

**CALL TO ORDER** - A Special Call Meeting of the City Council of Marathon, Florida was held on July 25, 2023 in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor Gonzalez called the meeting to order at 5:30 pm.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**ROLL CALL - There were present:**

Councilmember Landry

Councilmember Matlock

Councilmember Smith

Vice Mayor Robyn Still

Mayor Gonzalez, comprising a quorum.

Also, in attendance were:

City Manager, George Garrett

City Clerk, Diane Clavier

Attorney, Steve Williams

Planning Director, Brian Shea

Finance Director, Jennifer Johnson

Parks & Rec Director, Paul Davis

Deputy Unities Director, Libby Soldano

Code Director, Ted Lozier

Monroe County Sherriff's Officer

**Approval of Agenda & Consent Agenda**

Landry added a boat ramp discussion as item 4A.

**MOTION:** Smith moved to approve the agenda as amended.

**SECOND:** Still

With no objection from the members of Council, Mayor Gonzalez declared the motion approved by unanimous consent.

Boat Ramp Discussion (Landry) – Landry commented that the traffic is growing every year and sometimes we do need to close for a few days, but we should workshop this item.

Mark Martens – commented that he lives across from the boat ramp and thought the one-way traffic loop was a great idea.

Garrett commented that he would put this on the August agenda for discussion.

Smith explained his concerns of moving to a congestion point as it is a family neighborhood and does not think this may be the safest option. Smith suggested raising that ramp fee to incentivize people to use other ramps.

Still commented she would like the parking area to become a pocket park with a picnic table. Still questioned if we would have personnel at that ramp tomorrow and Garrett stated he was working on it. Still commented that the deputies needed a break.

### **FY 2023/24 Budget Discussion**

Jennifer Johnson explained the preliminary millage rate we are seeking approval of is 2.72 mills. The preliminary would be the highest the City would charge for FY24. This millage rate will generate about 10.8 million in revenues for our general fund. Overall, the FY24 general fund revenues are projected to be approximately \$21.5 million, while the estimated expenditures are also coming in at \$20.5 million.

Johnson informed everyone the proposed General Fund budgeted expenditures include the following notable increases from the prior year: estimated health benefit increase of 15%, a 9% cost of living increase based on the April 2023 Bureau of Labor Statistics for Miami/Ft. Lauderdale area, Merit increase allowances for each department. A new position in the Code Department, 13 new employees in the Fire Department, nine of which potentially partially funded by a grant with the understanding that they won't be hired unless the grant is received, one new vacation rental specialist and a 20% increase for union employees with the understanding that they would not get the cost of living in addition, and adjusted the pension contribution to align with the current actuarial valuation. Johnson informed everyone that there were increased insurance premiums and communications costs in General Services, and a full time and part time position in Parks and Recreation as well as funding for special detail coverage and increased funding for maintenance. In Public Works, Johnson informed everyone that there were four new positions being added: Fleet Mechanic, Facilities Maintenance Technician and two right of way beautification technicians. Johnson explained at 2.72 mills, we would be adding approximately one million to our reserves and if the budget goes as planned that would leave the City with 44 days more than our 12-month targeted fund balance. The unassigned fund balance is used for items such as emergencies, unforeseen items, and settlements.

Matlock asked if we are adding a new Vacation Rental Inspector, are we increasing the vacation rental fees. Williams commented that we could adjust the fees. Matlock explained he would like to adjust the fees, so we are not burdening our residents. Smith commented that we have a lot of work to do on the budget. Gonzalez commented that we could look at the extra 44 days in reserves. Smith commented that there was some room for the Cost-of-Living Allowance, which is why he asked for a salary survey to see

where we were out of line. There is also a significant increase in Park and Fire costs, and the Key Colony Beach Fire agreement is up in September, we need to sharpen our pencil as best as we can. Landry commented that the Key Colony Beach Fire agreement has been the same for the last six years.

**A. Resolution 2023-64**, Determining The Proposed Millage Rate, And The Current Year Rolled-Back Rate, And The Date, Time And Place For The First And Second Budget Public Hearings As Required By Law; Directing The Finance Director To File Said Resolution With The Property Appraiser Of Monroe County Pursuant To The Requirements Of Florida Statutes And The Rules And Regulations Of The Department Of Revenue Of The State Of Florida; And Providing For An Effective Date

The Mayor called for Speakers, hearing none, closed public comments.

**MOTION:** Landry moved to approve Resolution 2023-64 with the proposed millage rate at 2.72  
**SECOND:** Smith

**Vote of the Motion:**

Yes: Landry, Smith, Still, Gonzalez  
No: Matlock  
Absent: None  
Abstain: None

**Vote on the Motion:** 4 Yes, 1 No, 0 Absent, 0 Abstain

**Resolutions for Adoption**

**\*A. Resolution 2023- 65**, Approving A Contract Between The City Of Marathon And Haven Business Solutions Inc. For Housing Coordinator Services In An Amount Not To Exceed \$60,000; And Providing For An Effective Date.

**Discussion Items:**

**A. City Code/LDRs**

**Vacation Rental Signs** Shea explained the city recently updated the sign ordinance for compliance and has criteria for permanent and temporary signs, temporary signs for 60 days is in our Code. Shea suggested using OpenGov which is accessible to those interested without contributing to visual clutter or sign blight. Landry spoke for the electronic information being available and not using signage. Smith also spoke for using OpenGov, but signage in a window may work as well. Still also spoke for using OpenGov.

Diane Scott – commented that when people are on your property, no one will do anything. Scott also commented that no one does anything about the leash law, her husband was seriously hurt when he flipped his bike because of a loose dog.

Josh Mothner – questioned if the City makes a new rule regarding the vacation rental signage, can you still have the sign if you wish. Williams commented they could permit a permanent sign.

**Residential lighting** – Shea explained he provided a sample ordinance and asked Council to let him know what they liked and did not like. Landry commented it was a good ordinance. Matlock commented that the original intent was to keep the light on your own property. Landry agreed. Smith also agreed it was time to adopt a lighting ordinance to contain the light on your own property.

Josh Mother spoke about single women and elderly and to make sure parking lots are safe for them as well.

Shea commented he would bring back a lighting ordinance, most likely September.

**Parking** Shea asked for direction on parking and provided an article regarding dropping parking minimums as well as Ordinance 2022-12 regarding tow away zones. Landry commented that most of the cities that dropped parking minimums were larger cities. Matlock commented that we should look at the size of the parking spots, since people are driving larger vehicles. Smith commented on a ten-bedroom home having two and a half parking spaces. Shea explained some of the rules are outdated and we could look to see what other municipalities are doing. Smith said he was looking for best practices. Gonzalez commented that a blanket ordinance may not work, and gave examples of Halloween behind the airport, people having a party, etc.

Josh Mother – asked the Council not to ban parking in the right of way across the board.

Smith commented we need to fine tune areas of concerns. Garrett commented on 25<sup>th</sup> Street, we could tow away or ticket. Some of the vehicles were half on private property. Council discussed the size of the vehicles parked, and regular cars may be okay.

**B. Workforce Housing** – Smith commented that we do not have a supply of allocations, we need to take an off-setting measure and the number needs to be healthy.

Josh Mothner commented that it is not just the fee, they must purchase the property to start with.

Matlock questioned if we could deed restrict TBRs. Williams commented that we could investigate that.

Shea explained the change to the First Time Home Buyer Ordinance to include those currently residing in multifamily affordable home ownership units built by Habitat for Humanity. Smith asked that we have a provision in the code that says that they cannot “double dip” Shea explained the addition to the ordinance by adding onto the Definition of the First Time Homebuyer to read First time homebuyer also means any person or persons currently residing in a two or more units Habitat for Humanity affordable housing.

**C. Breakdown of Building a Code Case** – Lozier explained the code compliance case ten step process as outlined in his written report and how long a case typically takes to put together and go to hearing.

City of Marathon  
City Council Action Minutes  
July 25, 2023 5:30 pm City Council Special Call Meeting Minutes

\* Approval of Minutes

**ADJOURNMENT**

With no further business to come before the Council, Mayor Gonzalez adjourned the meeting at 6:57 pm by unanimous consent.

I certify the above represents an accurate summary of the regular Council meeting of July 25, 2023

Diane Clavier  
Diane Clavier, City Clerk

Aug 9, 2023  
Date