

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

March 26, 2026

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor Gary Jablonski

Council Member Jim Allbritton

Council Member Bob Hartmann

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 7:03 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

At this time Mayor Breitkreuz recognized Town of Davie Detective Eddy Velazquez as the 2025 Town of Southwest Ranches Officer of the Year. Town Administrator Muñiz read a statement describing Detective Velazquez's work history and accomplishments. Detective Velazquez was recognized with a plaque and gift certificate.

Presentations

3. Town Council Acceptance of the Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2025

Town Financial Administrator Lopez provided an explanation of the Annual Comprehensive Financial Report. He highlighted key aspects of the report including that the unassigned fund balance stayed at roughly 8.1 million with a slight increase of \$68,000; the Town spent over \$2 million in infrastructure improvements, and that the town has an unassigned fund balance of 32%, instead of the required 25%, giving the Town an excess close to \$2 million that can be used in the acquisition of an Emergency Operations Center. He thanked the Town Council and Town Administrator Muñiz for their support, as well as the department heads of the Town Staff. He thanked the Finance Team, Deputy Financial Administrator Richard Strum, Senior Accountant Arianna Durbeej, and Town Procurement Officer Christina Semeraro for their dedication and hard work. He introduced representatives from Citrin Cooperman & Company, to present the report to the Town Council. The representatives provided a brief explanation of their audit report.

4. Presentation with i9 Sports

Armando DeMolina of i9 Sports presented to the Town Council an update on the current enrollment and status of the programs in the Town and the future plans of the programs.

5. Public Comment

There were no Public Comments.

6. Board Reports

Debbie Green spoke on behalf of the Schools and Education Advisory Board. She thanked all the residents that participated in the Flamingo Flocking and Barn Dance events. She discussed the

measures used at the Barn Dance to reduce waste, such as recycling and composting. She stated that the Town's 5k would be April 25, 2026, and encouraged everyone to participate to help raise funds for the Town's College Scholarship Fund.

7. Council Member Comments

Vice Mayor Jablonski spoke about the following Town events:

- Rolling Oaks Easter Egg Hunt on March 28th at the Barn
- Public Workshop on the Town's Horse Trails on March 31st
- International Zero Waste Day Event on March 29th
- Wildlife Seminar at Town Hall on April 2nd
- Hazmat at the Barn on April 11th
- April 25, 2026 Unity in Diversity 5k
- A tentative Strategic Planning meeting at Town Hall on April 27th
- Memorial Day event on May 25th
- Deadline of May 29th for the Town Scholarship Fund
- Possible FLOW Mobile event on April 22nd

He provided advice on using germicidal bleach as an alternative for killing weeds. He reminded residents that Mother's Day is May 10th.

Council Member Hartmann discussed the International Day of Zero Waste event on March 29th. He said that if the Farmer's Market closed due to inclement weather, then the event would be canceled, but if the Market was open, the event would start at 1:00 p.m. He provided additional information on statements made by Vice Mayor Jablonski regarding weed removal.

Council Member Kuczenski provided an update on the Sunshine Ranches HOA elections and stated that the Board had been reelected. He thanked Chris Brownlow for her work as the Sunshine Ranches HOA President, as well as serving on the Schools and Education Advisory Board and the Parks, Recreation, Forestry, and Natural Resources Advisory Board. He said the Town Council is still working on the placement of speed tables in Sunshine Ranches to reduce speeding in the neighborhood.

Council Member Allbritton spoke about the Rolling Oaks Easter Egg Hunt on March 28th at the Barn. He spoke about the Relay for Life dinner event at Wings n' Things and the Relay for Life Walk. He thanked Town resident, Eric Hullman, for voluntarily picking up the trash along Griffin Road between 166 Avenue and 178 Avenue. He discussed attending the Town of Davie's Police Department Awards presentation. He said that the Town is lucky to have a great partnership with the Town of Davie Police Department. He talked about the Town's Memorial Day event for Veterans and asked if any veterans were interested in attending, to please contact him or Parks, Recreation & Forestry Director December Lauretano-Haines.

Mayor Breitzkreuz provided an update on the Solid Waste Authority Master Plan. He stated that there was a setback passing the Facilities Agreement and that it is still moving forward, however, it is not ready to be provided to the public yet. He spoke about the issue of reporting potholes on social media. He said that if anyone needed to contact him, to please call him on his cell phone instead of social media, because he does not check it often. He discussed Town Administration sending out letters to local auto dealerships to ask them to drive safely in the Town during their test drives and said this has helped slow down traffic from the dealerships in the past. He spoke about the Town Hall Workshop happening on March 31st for the Horse Trails. He asked that members of the equestrian community please come to the meeting to provide their thoughts and ideas on what can help the Town improve the horse trails around Town. He discussed the bid that was put out to the public regarding the five signs to be placed in front of the parks in Town. He said that the bid came back at approximately \$230,000, which was \$130,000 over budget. He stated that he was not comfortable purchasing the five signs at that cost due to the uncertain future of the Town's budget. Vice Mayor Jablonski suggested sending the design back to the Rural Public Arts and Design Advisory Board for changes. Mayor Breitzkreuz stated that he would prefer reducing the number of signs to two for this fiscal year and wanted suggestions on which park to place the signs. Council Member Hartmann interjected that the placement of the signs was decided upon by the Board. He suggested sending out the bid again. Further discussion ensued on which action to take with the signs with the consensus to have Town Administrator Muñiz contact the vendor to see if any modifications can be done to reduce costs.

8. Legal Comments

Town Attorney Poliakoff congratulated Detective Velazquez on his award and Town Financial Administrator Lopez on the accomplishments of the audit. He provided an update on the potential property site for the fire station and said that the Town has hired an appraiser to assess the property, and the property value was appraised at \$1.980 million. He said copies of the report would be provided to the Town Council and the property owner's legal counsel. He discussed the next steps in the acquisition of the property and told Town Council they would see a Resolution on the agenda within the next 30 days.

9. Administration Comments

Town Administrator Muñiz advised Town Council that there are two upcoming meetings for the Town's Strategic Planning. The Visioning Session on Saturday, April 4th, from 9:00 a.m. to 1:00 p.m. at the Barn, and the Community Workshop at Town Hall on Monday, April 27th, at 7:00 p.m. He discussed the repair and replacement of fire wells in the Town and the necessity of a quick turnaround to fix the wells due to life safety issues. He asked Town Council for a consensus that as part of his administrative duties to be able to authorize these repairs without Council consent and that if the costs were over his purchasing threshold, that he would bring a Resolution to Town Council for authorization after the fact. There was a consensus by Town Council to allow the Town Administrator to authorize these repair costs, with the caveat that he would notify Town Council immediately if the cost went over the Town's budget.

Ordinance – 2nd Reading

8. 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 DATE. {Approved on first reading January 22, 2026}

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 ORDINANCE ON SECOND READING.

Ordinance – 1st Reading

10. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA; AMENDING THE CODE OF ORDINANCES CHAPTER 14, "PARKS AND RECREATION", ARTICLE II, "PARK RULES AND REGULATIONS", TO CREATE A NEW SECTION OF THE TOWN CODE ENTITLED "PUBLIC SMOKING AND VAPING PROHIBITION"; PROVIDING FOR INCLUSION IN THE TOWN'S CODE; PROVIDING FOR CONFLICTS; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY, 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 Member Kuczenski, Vice Mayor Jablonski, and Mayor Breitkreuz voting yes, and Council Members Allbritton and Hartmann voting no.

MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.

Resolutions

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE FIRST AMENDMENT (THE FACILITIES AMENDMENT) TO THE INTERLOCAL AGREEMENT FOR SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA; AUTHORIZING THE APPROPRIATE OFFICIAL TO EXECUTE THE FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT; AUTHORIZING THE TOWN CLERK TO PROVIDE A COPY OF THIS RESOLUTION AND THE EXECUTED FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT FOR SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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 TABLE THE ITEM TO THE APRIL 23, 2026 REGULAR TOWN COUNCIL MEETING.

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH ABBE & ASSOCIATES, LLC DBA ZERO WASTE ASSOCIATES ("ZERO WASTE ASSOCIATES") IN THE AMOUNT OF THIRTY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$35,000.00) 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 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 RESOLUTION.

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA ACCEPTING THE SELECTION COMMITTEE'S RECOMMENDATION AND AWARDING A CONTINUING SERVICES AGREEMENT WITH RES FL CONSULTING LLC DBA ESCIENCES FOR IMPLEMENTATION OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT REQUIREMENTS; 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 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 RESOLUTION.

14. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ACCEPTING AND APPROVING AN AGREEMENT WITH BROWARD COUNTY TO RECEIVE FOUR HUNDRED EIGHTY-FIVE THOUSAND THREE HUNDRED FIFTY-EIGHT DOLLARS AND ZERO CENTS (\$485,358.00) FOR A TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION PROJECT IN THE GREEN MEADOWS NEIGHBORHOOD, AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY, TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Hartmann, seconded by 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.

15. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING SIX (6) CHANGE ORDERS TO THE AGREEMENT WITH EAST COAST BUILDERS AND DEVELOPERS TOTALING FIFTY-ONE THOUSAND SEVENTY DOLLARS AND ZERO CENTS (\$51,070.00) FOR CONSTRUCTION OF THE SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS PROJECT; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE THE CHANGE ORDERS; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; 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 APPROVE THE RESOLUTION.**16. Approval of Minutes****a. December 11, 2025 Regular Meeting Minutes**

The following motion was made by Vice Mayor Jablonski, 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 DECEMBER 11, 2025 REGULAR MEETING MINUTES.**17. Appointments****a. 2026-2027 Broward League of Cities Board of Directors Appointment, Alternate, and Second Alternate**

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 APPOINT COUNCIL MEMBER ALLBRITTON AS THE DIRECTOR, VICE MAYOR JABLONSKI AS THE ALTERNATE, AND COUNCIL MEMBER KUCZENSKI AS THE SECOND ALTERNATE.

b. Broward MPO Citizens' Advisory Committee Member Selection

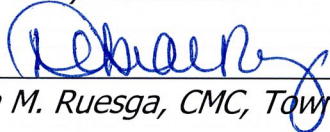
The following motion was made by Vice Mayor Jablonski, seconded by Council Member Hartmann, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski, and Mayor Breitkreuz voting yes.

MOTION: TO TABLE THE ITEM TO THE APRIL 23, 2026 REGULAR TOWN COUNCIL MEETING.

18. Adjournment

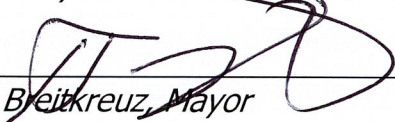
Meeting adjourned at 8:52 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 11th day of June, 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 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.