

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

April 9, 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 7:00 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

Mayor Breitkreuz asked for a moment of silence in honor of Coral Springs Vice Mayor Nancy Metayer. He stated that she was a wonderful person that was a forward-thinking individual that was full of energy and positivity that tragically lost her life due to domestic violence.

Presentations

3. Proclamation - Child Abuse Prevention Month - April

The Town presented a proclamation that recognized April 2026 as Child Abuse Prevention Month.

4. FPL Andytown/Oasis Transmission Project

Mr. Baldwin English, External Affairs Initiative Director of Florida Power and Light (FPL) and Mr. Craig Coughlin, Project Manager, presented to the Town Council on the Andytown/Oasis Project. They explained that the project was an expansion of the transmission corridor from the existing Andytown substation located in the southwest corner of the Town of Southwest Ranches down into South Miami Dade to the Oasis substation.

5. Presentation - State Representative Robin Bartleman - Legislative Update

State Representative Robin Bartleman provided the Town Council with an update on the most recent legislative session and spoke about legislation that may affect the Town.

6. Public Comment

The following members of the public addressed the Town Council: Sikh Youth Association and Carlos Martinez.

7. Board Reports

Harold Gubnitsky spoke on behalf of the Zero Waste Advisory Board. He discussed the International Day of Zero Waste event on May 23rd at the Farmer's Market. He thanked the Town Council for supporting the Zero Waste Consultant and talked about meeting with them at the next Advisory Board meeting. He said the next WM Recycling tour is on April 18th and that space was still available if anyone was interested in attending. Lastly, he announced that District 3 was the winner of the Board's recycling contest for the quarter.

8. Council Member Comments

Vice Mayor Jablonski spoke about the following Town events:

- Hazmat at the Barn on April 11th
- WM Recycling Facility Tour on April 18th
- April 25, 2026 Unity in Diversity 5k
- Strategic Planning meeting at Town Hall on April 27th at 5:30 p.m.
- FLOW Mobile event on April 29th at Town Hall
- Memorial Day event on May 25th
- Deadline of May 29th for the Town Scholarship Fund
- International Day of Zero Waste event on May 23rd

He stated that Town Hall will be closed on Memorial Day and reminded residents that Mother's Day is May 10th. He discussed that the Publix located on SW 148th Avenue and Griffin Road would be temporarily closing soon and said that the building would be demolished, and a new modern Publix would be built in its place.

Council Member Hartmann stated that he had no comments.

Council Member Kuczenski addressed an issue mentioned during Public Comments. He discussed the citizen vacancy for the Broward MPO Citizen's Advisory Committee and nominated George Morris for the position.

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 Breitzkreuz voting yes.

MOTION: TO APPOINT GEORGE MORRIS TO THE CITIZENS ADVISORY COMMITTEE FOR THE BROWARD MPO.

He provided an update on the speed tables being placed on Luray Road and stated that they were on the way. He said that the Town was in the process of getting a traffic engineer to help determine the placement of the privately funded speed tables.

Council Member Allbritton spoke about the Rolling Oaks Easter Egg Hunt on March 28th at the Barn. He stated that it was organized and paid for by the Rolling Oaks Association and that the Town could possibly help sponsor the event in the future and provide money to help with the costs. He discussed the Multi Use Trails Workshop meeting and stated that it was attended by a great group of residents and that it would be beneficial if the Town had a board or committee for the trails. He spoke about attending the South Florida Wildlife Center Town Hall meeting and said the organization is going to be a great addition to the Town. He talked about the Tip a Cop event held at CJ Black's with the Town of Davie police Department and said that it was a wonderful

event and said that it raised money for the Special Olympics. He discussed 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. Lastly, he spoke about Coral Springs Vice Mayor Nancy Metayer and said that he had the privilege of knowing her and that she was a wonderful woman and would be deeply missed. He talked about the upcoming memorial service for her at Coral Springs City Hall.

Mayor Breitzkreuz confirmed that the memorial service for Vice Mayor Matayer would be a week from Friday. He discussed the Multi Use Trails Workshop and stated that he was impressed with the number of residents that attended the meeting. He said that it was a positive meeting and talked about the discussions had by the residents. He stated that one of the ideas from the meeting was to have a Board to help develop a plan for the trails and thanked everyone for attending. He provided an update on the Solid Waste Authority. He stated that the Executive Board has approved the Facilities plan and has sent it to the Governing Board for approval and then it will be sent to the municipalities to approve. He said the Facilities agreement needs to be approved by representatives of 80% of the 28 municipalities that are part of the Interlocal Agreement. He discussed the issue of property taxes that may affect the Town's budget in the future. He stated that Town Administration is already working on developing alternative revenue sources and adjustments that can be made so the Town can continue functioning properly. Lastly, he addressed the statements made about diversity. He stated that he would not address those comments directly but said that the Town was a diverse community and that he was proud of that. He stated that the 5k name would stay "Unity in Diversity" and that the name represented the Town and its diversity and how it comes together to support a great cause in the Town's Scholarship Fund. He discussed the sale of the Milagros property for the Public Safety building and that he met with the owner of the property. He said that the meeting went well and that a verbal agreement was made to purchase the property for 3 million dollars and that the Town Administration and Town Attorney have sent a Letter of Intent to purchase the property and that if all goes well the property would be closed on in 90 days.

9. Legal Comments

Town Attorney Poliakoff stated that Town Administrator Muñiz was working expeditiously to start the due diligence process and of obtaining the formal survey of the Milagros property. He said that Town Administration would like Town Council to consent to move forward with the process while the Town simultaneously putting the property under contract. He said this would speed up the process and allow the Town to close within the 90 days. He also asked for a consensus for authorization that a purchase and sale agreement be brought before the Town Council at the next Regular Town Council meeting.

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 AUHORIZE TOWN ADMINISTRATION TO BEGIN THE DUE DILIGENCE PROCESS AND TO CREATE A PURCHASE AND SALE AGREEMENT FOR THE MILAGROS PROPERTY FOR THE NEW EMERGENCY OPERATIONS CENTER.

Town Attorney Poliakoff added that the Town did have an appraisal on the property and that it is getting the property at fair market value. He discussed House Bill 1217 and clarified that it pertains to zero emissions and not zero waste. He explained that this meant the Town could not use government funds to stop the installation of an incinerator, but it could use those funds to promote zero waste. He spoke about House Bill 1329 which states that the Town must go through the formal process of creating a budget and then showing how it can decrease the budget by 10%, but said that the Town had no obligation to keep the 10% budget cut, it just had to show where it could be done. He stated that there are numerous other bills that may affect the Town and that his office is still reviewing them and would advise Council.

10. Administration Comments

Town Administrator Muñiz reminded Town Council of the FBI Facility tour in Miramar happening on April 16th at 10:00 a.m. He advised Town council that there is also a movie on climate change at the Museum of Discovery and Science happening on April 16th at 6:30 p.m. and that if any Council Member would like to attend to please let him know and he will contact the museum to reserve a seat for them.

Ordinance – 2nd Reading

11. 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 AMENDED 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. {Approved on first reading on March 26, 2026}

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 ORDINANCE ON SECOND READING.

Ordinance – 1st Reading

12. AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, SUBMITTING TO REFERENDUM AN AMENDMENT TO THE TOWN'S CHARTER; PROPOSING THE FOLLOWING AMENDMENT TO BE CONSIDERED ON THE NOVEMBER 3, 2026 GENERAL ELECTION BALLOT: TO AMEND ARTICLE II "TOWN COUNCIL; MAYOR" SECTION 2.07 "COMPENSATION; REIMBURSEMENT FOR EXPENSES" TO INCREASE THE COUNCIL MEMBERS' AND MAYOR'S COMPENSATION WHILE ALSO ADDING A MAXIMUM THREE PERCENT (3%) ANNUAL COST-OF-

LIVING INCREASE BASED UPON THE CONSUMER PRICE INDEX FOR WAGE EARNERS AND CLERICAL WORKERS ("CPI-W"); DIRECTING THE TOWN CLERK TO PROVIDE FOR A NOTICE OF ADVERTISEMENT OF THE REFERENDUM ELECTION TO BE PUBLISHED IN ACCORDANCE WITH THE STATE OF FLORIDA ELECTION CODE; SUBMITTING THE REFERENDUM TO THE QUALIFIED VOTERS OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, FOR THE 2026 GENERAL ELECTION; PROVIDING THAT SUCH REFERENDUM, IF ADOPTED, SHALL BECOME EFFECTIVE AS PROVIDED BY LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 ORDINANCE ON FIRST READING.

Resolutions

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH KAILAS CONTRACTORS FOR CONSTRUCTION OF THE HOLATEE TRAIL AND LURAY ROAD DRAINAGE IMPROVEMENT PROJECT IN THE AMOUNT OF ONE HUNDRED SIXTY-SIX THOUSAND SEVENTY-FIVE DOLLARS AND ZERO CENTS (\$166,075.00); AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE THE PURCHASE ORDER; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Council Member Allbritton, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, 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 CHANGE ORDER SEVEN (7) TO THE AGREEMENT WITH EAST COAST BUILDERS AND DEVELOPERS TOTALING THREE HUNDRED SIXTY-FOUR THOUSAND EIGHT HUNDRED SEVENTY-SIX DOLLARS AND TWO CENTS (\$364,876.02) FOR CONSTRUCTION OF THE SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS PROJECT; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE THE CHANGE ORDER; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, 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.

Discussion

15. Multi-Use Trails Workshop

Council Member Kuczenski explained that the discussion was regarding how the equestrian community is the backbone of the Town and that it is time for the Town to transition from preserving the Town's horse culture to promoting it. He said that he does not want the equestrian lifestyle to succumb to development. He stated that he would like to create a temporary Advisory Board to analyze the layout of existing trails and support the planning of future trails.

Mayor Breitzkreuz expressed his excitement at the number of people that have approached him on the subject and that many residents have expressed interest in being a part of the Board. He stated that by promoting the horse culture it falls in line with Town's dedication to preserving the Town's rural lifestyle.

Town Attorney Poliakoff recommended to the Town Council to limit the Board to 3 members with two alternates and asked Town Council for consensus on how to move forward with the Resolution. A discussion ensued between the Town Council, and it was decided to have 5 members with 2 alternates.

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

MOTION: TO CREATE A MULTI-USE TRAIL COMMITTEE/BOARD CONSISTING OF FIVE (5) MEMBERS WITH TWO (2) ALTERNATES.

16. Town Tuition Reimbursement Policy

Mayor Breitzkreuz introduced the item as a discussion on the Town's Tuition Reimbursement Policy. He stated that it was discussed during the budget meetings and that he initially had some reservations on it but after reviewing the policy he was comfortable with it and said that it would allow the Town to remain competitive with other municipalities.

Council Member Kuczenski asked how many other municipalities in Broward County had similar policies. Town Administrator Muñiz explained that of the 31 municipalities that were surveyed, 29 responded, and 28 of those had tuition reimbursement policies.

Vice Mayor Jablonski said that he did not remember the policy being discussed during the budget process and expressed that he felt it should have been discussed on the dais and put forth as a resolution. He talked about the caveats of the policy and used them as an example of why it should have been discussed on the dais.

Town Administrator Muñiz answered some of the questions raised by Vice Mayor Jablonski and Council Member Hartmann. He explained parts of the policy and discussed how the policy is and

administrative policy and that was why it did not go before Town Council as a Resolution and also that because the reimbursement policy was discussed at the budget discussions with Town Council that the Town Council had no issues with the policy even though it had an effect on the Town budget. He stated that Town Administration and the Town Financial Administrator have discussed the process and, in the future, if any items such as the policy have an effect on the Town budget, they will be included in the budget presentation to provide transparency and clarity on the item.

Mayor Breitkreuz stated that corrections to the procedure were needed and agreed with the steps outlined by Town Administrator Muñiz to improve the process.

Council Member Allbritton stated that as part of the budget process the tuition reimbursement would need to be approved each fiscal year and that it could be removed from the budget if necessary and asked Town Administrator Muñiz for clarification. Town Administrator Muñiz stated that Council Member Allbritton was correct in his statement.

Mayor Breitkreuz opened the discussion to public comment.

Mayor Breitkreuz addressed statements made during public comments. He thanked Town Administrator Muñiz for bringing the item forward and providing clarification on the topic.

17. Approval of Minutes

a. December 15, 2025 Ethics Training Minutes

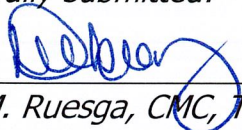
The following motion was made by Council Member Hartmann, seconded by Vice Mayor Jablonski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Hartmann, Kuczenski, Vice Mayor Jablonski, and Mayor Breitkreuz voting yes.

MOTION: TO APPROVE THE DECEMBER 15, 2025 ETHICS TRAINING MINUTES.

18. Adjournment

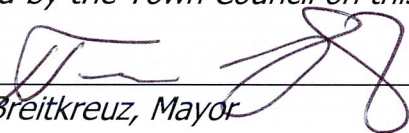
Meeting adjourned at 8:57 p.m.

Respectfully submitted:



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 25th 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.