

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

October 9, 2025

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor Bob Hartmann

Council Member Jim Allbritton

Council Member Gary Jablonski

Council Member David S. Kuczenski

Russell Muñiz, Town Administrator

Debra M. Ruesga, Town Clerk

Emil C. Lopez, Town Financial Administrator

Keith Poliakoff, 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 Mayor Breitkreuz at 7:00 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Presentations

3. Proclamation - Hindu Heritage Month and Festival of Diwali

The Town presented a proclamation that recognized the month of October as Hindu Heritage Month and honored the Festival of Diwali.

4. Proclamation - Breast Cancer Awareness Month

The Town presented a proclamation that recognized the month of October as Breast Cancer Awareness Month.

5. Public Comment

The following members of the public addressed the Town Council: Michael Katz.

6. Board Reports

Debbie Green spoke on behalf of the Schools and Education Advisory Board. She discussed the Board's fundraising event, the "Secret Garden Tours", happening on November 15th.

Debbie Green spoke on behalf of the Zero Waste Advisory Board. She spoke about the Board working with Sneaker Impact, a company focused on recycling sneakers and how it can benefit the Town. She said they are working with WM on facility tours and that hopefully in January they will have tours available on Saturdays. She talked about the Town's composting program and reminded residents that spots were still available and encouraged everyone to sign up. She discussed the Board organizing a Town-wide recycling contest that would have the districts compete against each other on the amount of properly recycled materials.

7. Council Member Comments

Council Member Jablonski announced that the DMV FLOW event would not be returning to the Town for the remainder of the year but are anticipated to be back in January of 2026. He spoke about the following Town events:

- HAZMAT at the Barn on October 11, 2025
- The Halloween Spooktacular Yard Decorating Contest
- The Southwest Ranches Pumpkin Patch from October 16th through October 19th
- The Halloween ROCA Event on October 25, 2025, from 6:00 to 9:00 p.m.
- The Holiday Lights Contest with the deadline to enter being December 4th, 2025
- The Food truck Event at the Preserve on the first Tuesdays of the month, from 4:00 to 9:00 p.m.

He spoke about the Town of Davie's microchipping event for any type of pet that was open to Town residents. He stated that event was happening at Robbins Lodge Park in Davie on October 25th from 11:00 a.m. to 3:00 p.m.

Council Member Allbritton spoke about the headway the Town has made with the drainage projects around the Town. He said that residents told him they are happy with the progress, and he thanked Public Works Director Rod Ley for the hard work that has been done. He spoke about notifying veterans in the Town of the upcoming events in October and November. He announced that the Town was having a "Sock-tober" event, that was collecting new socks to be donated to a local organization.

Council Member Kuczenski discussed the Halloween Spooktacular Yard Decorating Contest, saying that the registration deadline will be October 17th, judging occurring on October 20th, and awards to be given on October 24th. He spoke about attending a tour of the Sneaker Impact facility with the Zero Waste Advisory Board and about the presentation on the process of selecting shoes to be resold outside of the country or recycled. He stated the intent is to have a Sneaker Impact box at Town Hall for residents to donate shoes for recycling. He thanked Board Member Jessica Harmann for organizing the tour and for establishing a relationship with Sneaker Impact. He talked about the Map Broward Sheridan Street project and said that he would like to have them do a presentation to the Town Council to explain the data points of the project in further detail. Lastly, he discussed the presentation by Public Works Director Rod Ley regarding the installation of speed tables in the Sunshine Ranches neighborhood and said that the speed tables would help reduce speeding in the area and that he would like the Town to help with the installation.

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 Breitreuz voting yes.

MOTION: TO REQUEST THE ENGINEERING DEPARTMENT TO CREATE A PROPOSAL FOR THE PLACEMENT AND THE COST OF SPEED TABLES TO BE INSTALLED ALONG LURAY ROAD AND TO PRESENT THE INFORMATION TO THE SUNSHINE RANCHES HOA.

Vice Mayor Hartmann discussed the Sneaker Impact facility tour and stated that the most important aspect of their organization was that they were removing materials from the waste stream and preventing them from going to incinerators or landfills. He spoke about the success

of the first night of the Fall Rancher Academy and how the program is getting stronger every year. He talked about the Wings Over the Ranches, bird watching program, that he developed and thanked Parks, Recreation, & Forestry Director December Lauretano-Haines and Deputy Town Clerk Dan Stewart for their assistance in the matter. He said there will be four upcoming tours, at four different parks, on Saturdays from 8:00 a.m. to 10:30 a.m. He said the dates and parks were the following:

- November 22, 2025 – Sunshine Ranches Equestrian Park
- January 10, 2026 – Rolling Oaks Park
- March 14, 2026 – Country Estates Park
- August 15, 2026 – Southwest Meadows Sanctuary & Calusa Corner

He stated that the different times and locations will provide more opportunities to see various types of birds. He said to make sure to bring water and binoculars and to sign up on the Town website.

Mayor Breitkreuz discussed the Sheridan Street Widening Project meeting and expressed that he believes Broward County heard the message from the Town and that they will take that into account and possibly make some changes. He thanked the residents for attending and voicing their opinions and thanked Council Member Kuczynski for organizing residents to attend. He spoke about the Rancher Academy and said that it was the first time he was able to attend and that it was a wonderful experience and that he was looking forward to the second night. He talked about the importance of the Academy and how residents can learn about how the Town functions and outside entities, such as realtors, can learn about the Town's rural lifestyle. He provided an update on the Solid Waste Authority, the group that developed the County's 40-year Master Plan on Solid Waste. He stated that as part of the submitted plan there will be no new incinerators and that if incineration was needed in the future the locations would be limited to existing facilities. He discussed that Facilities Agreement of the Master Plan and that many of the facilities will be privately owned and said that another part of the agreement is that 80% of Broward County as represented by their municipalities need to sign on to the agreement. He stated that it is critical that the County reach the 80% and that education will be vital in achieving that goal. He spoke about false information that was being spread regarding the cost of recycling. He clarified that the cost of recycling is more expensive but only about 10 to 15% more, not double as being stated. He spoke about how the different materials were going to be divided into and sent into different areas reducing landfills and that new technology should even reduce that cost. He said that paying a 10% additional cost is worth it for the future of the children and grandchildren. He addressed statements made about certain plants for hedges in Public Comment and Town Attorney provided further clarification. He said that Code Compliance Director Julio Medina needed to be involved in a discussion and asked Administration to work on the issue.

8. Legal Comments

Town Attorney Poliakoff advised the Town Council that the Town send notices to homeowners along Luray Road that speed tables are possibly being installed to confirm if they want them placed in front of their home. He spoke about the case of the resident allegedly wiretapping Town

Hall. He stated that it was discussed that at the time of the incident there were criminal and civil issues with the case and that the Town had nothing to do with the criminal case, as that would be through the State Attorney's Office, but the Town Council Members had asked about civil recourse regarding the issue. He said there were monies spent on revamping security of Town Hall because of the incident. He spoke about the prior federal lawsuits filed against the Town and members of Town Staff and that Town Council had asked that a counter suit be filed to protect the Town and to recoup the monies spent by the Town. He stated that most of the federal lawsuits have been dropped and the Town anticipates the last case to be dismissed as well, so he advised that it would be more beneficial for the Town to file the lawsuit in State court instead. Town Council agreed that State court would be preferred with Mayor Breitkreuz adding that he would prefer all the lawsuits to be dropped against the Town and that if they were he would push for the Town's lawsuit to be dropped as well so that everyone could move forward. Town Attorney Poliakoff acknowledged the Town Council's and Mayor's directives and stated that the damages would be itemized and listed.

9. Administration Comments

Town Administrator Muñiz stated that Town Administration needed direction from the Town Council regarding appropriation requests the Town wanted to submit to the State, by the October 15th deadline. He listed the projects as the Town's Fire Station, Town Fire Truck, the Rolling Oaks Drainage Project, Water and Sewer Lines to Town Hall, various guardrail projects from Stirling Road to Old Sheridan, along Appaloosa Trail, Hancock Road, or Melaleuca Road. A discussion ensued among the Town Council, Town Administrator, and Town Attorney regarding the best options for allocation requests to the State. The following decisions were made on the allocations for each project:

- Fire Station – Request an additional \$900,000 from the State with no match from the Town of Southwest Ranches
- Fire Truck – With the total estimated cost of the purchase being \$1,191,590 the Town would request \$536,215 from the State and the Town providing \$655,375
- Rolling Oaks Drainage Project – The total project cost is \$680,750, the Town will request \$340,375 from the State, and provide \$249,625 plus the value of the right of way, \$90,750, totaling \$340,375
- Water and Sewer Lines to Town Hall – The Town will request the total amount of the cost of the project, \$3,517,500, from the State, with no match
- Guardrail Project – The Town selected the guardrail installation project along Hancock Road, from Stirling Road to Old Sheridan Street, with the total cost of the project being \$800,000, and the Town requesting \$640,000 and providing \$160,000

He discussed the upcoming Town Council Workshop Meeting on October 23, 2025, which is to discuss Municipal Utility Service Areas. He stated that he would also like to add to the discussion the topic raised prior by Council Member Kuczenski regarding the repair of roads and Town Right-of-Ways that are damaged during the installation process of water and sewer lines. He asked that Town Council provide some guidance at the meeting to develop an Ordinance on how the Town can handle these types of situations in the future. Vice Mayor Hartmann suggested that

Town Council focus on the maps of the Municipal Utility Service Areas at the Workshop meeting and schedule a specific Workshop on the road and Right-of-Way construction reimbursement.

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.

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 Breitzkreuz voting yes.

MOTION: TO APPROVE THE RESOLUTION.

- 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

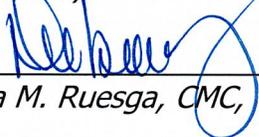
The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitzkreuz voting yes.

MOTION: TO APPROVE THE JUNE 12, 2025 REGULAR MEETING MINUTES, JUNE 26, 2025 REGULAR MEETING MINUTES, AND JULY 24, 2025 REGULAR MEETING MINUTES.

12. Adjournment

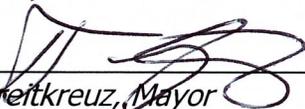
Meeting adjourned at 8:30 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 22nd day of January, 2026.



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.