



Southwest Ranches Town Council

REGULAR MEETING

Agenda of June 8, 2017

Southwest Ranches Council Chambers
7:00 PM Thursday

13400 Griffin Road
Southwest Ranches, FL 33330

<u>Mayor</u>	<u>Town Council</u>	<u>Town Administrator</u>	<u>Town Attorney</u>
Doug McKay	Freddy Fisikelli	Andrew D. Berns	Keith M. Poliakoff, J.D.
<u>Vice Mayor</u>	Gary Jablonski	<u>Town Financial</u>	<u>Assistant Town</u>
Steve Breitreuz	Denise Schroeder	<u>Administrator</u>	<u>Administrator/Town Clerk</u>
		Martin Sherwood, CPA CGFO	Russell C. Muniz, MMC

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**
3. **SEAB Scholarship Award Winners - Kathy Sullivan, Chair**
4. **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.
5. **Board Reports**
6. **Council Member Comments**
7. **Legal Comments**
8. **Administration Comments**

Ordinance - 1st Reading

9. **AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, SUBMITTING TO REFERENDUM AMENDMENTS TO THE TOWN'S CHARTER; PROPOSING TO AMEND ARTICLE IV "LEGISLATIVE", BY ADDING SECTION 4.10 ENTITLED "LONG TERM LEASE OR SALE OF PROPERTY OWNED BY THE TOWN" TO PLACE RESTRICTIONS ON THE SALE OR LONG TERM LEASE OF PROPERTY OWNED BY THE TOWN, EXCLUDING RIGHTS-OF-WAY, PROPERTY LESS THAN THE MINIMUM LOT SIZE REQUIREMENT, PROPERTY THAT WAS ACQUIRED THROUGH FORECLOSURE, AND PROPERTY, NOT LOCATED WITHIN OR ADJACENT TO A TOWN**

PARK, THAT WAS SPECIFICALLY ACQUIRED FOR RE-SALE OR LEASE PURPOSES; PROPOSING TO AMEND ARTICLE V "QUASI-JUDICIAL", BY AMENDING SECTION 5.01 TO REQUIRE THE UNANIMOUS VOTE OF THE ENTIRE COUNCIL FOR ALL LAND USE AND QUASI-JUDICIAL ITEMS; 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; PROVIDING THAT THIS ORDINANCE WHEN ADOPTED, SHALL BE SUBMITTED TO THE QUALIFIED VOTERS OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AT THE ELECTION OF NOVEMBER 6, 2018; ENACTING A ZONING IN PROGRESS FOR THE TOWN COUNCIL TO ACT IN ACCORDANCE WITH THESE BALLOT MEASURES UNTIL THEY ARE VOTED UPON BY THE ELECTORATE; 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.

Resolutions

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES AND THE TOWN OF DAVIE FOR THE DELIVERY OF PUBLIC SAFETY SERVICES, INCLUDING EMERGENCY MEDICAL, FIRE PROTECTION, FIRE & LIFE SAFETY, AND POLICE SERVICE; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

11. Approval of Minutes

- a. April 27, 2017 Regular Meeting
- b. May 11, 2017 Regular Meeting
- c. May 25, 2017 Regular Meeting

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.



Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330-2628

(954) 434-0008 Town Hall
(954) 434-1490 Fax

Town Council
Doug McKay, Mayor
Steve Breitkreuz, Vice Mayor
Freddy Fisikelli, Council Member
Gary Jablonski, Council Member
Denise Schroeder, Council Member

Andrew D. Berns, Town Administrator
Keith M. Poliakoff, JD, Town Attorney
Russell Muniz, Assistant Town Administrator/Town Clerk
Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andrew D. Berns, Town Administrator
FROM: Keith Poliakoff, Town Attorney
DATE: 6/8/2017
SUBJECT: Charter Amendments - Long Term Lease & Sale of Town Property

Recommendation

Motion to pass the ordinance.

Strategic Priorities

A. Sound Governance

Background

The Town owns several parcels of land within its municipal boundaries. Over the years development pressures have led to inquiries of these lands and other vacant parcels which may not be incompatible with the Town's motto of "Preserving the Rural Lifestyle." Currently a simple majority of the Town Council could vote to sell, lease, or change the land of these parcels. The ordinance as proposed will require a unanimous vote of the Town Council and a referendum of the electorate prior to entering into lease agreements greater than 10 years, prior to the sale of any Town owned property excluding rights-of-way, property less than the minimum lot size requirement, property that was acquired through foreclosure, and property, not located within or adjacent to a Town park, that was specifically acquired for lease or re-sale purposes.

After discussion at the May 11, 2017 Town Council Meeting, and after much public participation through the advisory board deliberation process, direction was given to prepare an ordinance to effectuate these proposed changes to the Town Charter. If adopted, the

proposed ballot questions as specified in Exhibit B will be transmitted to the Broward County Supervisor of Election to be included on the November 8, 2018 General Election ballot to be decided upon by the Town's electorate.

Fiscal Impact/Analysis

N/A

Staff Contact:

Keith Poliakoff, Town Attorney

ATTACHMENTS:

Description	Upload Date	Type
Charter Amendments Ordinance - TA Approved	6/5/2017	Ordinance

ORDINANCE NO. 2017 -

AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, SUBMITTING TO REFERENDUM AMENDMENTS TO THE TOWN'S CHARTER; PROPOSING TO AMEND ARTICLE IV "LEGISLATIVE", BY ADDING SECTION 4.10 ENTITLED "LONG TERM LEASE OR SALE OF PROPERTY OWNED BY THE TOWN" TO PLACE RESTRICTIONS ON THE SALE OR LONG TERM LEASE OF PROPERTY OWNED BY THE TOWN, EXCLUDING RIGHTS-OF-WAY, PROPERTY LESS THAN THE MINIMUM LOT SIZE REQUIREMENT, PROPERTY THAT WAS ACQUIRED THROUGH FORECLOSURE, AND PROPERTY, NOT LOCATED WITHIN OR ADJACENT TO A TOWN PARK, THAT WAS SPECIFICALLY ACQUIRED FOR RE-SALE OR LEASE PURPOSES; PROPOSING TO AMEND ARTICLE V "QUASI-JUDICIAL", BY AMENDING SECTION 5.01 TO REQUIRE THE UNANIMOUS VOTE OF THE ENTIRE COUNCIL FOR ALL LAND USE AND QUASI-JUDICIAL ITEMS; 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; PROVIDING THAT THIS ORDINANCE WHEN ADOPTED, SHALL BE SUBMITTED TO THE QUALIFIED VOTERS OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AT THE ELECTION OF NOVEMBER 6, 2018; ENACTING A ZONING IN PROGRESS FOR THE TOWN COUNCIL TO ACT IN ACCORDANCE WITH THESE BALLOT MEASURES UNTIL THEY ARE VOTED UPON BY THE ELECTORATE; 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.

WHEREAS, Article VII, Section 7.02 (a) (1) of the Charter of the Town of Southwest Ranches provides that the Town Council may by Ordinance propose amendments to the Town's Charter; and

WHEREAS, upon passage of the initiating ordinance the proposed amendments

shall be submitted to a vote of the electors at the next general election; and

WHEREAS, the Town Council has authorized the Town Administrator to seek approval from the Supervisor of Elections to have these Charter Amendments placed on the November 6, 2018, general election ballot, to allow the Town's electorate to determine if the Charter should be amended; and

WHEREAS, the Town's Charter is silent as to the long term lease or sale of Town owned Property; and

WHEREAS, the Town Council desires the Town's electorate to consider placing safeguards in the Town's Charter relating to the long term lease or sale of property owned by the Town, excluding rights-of-way, property less than the minimum lot size requirement, property that was acquired through foreclosure, and property, not located within or adjacent to a Town park, that was specifically acquired for lease or re-sale purposes; and

WHEREAS, the Town Council further wishes the electorate to consider a Charter Amendment to amend Section 5.01 of the Town's Charter to require the unanimous vote of the entire Town Council when considering all land use and quasi-judicial items; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. The Town Council hereby directs the Town Administrator to prepare a referendum proposing amendments to the Town's Charter, as set forth in Exhibit "A" attached, and in accordance with the Ballot Questions contained in Exhibit "B", attached hereto, with such changes as may be required by the Supervisor of Elections' Office to effectuate the intent of this Ordinance.

Section 3. The Town Council hereby directs the Town Administrator to seek approval from the Supervisor of Elections to place these proposed Charter Amendments on the November 6, 2018, general election ballot, to allow the Town's electorate to determine if the Charter should be amended.

Section 4. The Town hereby enacts a zoning in progress for the Town Council to act in accordance with these ballot measures until they have been voted upon by the electorate.

Section 5. Codification.

It is the intention of the Town Council that the provisions of this Ordinance shall become and be made a part of the Charter of the Town, and that the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article," or such other word or phrase in order to accomplish such intention.

Section 6. Severability.

If any clause, section, or other part of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Ordinance.

Section 7. Conflicts.

That all Ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 8. Effective Date.

That this Ordinance shall take effect immediately upon adoption.

Signatures on Following Page

PASSED ON FIRST READING this ____th day of June, 2017 on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ____ day of _____, 2017 on a motion made by _____ and seconded by _____.

McKay _____

Breitkreuz _____

Fisikelli _____

Jablonski _____

Breitkreuz _____

Ayes _____

Nays _____

Absent _____

Abstaining _____

Doug McKay, Mayor

ATTEST:

Russell Muñiz, MMC, Assistant Town Administrator, Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, J.D., Town Attorney

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EXHIBIT "A"

CHARTER AMENDMENTS

The Electorate will be asked whether the Charter should be amended to effectuate the following changes:

1. Section 4.10 – Long Term Lease or Sale of Town Property.

The unanimous vote of the all five (5) members of the Town Council and a referendum of the electorate shall be required prior to entering into any lease agreement greater than ten (10) years, including any renewals thereof, or prior to the sale of any property owned by the Town, excluding rights-of-way, property less than the minimum lot size requirement, property that was acquired through foreclosure, and property, not located within or adjacent to a Town park, that was specifically acquired for lease or re-sale purposes.

2. Section 5.01. – Quasi-judicial meeting procedures.

All land use and quasi-judicial items require ~~four affirmative votes~~ the unanimous vote of the entire Council. ~~Any four members of the~~ All five (5) members of the Council shall constitute a quorum for ~~be required to vote on all~~ land use and quasi-judicial items. All voting shall be by roll call.

EXHIBIT "B"

**SAMPLE BALLOT QUESTION
GENERAL ELECTION
NOVEMBER 4, 2014**

**SOUTHWEST RANCHES
AMENDMENT #1**

LONG TERM LEASE OR SALE OF PROPERTY OWNED BY THE TOWN.

Should the Charter of the Town of Southwest Ranches be amended to require the unanimous vote of the entire Town Council, and a referendum of the electorate, prior to entering into any long term lease agreement or sale of property owned by the Town, with limited exception?

Shall the above-described amendment be adopted?

YES ☐
NO ☐

**SOUTHWEST RANCHES
AMENDMENT #2**

QUASI-JUDICIAL AND LAND USE VOTING REQUIREMENTS.

Should the Charter of the Town of Southwest Ranches be amended to require the unanimous vote of all five Council Members for land use and quasi-judicial items?

Shall the above-described amendment be adopted?

YES ☐
NO ☐



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Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

COUNCIL MEMORANDUM

TO: Honorable Mayor McKay and Town Council
VIA: Andy Berns, Town Administrator
FROM: Sandra Luongo, General Services Manager
DATE: 6/1/2017
SUBJECT: Public Safety Services

Recommendation

A resolution of the Town Council of the Town of Southwest Ranches, to consider approving an agreement between the Town of Southwest Ranches, FL and the Town of Davie, FL for the delivery of Public Safety Services, including Emergency Medical, Fire Protection, Fire and Life Safety, and Police Services.

Strategic Priorities

- A. Sound Governance
- C. Reliable Public Safety

Background

On May 3, 2012, The Town of Southwest Ranches adopted Resolution No. 2012-046 entering into a five-year agreement with the Town of Davie for the delivery of emergency medical, fire protection, and fire prevention services.

On November 19, 2013, The Town of Southwest Ranches adopted Resolution No. 2014-010, entering into a five-year agreement with the Town of Davie for the delivery of police services.

A year prior to the expiration of the Emergency Medical, Fire Protection, and Fire Prevention services agreement with the Town of Davie, the Town Administrator and Staff began

negotiating the terms of the contract proposal that was submitted from the Town of Davie. In accordance with the Town's procurement code, Town staff, under the directive of the Town Administrator, secured proposals from several entities including the Broward Sheriff's Office, the City of Pembroke Pines and private sector agencies. These entities could provide all or some of the required services to neighboring municipalities including City of Cooper City, Town of Davie, City of Pembroke Pines and City of Weston which would allow for the provision of mutual aid if the need arises. These public and private sector proposals were all above the proposal costs from the Town of Davie and it was determined that an agreement with the private sector would not be feasible due to the delivery of only a partial scope of the services.

As negotiations commenced, and as both the Emergency Medical, Fire Protection, and Fire Prevention services agreement and the Police Services agreement were set to expire within 18 months of each other, it became apparent that It would be of sound governance and fiscal sense to combine both the Emergency Medical, Fire Protection, Fire and Life Safety, and Police Services into one agreement in order to maintain continuity of all Public Safety services for the Town. All provisions of this interlocal agreement have been accepted and ratified by the Town of Davie Council on June 7, 2017.

Upon Council Approval, the combined agreement will synchronize all the Town's necessary Public Safety services for five (5) fiscal years and will commence on October 1, 2017 with a termination date of September 30, 2022. Additionally, there is an option to renew the agreement, if mutually agreed, by both parties.

Fiscal Impact/Analysis

The following matrix represents a cost comparison by service type for FY 2017 and FY 2018 for the public safety service agreement as follows :

Budget	FY 2017	FY 2018
Public Safety- Fire	\$2,793,621	\$3,135,000 (55%)
Public Safety-Police	\$2,386,777	\$2,565,000 (45%)
Total	\$5,180,398	\$5,700,000

Pursuant to the contract, the Emergency Medical, Fire Protection, and Fire Prevention services allocable component portion is 55% and the Police Services component is 45%. The contract includes an annual cost of living adjustment of 4.5% commencing 12 months after the effective date.

Additionally, other material aspects of the contract stipulates and provides for:

1. Public Safety- Fire:

- a. An annual \$50,000 expenditure, to be retained by the Town of Southwest Ranches (SWR), specifically to be applied for the payment for a Fire Vehicle to primarily service SWR. This vehicle will remain the ownership of SWR while all aspects of maintenance as well as insurance will be the financial responsibility of the Town of Davie. In the event that this agreement is not renewed, such accumulated funds shall be remitted to the Town of Davie towards their purchase of new fire vehicle by September 30th, 2021.
- b. No later than September 30th 2018, SWR shall replace both of the existing SWR Fire station modulars with a single structure. A provision for this request has been

appropriated already with our current FY 2017 from existing Fire Control reserves in the amount of \$171,530. An additional amount of \$44,785 is planned to be appropriated from Fire Control reserves during our forthcoming FY 2018 budget process and will therefore amount to \$216,315 in total.

- c. No later than March 1st, 2018, an environmentally controlled firefighting gear storage container shall be acquired by SWR. SWR staff is planning to fund this request (less than \$10,000) within our current FY 2017 budget and subsequent to this contract ratification.

2. Public Safety-Police: At the start of each fiscal year, SWR agrees to reimburse Davie for up to two (2) new and equipped police vehicles for use by Davie to patrol SWR (estimated by SWR Staff to not exceed \$40,000 per vehicle). Ownership as well as maintenance shall reside with Davie during the course of this agreement. However, upon conclusion or termination of this agreement, the ownership of the acquired vehicles will transfer to the Town of SWR. This provision is in parity with, and identical to our prior agreement with the Broward Sheriff's Office.

Staff Contact:

Sandra Luongo, General Services Manager

Martin Sherwood, Town Financial Administrator

ATTACHMENTS:

Description	Upload Date	Type
Resolution	6/1/2017	Resolution
Exhibit A - Inter Local Agreement	6/5/2017	Agreement
ILA Exhibit A - Zone Map	6/5/2017	Exhibit
ILA Exhibit B - Schedule	6/5/2017	Exhibit

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RESOLUTION NO. 2017 -

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT BETWEEN THE TOWN OF SOUTHWEST RANCHES AND THE TOWN OF DAVIE FOR THE DELIVERY OF PUBLIC SAFETY SERVICES, INCLUDING EMERGENCY MEDICAL, FIRE PROTECTION, FIRE & LIFE SAFETY, AND POLICE SERVICE; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, both the Town of Southwest Ranches ("Ranches") and the Town of Davie ("Davie") are contiguous municipalities located within Broward County, Florida; and

WHEREAS, on May 3, 2012, Ranches adopted Resolution No. 2012-046 entering into a five year agreement with Davie for the delivery of emergency medical, fire protection, and fire prevention services; and

WHEREAS, on November 19, 2013, Ranches adopted Resolution No. 2014-010, entering into a five year agreement with Davie for the delivery of police services; and

WHEREAS, as the initial agreements are set to expire, both parties are desirous of entering into a long-term combined agreement for the provision of public safety services; and

WHEREAS, Ranches and Davie are desirous of entering into an interlocal agreement, pursuant to 166.0495, Florida Statutes, whereby Davie would provide such public safety services to Ranches; and

WHEREAS, the provision of public safety services by an adjoining municipality through an interlocal agreement is in compliance with Section (2)(c), Article VIII, of the Florida Constitution; and

WHEREAS, the provision of public safety services to a neighboring municipality within the same County, has been deemed to be a valid exercise of a municipality's police powers by the Attorney General of the State of Florida; and

WHEREAS, Ranches believes that the entering into this Interlocal Agreement is in the best interest, of the health, safety, and welfare of its residents; and

WHEREAS, Davie believes that the entering into this Interlocal Agreement is in the best interest, of the health, safety, and welfare of its residents; and

WHEREAS, the Ranches and Davie believe that the Interlocal Agreement, and terms and conditions stated therein, are mutually beneficial and that it is in the best interest of the public to enter into this Interlocal Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida, as follows:

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

Section 2. The Town Council hereby approves the Interlocal Agreement between Town of Southwest Ranches and the Town of Davie for the delivery of public safety services, including emergency medical, fire protection, fire & life safety, and police services, in substantially the same form as that attached hereto as Exhibit "A".

Section 3. The Town Council hereby authorizes the Mayor, Town Administrator and Town Attorney to enter into the Interlocal Agreement in substantially the same form as that attached hereto as Exhibit "A" and to make such modifications, additions and/or deletions which they deem necessary and proper to effectuate the intent of this Resolution.

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

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this ____ day of June, 2017, on a motion by _____ and seconded by _____.

McKay _____
Breitkreuz _____
Fisikelli _____
Jablonski _____
Schroeder _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Doug McKay, Mayor

ATTEST:

Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:

Keith Poliakoff, J.D., Town Attorney

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AGREEMENT

BETWEEN

THE TOWN OF DAVIE

a n d

THE TOWN OF SOUTHWEST RANCHES

f o r

DELIVERY OF PUBLIC SAFETY SERVICES,
INCLUDING EMERGENCY MEDICAL, FIRE
PROTECTION,
FIRE & LIFE SAFETY, AND POLICE
SERVICES

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This Agreement is made by and between the TOWN OF DAVIE, a municipal corporation of the State of Florida (hereinafter referred to as "DAVIE"), and the TOWN OF SOUTHWEST RANCHES, a municipal corporation of the State of Florida (hereinafter referred to as "RANCHES"). This Agreement reflects the material and operational terms that have been agreed to, by the respective representatives.

WHEREAS, DAVIE and RANCHES desire to enter into this Agreement to provide for the delivery of emergency medical, fire protection, fire & life safety, and police services by DAVIE to RANCHES and to specify how such emergency medical, fire & life safety, fire prevention, and police services will be provided; and

WHEREAS, DAVIE currently operates a Fire Rescue Department and a Police Department that meets all of the standards of the National and State fire and life safety codes; and

WHEREAS, DAVIE and RANCHES believe that the following terms and conditions are mutually beneficial and that it is in the best interest of the public to enter into this Agreement.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants, promises, terms and conditions set forth herein, and other good and valuable consideration, DAVIE and RANCHES do hereby agree as follows:

A R T I C L E 1

BACKGROUND PURPOSE AND INTENT

- 1.1 The above recitals are true and correct and are incorporated herein as if set forth in full hereunder.
- 1.2 It is the purpose and intent of this Agreement to provide for a means by which each governmental entity may exercise cooperatively its respective powers and privileges in order to further a common goal.
- 1.3 DAVIE and RANCHES find the method of delivery of emergency medical, fire protection, fire & life safety, and police services set forth in this Agreement is in the best interest of the public and can best be accomplished through coordination of the provision of such services as set forth herein.

ARTICLE 2

DEFINITIONS AND IDENTIFICATIONS

- 2.1 **Agreement** -- means this document, **Articles 1 through 31**, inclusive. Other terms and conditions are included in the exhibits and documents that are expressly incorporated by reference.
- 2.2 **ALS** – Advanced Life Support

- 2.3 **Applicable Laws** -- shall mean all provisions of constitutions, statutes, laws, rules, ordinances, regulations, charters and orders of governmental bodies or regulatory agencies applicable to the subject matter.
- 2.4 **BLS** – Basic Life Support
- 2.5 **Consideration** -- shall mean the monthly payment and other amounts payable by RANCHES hereunder in consideration of the services performed by DAVIE, as set forth herein.
- 2.6 **Davie** -- shall mean the Town of Davie, a municipal corporation organized and existing under the laws of the State of Florida and located within the boundaries of Broward County, Florida.
- 2.7 **Davie Administrator** — shall mean the duly appointed and validly existing Administrator of the Town of Davie, or his/her designee.
- 2.8 **Davie Police Department Employees** -- shall mean DAVIE police employees who possess the necessary qualifications and experience to provide police and support services to the RANCHES.
- 2.9 **Davie Police Chief** -- shall mean the duly appointed and validly existing Police Chief of the Town of Davie, or his/her designee.
- 2.10 **Davie Station 91** — shall mean the Davie fire station generally located at 6101 SW 148th Avenue (Volunteer Road).
- 2.11 **Effective Date** — shall mean October 1, 2017.
- 2.12 **Emergency Medical Services (EMS)** — shall mean those basic life support and advanced life support services defined in Section 401.23, Florida Statutes, as may be amended from time to time.
- 2.13 **Fire & Life Safety Services** — shall mean fire prevention programs and activities including, but not limited to, personnel; inspection services; plan review; and associated fire investigations; inspection of dry hydrants (fire wells) per NFPA 1142; public and staff education; and enforcement of applicable Fire Codes.
- 2.14 **Fire Protection Services** — shall mean all fire suppression calls, hazardous conditions responses; and the management of all emergency equipment, emergency personnel and emergency incident scenes.
- 2.15 **Interlocal Agreement** -- shall mean this Interlocal Agreement for Public Safety Services, including Emergency Medical, Fire Protection, Fire & Life Safety, and Police Services between the DAVIE and RANCHES, including all exhibits thereto.
- 2.16 **Lien** -- shall mean any lien, security interest, pledge, mortgage, easement, leasehold, assessment, covenant, restriction, reservation, conditional sale, prior assignment, or any other encumbrance, claim, burden or charge of any nature whatsoever.

- 2.17 **Out of Service** — shall mean the apparatus and/or personnel assigned to the geographic area that are not available to respond to an emergency incident.
- 2.18 **Patrol Officer** -- shall mean a uniformed DAVIE Police Department officer who is servicing a patrol zone.
- 2.19 **Patrol Zone** -- shall mean the geographic service area, as specifically delineated herein, in which DAVIE Police Department employees are assigned.
- 2.20 **Police Services** -- shall mean the aggregate of all police related services provided by DAVIE pursuant to this Interlocal Agreement.
- 2.21 **Ranches** — shall mean the Town of Southwest Ranches, a municipal corporation organized and existing under the laws of the State of Florida and located within the boundaries of Broward County, Florida.
- 2.22 **Ranches Administrator** — shall mean the duly appointed and validly existing Administrator of the Town of Southwest Ranches, or his/her designee.
- 2.23 **Ranches Police Headquarters** -- shall mean the Town Hall of RANCHES, or other such premises in which certain DAVIE Police Department employees, as specified herein, will maintain their offices.
- 2.24 **Ranches Town Hall** -- shall mean the Town Hall of RANCHES, the premises in which certain DAVIE Police Department employees, as specified herein, will currently maintain their offices.
- 2.25 **Ranches' Fire Station** — shall mean the Town of Southwest Ranches' property located at 17220 Griffin Road.
- 2.26 **Response Time** — shall mean the elapsed time period from the time Davie receives notice of the required dispatch until the appropriate unit arrives on the scene of the incident as recorded by the Communications Center.
- 2.27 **Service Area** — shall mean the geographic area that includes all areas within the corporate limits of the Town of Southwest Ranches, as may be amended from time to time. As it relates solely to Police Service, service area shall also mean a portion of DAVIE generally known as Ivanhoe.
- 2.28 **Southwest Ranches** -- shall mean the Town of Southwest Ranches, a municipal corporation organized and existing under the laws of Florida and located within the boundaries of Broward County, Florida.
- 2.29 **Southwest Ranches Administrator** -- shall mean the duly appointed and validly existing Administrator of the Town of Southwest Ranches, or his/her designee.
- 2.30 **Term** -- shall mean the length of this Interlocal Agreement, five (5) years, and any extensions thereto.

- 2.31 **Volunteers** – shall mean the Town of Southwest Ranches Volunteer Fire-Rescue, Inc. For purposes of this Agreement, the term Volunteers shall also refer to career firefighters who are currently paid stipends by RANCHES and are not required or mandated for the delivery of the services contained herein.

ARTICLE 3

TERM OF AGREEMENT

- 3.1 This Agreement shall be for a five (5) year term, commencing on October 1, 2017 and terminating on September 30, 2022, and shall replace all prior written agreements or oral understandings reached between the parties. On or before March 1, 2021, the parties shall meet in good faith to discuss an additional term. If the parties mutually agree, such new term shall commence on October 1, 2022. In the event that the parties are unable to execute a written renewal contract by March 1, 2022, and RANCHES does not exercise the continuation of services, for up to twelve (12) months, option via written notice delivered by March 1, 2022, this Agreement shall automatically terminate on September 30, 2022. If there is no renewal by March 1, 2022 but RANCHES requests DAVIE to continue to offer services after September 30, 2022, the contract will increase by 7.5%.
- 3.2 This Interlocal Agreement may be terminated only as provided for herein unless otherwise agreed upon in writing by the parties.

ARTICLE 4

CONSIDERATION

- 4.1 By the fifteenth (15th) day of each month, in consideration of the services contained herein, RANCHES agrees to pay DAVIE from any or all legal revenue sources available to it, or which may be available to it, as follows:

Commencing Fiscal Year 2018 (October 1, 2017—September 30, 2018): RANCHES shall pay DAVIE Five Million Seven Hundred Thousand Dollar and Zero Cents (\$5,700,000.00) annually in twelve (12) equal payments of Four Hundred Seventy Five Thousand and Zero Cents (\$475,000.00).

For RANCHES accounting purposes only, Fifty Five Percent (55%) of the consideration paid shall be shown as direct payment for fire services, and the remaining Forty Five Percent (45%) shall be for the other services provided herein.

Each fiscal year thereafter, the annual consideration shall be increased by four and a half percent (4.5%).

4.2 In addition to the aforementioned consideration payment, each fiscal year, beginning FY 2018, RANCHES shall set aside Fifty Thousand Dollars (\$50,000.00) to be applied to the future purchase of a fire vehicle or other necessary fire apparatus as deemed necessary by DAVIE to provide services to RANCHES. In the event that this Agreement is renewed, RANCHES shall utilize these funds for such purchase. RANCHES shall order the vehicle or other necessary fire apparatus in a timely manner so that the vehicle or other necessary fire apparatus will be put in service no later than September 30, 2022. The vehicle or goods purchased shall be placed in RANCHES' name but shall be given to DAVIE, through a legal instrument, for its use within RANCHES. Such vehicle or goods shall be fully maintained and insured by DAVIE, at its sole cost and expense. In the event that this Agreement is not renewed, such funds shall be remitted to DAVIE by September 30, 2021 and utilized by DAVIE Fire towards the purchase of a new fire rescue apparatus (engine or rescue) that will be owned, operated and maintained by DAVIE.

4.3 Fees and Revenues:

- a. The parties acknowledge and agree that DAVIE may invoice, collect, and retain all revenues from those companies or persons directly receiving hazardous materials mitigation services or technical rescue services.
- b. DAVIE shall be entitled to retain fees, subject to Article 10 for: (a) non-RANCHES sponsored events (b) Emergency Medical Services Standby Services; (c) Fire Protection Standby Services; (d) Fire & Life Safety Standby Services; (e) Non-RANCHES Special Event Permits; and (f) After Hour Inspection Services.
- c. When applicable, DAVIE shall confirm that a RANCHES permit has been obtained prior to agreeing to provide such service. DAVIE will not need a permit to provide details to the RANCHES.

4.4 RANCHES agrees to take all action necessary to ensure that DAVIE is lawfully empowered to invoice and to collect the fees described above, except as provided herein.

ARTICLE 5

GENERAL EMERGENCY MEDICAL, FIRE PROTECTION, AND FIRE & LIFE SAFETY TERMS AND CONDITIONS

- 5.1 DAVIE and RANCHES shall abide by and perform all of their respective obligations set forth herein.
- 5.2 The consideration delineated herein has been determined based on present calls for service. In the event the RANCHES' annual call volume for emergency medical, fire protection, and fire & life safety significantly increases to a level that would require DAVIE to add and/or

assign additional personnel to maintain the average response times delineated in Section 5.6, below, or should the level necessitate an increase in staffing, as reasonably determined by the two administrators, or enhanced or new programs be desired, such consideration may be increased the following fiscal year, or sooner if agreed, to compensate DAVIE for the additional staffing. For purposes of this section, the term "significant increase" shall be an increase of greater than twenty-five (25) percent more than the current numbers for a consecutive ninety (90) day period to warrant further discussion. If RANCHES does not agree with DAVIE's proposed modifications, this Agreement may be terminable by DAVIE upon providing RANCHES with three hundred and sixty five (365) day written notice of termination.

- 5.3 DAVIE and RANCHES hereby recognize that DAVIE, through its Department of Fire Rescue and Emergency Services provides fire-rescue services throughout all of DAVIE, and that DAVIE may respond to an emergency from several of its stations. Notwithstanding the aforementioned, all apparatus and personnel assigned pursuant to this Agreement shall be stationed as specifically stated herein, unless out on an emergency call, wherein backup units will be provided.
- 5.4 DAVIE and RANCHES recognize that to maintain sufficient coverage, neither party will provide emergency medical and fire protection services to the unincorporated areas of Broward County, contiguous to RANCHES unless DAVIE is required to, pursuant to the Countywide Mutual Aid Agreement, or unless agreed to in writing by both parties.
- 5.5 In the event RANCHES becomes dissatisfied with the performance of DAVIE's personnel, RANCHES shall provide written notification to the DAVIE Administrator. Thereafter, representatives from RANCHES and DAVIE will meet to discuss possible remedies to resolve the applicable issues to the satisfaction of both parties.
- 5.6 Response times are a critical element to this Agreement. As such, each year the Ranches Administrator and Davie Administrator shall meet in good faith to review maximum average response times for all fire protection and rescue/EMS dispatch calls, which shall be in strict accordance with industry standards. In the event that it is determined that response times, in accordance with industry standards, are not feasible, both parties shall immediately meet in good faith to determine how response times can be improved. The response time will be measured from the time DAVIE is notified, to the time the unit officially arrives at the dispatched address and notifies the Communications Center of arrival. DAVIE and RANCHES agree that the closest unit is the best practice for reducing response times. RANCHES and DAVIE agree to coordinate to ensure the proper response profiles are implemented and maintained. RANCHES shall be provided with a copy of any changes in response profiles if it may have an effect on the response time for RANCHES.
- 5.7 DAVIE shall provide RANCHES a written monthly report detailing types and number of calls for service within RANCHES, in compliance with the Health Insurance Portability Accountability Act, Privacy Rule (HIPAA), and the detailed monthly response times. RANCHES and DAVIE agree that response times are vital to the delivery of life/safety services. Accordingly, DAVIE agrees that if it fails to meet the average monthly response times outlined above, in 5.2, within any quarter of a fiscal year that DAVIE will notify RANCHES, in writing, of a plan to correct the average response times for the future delivery of these vital services, which may include recommending additional

apparatus and/or staffing. DAVIE further agrees that if it fails to diligently work to correct monthly response time, upon the occurrence of a second fiscal year quarter failure to meet the monthly response time within the same fiscal year that RANCHES may terminate this Agreement upon one hundred and eighty (180) days written notice.

- 5.8 DAVIE shall provide a liaison between DAVIE and RANCHES who shall function as a member of RANCHES' staff with regard to fire-rescue issues and to report to Ranches Administrator in that capacity. If requested by the Ranches Administrator, and needed to respond to a fire related issue, DAVIE shall provide the assigned liaison to attend each regular and special meeting of the RANCHES Council or RANCHES staff meeting(s) to facilitate the flow of information between DAVIE and the RANCHES.
- 5.9 DAVIE shall provide the RANCHES with full staffing as delineated herein.

ARTICLE 6

DELIVERY OF EMERGENCY MEDICAL & FIRE PROTECTION SERVICES

- 6.1 DAVIE shall provide at the RANCHES' Fire Station: one (1) ALS transport, medium duty, Type I (KKK) ambulance, and one (1) ALS, Type I Class A pumper with a tank capacity of at least 1,000 gallons to provide emergency medical and fire services. RANCHES may also provide vehicles at this location, in its sole discretion. DAVIE's vehicles will serve, on a first-alarm basis the geographical area of RANCHES, and may be utilized to provide DAVIE with backup emergency response.
- 6.2 DAVIE shall provide at Davie Station 91: one (1) ALS transport, medium duty, Type I (KKK) ambulance, and one (1) ALS, Type I Class A pumper with a tank capacity of at least 1,000 gallons to provide emergency medical and fire services. DAVIE currently has three (3) ALS, Type I Class A pumpers with a tank capacity of at least 1,000 gallons. In the event that any of the three (3) become temporarily inoperable, DAVIE has the right to substitute an ALS, Type I Class A pumper with a tank capacity of 750 gallons at Station 91 or 112 until such time as the pumper (a minimum of 1,000 gallons) is placed back into service. For purposes of this provision, "temporarily inoperable" shall mean inoperable for no more than thirty (30) days. RANCHES may provide, with approval by the Davie Administrator and the Ranches Administrator, one vehicle to be housed outside of Davie Station 91. DAVIE's vehicles will serve, on a first-alarm basis the geographical area of RANCHES and DAVIE's Ivanhoe Area, and may be utilized to provide the rest of DAVIE with backup emergency response.
- 6.3 If RANCHES' Fire Station, and DAVIE Station 91, is left without vehicles or personnel due to a dispatch of an alarm, DAVIE will move up like kind vehicle(s), and personnel, as necessary to ensure that the stations are staffed with the minimum personnel and equipment necessary to respond to a call for service.
- 6.4 DAVIE will ensure that all vehicles listed above will be fully operational at all times or DAVIE will provide backup vehicles that meet the same standards for fire suppression, medical transport with ALS certification as the original equipment.

DAVIE will provide for the capital replacement of all DAVIE vehicles covered by this Agreement. RANCHES shall not have any additional costs for DAVIE vehicles and/or equipment replacement. If RANCHES purchases vehicles or equipment for use by DAVIE, the parties agree that DAVIE shall not have any financial obligations for such vehicles, except that DAVIE will agree, at its sole cost and expense, to fully maintain and insure, naming RANCHES as an additional insured, such vehicles as part of its fleet.

- 6.5 DAVIE shall provide staffing twenty four hours a day, seven days a week, in the minimum amount as follows:

RANCHES' Fire Station 112:

Personnel:

One (1) company officer (Lieutenant or Captain) Firefighter Paramedic
One (1) Driver Engineer Firefighter Paramedic
One (1) Firefighter Paramedic

Under the direction of DAVIE, the RANCHES may supply RANCHES' Volunteers to supplement DAVIE's personnel, and to work on all calls. The addition of RANCHES' Volunteers is not a material term to DAVIE's performance of this Agreement. If RANCHES provides staffing it is contemplated that it would provide at least two (2) firefighters twenty four hours a day, seven days a week, but such amount is in the sole discretion of the RANCHES.

DAVIE Station 91

Personnel:

One (1) company officer (Lieutenant or Captain) Firefighter Paramedic
One (1) Driver Engineer
Three (3) Firefighter Paramedics

- 6.7 All personnel assigned to RANCHES' Fire Station or DAVIE Station 91 shall have an in-depth knowledge of all streets, roads, addresses as well as all dry hydrants (fire wells) and geographical conditions in the RANCHES. No personnel shall be assigned to RANCHES until DAVIE has verified that the individual has an in-depth knowledge of all streets, roads, addresses as well as dry hydrants (fire wells) and geographical conditions in the RANCHES. In the event of a rotation, any new personnel shall obtain an in-depth knowledge of all RANCHES streets, roads, addresses as well as all dry hydrants prior to the initiation of service in the RANCHES.
- 6.8 Except for fire protection and emergency medical services provided by the Volunteers, mutual aid responses, Countywide services, and maintenance of the RANCHES' dry hydrants and billing, DAVIE shall not utilize a third party provider for the provision of fire protection services without RANCHES' advance written approval; provided that DAVIE may utilize the services of third parties without

RANCHES' advance written approval in instances of mass casualties or catastrophic events where, in DAVIE's sole determination, the circumstances are such that the services required are beyond the response capacity of DAVIE and RANCHES.

- 6.9 DAVIE possesses and shall maintain throughout the term of the Agreement a Class 1 ALS Rescue Broward County Certificate of Public Convenience and Necessity ("COPCN") and an appropriate State of Florida license enabling DAVIE to provide advanced life support services, as well as basic life support services, to patients upon arrival at emergency scenes requiring immediate emergency medical care. RANCHES must maintain their own State of Florida COPCN pursuant to rules 401.25, 64J-1.002 and 64J-1.003 FAC, as may be amended from time to time.
- 6.10 DAVIE shall provide emergency medical transportation for all patients requiring ALS/BLS transportation to an appropriate hospital emergency department.
- 6.11 The parties acknowledge and agree that DAVIE shall invoice the recipient of ALS/BLS transport services within thirty (30) calendar days from the date services were rendered in accordance with the fee schedule adopted by the RANCHES. DAVIE agrees to return to the RANCHES all emergency medical services transport fees collected by DAVIE for services provided within the Service Area less any third party fees for collection services. Said amount less any documented deduction, shall be provided to the RANCHES within thirty (30) calendar days of DAVIE's receipt of same.

ARTICLE 7

FIRE & LIFE SAFETY SERVICES

- 7.1 DAVIE, through properly certified personnel consistent with all applicable laws and codes, in municipality's sole discretion, shall provide fire & life safety services including the following at no further cost to RANCHES:
 - a. Annual fire safety inspections of every non-residential establishment within the RANCHES, and group homes. DAVIE shall provide the RANCHES with records of such inspections within forty-five (45) days of completion of the inspection work;
 - b. All non-residential, commercial and multi-family residents (3 or more units connected) and group home fire plan review and fire construction review;
 - c. A RANCHES resident may request a residential fire safety assessment;
 - d. Annual inspection, of dry hydrants (fire wells) within the RANCHES. DAVIE shall provide RANCHES with records of such inspections upon completion of each annual inspection/testing period prior to April 1 of each calendar year. DAVIE shall report to RANCHES, in writing, any dry wells requiring maintenance or repairs, along with any recommended locations for additional hydrants or wells. Such recommendations may be implemented, at

RANCHES sole cost and expense, upon the approval of RANCHES, which approval shall not be unreasonably withheld;

- e. Fire alarm registration and permitting system, if RANCHES adopts an Ordinance regulating fire and/or medical alarm systems it shall be managed by the RANCHES.

7.2 RANCHES shall provide DAVIE with the following additional compensation for all multi-family (three or greater dwelling units connected), non-residential, non-community facility, non-agricultural, and non-municipal structure fire plan review and fire permit inspection cost. RANCHES shall calculate the fire permit fee and the fire permit inspection costs based on DAVIE'S current fee schedule.

- a. All fire plan review and fire permit inspection costs for any project greater than Fifty Million Dollars (\$50,000,000): Within thirty (30) days upon RANCHES receipt of payment from the applicant, RANCHES shall remit to DAVIE an amount equal to fifty percent (50%) of the then established fee DAVIE would charge a DAVIE applicant for fire plan review and fire construction review services.
- b. All fire plan review and fire permit inspection costs review for any project less than Fifty Million Dollars (\$50,000,000): Within thirty (30) days upon RANCHES receipt of payment from the applicant, RANCHES shall remit to DAVIE an amount equal to twenty-five percent (25%) of the then established fee DAVIE would charge a DAVIE applicant for fire plan review and fire construction review services.
- c. For the fire permit inspections delineated in sections (a) and (b) above, RANCHES shall invoice and shall collect the fee for such service and shall remit DAVIE's portion of such fee within thirty (30) days from the receipt of same.

7.3 DAVIE'S Fire Marshal or designee, shall be deemed to be the Chief Fire Code Official for RANCHES as required by the Florida Fire Prevention Code and the Broward County Local Fire Code amendments and will be assisted by Fire Inspectors as needed.

7.4 The parties acknowledge and agree that the RANCHES shall invoice, collect and retain, subject to Section 7.2 above, fees from property owners for fire plan review, fire permit inspection annual fire safety inspection and false alarm fees. The fees and charges for providing said services shall be in accordance with the schedule of fees and charges as adopted by the RANCHES.

ARTICLE 8

EMERGENCY MEDICAL & FIRE PROTECTION COMMUNICATIONS

- 8.1 DAVIE agrees to request the Broward County Office of Regional Communication and Technology (ORCAT) to provide RANCHES with full fire and emergency medical dispatching services for RANCHES Volunteers in the same manner said services are provided to DAVIE. Any additional costs for ORCAT dispatch services to the Volunteers shall be borne by RANCHES.
- 8.2 RANCHES may provide the Volunteers with compatible paging or utilize the ORCAT Firecom's CAD program, to communicate call information to the RANCHES Administrator's and to the Volunteer's smart phone or other notification/communication equipment.
- 8.3 DAVIE will support RANCHES' request that ORCAT notify Volunteers when a call is dispatched via paging, smart phone, or other similar notification/communication device.
- 8.4 RANCHES shall be responsible for any ORCAT required station alerting system for Station 112, and any other station that it may add now or in the future.

ARTICLE 9

VOLUNTEERS

- 9.1 Upon execution of this Agreement, DAVIE will work cooperatively and in good faith with the Southwest Ranches Volunteer Fire-Rescue, Inc. ("Volunteers") regarding the Volunteers' active role in providing support to emergency (basic life support) medical and fire protection services to the RANCHES. In addition to working directly with the Volunteers, which includes the fact that the Volunteers may be working on all calls, the Volunteers shall also be afforded the same training opportunities available to DAVIE fire and rescue personnel. The DAVIE Fire Chief, in consultation with RANCHES, shall determine the eligibility for Volunteer participation based on certification and training requirements. The cost of state certification and or renewal shall be borne by the individual Volunteer.
- 9.2 Prior to discarding any used equipment, provided that such used equipment is not rendered inoperable or expired, DAVIE may donate such used equipment that may be desired, to the Volunteers. The equipment donated is not warranted, not guaranteed, and not certified. Prior to any Volunteer receiving said donation. The Volunteer must sign a waiver prepared by DAVIE's legal department. RANCHES shall bear the costs to bring any equipment donated up to standards approved by the DAVIE Fire Chief.
- 9.3 The Volunteers and RANCHES may utilize DAVIE's vehicular maintenance services, but all costs for service/repairs on RANCHES and Volunteer vehicles, unless such vehicles are utilized by DAVIE, will be the responsibility of RANCHES. RANCHES and Volunteers shall be allowed to piggy-back onto any

DAVIE contract, and to utilize DAVIE's buying power, for more competitive pricing.

- 9.4 In the event that DAVIE has an issue with a Volunteer, DAVIE shall immediately notify the Volunteer Fire Chief or a Volunteer Officer, who shall be charged with the responsibility of investigating the issue and if necessary taking the appropriate disciplinary action and investigation conclusion report given to the DAVIE Fire Chief within thirty (30) days. If the issue is one that creates a life safety concern, violates a State or Federal statute, or one that violates a federal regulation and DAVIE's Fire Chief disagrees with the action taken by the RANCHES Volunteer Fire Chief and/or Volunteer Officer, the issue may be elevated to both Town Administrators or their designee for review and possible action.
- 9.5 RANCHES shall require all Volunteers to complete level 2 background checks (FBI and FDLE), polygraph, finger printing, drug testing, CDC required vaccinations (Hepatitis B, TB), Presidential Directive No. 5, National Incident Management System (NIMS), ICS: 100, 700, 800, 907 and physical examinations the results of which shall be made available to DAVIE for review, within one hundred and twenty (120) days of the Volunteer being offered the position. DAVIE's Human Resources Director and Fire Chief, or designee, shall be the only authorized individuals to review said reports. RANCHES and Volunteers may utilize the testing services utilized by DAVIE, at DAVIE's rate. All testing services shall invoice RANCHES or the individual Volunteer directly for all services performed.
- 9.6 RANCHES shall ensure that Volunteers maintain all necessary insurance for the Volunteers including Worker's Compensation insurance and shall provide DAVIE with proof of insurance listing DAVIE as an additional insured. On the first business day of every month, RANCHES shall provide to DAVIE Fire Chief or designee a monthly report confirming that its active members are in compliance with the required items delineated in paragraph 9.5 above. Any RANCHES personnel not having or maintaining the required items listed in paragraph 9.5 above shall not be able to respond to calls until required items are completed and documentation provided to DAVIE.

ARTICLE 10

EMERGENCY MEDICAL & FIRE PROTECTION SPECIAL DETAILS

- 10.1 DAVIE shall provide fire rescue personnel, upon written request approved by RANCHES, to support both RANCHES Sponsored Events and Non-RANCHES Sponsored Events occurring within the RANCHES in accordance with DAVIE's Special Details Policies and Procedures. DAVIE shall cooperate with RANCHES and follow RANCHES procedures in the permitting of such special events. RANCHES agrees to authorize DAVIE to act as the public safety representative for the special events.
- 10.2 As it relates to RANCHES sponsored events, DAVIE shall provide fire rescue personnel as agreed upon by DAVIE and RANCHES, at no additional cost to RANCHES,

limited to no more than six (6) eight (8) hour RANCHES sponsored events per fiscal year.

- 10.3 As it relates to Non-RANCHES sponsored events, the number of fire rescue personnel to be dedicated or assigned to an event shall be worked out between DAVIE and the non-RANCHES hiring party, and all costs for such detail services shall be borne by the hiring party and not the RANCHES. As delineated in Section 4.3(c) above, DAVIE shall confirm that a RANCHES permit has been obtained prior to agreeing to provide such service, excluding emergencies.
- 10.4 Unless agreed in writing by the RANCHES prior to the sponsored event, all Special Details for Non-RANCHES sponsored events shall be performed by off-duty personnel. VOLUNTEERS shall be given the first option to provide non-EMS related Special Details.

ARTICLE 11

MEDICAL DIRECTION

DAVIE presently has and shall provide throughout the term of the Agreement a Medical Director as required by Chapter 401, Florida Statutes, and shall utilize the medical treatment protocols of DAVIE's Medical Director. DAVIE's Medical Director shall also be deemed to be the Medical Director for the RANCHES and may be utilized by RANCHES and Volunteers for that purpose. All additional costs for the Medical Director shall be borne by DAVIE. All applicable Volunteers shall attend the necessary EMS training as set forth by the Medical Director to be able to function and to renew their certifications as EMT/Paramedics. All medical equipment used by the Volunteers shall be approved by the Medical Director.

ARTICLE 12

CONTROL OF FIRE, EMERGENCY OR DISASTER SCENE

- 12.1 DAVIE shall have command of all fire rescue and emergency services incidents occurring in the Service Area.
- 12.2 DAVIE shall provide first responder services during and after an emergency event such as a tropical storm, hurricane, or other natural or manmade disaster.
- 12.3 DAVIE shall provide rapid assessment services with the RANCHES Volunteers during and after an emergency event such as a tropical storm, hurricane, or other natural or man-made disaster.

ARTICLE 13

EMERGENCY MEDICAL & FIRE PROTECTION VEHICLES

- 13.1 On the Effective Date of the Agreement, DAVIE will assign the following vehicles to RANCHES to be used by DAVIE to provide emergency medical and fire protection services to the RANCHES:

RANCHES' Fire Station:

Fire Apparatus:

One (1) ALS, Type I Class A pumper with a tank capacity of at least 1,000 gallons

ALS Rescue Transport:

One (1) ALS transport, medium duty, Type I (KKK) ambulance

DAVIE Station 91:

Fire Apparatus:

One (1) ALS, Type I Class A pumper with a tank capacity of at least 1,000 gallons

ALS Rescue Transport:

One (1) Avb LS transport, medium duty, Type I (KKK) ambulance

- 13.2 DAVIE, at DAVIE's sole cost and expense, shall be responsible for the maintenance of all DAVIE vehicles. DAVIE will maintain its vehicles in accordance to the vehicle manufacturer's specifications and recommendations. DAVIE will retain the vehicle maintenance records.
- 13.3 DAVIE shall be responsible for equipping all vehicles utilized by DAVIE with all necessary equipment, as determined by DAVIE, for emergency medical services and fire protection services, including communication devices and shall be responsible for the maintenance of such equipment. Any fixtures attached to the vehicles shall become the property of the title owner of such vehicle.
- 13.4 DAVIE agrees to provide temporary replacement of all DAVIE vehicles, in the event that a DAVIE vehicle normally responding from the RANCHES' Fire Station or DAVIE Fire Station 91, becomes inoperable, or requires maintenance services or is "out of service." When it is apparent that a unit(s) normally responding from the RANCHES' Fire Station or DAVIE Fire Station 91 will be engaged in activities for an extended period, backup equipment and personnel will be dispatched to provide supplemental coverage.

- 13.5 Each vehicle shall prominently display on the vehicle's exterior, "Proudly Serving the Town of Southwest Ranches" in three (3) to four (4) inch lettering.

ARTICLE 14

RANCHES' FIRE STATION

- 14.1 For the 2017 and 2018 fiscal years, RANCHES' Fire Station's modular structures shall be deemed sufficient to house DAVIE and RANCHES' personnel and associated vehicles.
- 14.2 All janitorial supplies that are not provided by DAVIE, maintenance and repair services for the interior and exterior of the RANCHES Fire Station shall be supplied by RANCHES which shall include, but shall not be limited to, lawn maintenance, maintaining the roof, lighting, walls, foundations, sidewalks, carpet, paint, ceilings, doors, windows, sprinkler and hot water systems, heating systems air conditioning systems, plumbing, wiring, electrical fixtures, kitchen equipment (i.e. ice maker, stove, refrigerator), washer/dryer, all other equipment necessary to house DAVIE's fire rescue personnel assigned to the RANCHES, and all other structural components, leasehold improvements, and fixtures, except for fixtures that DAVIE provides even though DAVIE is not obligated to provide fixtures other than those included within the modular structure. RANCHES further agrees to maintain in good repair the parking area and all common areas. RANCHES shall also make any repairs necessitated by water seepage or by other causes not under DAVIE's control. RANCHES shall also make all repairs or changes which may be necessary to make the fire station and the use herein contemplated comply with applicable laws, ordinances, orders or regulations of any federal, state, county or RANCHES' authority now in effect unless specifically exempted therefrom.
- 14.3 RANCHES shall provide DAVIE with all utility services required for the fire station, which shall include electric, water, telephone, basic cable, high speed internet service, which connects to DAVIE's system, trash and bio-waste collection.
- 14.4 No later than September 30, 2018, RANCHES shall replace both of the RANCHES' Fire Station's modular buildings with a single structure that follows the Florida Building Code and has a minimum of 2,200 square feet of living space, for use by DAVIE. If Ranches chooses to co-locate their Volunteers in the same fire station structure then additional separate sleeping quarters and office space may be needed. Said single building shall include perimeter fencing, an electric gate, lighting, a minimum of nine (9) security cameras, fire apparatus coverage from the elements, environmentally controlled (air conditioned) gear storage container and separate sleeping quarters for a minimum of three (3) personnel, minimum of two unisex

bathrooms and showers, kitchen, dayroom, and one office. If RANCHES choses to co-locate their Volunteers in the same fire station structure then additional separate sleeping quarters and an additional office shall be provided for the Volunteers. Prior to replacement of the modular, DAVIE shall review the floor plan, the general layout, and the security features of the new structure and shall provide reasonable comments on the new fire station structure which shall be incorporated in the final structure. Any increase in DAVIE fire staffing at station 112 will require additional consistent housing requirements at the expense of RANCHES. In the event that temporary housing or relocation is needed, due to the replacement of the building in this paragraph, RANCHES shall provide for relocation and housing, at its sole expense.

- 14.5 No later than March 1, 2018 RANCHES will provide for an appropriate firefighting gear storage container that is environmentally controlled (air conditioned). The gear storage container shall be a minimum of 16 square feet, have a door, and have a window. Prior to the purchase of the container, DAVIE shall review the specifications.

ARTICLE 15

DELIVERY OF EMERGENCY MEDICAL, FIRE PROTECTION, AND FIRE & LIFE SAFETY REPORTING

DAVIE will provide the Ranches Administrator with a monthly report addressing the status and activities of DAVIE's emergency medical, fire protection, and fire & life safety services to the RANCHES pursuant to this Agreement. Such report shall contain, at a minimum, the following: time call received by the Communications Center, time of dispatch, identification of units dispatched, classification of call, time in route, and time of arrival. When requested by RANCHES, DAVIE shall provide RANCHES with a copy of its weekly service report or any other report that RANCHES may need. At RANCHES request, DAVIE shall produce the requested report in an electronic medium. Any such reports shall be HIPAA compliant.

ARTICLE 16

DESCRIPTION OF POLICE SERVICES

- 16.1 DAVIE shall provide those services customarily rendered by municipal police departments, and those services required to be performed under applicable laws or RANCHES Ordinances.
- 16.2 The consideration delineated herein has been determined based on present calls for service. In the event that RANCHES' annual call volume for police services significantly increases to a level that would require DAVIE to add and/or assign additional personnel to maintain average response times equivalent to the average response times in DAVIE, as discussed in Section 16.4, below, or should the level of police service calls necessitate an increase in staffing, as reasonably determined by the two administrators, or enhanced or new programs be desired, such consideration may be increased the following fiscal year , or sooner if agreed, to compensate DAVIE

for the additional staffing. For purposes of this section, the term "significant increase" shall be an increase of greater than twenty-five (25) percent more than the current numbers for a consecutive ninety day period to warrant further discussions. If RANCHES does not agree with DAVIE's proposed modifications, this Agreement may be terminable by DAVIE upon providing RANCHES with three hundred and sixty five (365) day written notice of termination.

16.3 DAVIE law enforcement services are comprised of direct services, indirect services, special detail services, and those services that all municipalities receive. Such services are generally described as follows:

- a. Direct Services - are those services that are provided by DAVIE Police Department employees assigned to the Service Area.
- b. Indirect Services - are those DAVIE services that are centralized within DAVIE, but provide benefits throughout DAVIE and the RANCHES.
- c. Special Detail Services - are those services offered by DAVIE pursuant to Florida Statutes, which authorizes DAVIE to administer a program that allows public and private entities to contract for the services of DAVIE Police Department employees during off-duty hours. All details must be approved by the DAVIE Police Chief and the Southwest Ranches Administrator. DAVIE Police Department employees assigned to RANCHES shall have right of first refusal for these special details. Such details are then open to any DAVIE Police Department employee qualified to work the prescribed detail.
- d. Countywide Services – are those services that are funded by Broward County that are provided to all municipalities in Broward County.

16.4 DIRECT SERVICES:

The law enforcement services provided pursuant to this Interlocal Agreement are as follows:

a. Uniformed law enforcement patrol

DAVIE will provide uniformed law enforcement patrol services to the RANCHES twenty-four (24) hours per day, seven (7) days a week, as specifically stated herein.

As previously stated, the Patrol Zones and the deployment schedule may be modified as necessary in order to address the ever-changing law enforcement needs of the RANCHES. Notwithstanding the aforementioned, the minimum coverage specified within this Interlocal Agreement shall be maintained.

DAVIE Police Department employees shall make every reasonable effort to respond to emergency calls as expeditiously as possible while maintaining safe operations, subject to DAVIE's response standards and protocols. DAVIE's response time in the RANCHES, on average, shall be in strict accordance with industry standards.

DAVIE shall provide vacation-house-check services and not less than once during each twenty-four (24) hour period for each resident of the RANCHES who registers for such service.

DAVIE Police Department employees shall engage in continuous community policing

efforts in their Patrol Zones including meeting with residents and business owners.

b. Other Law Enforcement Services

In addition to uniformed law enforcement patrol service described above, DAVIE shall provide the following law enforcement services to the RANCHES:

1. DAVIE shall provide public education programs when applicable;
2. DAVIE shall provide law enforcement action (i.e. DUI checkpoints, drug enforcement initiatives, non-code enforcement animal control and police criminal animal investigations) based on trends and statistics within the RANCHES. When deemed appropriate by the Chief of Police and approved by RANCHES Administrator.
3. A DAVIE sworn Police Officer familiar with the Patrol Zone shall attend the monthly homeowners association or civic association meetings when requested. RANCHES shall provide reasonable notice of all such meetings.
4. A DAVIE Police Department employee shall attend all public meetings of the RANCHES including, but not limited to, Town Council meetings, workshops, and Code Enforcement meetings.
5. When specifically requested by RANCHES Administrator, a DAVIE Police Department employee will attend staff meetings.

16.5 INDIRECT SERVICES:

RANCHES indirectly receives the benefit of the following services associated with law enforcement by virtue of this Interlocal Agreement with DAVIE:

- a) Administration;
- b) Budget;
- c) Citizen Observer Patrol; Vehicle to be supplied by RANCHES for use by RANCHES volunteer COPS
- d) Criminal Justice Institute
- e) Employee Assistance Program;
- f) Evidence;
- g) Finance;
- h) Fleet Control;
- i) Grants Management;
- j) Human Resources;
- k) Police Legal Advisor;
- l) Labor Relations;
- m) Media Relations & Public Relations
- n) Purchasing;
- o) Records;
- p) Recruitment;
- q) Selection and Assessment;
- r) Forfeitures and Recovery;
- s) Victim Services; and
- t) Any other services that meet the definition of Indirect Service as determined by DAVIE.

The costs of all of these indirect services are included within the consideration of this Interlocal

Agreement.

16.6 TOWN SPONSORED EVENTS & SPECIAL DETAIL SERVICES

DAVIE shall provide security and traffic detail services to support special event activities occurring within the RANCHES in accordance with the DAVIE's Special Details Policies and Procedures. DAVIE shall cooperate with the RANCHES and follow RANCHES' procedures in the permitting of special events. RANCHES agrees to authorize DAVIE to act as the public safety representative for the special events. DAVIE agrees to provide special detail services to support four (4) RANCHES special events as part of the consideration of this Interlocal Agreement, provided that the special event is no more than eight (8) hours in duration, and is estimated to be less than five hundred (500) attendees at any one time. For all additional RANCHES special events, RANCHES may utilize DAVIE's special detail services at a rate not to exceed DAVIE's actual overtime cost for the provision of such special detail service. The DAVIE Police Chief and the Southwest Ranches Administrator shall consult to determine the number of officers needed for such special events.

As it relates to non-RANCHES sponsored events, all such requests for special detail services shall be approved by DAVIE's Police Chief and Southwest Ranches Administrator, and shall be submitted utilizing DAVIE's procedures and application for seeking special detail services. No special detail service shall be provided until DAVIE's Police Chief's and Southwest Ranches Administrator's approval has been obtained, excluding emergencies. After approval, any such special detail services for non-RANCHES special detail services shall be worked out directly between DAVIE and the non-RANCHES hiring party.

16.7 ADDITIONAL SERVICES

Upon the request of the Southwest Ranches Administrator and DAVIE's availability of resources, DAVIE agrees to provide such additional resources at a cost mutually agreed upon by the parties.

ARTICLE 17

POLICE STAFFING

- 17.1 All DAVIE Police Department employees shall be authorized to provide police services to the RANCHES. DAVIE's Police Chief shall assign additional DAVIE Police Department employees as may be necessary, from time to time, at DAVIE's Police Chief's sole discretion, in the same duty and care that DAVIE's Police Chief currently assigns DAVIE Police Department employees throughout DAVIE. RANCHES shall have full access to all of DAVIE's police services excluding code enforcement. All DAVIE Police Department employees assigned to the RANCHES shall be uniform officers, except the Detective, who if not in uniform shall still be identified as a DAVIE Police Department employee in conformance with Davie Police Policy. Notwithstanding the aforementioned, the following DAVIE Police Department employees shall be directly

assigned to the RANCHES as a minimum staffing level:

Total Staffing: 16

1 Police Detective Certified in Animal Abuse/Neglect Investigation
14 Police Officers (of which 6 are shared); All Speed Certified within the first year of assignment to RANCHES..
1 C.S.A.

Detective: RANCHES shall be assigned one (1) DAVIE Police Detective, who is certified in animal abuse and neglect investigations. The Detective shall serve as RANCHES direct liaison to DAVIE. The Detective shall be assigned an office within RANCHES Town Hall and shall assign priority to RANCHES investigations.

Patrol Officers: RANCHES shall be assigned fourteen (14) DAVIE Police Officers who have successfully completed probation with the Department (of which 6 are shared as further delineated herein). All Police Officers not already speed enforcement certified shall be speed certified as soon as training classes are available when assigned to RANCHES. All Police Officers must learn the RANCHES' topography, must show an understanding of the RANCHES' rural lifestyle, and must take a training course with the RANCHES' appropriate provider, at no cost to DAVIE, concerning large animal rescue.

C.S.A.: RANCHES shall be assigned one (1) DAVIE Police Community Service Aide ("C.S.A."). The C.S.A. shall be assigned an office at RANCHES Town Hall, and shall be on duty during business hours, unless specifically pulled away by DAVIE command staff to address another issue within the RANCHES, to work with residents and to assist with the day to day police operations. The C.S.A. shall have the ability to draft police reports, and to print, as requested, all police reports directly at RANCHES' Town Hall.

17.2 **Patrol Zones.** The service area shall be divided into three (3) patrol zones, currently delineated as zones 41, 42, and 43, as specifically delineated in the zone configuration map, attached hereto and incorporated herein by reference, as Exhibit "A". Zone 41 will be a shared zone between DAVIE and RANCHES. The patrol zones shall be staffed as specifically delineated in the deployment schedule, attached hereto and incorporated herein by reference as Exhibit "B". Notwithstanding the aforementioned, DAVIE's Police Chief shall have the ability to modify the patrol zones and deployment schedule, if necessary based upon demand for service, crime trends, and what DAVIE Police Chief believes is in the best interest of the RANCHES. The RANCHES Administrator shall be advised of any deviations from the deployment schedule within twenty-four hours of same. Notwithstanding the aforementioned, at no time shall less than two (2) patrol officers be on duty within the RANCHES at any time.

17.3 **Minimum Staffing.** With the exception of DAVIE Police Department employees being called upon to render mutual aid or in progress (fresh pursuit) investigations, DAVIE will provide RANCHES with the minimum number of DAVIE Police Department employees indicated in Section 17.1 above, and as delineated in Exhibit "B", at all times, regardless of transferring detainees, sick days, training days, vacation days, holidays and the like. DAVIE shall be

required to backfill such DAVIE Police Department employees, as may be necessary, to ensure the minimum staffing as specifically contained herein.

- 17.4 **Employment Standards.** DAVIE shall be responsible for setting employment standards (i.e. hiring, discipline, training) for DAVIE Police Department employees consistent with DAVIE's agency standards. DAVIE is committed to providing RANCHES with highly skilled law enforcement personnel to provide police services to the RANCHES, in the same manner as provided to DAVIE.
- 17.5 **Employment Responsibilities.** All DAVIE Police Department employees shall be and shall remain DAVIE Police Department employees, and such DAVIE Police Department employees shall not be considered employees of the RANCHES for purposes of pension benefits, insurance benefits, civil service benefits, compensation and/or any status or right. Accordingly, RANCHES shall not be called upon to assume any liability for or direct payment of any salaries, wages, or other compensation, contributions to pension funds, insurance premiums, workmen's compensation (Chapter 440, Florida Statutes), vacation or compensatory time, sick leave benefits or any other amenities of employment to any DAVIE Police Department employee whatsoever, arising out of DAVIE's employment of such persons and such persons' performance of services to RANCHES. RANCHES and DAVIE understand and acknowledge that all costs, including the employment related costs, are included in the consideration payable by the RANCHES to DAVIE.
- 17.6 **Transfers — DAVIE's Rights.** DAVIE shall have the right to transfer any DAVIE Police Department employee out of the RANCHES, for the following reasons:
- a. A DAVIE Police Department employee requests a transfer or to accept a promotion or special assignment which has been offered to the DAVIE Police Department employee.
 - b. Disciplinary reasons.
 - c. Failure of a DAVIE Police Department employee to meet DAVIE's performance standards.

Consultation with the RANCHES Administrator shall be required for the transfer of a DAVIE Police Department employee for any reason not stated above.

- 17.7 **Transfers — RANCHES Right.** RANCHES Administrator shall have the right to request the transfer of a DAVIE Police Department employee out of the RANCHES, which shall not be arbitrary or capricious and shall be in compliance with DAVIE's FOP Contract. The request must be sent to the DAVIE Police Chief in writing, copying DAVIE's Town Administrator, setting forth the name of the employee, and the reason for the request. The request must be approved in writing by DAVIE, however such approval shall not be unreasonably withheld. If DAVIE approves the transfer, the DAVIE Police Department employee will be transferred out of the service area as soon as reasonably possible, which will be based upon many factors including, but not limited to, DAVIE having a vacant position elsewhere within the agency to place the transferred employee, that matches the qualifications of the employee and the requirements of the position.
- 17.8 **Replacements.** If a DAVIE Police Department employee is transferred out of the service area, a replacement will be made in consultation with the RANCHES Administrator prior to the transfer of the DAVIE Police Department employee.

- 17.9 **Staffing Continuity.** DAVIE and RANCHES recognize the importance of combining the efforts and resources of DAVIE, RANCHES, and the community, in order to have a positive impact on reducing neighborhood crime, helping to reduce any community's fears regarding crime, and enhancing the quality of life throughout the RANCHES. It is further recognized that such a collaborative effort requires law enforcement personnel to have knowledge of the community. In furtherance of such objective, DAVIE will help to make every reasonable effort to maintain the continuity of DAVIE Police Department employees assigned to RANCHES, subject to the transfer provisions set forth herein.
- 17.10 **Education.** The parties acknowledge the importance of the DAVIE Police Department employees' knowledge of the general make-up of the RANCHES, its geographic areas, its Code of Ordinances, and its previous criminal activity. DAVIE shall offer appropriate continuing education to assure that all DAVIE Police Department employees are acquainted with the RANCHES' general make-up, geographic areas, the RANCHES' Code of Ordinances, and its previous criminal activity. Upon enactment, the RANCHES shall forward to the assigned Detective a copy of new ordinances for training and enforcement purposes. RANCHES shall assist DAVIE with this training.
- 17.11 All assigned DAVIE Police Department employees shall have an in-depth knowledge of all streets, roads, addresses, and geographical conditions in the RANCHES. No personnel shall be assigned to RANCHES until DAVIE has verified that the individual has an in-depth knowledge of all streets, roads, addresses, and geographical conditions in the RANCHES.

ARTICLE 18

ASSIGNMENT OF POLICE POWERS

- 18.1 RANCHES does hereby vest in each sworn DAVIE Police Department employee the police powers of the RANCHES, which are necessary to implement and to carry forth such law enforcement services, for the sole and limited purpose of giving official and lawful status and validity to the performance thereof by such sworn DAVIE Police Department employees. Each sworn DAVIE Police Department employee so empowered hereby and engaged in the performance of the law enforcement services shall be deemed to be a sworn officer of the RANCHES while performing such law enforcement services. Accordingly, such sworn DAVIE Police Department employees are hereby vested with the power to enforce the Ordinances of the RANCHES, to make arrests incident thereof, and to do such other things and to perform such other acts as are necessary with respect thereto.

ARTICLE 19

QUARTERLY GOALS AND OBJECTIVES

- 19.1 On a quarterly basis (on or about October 1st and January 1st, April 1st, and July 1st) or as requested by the Southwest Ranches Town Administrator, the DAVIE Police Chief and the DAVIE Administrator shall meet with the Southwest Ranches Administrator to discuss law enforcement activities within the RANCHES occurring during the previous

three (3) month period. At such meeting, DAVIE may present the Southwest Ranches Administrator with any of the following information that may be requested:

- a. Calls for service by time of day, geographic location, date and type of call;
- b. Reported incidents, criminal and non-criminal;
- c. Number and types of arrests;
- d. Traffic crashes;
- e. Traffic citations;
- f. Forfeitures and Recoveries
- g. Staffing and Transfers;
- h. Grant Review;
- i. Community Policing Initiatives;
- j. Response time reports, citizen complaints and their status/disposition;
- k. Any additional information requested by the Southwest Ranches Administrator.

- 19.2 Based upon the information presented by DAVIE to the Southwest Ranches Administrator, the DAVIE Police Chief, DAVIE Administrator, and the Southwest Ranches Administrator, will review the law enforcement goals and objectives of the RANCHES, and the general strategies to achieve such goals and objectives. Thereafter, DAVIE will develop and will implement operational initiatives to further such goals and objectives.
- 19.3 Davie Police Department staffing shall be in strict accordance with the terms and conditions of this Agreement.

ARTICLE 20

POLICE REPORTS

- 20.1 In recognition of the RANCHES's need to be informed of DAVIE's activities in RANCHES, DAVIE's Police Chief and the Southwest Ranches Administrator will develop a mutually agreed upon reporting format(s) and reporting period(s), whereby DAVIE will report its activities within the RANCHES to the RANCHES. At any time during the term of this Interlocal Agreement, the Southwest Ranches Administrator shall have the right to make reasonable modifications to the reporting format(s), reporting content, and reporting period(s).
- 20.2 DAVIE shall provide to RANCHES by June 30th of each fiscal year, a report on DAVIE's performance in light of the established goals and objectives. The format and content of the Annual Report made to the RANCHES by DAVIE will be mutually agreed upon by DAVIE and the Southwest Ranches Administrator.

ARTICLE 21

POLICE VEHICLES

- 21.1 Subject to availability, DAVIE shall utilize a minimum of fourteen (14) police vehicles for all assigned patrol officers in the Service Area. Each patrol vehicle shall prominently display on the vehicle's exterior, the legend of the RANCHES name in three (3) to six (6) inch lettering and the RANCHES' official logo.
- 21.2 DAVIE shall be responsible for equipping all vehicles with all necessary equipment, except said vehicles discussed in Article 22, to provide all of the police services specified herein. DAVIE shall determine all of the necessary equipment for the vehicles and DAVIE shall be responsible for the maintenance of such equipment.
- 21.3 DAVIE, at DAVIE's sole cost and expense, shall be responsible for the insurance and maintenance of all vehicles, including fuel and other fluids as long as said vehicles are titled in the name of DAVIE. DAVIE will maintain all vehicles in accordance with the vehicle manufacturer's specifications and recommendations. DAVIE shall maintain the vehicle maintenance records.
- 21.4 All patrol vehicles shall be trackable, equipped with Automated Vehicle Locator (AVL) and such information shall be made reasonably available to RANCHES.

ARTICLE 22

POLICE VEHICLE & EQUIPMENT TRANSFER

- 22.1 At the start of each fiscal year, RANCHES shall purchase up to two new and equipped police vehicles for use by DAVIE to patrol RANCHES, based upon DAVIE's standard evaluation of RANCHES' vehicles. The vehicle type, specifications, and equipment shall be decided by the DAVIE ADMINISTRATOR to remain consistent with DAVIE's current police fleet of vehicles. These vehicles shall be purchased by DAVIE, who then shall provide RANCHES with the receipt for reimbursement. Reimbursement shall be provided to DAVIE no later than sixty (60) days from written provided proof of payment.
- 22.2 DAVIE shall provide RANCHES, a confirmation inventory, within ninety (90) days of the Effective Date, delineating all vehicles and equipment supplied to DAVIE by RANCHES.
- 22.3 Title to all vehicles and equipment supplied to DAVIE by RANCHES, including any vehicles and equipment purchased by RANCHES during the course of this Interlocal Agreement, shall reside with Davie until the conclusion of this Interlocal Agreement.
- 22.4 No later than June 30th of each fiscal year, DAVIE shall supply RANCHES with an updated list of all vehicles and equipment supplied by RANCHES to DAVIE.
- 22.5 Upon the conclusion of this Interlocal Agreement, DAVIE shall tender to the

RANCHES' then law enforcement provider, by Certificate of Title or Bill of Sale Absolute, for all vehicles and equipment purchased by RANCHES over the course of this Interlocal Agreement. In the event that any of the vehicles or equipment has been replaced, DAVIE shall tender like kind vehicles and equipment, the age of which shall not exceed seven (7) years, reasonable wear and tear excepted.

- 22.6 Upon replacement of a police vehicle that RANCHES has provided, RANCHES shall have the option to take the vehicle back or have DAVIE sell the vehicle at auction and distribute to RANCHES the proceeds. In the event that RANCHES chooses to have DAVIE sell the vehicle at auction, DAVIE shall remit the proceeds to RANCHES no later than ninety (90) days from the date of auction.

ARTICLE 23

RANCHES POLICE HEADQUARTERS

- 23.1 RANCHES Town Hall, or an alternative location supplied by RANCHES, shall serve as the RANCHES Police Headquarters.
- 23.2 All meetings, if any, of DAVIE Police Department employees assigned to RANCHES shall take place at the RANCHES Police Headquarters excluding roll call, any briefings or trainings called by the DAVIE Police Department.
- 23.3 Upon the expiration or earlier termination of this Interlocal Agreement, DAVIE shall surrender possession of the space that is provided, and all RANCHES-owned furnishing and RANCHES-owned equipment, to the RANCHES.

ARTICLE 24

FINES, FORFEITURES, REVENUES: PAYMENT

- 24.1 RANCHES, at its sole option, may utilize its own legal counsel, in any fine or forfeiture proceedings.
- 24.2 All law enforcement education funds levied and collected by the Clerk of the Court and earmarked for and forwarded to the RANCHES pursuant to Florida Statutes, Section 943.25, shall be expended by DAVIE for law enforcement education.
- 24.3 All grant funds, miscellaneous revenues, or any other monies or things of value that the RANCHES receives or may hereinafter receive in connection with law enforcement activities shall remain property of RANCHES, or if it is required to be insured or maintained by DAVIE, shall be conveyed to DAVIE and shall be added to the inventory list of items that will be transferred to RANCHES at the conclusion of this Interlocal Agreement.
- 24.4 DAVIE and RANCHES do hereby acknowledge, one to the other, that nothing contained herein shall in anyway be construed to impair the RANCHES' right to the disposition of fines and forfeitures to which the RANCHES would be entitled, pursuant to Florida Statutes, Section 316.660, as may be amended from time to time, or as to proceeds and forfeitures arising under the sale or disposition of unclaimed property or

under any statutory or common law proceeding to which the RANCHES would otherwise be entitled, except as limited herein. In accordance with Florida Statutes, Section 316.660, as may be amended from time to time, DAVIE's Police Chief shall make a recommendation to the RANCHES Council concerning the disposition of fines and forfeitures. Upon the approval of the RANCHES Council, said funds and forfeitures shall be utilized by DAVIE for law enforcement purposes within the Service Area.

- 24.5 Subject to the provisions of Section 24.6, the parties agree that any currency, any real property, or any personal property seized within the RANCHES, pursuant to this Interlocal Agreement and Chapter 932, Florida Statutes, as may be amended from time to time, and subsequently forfeited, shall be divided in the following manner: sixty (60) percent deposited into the RANCHES' Law Enforcement Trust Fund. Said funds shall always remain in the ownership of the RANCHES and DAVIE shall not have any right to ownership of such funds. Said funds shall be earmarked for use within the RANCHES, upon approval of the RANCHES, and the DAVIE Police Chief as required in accordance with Chapter 932, Florida Statutes. The remaining forty (40) percent shall be deposited into the DAVIE Law Enforcement Trust Fund. Said funds shall become the property of DAVIE and RANCHES shall not have any right to ownership of such funds. DAVIE shall utilize these funds in accordance with Chapter 932, Florida Statutes.
- 24.6 DAVIE's Police Chief and DAVIE's Administrator shall meet at least annually with Southwest Ranches Administrator to discuss the utilization of any funds seized, in accordance with Section 932.7055 (4), Florida Statutes. The Davie Chief of Police may request the expenditure of RANCHES LETF funds for appropriate programs, enforcement activities, training, donations, etc. in accordance with FS § 932 as long as those funds are for use within RANCHES.
- 24.7 DAVIE shall, on an annual basis, supply the RANCHES with a written report of the above-described fines and forfeitures. Such report(s) shall include a description and estimate of value of properties seized under the laws of the State of Florida, whether or not disposition thereof has been adjudicated. Moreover, such report(s) shall be amended, from time to time, by reflecting the ultimate disposition of property described in an earlier report(s), and such amendatory report(s) shall be submitted to RANCHES within ten (10) days of the ultimate adjudication with regard to the seizure of such property.

ARTICLE 25

TOWING

DAVIE shall use the selected RANCHES vendor for all vehicle removal needs when required to remove damaged, stolen, abandoned, and inoperable vehicles from all public roadways and properties within the Service Area. DAVIE shall also use RANCHES selected towing company for towing of vehicles seized for forfeiture.

ARTICLE 26

TERMINATION

- 26.1 This Agreement may be terminated only as provided for herein unless otherwise agreed upon in writing by the parties.
- 26.2 In the event that one party to this agreement files litigation against the other party, the parties agree to follow Florida Statute Chapter 164, which requires that the litigation be abated in order for the parties to negotiate for conflict resolution under the Florida Government Conflict Resolution Act. During this process, the parties agree that regardless of the outcome no attorney's fees will be assessed against the opposite party and each side will bear their own attorney's fees. If the conflict between the two municipalities is not resolved, the litigation will resume and Article 26.3 and 31.8 of this agreement shall be in force and effect.
- 26.3 In the event that either party hereto materially defaults in the performance of any of its duties or obligations hereunder, including but not limited to the performance standards contained herein, and does not substantially cure such default within thirty (30) calendar days after being given written notice specifying the default ("cure period"), then the party not in default may, by giving at least thirty (30) calendar days written notice after the cure period to the defaulting party, terminate the Agreement as of a date specified in such notice of termination.

ARTICLE 27

TRANSITION

- 27.1 In the event of the termination or expiration of this Interlocal Agreement, DAVIE and RANCHES shall cooperate in good faith in order to effectuate a smooth and harmonious transition from DAVIE and to maintain during such period of transition the same high quality of police protection otherwise afforded to the residents of the RANCHES pursuant to the terms hereof. In the event of such termination or expiration and in the further event that the RANCHES is unable to provide alternative emergency medical, fire protection, fire & life safety, and police services by March 1, 2022, this Interlocal Agreement shall be deemed to automatically extend, under the same servicing terms and conditions as contained herein, and with the 7.5% increase renewal condition contained in 3.1, for up to a maximum of twelve (12) additional months, provided that RANCHES is current in payments relating to this Agreement.
- 27.2 The parties agree that upon any termination or expiration of this Agreement, RANCHES may consider DAVIE personnel for positions within RANCHES.
- 27.3 In the event of termination, DAVIE shall render such aid, coordination, and cooperation as might be required for an expeditious and efficient termination of service.

- 27.4 Upon termination of this Interlocal Agreement, RANCHES shall have no obligation to pay DAVIE beyond the date of termination, except for services rendered prior to the termination date, or as specifically delineated herein.

ARTICLE 28

DEFAULT

If DAVIE or RANCHES fails to perform or observe any of the material terms and conditions of the Agreement for a period of thirty (30) calendar days after receipt of written notice of such default from the other party except for failure to pay which will be forty-five (45) calendar days after receipt of written notice. Then the party giving notice of default may be entitled, but is not required, to seek performance of the Agreement on an expedited basis, as the performance of the material terms and conditions contained herein relate to the health, safety, and welfare of the residents subject to the Agreement. The parties acknowledge that money damages or other legally available remedies may be inadequate for the failure to perform, and that the party giving notice, may be entitled to obtain an order requiring specific performance by the other party. This article shall be without prejudice to the rights of any party to seek a legal remedy for any breach of the other party as may be available to it in law or equity.

In the event RANCHES fails to pay within the above stated forty-five (45) day period, DAVIE shall be entitled to the remedies provided under the Florida Prompt Payment Act or shall be entitled to terminate the Agreement upon thirty (30) days prior written notice of such termination.

ARTICLE 29

INSURANCE

DAVIE agrees to maintain qualified insurance coverage at all times, with sufficient limits that will meet all State of Florida requirements for units of local government. This includes all necessary general and professional liability, vehicle and worker's compensation and in no case shall the coverage be less than limits for statutory waiver of sovereign immunity. DAVIE shall list RANCHES as an additional insured on its fire services and police policies and shall provide RANCHES with proper certificates of insurance. To the extent permitted by law, DAVIE shall defend, save harmless, and indemnify RANCHES against any action, claim, demand or other legal action, whether groundless or otherwise arising directly or indirectly out of a result the Agreement. This indemnification provision shall survive the termination of the Agreement.

ARTICLE 30

LIABILITY

- 30.1 RANCHES and DAVIE shall each be separately liable and responsible for the actions of their respective officers, agents and employees in the performance of their respective obligations under the Agreement.
- 30.2 To the extent permitted by law, RANCHES shall indemnify, defend, and hold DAVIE, its officials, agents, servants and employees, harmless from any and all liability, actions, causes of action, suits, trespasses, damages, judgments, executions, claims and demands of any kind whatsoever, in law or in equity, which results from or arises out of the intentional or negligent acts or omissions of the RANCHES, its employees, agents, or servants and RANCHES shall indemnify DAVIE, its officials, agents, servants and employees, for damages, judgments, claims, costs, expenses, including reasonable attorney's fees, which DAVIE, its officials, agents, servants and employees, might suffer in connection with or as a result of the intentional or negligent acts or omissions of RANCHES, its employees, agents, or servants. For purposes of this provision, RANCHES' employees shall not be deemed agents or servants of DAVIE and DAVIE's employees shall not be deemed agents or servants of RANCHES. RANCHES will at all times be entitled to the benefits of sovereign immunity as provided in Florida Statutes, Section 768.28, and common law. Nothing contained in the Agreement shall be construed as a waiver of sovereign immunity.
- 30.3 To the extent permitted by law, DAVIE shall indemnify, defend, and hold RANCHES, its officials, agents, servants and employees, harmless from any and all liability, actions, causes of action, suits, trespasses, damages, judgments, executions, claims and demands of any kind whatsoever, in law or in equity, which results from or arises out of the intentional or negligent acts or omissions of DAVIE, its employees, agents, servants and DAVIE shall indemnify RANCHES, its officials, agents, servants and employees, for damages, judgments, claims, costs, expenses, including reasonable attorney's fees, which RANCHES, its officials, agents, servants and employees, might suffer in connection with or as a result of the intentional or negligent acts or omissions of DAVIE, its employees, agents, or servants. For purposes of this provision, RANCHES' employees shall not be deemed agents or servants of DAVIE and DAVIE's employees shall not be deemed agents or servants of RANCHES. DAVIE will at all times be entitled to the benefits of sovereign immunity as provided in Florida Statutes, Section 768.28, and common law. Nothing contained in the Agreement shall be construed as a waiver of sovereign immunity.

ARTICLE 31

MISCELLANEOUS

- 31.1 Joint Preparation: The preparation of this Agreement has been a joint effort of the parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

- 31.2 Merger: This Agreement incorporates and includes all prior negotiations, correspondence, agreements or understandings applicable to the matters contained herein; and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of the Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. It is further agreed that no change, amendment, alteration or modification in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith by all parties to the Agreement.
- 31.3 Assignment: Unless specifically specified otherwise herein, the respective obligations of the parties set forth herein shall not be assigned, or subcontracted in whole or in part, without the written consent of the other party.
- 31.4 Records and Audit: RANCHES and DAVIE shall each maintain their own respective records and documents associated with the Agreement in accordance with the requirements for records retention set forth in Chapter 119, Florida Statutes. Each party shall have the right to audit the books, records, and accounts of the other that are related to the Agreement including, but not limited to those relating to, costs, revenues and special assessments. In addition, each party shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to the Agreement. Each party shall preserve and make available, at reasonable times for examination and audit by the other, all financial records, supporting documents, statistical records, and any other documents pertinent to the Agreement. If an audit has been initiated and audit findings have not been resolved, the books, records, and accounts shall be retained until resolution of the audit findings. No confidentiality or nondisclosure requirement of either federal or state law shall be violated by either party.
- 31.5 Contract Administrators: The Contract Administrators for the Agreement are Davie Town Administrator or designee, for DAVIE, and Ranches Administrator or designee, for RANCHES. In the implementation of the terms and conditions of the Agreement, as contrasted with matters of policy, all parties may rely upon instructions or determinations made by the respective Contract Administrators.
- 31.6 Recordation: DAVIE is hereby authorized and directed after approval of the Agreement by the governing bodies of RANCHES and DAVIE and the execution thereof by the duly qualified and authorized officers of each of the parties hereto, to file the Agreement with the Clerk of Broward County, Florida, as required by Section 163.01(11), Florida Statutes.
- 31.7 Governing Law and Venue: The Agreement shall be governed, construed and controlled according to the laws of the State of Florida without regard to its conflict of laws provisions. Any claim, objection or dispute arising out of the terms of the Agreement shall be litigated in the Seventeenth Judicial Circuit in and for Broward County, Florida.
- 31.8 Attorney's Fees: In the event of litigation, after failing to settle any dispute under Florida

Statute § 164, the Florida Governmental Conflict Resolution Act, the following shall apply; If any party fails to perform any of its obligations under this Agreement or if any dispute arises between the parties concerning the meaning or interpretation of any provision of this Agreement, then the defaulting party or the party not prevailing in any such dispute, as the case may be, shall pay any and all costs and expenses incurred by any other party on account of such default and/or in enforcing or establishing its rights hereunder, including, without limitation, court costs and reasonable attorney's fees and disbursements. Any such attorney's fees and other expenses incurred by any party in enforcing a judgment in its favor under this Agreement shall be recoverable separately from and in addition to any other amount included in such judgment, and such attorney's fee obligation is intended to be severable from the other provisions of this Agreement and to survive and not be merged into any such judgment.

- 31.9 Severability: In the event a portion of the Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless RANCHES or DAVIE elects to terminate the Agreement. An election to terminate the Agreement based upon this provision must be made within seven (7) days after the court determination becomes final. For the purposes of this section, "final" shall mean the expiration of time within which to file an appeal or the conclusion of any appellate proceeding and the granting of an order. In such an event, RANCHES and DAVIE agree to cooperate fully with the other to effectuate a smooth transition of services.
- 31.10 Emergency Management: RANCHES shall designate a liaison who may report to the Broward Emergency Operation Center (EOC) during an emergency activation, as well as RANCHES shall have direct contact to staff at the DAVIE's Field Operation Center (FOC). DAVIE and RANCHES Volunteers, if requested by RANCHES, shall conduct Rapid Impact Assessments on behalf of RANCHES in the event of a disaster.
- 31.11 Notices: Whenever either party desires to give notice to the other, such notice must be in writing and sent by United States mail, return receipt requested, courier, evidenced by a delivery receipt or by any overnight express delivery service addressed to the party for whom it is intended at the place last specified; and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice. Notice shall be effective upon delivery.

FOR DAVIE:

Davie Administrator
Richard J. Lemack, Town Administrator
6591 Orange Drive
Davie, FL 33014

FOR RANCHES

Ranches Administrator
Andy Berns, Town Administrator
13400 Griffin Road
Southwest Ranches, FL 33330

with a copy to:

John Rayson, Esq.
6591 Orange Drive
Davie, FL 33314

with a copy to:

Keith M. Poliakoff, Esq.
200 East Las Olas Blvd. Suite 1000
Fort Lauderdale, FL 33301

- 31.12 Nondiscrimination: RANCHES' and DAVIE's decisions regarding the delivery of services under the Agreement shall be made without regard to or consideration of race, age, religion, color, gender, sexual orientation (Broward County Code, Chapter 16 ½), national origin, marital status, physical or mental disability, political affiliation, or any other factor which cannot be lawfully used as a basis for service delivery.
- 31.13 Third Party Beneficiaries: Neither RANCHES nor DAVIE intended that any person shall have a cause of action against either of them as a third party beneficiary under this Agreement. Therefore, the parties agree that there are no third party beneficiaries to the Agreement and that no third party shall be entitled to assert a claim against either of them based upon the Agreement. The parties expressly acknowledge that it is not their intent to create any rights or obligations in any third person or entity under the Agreement.
- 31.14 Performance: RANCHES and DAVIE represent that all persons performing the services required under the Agreement have the knowledge and skills, either by training, experience, education, or a combination thereof, to adequately and competently perform the duties, obligations, and services set forth herein in a skillful and respectable manner.
- 31.15 Materiality and Waiver of Breach: DAVIE and RANCHES agree that each requirement, duty, and obligation set forth herein is substantial and important to the formation of the Agreement and, therefore, is a material term hereof.
- Either party's failure to enforce any provision of the Agreement shall not be deemed a waiver of such provision or modification of the Agreement. A waiver of any breach of a provision of the Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of the Agreement.
- 31.16 Compliance with Laws: The parties shall comply with all federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to the Agreement.
- 31.17 Priority of Provisions: If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referred to herein, or any document incorporated into the Agreement by reference and a term, statement, requirement, or provision of the Agreement, the term, statement, requirement, or provision contained in Articles 1 through 31 of this Agreement shall prevail and be given effect.
- 31.18 Amendments: Except as expressly authorized herein, no modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as

the Agreement and executed by DAVIE and RANCHES.

- 31.19 Conflicts: Neither party nor its employees shall have or hold any continuing or frequently recurring employment or contractual relationship that is substantially antagonistic or incompatible with that party's loyal and conscientious exercise of judgment related to its performance under this Agreement.
- 31.20 Independent Contractor: RANCHES and DAVIE are independent contractors under the Agreement. Services provided by the parties shall be by employees, agents, or approved subcontractors of the respective party and subject to supervision by that party. In providing such services, neither RANCHES' nor DAVIE officers, employees, agents or approved subcontractors shall act as officers, employees, or agents of the other party. The Agreement shall not constitute or make the parties a partnership or joint venture, Personnel policy, tax responsibilities, social security, health insurance, employee benefits, travel, per diem policy, purchasing policies and any other similar administrative procedures applicable to services rendered under the Agreement shall be those of the respective party.
- 31.21 Multiple Originals: This Agreement may be fully executed in five (5) copies by all parties, each of which, bearing original signatures, shall have the force and effect of an original document.
- 31.22 Detention Center: DAVIE acknowledges that it has sufficient capacity to deliver emergency services to the RANCHES' future 2,500 bed, 500,000 sqf., detention center, located on property previously owned by the Corrections Corporation of America. DAVIE agrees to timely provide Broward County, upon request, any documentation that Broward County may require to acknowledge that DAVIE has the capacity, the ability, and the willingness to service this center under the terms and conditions contained herein. This article will become null in void in the event that a Detention Center is not built on this property. The parties agree that in the event of the development of the Detention Center, this will automatically reopen this contract to negotiations. The parties agree to meet within sixty (60) days from the date that development begins, to discuss the potential impact of the detention center on this Agreement.
- 31.23 Ranches Roadways: Provided that it does not directly hinder DAVIE's ability to provide emergency medical or fire services to RANCHES, DAVIE acknowledges and agrees that DAVIE cannot utilize this Agreement as a means to prevent or to interfere in any way with RANCHES' ability to close/open any of its roads, to regulate traffic, to implement traffic controls, or to add/remove traffic calming devices. RANCHES acknowledges that any such road regulation may negatively affect response times. Response delays caused by RANCHES road regulations may not be used as a basis to support a claim against DAVIE for failure to meet its monthly response times. RANCHES agrees to consult with the DAVIE POLICE CHIEF and the DAVIE FIRE CHIEF regarding road closures or other traffic controls that may affect response times. The final decision on such matters shall remain with RANCHES.
- 31.24 Force Majeure: In the event of an act of God, hurricane, flood, tornado, tropical storm, twenty-five year storm event, riot, act of terrorism, or other disaster, the parties agree to

provide service to the best extent of their ability given the circumstances. Nothing during a force majeure shall be considered a breach of Agreement, or cause for termination of the Agreement, provided that DAVIE and RANCHES use their best efforts under the circumstances.

- 31.25 Entire Agreement: This Agreement constitutes the final, complete, and exclusive Agreement and understanding between the Parties. The Parties acknowledge that there are no representations, agreements, or understandings relating to this matter, other than those expressly contained in this Agreement. This Agreement shall supersede all prior oral or written agreements or representations between the Parties hereto pertaining to the within subject matter.

AGREEMENT BETWEEN TOWN OF DAVIE AND THE TOWN OF SOUTHWEST RANCHES FOR DELIVERY OF PUBLIC SAFETY SERVICES, INCLUDING EMERGENCY MEDICAL, FIRE PROTECTION, FIRE & LIFE SAFETY, AND POLICE SERVICES

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: DAVIE signing by and through its Mayor, duly authorized to execute same by Council action on the ____ day of _____, 2017, and RANCHES, signing by and through its Mayor, duly authorized to execute same by Council action on the ____ day of _____, 2017.

TOWN OF DAVIE

By _____
Judy Paul, Mayor

____ day of _____, 2017

Approved as to form:

By _____
John Rayson, Esq.
Town Attorney

**AGREEMENT BETWEEN THE TOWN OF DAVIE AND THE TOWN OF
SOUTHWEST RANCHES PROVIDING FOR DELIVERY OF PUBLIC SAFETY
SERVICES, INCLUDING EMERGENCY MEDICAL, FIRE PROTECTION, FIRE &
LIFE SAFETY, AND POLICE SERVICES**

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: DAVIE signing by and through its Mayor, duly authorized to execute same by Council action on the ____ day of ____, 2017, and RANCHES, signing by and through its Mayor, duly authorized to execute same by Council action on the ____ day of ____, 2017.

TOWN OF SOUTHWEST RANCHES

By _____
Doug McKay, Mayor

____ day of ____, 2017

ATTEST:

Russell Muñiz, Assistant Town Administrator/Town Clerk

APPROVED AS TO FORM

By _____
Keith M. Poliakoff, Town Attorney

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EXHIBIT A
POLICE ZONE MAP

Police Zones Southwest Ranches

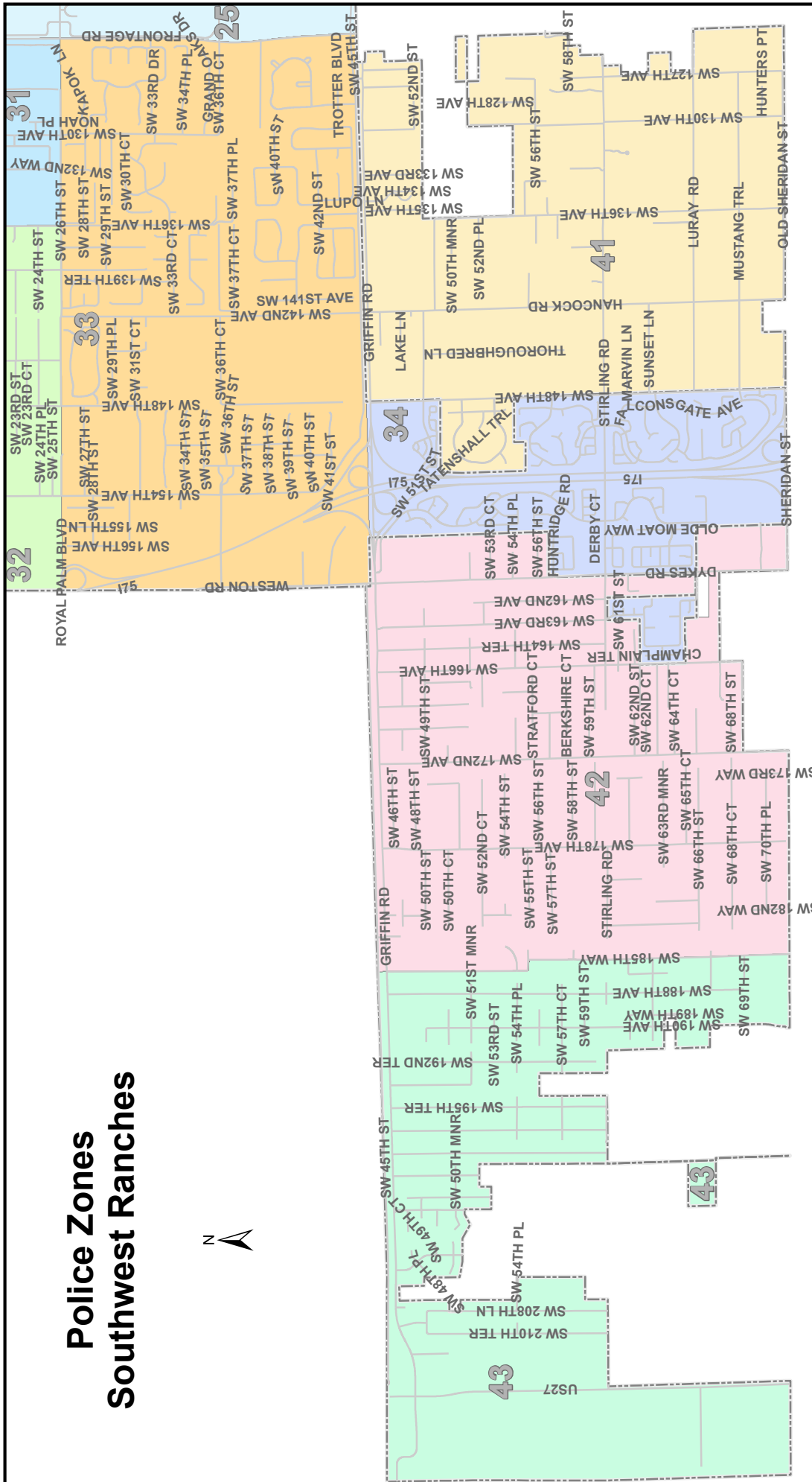


EXHIBIT A

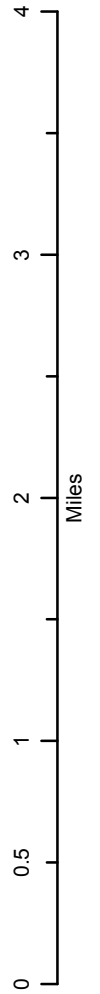


EXHIBIT B
POLICE DEPLOYMENT SCHEDULE

114097688.1

EXHIBIT B

SOUTHWEST RANCHES DEPLOYMENT SCHEDULE with ZONE ASSIGNMENTS

April, 2015 through October, 2015

ALPHA SHIFT									
Officer	CCN	Hours	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday
	X	2100-0700	OFF	OFF	41	41	41	41	OFF
	X	2100-0700	OFF	OFF	OFF	42	42	42	42
	X	2100-0700	41	41	OFF	OFF	OFF	43	41
	X	2100-0700	42	42	42	OFF	OFF	OFF	43

Officer	Hours	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday
	X 0600-1600	41	OFF	OFF	OFF	41	41	41
	X 0600-1600	42	41	OFF	OFF	OFF	42	42
	X 0600-1600	43	42	42	OFF	OFF	OFF	43
	X 0600-1600	OFF	OFF	OFF	42	43	43	TBD
	X 0600-1600	OFF	OFF	41	41	42	TBD	OFF
BRILLANT	724 0700-1700	W	OFF	OFF	OFF	W	W	W
GALLAGHER	798 0830-1700	W	W	OFF	OFF	W	W	W

CHARLIE SHIFT								
Officer	Hours	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday
	X 1400-0000	41	OFF	OFF	OFF	41	41	41
	X 1400-0000	42	42	OFF	OFF	OFF	42	42
	X 1400-0000	43	43	42	OFF	OFF	OFF	TBD
	X 1400-0000	OFF	OFF	OFF	42	43	43	43
	X 1400-0000	OFF	41	41	41	42	OFF	OFF

REGULAR MEETING MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 7:00 PM

April 27, 2017

13400 Griffin Road

Present:

Mayor Doug McKay

Vice Mayor Steve Breitzkreuz

Council Member Freddy Fisikelli

Council Member Gary Jablonski

Council Member Denise Schroeder

Andrew D. Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, Town Financial Administrator

Keith Poliakoff, Town Attorney

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

3. Public Comment

The following member of the public addressed the Town Council: David Kuczenski.

4. Board Reports

Newell Hollingsworth, Chair of the Comprehensive Planning Advisory Board, was directed by the Board to ask the Town Council to grant the Board review authority of the implementing ordinances pertaining to the U.S. Highway 27 Business Category. Regarding the Town owned five-acre parcel along Griffin Road, the board made two motions. The first requested that the Town not sell the parcel, but if it needed to, the Council should consider a land lease. The second motion requested that a competition grade covered equestrian center be built on the park site and the five-acre parcel be used for parking.

Mary Gay Chaples, Chair of the Recreation, Forestry, and Natural Resources Advisory Board, indicated that her Board wished to table the discussion on what the Board envisioned for the recreational use of the Town owned five-acre property until the May meeting. However, as for any commercial development, the Board did not seem in favor of that. She asked the Board what they would like to see and what they would like not to see on the park site and the five-acre parcel. She felt that her Board was not in favor of a gas station or any commercial development on the five-acre parcel.

Bob Hartmann, Chair of the Drainage Infrastructure Advisory Board, indicated that his Board was in favor of doing something very special like an equestrian center or leave it alone. As such the immediate recommendation was to leave it alone.

5. Council Member Comments

Council Member Schroeder spoke of her recent experience with identity theft. She asked residents to be aware that the Internal Revenue Service (IRS) will not contact you via phone. She indicated that literature was available here at Town Hall to inform residents about identity theft.

She also indicated that she attended the Sunshine Ranches HOA meeting recently and Newell Hollingsworth was the guest speaker on hand to discuss the role of Town advisory boards. She felt his presentation was very informative and indicated that he might be available to speak on this topic at other HOA meetings if requested.

Vice Mayor Breitzkreuz spoke about the proliferation of large businesses operating out of private homes in Town. His issue centered around businesses that had employees reporting to the private home, picking up vehicles and then returning at the end of day, and those that generate a tremendous of waste based on their operation. He asked that the Town Council support his request of Administration to review this issue and develop some recommendations on how best to handle this issue. The Town Council granted support. He commended Town Financial Administrator Martin Sherwood for making contributions to his professional association on their ethics training requirements. He recognized Town Engineer Rod Ley and his staff for their efforts in completing drainage projects along SW 188th and SW 185th Avenues.

Council Member Jablonski advised that the Schools Education Advisory Board (SEAB) wished to expand from eight to nine members with the addition of Jennifer Montgomery. The Town Council granted the addition. He announced that Broward County Property Appraiser Marty Kiar would be on hand at the Town Council Meeting on May 25, 2017 to discuss homestead exemptions. He also announced that on July 8th the Town would hold the Household Hazardous Waste event at Rolling Oaks Park. He asked that all interested parties submit their photos for the Rural Public Arts Board photo calendar contest. He also advised that the scholarship applications for the SEAB scholarship fund were due by the end of May. Responding to comments made during public comments he was vehemently not in favor of any land swap with the Tom Thumb property. In regards to the task given to the advisory boards concerning the five-acre parcel he felt that a charter change should be considered which would require a unanimous vote of the Town Council to either rent or sell Town owned property or change any current land use to Commercial.

Vice Mayor Breitzkreuz offered his support on this issue and suggested that it be strengthened to require a unanimous vote of the Town Council to bring forth a referendum to the voters on these types of land use changes. Town Attorney Poliakoff advised that Florida Law prohibited the unanimous vote to bring the referendum to the voters. However, the Charter could be amended to require a unanimous vote to change the land use or allow a sale or lease of the land. Mayor McKay asked that we move this item to a future meeting as a discussion item. Town Attorney Poliakoff advised that he could draft an ordinance at a future meeting so that it can be discussed on first and second reading. Town Council directed that this ordinance appear on the June 8, 2017 meeting on first reading. Mayor McKay asked when the approved ballot questions would have to be submitted to the Broward County Supervisor of Elections. Assistant Town Administrator/Town Clerk Muñiz indicated June 2018. Mayor McKay felt it was premature to draft the ordinance. He felt this issue warranted further discussion at a future meeting. Council Member Schroeder suggested placing the upcoming discussion in the Town's newsletter to raise the interest of the residents. Vice Mayor Breitzkreuz agreed. Town Attorney Poliakoff summarized that the ordinance he would draft would contain two ballot questions to consider as follows: 1) Charter Amendment to require the unanimous vote of the Town Council when seeking to modify a property's land use from Rural or Estate to any other land use category; and 2) Charter

Amendment to require the unanimous vote of the Town Council and a referendum election to sell or enter into a lease agreement greater than 10 years for any properties not specifically acquired for re-sale or lease purposes, and property that was acquired via foreclosure. Town Council granted for the ordinance and for placing in the Town newsletter.

Mayor McKay spoke about 5.5 acres west of U.S. Highway 27 that a developer has under contract near Pop's gun range. The developer would like to construct industrial warehouses. He sought Town Council's support in sending this to the Comprehensive Planning Advisory Board for review. Town Council granted support to send to the Comprehensive Planning Advisory Board for review.

6. Legal Comments

Town Attorney Poliakoff summarized two bills being considered in the Legislature relating to alcohol sales. Based on the provisions in the bills he did not foresee the owners of the Tom Thumb property being interested in a land swap with the Town so he was perplexed as to the origination of the rumors referred to during the Public Comment portion of the meeting. He opined that if approved, the bill would lead to the end of small liquor stores. He provided an update on the CCA v. Pembroke Pines case and advised that the Fourth District Court of Appeals overturned a lower court ruling and found conclusively that Pembroke Pines manifested the intent to provide water and sewer services to CCA. As a result, the case should return to the lower court in which CCA will likely seek a jury trial so that they can recover damages which could result in a very large damages claim. He was hopeful that Pembroke Pines would contact the Town to settle the lawsuit the Town filed against them. Lastly, he advised that the bid for solid waste collection had been opened and Waste Pro submitted the lowest and most responsive bid. He explained that the cost bid was higher than the current rates and would result in higher rates for residents and businesses. He advised that he and staff were working with Waste Pro to seek options to lower the proposed rate increases. One of the options explored was to increase the number of zones from three to six which would save Waste Pro from having to utilize more trucks. Another option being explored concerned the metal containers for automatic collection. Waste Pro is calculating what the savings would be to the Town if the contract is renewed for an additional five-year term which would put the initial start-up costs into context. The final option being discussed concerned the disposal of solid waste. In 2018 the contract for solid waste disposal will expire. The current provider is in litigation with its partner in a joint venture. As a result, neither party may service the Town beyond 2018. Waste Pro has indicated that if the demand existed from enough cities they could potentially perform that service. Therefore, he requested that Waste Pro include the cost to provide solid waste disposal services in their final agreement. Lastly, he advised that he and Town Administrator Berns would be meeting with the Town of Davie in the coming week to finalize the agreement for Fire and Police services. It was his hope to bring this back to the Town Council soon thereafter.

7. Administration Comments

Town Administrator Berns advised that while Applebee's had recently closed they graciously offered their framed pictures of the Town which have been hung in the Council Chambers. He also commended Town Financial Administrator Sherwood for diligence in discovering, and then collecting monies owed to the Town by our contracted solid waste collection vendor, LGL Recycling. He provided a final draft of the presentation on the five acre Town-owned parcel on

Griffin Road and SW 163rd Avenue. He indicated that pending Town Council review and input, the presentation would then be circulated to the Town advisory boards for their review and input.

Resolutions

8. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING THE SECOND MODIFICATION TO THE AGREEMENT WITH A.C. SCHULTES OF FLORIDA, INC. D/B/A JAFFER WELL DRILLING; APPROVING AN ADDITIONAL ONE (1) YEAR TERM; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO THE SECOND MODIFICATION TO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Breitkreuz, seconded by Council Member Jablonski and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

9. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT WITH FLORIDA CONSTRUCTION & ENGINEERING, INC. FOR CONSTRUCTION OF YEAR TWO OF THE TRANSPORTATION SURFACE AND DRAINAGE ONGOING REHABILITATION (TSDOR) ROADWAY IMPROVEMENTS PROGRAM FOR SW 130TH AVENUE (MELALEUCA ROAD), SW 127TH AVENUE (APPALOOSA TRAIL), SW 56TH STREET, AND SW 128TH AVENUE; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Breitkreuz, seconded by Council Member Jablonski and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION SUBJECT TO APPROVING THE BASE BID PLUS ALTERNATE #2, AND NOT COMMENCING THE WORK UNTIL OCTOBER 1, 2017 UTILIZING 2017 & 2018 TSDOR BUDGET FUNDS.

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING A PROPOSAL IN THE AMOUNT OF THIRTY THOUSAND, ONE HUNDRED FORTY-SEVEN DOLLARS AND ZERO CENTS (\$30,147.00) FOR PUBLIC RIGHT-OF-WAY TREE PRUNING BY PRESTIGE PROPERTY MAINTENANCE; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Jablonski, seconded by Council Member Schroeder and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

11. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING RESOLUTION NO. 2007-058, RELATING TO THE TOWN'S HOURLY COMPENSATION RATE SCHEDULE FOR SPECIAL MAGISTRATE SERVICES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Breitkreuz, seconded by Council Member Jablonski and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

12. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE PURCHASE AND INSTALLATION OF PLAYGROUND SAFETY SURFACING MATERIAL FOR THE SUNSHINE RANCHES EQUESTRIAN AND COUNTRY ESTATES FISHING HOLE PARKS FROM A & A PLAYGROUNDS FOR AN AMOUNT NOT TO EXCEED TWENTY ONE THOUSAND DOLLARS AND ZERO CENTS (\$21,000.00); AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Breitkreuz, seconded by Council Member Jablonski and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING AN AGREEMENT IN THE AMOUNT OF ONE HUNDRED FORTY-THREE THOUSAND ONE HUNDRED SEVENTY DOLLARS AND TWENTY-FIVE CENTS (\$143,170.25) WITH WEEKLEY ASPHALT PAVING, INC. TO COMPLETE THE COUNTRY ESTATES PARK BALLFIELD IMPROVEMENTS; 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 Breitkreuz, seconded by Council Member Jablonski and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

14. Approval of Minutes

a. March 9, 2017 Regular Meeting

The following motion was made by Vice Mayor Breitkreuz, seconded by Council Member Jablonski and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE MINUTES.

15. Adjournment – Meeting was adjourned at 8:39 p.m.

Respectfully submitted:

Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

*Adopted by the Town Council on
this 8th day of June, 2017.*

Doug McKay, 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.

REGULAR MEETING MINUTES OF THE TOWN COUNCIL

Southwest Ranches, Florida

Thursday 7:00 PM

May 11, 2017

13400 Griffin Road

Present:

Mayor Doug McKay

Vice Mayor Steve Breitkreuz

Council Member Freddy Fisikelli

Council Member Gary Jablonski

Council Member Denise Schroeder

Andrew D. Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, Town Financial Administrator

Richard DeWitt, Assistant Town Attorney

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

3. Public Comment

The following members of the public addressed the Town Council: Mary Gay Chaples, Jennifer Dachton, Deb Mantel, and Terri Shure.

4. Board Reports

Mary Gay Chaples, member of the Southwest Ranches Historical Society, indicated that the Society met to discuss the town owned five-acre property along Griffin Road. She relayed that the Board favored building a covered equestrian performance arena as recommended by the Comprehensive Planning Advisory Board and using the five acres as stabilized parking for events held at the arena.

5. Council Member Comments

Council Member Jablonski advised that on June 24th the Town would be hosting Amateur Ham Radio operators at the Sunshine Ranches Equestrian Park who will perform a demonstration. He announced that the Southwest Ranches Parks Foundation would be hosting A History of Rum at the Rolling Oaks Barn. On August 12th Bingo at the Barn will be held at the Rolling Oaks Barn.

Council Member Schroeder advised that Terry Ramirez wished to be appointed to the Rural Public Arts and Design Advisory Board. Town Council appointed Mrs. Ramirez. Council Member Schroeder spoke about the passing of Joann Hagen and asked for a moment of silence in her honor.

Vice Mayor Breitkreuz, responding to public comments, felt that the Town needed to address the issue of flooding on existing properties when newer homes are developed. Mayor McKay felt that the Central Broward and South Broward Drainage Districts needed to be part of the discussion. Vice Mayor Breitkreuz felt that a workshop with these entities as well as Code, and Engineering and the community would be beneficial. Town Administrator Berns estimated that it could take

approximately 30-60 days to put this together in order to coordinate the schedules of the outside entities.

Council Member Fisikelli spoke regarding the Town owned five acres. He was not in favor of selling the parcel. He believed it was the Town Council's responsibility to preserve all of the Town's property.

Mayor McKay reminded everyone to contact him if they have any issues they would like his assistance with. Regarding the Town's Code Enforcement, he believed it was not a cure all for all circumstances. He felt that residents sometimes misused the Town's Code Enforcement contracted vendor in disputes with their neighbors. He felt that at times Code Enforcement should advise the parties that the issue is a civil matter to be resolved by the courts. However, if Code receives a complaint they have an obligation to respond to it. The solution can often take 90-120 days and sometimes longer. He further advised the Town's Code Enforcement is intended to be reactive with only three areas needing proactive enforcement but he believed that the list of proactive items may need to increase. Council Member Schroeder reminded everyone that the items Code Enforcement proactively enforces are based on Town Council direction not arbitrary.

6. Legal Comments

Assistant Town Attorney Dewitt offered no comments at this time.

7. Administration Comments

Town Administrator Berns offered no comments at this time.

Resolutions

8. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE 2017 AMENDMENTS TO THE THREE (3) INTERLOCAL AGREEMENTS WITH BROWARD COUNTY PROVIDING FOR THE DIVISION AND DISTRIBUTION OF THE PROCEEDS OF THE LOCAL OPTION GAS TAX, THE BROWARD COUNTY FIFTH-CENT LOCAL OPTION GAS TAX, AND THE ADDITIONAL LOCAL OPTION GAS TAX; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Jablonski, seconded by Council Member Fisikelli and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

9. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING A TWO (2) YEAR SERVICE AGREEMENT WITH CLEANING SYSTEMS, INC. (CSI) TO PROVIDE JANITORIAL SERVICES AT TOWN HALL; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Breitkreuz, seconded by Council Member Fisikelli and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AUTHORIZING THE RELEASE OF CORECIVIC, INC F/K/A CORRECTIONS CORPORATION OF AMERICA, INC FROM THAT CERTAIN LETTER OF CREDIT RELATING TO THE CONSTRUCTION OF THE SOUTHWEST 202nd AVENUE IMPROVEMENTS, NOW THAT THE TOWN IS THE OWNER OF THE PROPERTY, AND FURTHER PROVIDING THAT THE FUTURE CONSTRUCTION OF IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THOSE STANDARDS OF THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Breitkreuz, seconded by Council Member Fisikelli and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

Discussion

11. Residential Commercial Businesses

Vice Mayor Breitkreuz wished to discuss this topic as he had received many complaints from residents about this issue. He sought to clarify that the complaints were not geared towards smaller businesses operating from within their homes such as Accountants. The issue was with larger commercial establishments operating within Town. He explained that typically, commercial establishments are taxed for the impacts they have on the surrounding community. In Town, there are many commercial businesses that operate out of residences that have numerous vehicles, many employees picking up vehicles in the morning and then returning in the evening. There are also large commercial businesses which bring materials in to manufacture products and the byproducts are then set out for collection as residential solid waste. This unfairly impacts the rate charged to residential customers for solid waste collection. He felt this should be discarded in a commercial collection unit, not residential. He believed that the operation of these businesses in residential areas threatened the rural lifestyle enjoyed by residents.

Robert Solera, Community Services Director, thanked the Town Council for the opportunity to speak about the code enforcement function. He expressed the philosophy of the Code Enforcement department is to educate rather than to enforce. This philosophy is based on Town Council direction to reactively address code enforcement complaints rather than proactively for most issues. He echoed the comments made earlier by Mayor McKay, when called Code Enforcement was compelled to respond. He indicated that the Code Enforcement Department tried to work with all parties involved to garner compliance without imposing fines. He spoke about Article 45 of the Town's Code of Ordinances which specified what are Agricultural Districts. Within these districts, Agricultural exemptions granted by the County allowed property owners

more leeway. He felt that perhaps the leeway created some of the issues currently present. He suggested that one way to address the problems being experienced was to issue Certificates of Use on an annual basis as opposed to the current practice which provides no end date.

Council Member Jablonski felt that the impacts are being felt due to the actions of a “few bad apples.” He spoke of a recent incident in which a large fire occurred at a property that was performing air conditioning repairs. He felt that Code should address the “clear violators.” He was not in favor of any new regulations or any additional licensing requirements. However, the “clear violators” were generally non-agricultural uses and those should be the ones to be addressed by Code Enforcement.

Council Member Schroeder cautioned the Town Council about selective enforcement. She felt that the Town couldn’t treat some people differently than others, so the Council needed to be careful what regulations, if any would be implemented.

Vice Mayor Breitkreuz thanked the residents that attended for their input. From what he understood from the residents and the information provided it did not appear that any new regulations were needed. Instead he believed that the regulations were already in place, but they needed to be enforced. He felt it was imperative to find the right balance so that the Town could address the most egregious violators. He hoped that this discussion provided sufficient direction to Administration on how to address these issues in the future. He also commended the job being done by the Code Enforcement Department.

Town Administrator Berns was appreciative of the policy discussion facilitated by Council on this issue. He felt that he had received sufficient direction on what the issues were, and would be meeting with staff to develop an appropriate course of action moving forward. He felt that the challenge was to figure out how best to allow residents to be left alone when they are having a negative impact on their neighbors. After meeting with staff, he intended to bring forth some suggestions for Council to consider further and then set future policy.

Approval of Minutes

- a. March 23, 2017 Regular Meeting

The following motion was made by Vice Mayor Breitkreuz, seconded by Council Member Jablonski and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE MINUTES.

12. Adjournment – Meeting was adjourned at 8:32 p.m.

Respectfully submitted:

Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

*Adopted by the Town Council on
this 8th day of June, 2017.*

Doug McKay, 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

May 25, 2017

13400 Griffin Road

Present:

Mayor Doug McKay

Vice Mayor Steve Breitkreuz

Council Member Freddy Fisikelli

Council Member Gary Jablonski

Council Member Denise Schroeder

Andrew D. Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator/Town Clerk

Martin D. Sherwood, Town Financial Administrator

Keith Poliakoff, Town Attorney

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 McKay at 7:03 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance which was led by the West Broward High School JROTC Color Guard.

- 3. Presentation - Cadet Lieutenant Colonel Ellice Cothorn - Donations to Military Service Members**
- 4. Proclamation - West Broward High School JROTC**
- 5. Proclamation - Military Heroes Support Foundation**

The following motion was made by Vice Mayor Breitkreuz, seconded by Council Member Schroeder and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO MOVE ITEM 7 AHEAD OF ITEM 6.

- 6. Presentation - Marty Kiar, Broward County Property Appraiser**
- 7. Presentation - Recognition of Retired Assistant Chief Leslie Kastner**
- 8. Public Comment**

The following member of the public addressed the Town Council: David Kuczenski.

- 9. Board Reports**

None were provided.

- 10. Council Member Comments**

Vice Mayor Breitkreuz spoke of the Country Estates Park progress. He advised that the ballpark fields were under construction.

Council Member Jablonski thanked the West Broward High School JROTC Cadets for their efforts. He thanked Property Appraiser Kiar for attending and providing information. He indicated that Summer Solstice at the Sunshine Ranches Equestrian Park would be held on June 21st. On June 24th a Ham Radio demonstration would also be held at the Park. At Rolling Oaks Park on June 24th the History of Rum event would be held at 6 pm which will explain the history of rum in the Caribbean. He advised that the Household Hazardous Waste event would be held on July 8th from 8 am to 2 pm. He announced that the deadline for submission of photos for the Town's photo contest was July 15th.

Mayor McKay passed the gavel to Vice Mayor Breitzkreuz.

The following motion was made by Mayor McKay, seconded by Council Member Schroeder and passed by 3-2 roll call vote. The vote was as follows: Council Members Fisikelli, Schroeder, and Mayor McKay voting Yes and Council Member Jablonski and Vice Mayor Breitzkreuz voting No.

MOTION: TO REMOVE THE CHAIR OF THE COMPREHENSIVE PLANNING ADVISORY BOARD.

11. Legal Comments

Town Attorney Poliakoff advised that the June 8th Town Council Meeting would have quite a few things for the Town Council to consider. The five year agreement for Fire and Police services with the Town of Davie would be on the agenda. In addition, an ordinance that will consider two charter amendments relating to the sale of public property, and modification of land use within the Town. He further advised that he was approximately 60% complete on the new agreement for Solid Waste and Bulk collection with Waste Pro. He planned to bring this item forward for Council consideration at the June 22nd meeting. He thanked Assistant Chief Leslie Kastner and her family for their years of dedicated service to the Town.

12. Administration Comments

Town Administrator Berns provided an update on the State budget. The Town's lobbyists have been successful in acquiring funding for Town projects in the proposed budget. He announced that the Speaker of the House has not yet forwarded the budget to the Governor, and advised that once received, the Governor has 15 days to approve or veto. He would update Council as budget developments occurred. Town Attorney Poliakoff thanked Representative Jenne, Representative Stark and Senator Book for their support of the Town. He asked all social media users to thank Governor Scott for supporting Southwest Ranches budget items.

Resolutions

13. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AUTHORIZING A PURCHASE ORDER IN THE AMOUNT OF \$10,770.00 TO BENNETT FIRE PRODUCTS CO. INC. TO PURCHASE FIVE (5) SETS OF PERSONAL PROTECTIVE EQUIPMENT ("BUNKER GEAR") TO REPLACE EXPIRED OR EXPIRING BUNKER GEAR; PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Vice Mayor Breitkreuz, seconded by Council Member Fisikelli and passed by 5-0 roll call vote. The vote was as follows: Council Members Fisikelli, Jablonski, Schroeder, Vice Mayor Breitkreuz, and Mayor McKay voting Yes.

MOTION: TO APPROVE THE RESOLUTION.

14. Adjournment – Meeting was adjourned at 8:52 p.m.

Respectfully submitted:

Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

*Adopted by the Town Council on
this 8th day of June, 2017.*

Doug McKay, Mayor

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