT REPORT; APPROVING PRELIMINARY NOT TO EXCEED FIRE PROTECTION ASSESSMENT RATES RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS IN THE TOWN OF SOUTHWEST RANCHES, FLORIDA FOR FISCAL YEAR 2025-2026; PROVIDING FOR THE IMPOSITION AND COMPUTATION OF FIRE PROTECTION ASSESSMENTS; PROVIDING FOR AN EXEMPTION FOR VETERAN'S WITH SERVICE CONNECTED TOTAL AND PERMANENT DISABILITY; PROVIDING FOR LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR

APPORTIONMENT; ESTABLISHING THE PRELIMINARY RATES OF ASSESSMENT; DIRECTING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF MAILED AND PUBLISHED NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Council Member Allbritton, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**15.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, RELATING TO THE PROVISION OF SOLID WASTE SERVICES, FACILITIES AND PROGRAMS TO RESIDENTIAL PROPERTIES IN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING AUTHORITY FOR SOLID WASTE SERVICES ASSESSMENTS; PROVIDING PURPOSE AND DEFINITIONS; PROVIDING FINDINGS; INCORPORATING THE SOLID WASTE SPECIAL ASSESSMENT METHODOLOGY REPORT; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; PROVIDING FOR A 50% EXEMPTION FOR VETERAN'S SERVICE CONNECTED TOTAL AND PERMANENT DISABILITY; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Council Member Allbritton, and passed by a 4-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, and Vice Mayor Hartmann voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**16. Appointments**  
**a. SWR Pioneer of the Year Award 2025 Nominees**

Vice Mayor Hartmann asked Town Administrator Muñiz to explain the item. Town Administrator Muñiz explained that the Broward Historic Preservation Board was seeking nominations for its "Pioneer of the Year" program, which honors individuals who have contributed to the County's history. He noted that past recipients from Southwest Ranches included Newell Hollingsworth and Mary Gay Chapels, and that a recognition ceremony would be held in November.

The Town Council made the following nominations:  
Vice Mayor Hartmann nominated Debbie Green.  
Council Member Allbritton had no nominations.  
Council Member Jablonski nominated Debbie Green.  
Council Member Kuczenski nominated Chris Brownlow.

Vice Mayor Hartmann stated that the nominations would be forwarded to Mayor Breitkreuz, who would make the final determination on which nominee to submit to the County.

**17. Adjournment**

Meeting adjourned at 9:27 p.m.

*Respectfully submitted:*

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*Debra M. Ruesga, CMC, Town Clerk*

*Adopted by the Town Council on this 9<sup>th</sup> day of October, 2025.*

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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.