

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

Monday 7:00 PM

September 25, 2025

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Russell Muñiz, Town Administrator

Vice Mayor Bob Hartmann

Debra M. Ruesga, Town Clerk

Council Member Jim Allbritton

Emil C. Lopez, Town Financial Administrator

Council Member Gary Jablonski

Jacob Korman, Assistant Town Attorney

Council Member David S. Kuczenski

A Regular Meeting of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor Breitkreuz at 7:00 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

**Presentations**

**3. Presentation of the Resident Survey by OnPointe Insights**

Ryan Young and Ron Gailey of OnPointe Insights presented the data points and results from the Town Resident Survey.

**4. Public Comment**

The following members of the public addressed the Town Council: no public speakers.

**5. Board Reports**

There were no Board Reports.

**6. Council Member Comments**

Council Member Jablonski reminded residents of the meeting on September 30, 2025, regarding the expansion of Sheridan Street, and stressed the importance of residents attending the meeting. He spoke about the following Town events:

- Bingo at the Barn on September 27th, 2025
- The Southwest Ranches Pumpkin Patch from October 16<sup>th</sup> through 19<sup>th</sup>, 2025
- The Halloween Spooktacular House Decorating Contest
- The Hazmat at the Barn event on October 11, 2025
- The Food truck Event at the Preserve on the first Tuesdays of the month, from 4:00 to 9:00 p.m.
- The Rancher Academy happening on October 1<sup>st</sup> and October 8<sup>th</sup>, from 6:00 to 9:00 p.m.

He discussed the Town Resident Survey and stated that there seemed to be a wealth of information in the survey and that the company did an excellent job. He said the survey had a higher rate of response than he anticipated and that he was glad that the incomplete surveys were discarded as they can skew the results. He asked Town Administrator Muñiz to provide the Town Council with the link to the survey so they could do more research on the data.

Vice Mayor Hartmann spoke about the Town Resident Survey and verified with Town Administrator Muñiz that the results would be provided on the Town website. He asked Council Member Jablonski if he could clarify how the incomplete surveys could skew final survey results.

Council Member Jablonski stated that because incomplete surveys do not provide all the data for all the questions, the percentages can be incorrect and susceptible to manipulation.

Vice Mayor Hartmann thanked Council Member Jablonski for his explanation.

Council Member Kuczynski discussed the Sheridan Street Widening Project and went into detail of how the project began with the implementation of Broward County Mobility Advancement Program in 2018 to the status of the project today. He spoke about how the project will adversely affect the residents along Old Sheridan Street and in Sunshine Ranches. He stated that the public information meeting will be at the Southwest Regional Library, 16385 Sheridan Street, Pembroke Pines, FL 33331, at 6:00 p.m. He asked that all residents attend the meeting and emphasized the importance of having a large and united group in attendance.

Council Member Allbritton spoke about the Halloween Spooktacular Decorating Contest on October 24<sup>th</sup>. He discussed that the pictures had been chosen for the 2026 Town Calendar and said that the Rural Public Arts and Design Board did an outstanding job with photos they selected for the calendar. He talked about the veterans group that he is establishing in the Town and displayed his article in the Town Newsletter about two veterans that served in World War II and shared their story. He thanked the Town Council and Town Staff for their support in the creation of the group and asked if any veterans would like to join, or if anyone knows a veteran that may be interested, to please contact him.

Mayor Breitzkreuz discussed the Rancher Academy and announced the dates were changing from October 1, 2025, and October 8, 2025, to October 8, 2025, and October 15, 2025. He spoke about the importance of the Academy and how it explains the nature of the Town. He added that it also opens a dialogue with residents about how the Town operates and helps realtors gain a deeper understanding of the community, enabling them to pass that knowledge on to future residents. He spoke about the new fire station and EOC facility, noting that the Town is making progress in securing the land and that the agreement is expected to be finalized by the end of the year.

## **7. Legal Comments**

Assistant Town Attorney Korman had no legal comments

## **8. Administration Comments**

Town Administrator Muñiz provided an update on the Town's composting program and stated that 1.8 tons of compostable waste had been diverted from landfills. He noted that 72 residents are currently enrolled in the program, with 28 openings still available, and encouraged anyone interested to sign up on the Town's website. He discussed the Town Hall fire suppression system and the need to overhaul the system, including the replacement of the well pump. He stated that

the proposal cost of \$32,000 exceeded his purchasing authority and asked that the Town Council approve the purchase tonight so a Purchase Order can be issued to begin the process, and that a Resolution would be brought to the Town Council at the next meeting.

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

**MOTION: TO APPROVE THE APPROVE THE PURCHASE OF THE WELL FIRE PUMP REPLACEMENT FROM RAILSBACK PUMP AND CONTROL SERVICES INC. AND TO CREATE THE PURCHASE ORDER.**

**9. Approval of Minutes**

- a. May 8, 2025 - Regular Meeting Minutes
- b. May 22, 2025 - Workshop Minutes

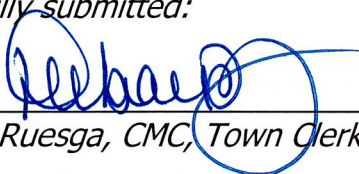
The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitreuz voting yes.

**MOTION: TO APPROVE THE MAY 8, 2025 REGULAR MEETING MINUTES AND THE MAY 22, 2025 REGULAR MEETING MINUTES.**

**10. Adjournment**

Meeting adjourned at 7:59 p.m.

*Respectfully submitted:*



Debra M. Ruesga, CMC, Town Clerk

Adopted by the Town Council on this 20<sup>th</sup> day of November, 2025.



Steve Breitreuz, 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.