

WORKSHOP MINUTES OF THE TOWN COUNCIL
Southwest Ranches, Florida

Thursday 6:30 PM

October 23,2025

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor Bob Hartmann

Council Member Jim Allbritton

Council Member Gary Jablonski

Council Member David S. Kuczenski, Esq.

Russell Muniz, Town Administrator

Debra M. Ruesga, Town Clerk

Emil C. Lopez, Town Financial Administrator

Richard Dewitt, Assistant Town Attorney

The Workshop 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 6:37.

3. Discussion – Municipal Utility Water Service Areas

Mayor Breitkreuz explained the reason for the workshop was to address the issue of Municipal Utility Service.

Town Administrator Muñoz described the purpose of the meeting was to clearly define the issues that are facing the Town and to have guidance from the Town Council on how to best address the issue and set policies in place and formulate an Ordinance in the future. He turned the presentation over to Public Works Director Rod Ley.

Public Works Director Ley presented Municipal Utility Water Service Areas in the Town. He stated the reason service areas needed to be designated was to ensure access to potable water, manage infrastructure efficiently, and preserve the Town's rural lifestyle. He discussed that the Town's main source of utilities for residents are wells and septic tanks, that the Town Council has approved 25 water connection requests over the last three years, and described the water service areas of the three vendors currently providing utilities to residents, the City of Cooper City, City of Pembroke Pines, and the City of Sunrise. He spoke about the Town's Land Use Plan policy regarding working with neighboring municipalities on utilities in the future and the fact that the Town is responsible for restoration of property that may be damaged during utility line installation. He stated that Town Administration is seeking guidance on the following items:

- Designation of geographic service areas
- Allow customers to choose their preferred utility providers
- Removal of surcharge from Municipal Utility Providers
- Impact fees from customers seeking to connect
- Methodology for reimbursement for initial customers that brought utility infrastructure to their homes

Public Works Director Ley ended the presentation and turned the meeting over to Town Administrator Muñoz.

Town Administrator Muñoz thanked Public Director Ley for his presentation and stated that the points mentioned by Director Ley were starting points for the discussion and welcomed any feedback and information the Town Council may provide for the direction on establishing policy.

Mayor Breitreuz thanked Director Ley for his hard work on the presentation and opened the discussion to the Town Council.

A discussion ensued amongst the Town Council, Town Administrator Muñiz, Public Works Director Ley, and Town Attorney Poliakoff on the matter and on establishing policies.

Mayor Breitreuz recapped the decisions on the policies that were discussed and the following standards were set:

- Methodology for reimbursement for initial customers that brought utility infrastructure to their homes – only the initial owner(s) of the property will be reimbursed for further connections from the neighboring properties, while they are still residing at said property
- Designation of geographic service areas – Town Council agreed with the plan developed by Public Works Director Ley to have designated areas with nuances for established customers and for properties on the border of the designated areas
- Removal of surcharge from Municipal Utility Providers – Town Council advised Administration could attempt to have the fees removed but was unsure if they would be successful
- Impact fees from customers seeking to connect – The Town will not charge impact fees

Town Administrator Muñiz stated that Town staff will update the GIS layers at the minimum of an annual basis and will provide that information to Town Council.

Mayor Breitreuz asked that all the GIS layer information and geographical designations with any exemptions be provided as backup for future agenda items. He asked Town Administrator Muñiz what Town Administration's next steps are to implement the policies.

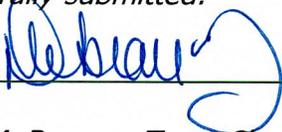
Town Administrator Muñiz stated that Town staff will meet to develop a plan to move forward with implementing the policies, as well as meet with the City Managers from the municipalities that are service providers to discuss the elimination of the surcharges, water capacities, and geographic service areas.

Mayor Breitreuz thanked the Administration and Director Ley for the hard work on information provided in the presentation.

4. Adjournment

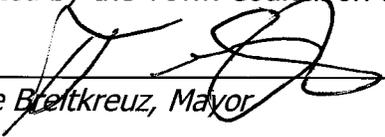
Meeting was adjourned at 7:34 p.m.

Respectfully submitted:



Debra M. Ruesga, Town Clerk

Adopted by the Town Council on this 22nd day of January, 2026.



Steve Brettkreuz, 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.