

**REGULAR MEETING MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

March 24, 2016

13400 Griffin Road

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Present:

Mayor Jeff Nelson

Vice Mayor Doug McKay

Council Member Steve Breitreuz

Council Member Freddy Fisikelli

Council Member Gary Jablonski

Andrew D. Berns, Town Administrator

Russell Muñiz, Assistant Town Administrator

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 Nelson at 7:08 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

**3. Presentation to Juanita Romance**

A plaque was presented to Juanita Romance recognizing her many years of dedicated service to the Town and wishing her well on her retirement.

**4. Presentation – 2015 CAFR – Beila Sherman, CPA – Marcum, LLP**

A presentation was made by Beila Sherman, CPA, of the external auditing firm of Marcum, LLP. Ms. Sherman indicated that the Town's 2015 Comprehensive Annual Financial Report (CAFR) was complete with no material weaknesses found.

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

**MOTION:** TO ACCEPT THE 2015 CAFR AS PRESENTED.

**5. Public Comment** – The following members of the public addressed the Town Council: Newell Hollingsworth, Bob Hartmann, Aster Knight, Kathy Cox, Brian Skelly, Leigh Wessel, and Debbie Green.

**6. Board Reports**

None.

**7. Council Member Comments**

Council Member Breitreuz acknowledged the public comments concerning the need to increase the number of guardrail openings along Griffin Road for equestrian access. He indicated that the Town would need to work with the County on this issue. He spoke about the Community Emergency Response Team (CERT) training he is currently attending at Davie Fire. He

encouraged other residents to take this course. He also spoke about the SaferBy4 Initiative which sought to reduce the instances of preventable child deaths from drowning and sleep. Lastly, he spoke about recent road resurfacing that had generated complaints along SW 205<sup>th</sup> Avenue, SW 208<sup>th</sup> Avenue, SW 209<sup>th</sup> Avenue, SW 210 Avenue and SW 50<sup>th</sup> Place. He indicated that he walked the edges of many of these roadways and felt that they looked good but the swales were not yet complete.

Council Member Fisikelli expressed support for the equestrians who requested more guardrail openings along Griffin Road.

Vice Mayor McKay also expressed support for the equestrians who requested more guardrail openings along Griffin Road. He thanked them for bringing this issue to the Town's attention and promised to work to resolve this issue.

Council Member Jablonski thanked Juanita Romance for her dedication and years of service. He indicated that he had also walked the roads spoken about by Council Member Breitkreuz, and found them to be in satisfactory condition. He also indicated that the Town would be lobbying the County for additional guardrail openings along Griffin Road.

Mayor Nelson agreed with Council Member Jablonski regarding the requested guardrail openings along Griffin Road. He thanked Juanita Romance for her service and wished her well on her retirement. Lastly, he spoke about his enjoyment in attending the Southwest Ranches Parks Foundation Chili Cook Off.

## **8. Legal Comments**

Town Attorney Poliakoff thanked the Governor, the Legislature, and the Town's lobbyists for receiving funding for the completion of the Stirling Road guardrail project. He spoke about his attendance at the Fourth District Court of Appeals (DCA) to watch the oral arguments in the case between CCA and Pembroke Pines. He advised that the central issue to be answered is whether or not Pembroke Pines was required to provide water and sewer to that site. He would be monitoring the case and will advise once a decision is rendered.

## **9. Administration Comments**

Town Administrator Berns informed the Town Council that the Town did receive the \$300,000 appropriation from the State to complete the Stirling Road guardrail project. He also announced that the Town was just awarded a \$50,000 FRDAP Grant to complete the ballfields at Country Estates Park. He advised that Assistant Chief Downey would be on hand at the April 14<sup>th</sup> meeting to make a presentation regarding the SaferBy4 Initiative. He thanked Beila Sherman, of Marcum LLP and her staff for their cooperative efforts with the audit. He informed that the County had concluded their traffic count update along Griffin Road in anticipation of the charter school opening in the fall. He spoke of the collaborative effort between the South Florida Water Management District, the County, and the Town regarding the guardrail openings along western Griffin Road. In discussions he had, he believed the additionally requested opening could be in place within a few weeks.

Resolutions

**10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING A THIRD MODIFICATION TO THE AGREEMENT WITH CLEANING SYSTEMS, INC. FOR TOWN HALL JANITORIAL SERVICES; APPROVING A MONTH TO MONTH TERM; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO THE THIRD MODIFICATION TO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

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

**MOTION:** TO APPROVE THE RESOLUTION.

**11. Public Hearing: Purchase From Corrections Corporations of America (CCA) Approximately 24.4373 Acres of Real Property**

The following members of the public addressed the Town Council regarding this item: Bob Hartmann, Jim Laskey, Newell Hollingsworth, and Jill Aronofsky.

**12. Potential Development of Vacant Properties**

Vice Mayor McKay indicated that he has been approached by many people who have desired to develop parcels owned by the Town, namely the 5 acre site previously designated as the Town Hall site. He wished to gauge the Town Council's interest in developing this site. Another site he sought input on was a 50 acre site owned by Master's Academy which he understood they were in the process of trying to sell. Lastly, he spoke about the parcel at the northwest corner of Flamingo Road and Sheridan Street. He felt it was important to get Council feedback on their interest level prior to developers spending a lot of money to bring a project forward only to be rejected.

Council Member Breitreuz felt that the properties mentioned are important ones in terms of the Town's long range planning. He was not in favor of developing commercially the parcel previously designated as a Town Hall site along Griffin Road and Dykes Road. He preferred that it stay as is. He felt that the site at Flamingo and Sheridan was an ideal site for development as long as the residential properties behind it could be protected. He had no comment on the Master's Academy site.

Council Member Fisikelli indicated that the Sessa property on Dykes Road was also on the market.

Council Member Jablonski indicated that he preferred the property previously designated as a Town Hall site was fine the way it is. He felt that the Master's Academy site was not in the conversation as the Town did not own it. As for the property on Sheridan Street and Flamingo Road he favored residential development. Council Member Breitreuz clarified his earlier statement and indicated that he preferred residential development on Flamingo and Sheridan

Street but could support the right commercial development as long as the residential areas behind it would be protected.

Vice Mayor McKay asked what the procedure would be for developers who wish to bring a project forward. Mayor Nelson felt there already was a mechanism in place to get Council feedback. As for the Sheridan and Flamingo property, he reminded that Pembroke Pines would not provide water and sewer to that site so it would restrict potential projects to residential. As for the property previously designated as a Town Hall site he favored leaving it as is.

Council Member Breitkreuz suggested that developers go through the Comprehensive Planning Advisory Board and then it should go to Council for consideration. He felt this topic should be vetted further so public input can be garnered.

Council Member Jablonski felt that the majority of the properties discussed are not owned by the Town and felt that the property owners should be initiating the conversation.

Vice Mayor McKay expressed frustration with the current process. Town Attorney indicated what the law provides as far as the process is concerned for Quasi-Judicial matters.

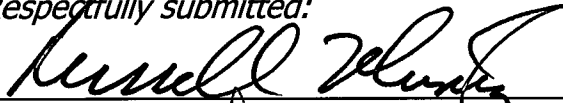
**13. Broward League of Cities Board of Director Appointments**

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

**MOTION:** TO APPOINT FREDDY FISIKELLI AS DIRECTOR, VICE MAYOR MCKAY AS ALTERNATE, AND COUNCIL MEMBER BREITKREUZ AS SECOND ALTERNATE.

**14. Adjournment** – Meeting was adjourned at 9:03 p.m.

*Respectfully submitted:*



*Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk*

*Adopted by the Town Council on this 12<sup>th</sup> day of May, 2016.*

  
*Jeff Nelson, 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.