

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

January 22, 2026

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Russell Muñiz, Town Administrator

Vice Mayor Gary Jablonski

Debra M. Ruesga, Town Clerk

Council Member Jim Allbritton

Emil C. Lopez, Town Financial Administrator

Council Member Bob Hartmann

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 7:14 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Presentations

3. Proclamation – Protection of the Monarch Butterfly

The town presented a proclamation that recognized the Town's responsibility to protect the Monarch Butterfly.

4. Public Comment

There were no public comments.

5. Board Reports

Harold Gubnitsky spoke on behalf of the Zero Waste Advisory Board. He discussed the International Day of Zero Waste event happening on March 29th at 1:00 p.m. at the pavilion at the Southwest Meadows Sanctuary Park. He talked about the Zero Waste Board logo and thanked Council Member Hartmann for designing it. He spoke about the grand opening event at the new WM Recycling facility that occurred on February 19th and said that more tours of the facility will be available in the coming months. He discussed working with Mayor Breitkreuz on the Solid Waste Authority's initiative for education on the Master Plan. Lastly, he said that he was looking forward to the lifting of the cone of silence for the Zero Waste Consultant RFP.

Debbie Green spoke on behalf of the Schools and Education Advisory Board. She discussed the Hawk's Bluff Food Truck event scheduled for Friday, January 23rd at the Equestrian Park. She talked about the Town's College Scholarship Fund and said that Flamingo Flocking will be starting at the beginning of February. She reminded everyone that the Barn Dance will be happening in March and that the Town's 5k will be in April.

George Morris spoke on behalf of the Aster Knight Foundation. He discussed the success of the Country Fair and Carnival. He stated the Foundation's next event was the Chili Cook Off on February 28th and thanked the Town Council and residents for their support.

6. Council Member Comments

Vice Mayor Jablonski spoke about the following Town events:

- The Town Volunteer Dinner on January 29th at the Barn
- April 25, 2026 Unity in Diversity 5k
- FLOW Mobile event on January 28th
- BCPA visit to Town Hall the first Tuesday of every month

He discussed the Solid Waste Authority (SWA) meeting that he attended. He stated that he was proud of Mayor Breitkreuz and his influence on the Board and thanked Town resident Debbie Green for her attendance at the meetings. He advised the residents that Town Hall would be closed December 24th and 25th, and December 31st and January 1st.

Council Member Hartmann discussed the details of the International Day of Zero Waste event. He spoke about the Wings Over the Ranches bird-watching tour that happened at the Barn and said it was a great experience for everyone. He talked about the success of the Country Fair and Carnival and congratulated the Aster Knight Foundation on the event. He stated that he finished removing bees from the historical house. He discussed the Town of Davie's Community Police Academy and said that a majority of Davie's Dive Team consists of officers that work in the Town of Southwest Ranches. He commended Mayor Breitkreuz on his hard work with the SWA and his efforts on preventing the incinerator from being placed in the local area. He also thanked Debbie Green for her efforts with the SWA, as well.

Council Member Kuczenski thanked Mayor Breitkreuz for his collaboration with the SWA and the hard work he has done on keeping the incinerator away from the Town. He discussed speeding in the Town and told a story about why he became an advocate against speeding. He spoke about holes being left in swales due to bulk trash pick-up and suggested placing signs as a reminder for people to shift their bulk trash to different parts of their swales. He notified the Town Council that at the next meeting he will formally ask the Town Attorney to draft changes to the Town Charter regarding Town Council salary and raises and that he would like to change it to a super majority vote instead of having a charter amendment for salary increases.

Council Member Allbritton discussed Florida State Senate Bill 48 and House Bill 313 regarding "Granny Flats" and how the State is forcing local municipalities to allow them in their districts and how that can create short term rentals in the Town. He said the new laws do not include a clause that local governments could rule against having them in the area. He spoke about schools closing in Broward County due to low enrollment and lack of funding. He talked about attending the Broward Leaders Water and Climate Academy and said it was a unique experience and spoke about Green Cay Nature Center which they visited while at the Academy. He discussed the bus stop on Dykes Road and stated that on January 30th the Town will be having a dedication ceremony for the new guardrail and bus stop signage.

Mayor Breitkreuz thanked the Town Council for their kind words with his involvement with the SWA and stated that it has been a team effort along with many Town residents contributing their time and attending many meetings and events to help with the matter. He said the next step of the plan is getting the municipalities in the County to approve joining the SWA's ILA authorizing the Master plan. He stated that he would be visiting other municipalities to speak to them about approving the Master Plan and welcomed residents to join him. He provided an update on the CCA property and said that the three items that were holding the sale were close to being finished and that they will hopefully be completed by February. He spoke about the Fire Advisory Board, and its decision to have the Town of Davie Fire Chief provide an annual update to the Board, as well as having the Fire Department provide a liaison at the meetings to work closer with Board. He asked Town Administrator Muñiz to work on the Board's recommendations with the Town of Davie.

7. Legal Comments

Town Attorney Poliakoff provided an update on the purchase of real property for use as the Public Safety Building. He said the owner is willing to sell the property, but they are at an impasse as to the cost for the property. He explained the eminent domain process and stated that he has started the process so the Town could use eminent domain to purchase the property.

8. Administration Comments

Town Administrator Muñiz advised Town Council that a memo was created regarding Agenda Item 12 and placed on the dais for review. He stated that would explain the memo in detail once the item was brought before Council.

Ordinance – 1st Reading

9. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CREATING SECTION 3.4 OF THE TOWN'S CODE OF ORDINANCES ENTITLED "NON-NATIVE SPECIES PROTECTION ACT"; PROVIDING FOR INCLUSION IN THE TOWN'S CODE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE.

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

MOTION: TO APPROVE THE ORDINANCE ON SECOND READING.

Resolutions

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PURCHASE ORDER IN THE AMOUNT OF FIFTY-ONE THOUSAND EIGHT HUNDRED THIRTY DOLLARS AND ZERO CENTS (\$51,830.00) WITH MES SERVICE COMPANY LLC TO PURCHASE A SET OF EXTRICATION TOOLS; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE THE PURCHASE ORDER; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2025-2026 ADOPTED TOWN BUDGET; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH WASTE MANAGEMENT NATIONAL SERVICES, INC. (WMNS, INC.) IN THE AMOUNT OF FIFTY-NINE THOUSAND EIGHT HUNDRED AND FORTY-ONE DOLLARS AND ZERO CENTS (\$59,841.00) FOR ZERO WASTE CONSULTING SERVICES; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO TABLE THE ITEM.

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE FRANCHISE AGREEMENT WITH WASTE MANAGEMENT, INC. OF FLORIDA TO ALLOW FOR THE MODIFICATION OF BILLING RESPONSIBILITY FOR ADDITIONAL SOLID WASTE CARTS PROVIDED TO RESIDENTIAL SERVICE UNITS; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH THE BROWARD COUNTY TAX COLLECTOR FOR THE UNIFORM COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

MOTION: TO APPROVE THE RESOLUTION.**Discussion****15. Speed Tables in Sunshine Ranches**

Council Member Kuczenski presented to the Town Council a preliminary plan of locations for speed tables to be placed in the Sunshine Ranches neighborhood. The funding of the project would be provided a private resident of the Town.

A discussion ensued between the Town Council, Town Administrator, and Town Attorney regarding the location of the speed tables and different aspects of the project. It was decided that further discussion with the resident should be had before moving forward with the project.

16. Approval of Minutes

- a. October 9, 2025 Regular Meeting Minutes**
- b. October 23, 2025 Workshop Meeting Minutes**
- c. October 23, 2025 Regular Meeting Minutes**

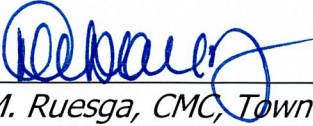
The following motion was made by Council Member Hartmann, seconded by Vice Mayor Jablonski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski, and Mayor Breitzkreuz voting yes.

MOTION: TO APPROVE THE OCTOBER 9, 2025 REGULAR MEETING MINUTES, THE OCTOBER 23, 2025 WOKSHOP MEETING MINUTES, AND THE OCTOBER 23, 2025 REGULAR MEETING MINUTES.

24. Adjournment

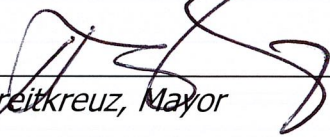
Meeting adjourned at 9:50 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 14th day of May, 2026.



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.