

City of Marathon
City Council Special Call Action Minutes
January 22, 2024 5:30 pm City Council Workshop Minutes

CALL TO ORDER - A Workshop of the City Council of Marathon, Florida was held on January 22, 2024 in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor Still called the meeting to order at 5:30 pm.

ROLL CALL - There were present:

Councilmember Gonzalez

Councilmember Matlock

Councilmember Smith

Vice-Mayor Landry

Mayor Still, comprising a quorum

Also, in attendance were:

City Manager, George Garrett

Deputy City Clerk, Hillary Palmer

City Attorney, Steve Williams

Planning Director, Brian Shea

Finance Director, Jennifer Johnson

Public Works Director/City Engineer, Carlos Solis

Building Official, Gerard Roussin

Grants Coordinator, Maria Covelli

Parks Director, Paul Davis

Engineer, Chris Nolan

Paralegal, Alli Heller

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

Mayor Still acknowledged Monroe County Board of County Commissioners and former Councilmember/Mayor John Bartus in the audience.

Garett provided a staff report on the status of the Building Permit Allocation System and how it relates to the City's allocations. He provided an explanation indicating the City will be out of

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allocations in July 2024 and spoke on the risk of takings cases. He also spoke on the Hurricane Evacuation Model for mobile homes and the possibility of extending the evacuation time to 31 hours.

Matlock asked if anyone helped facilitate the draft proposal that Garrett provided to the local and state authorities with regards to the allocations and hurricane evacuation time changes.

Williams denied nor confirmed other parties were privy to the draft proposal.

Gonzalez asked the Council for permission to enter into a discussion with Monroe County to receive a set of allocations through a loan system until 2026.

Roman Gastesi Monroe County Administrator, spoke on behalf of Monroe County and stated the request for an allocation loan could be discussed and agreed upon through an interlocal agreement. He asked for clarification regarding specifically what the City is asking for.

Gonzalez stated the City is looking for both affordable and market rate allocation units.

Williams stated the interlocal agreement would need to involve the Florida Department of Commerce.

Councilmembers thanked the County for their support.

Gonzalez asked for confirmation with the Council to ask the County for a allocation loan request.

Williams reminded the Council no motions can be made during a workshop.

Council agreed.

Gastesi asked Council what range of allocations they are requesting.

Gonzalez replied up to 50 allocations and Shea confirmed.

Still asked to bring back the item at the next scheduled Council meeting.

Landry expressed his support regarding request for allocations.

Public Speakers

Josh Mothner spoke on the advantages for Council to have control and reminded Council their job is to look out for the best interest of the City.

Ed Davidson commented on the hurricane evacuation times and noted he felt they were deceptive.

Jill Davis expressed her concerns regarding the request for allocations as it pertains to the local infrastructure and development.

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Ann Olsen, Keys Last Stand, commented on the various infrastructure that needs repair throughout the Keys, she expressed her concerns about hurricane evacuation times and stated there should be a review of buildable lots in the Keys.

Peter LeVasseur spoke against the request for allocations.

Diane Scott stated there should be a longer timeframe for public speakers and spoke against the City Councilmembers and Marathon in general.

Mark Miller spoke against the allocation request due to stressing the infrastructure throughout the Keys.

Michael Ottrey commented on negative impacts the development will have on public safety.

Pamela Mayberry spoke against the allocation request. She spoke on the environmental and infrastructure impacts and poor quality of life conditions the new units will create.

Cheryl Miller suggested Council be prepared for takings cases and stated concerns about new development in the Keys.

Matthew Sexton spoke on the importance for the City to have control regarding the distribution of allocations that the City already has possession of.

George Neugent congratulated Mayor Still on becoming Mayor and spoke on the seriousness of the allocation issues.

Patrica McGrath spoke on the potential of takings cases concerning the request for more allocations.

Mike Millard asked staff how many units are in the reserve pool and how many units are assigned to the School Board.

Williams commented that all comments should be directed to City Council.

Still requested for Shea to reply to the question from Mr. Millard.

Shea replied twelve allocations are in administrative relief and 47 units are assigned to the School Board.

Steve Britske spoke against requesting more allocations.

Smith commented there will be a projected eight percent growth rate over the next several years and spoke on the possibility of donating land for the purpose of conservation.

Matlock commented that there is a misconception between affordable housing units versus what people can afford.

Smith commented that he supports giving allocations to Habitat for Humanity.

Mayor called for a recess.

Quay Boat Ramp Discussion

Solis provided a staff report which outlined the options for the Quay boat ramp and park area. The options for design at the property included are listed below:

- A. Install new boat ramps, keep the fees and return the grant
- B. Install the new boat ramps, free ramps and parking for everyone, keep the grant
- C. Install the new boat ramps, charge fee for everyone, including locals and keep the grant.
- D. Do not install the boat ramps, keep the park as voted on by the community and keep the grant.

Solis spoke on development costs and provided a powerpoint presentation to provide a breakdown of costs. He also spoke on environmental concerns and asked for direction from Council.

Smith asked what impact parking has on the land area.

Solis replied it has a minimal impact.

Council Direction.

Still and Garrett expressed concerns regarding returning the grant for the quay property.

Gonzalez expressed concerns regarding the age of the plans for the park and how a new Council might vote differently on the plans. Gonzalez felt adding a new boat ramp to the park will not fix the boat ramp issue and a decision must be made and adhered to.

Council discussion.

Public Speakers

Pamela Mayberry spoke on public safety issues at the ramp and suggested beautifying the park.

John Bartus commented he does not support dual use of the park and ramp.

Bettye Chaplin supported beautifying the existing greenspace within the park and keep it simple.

Matlock expressed concerns regarding the homeless population that could develop at the park.

Williams stated the homeless population has the right to exist, however the City can control the park operating hours.

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Still announced City Council will be going to Tallahassee for Florida Keys Day and thanked everyone for attending the workshop.

ADJOURNMENT

With no further business to come before the Council, Mayor Still adjourned the meeting at 7:29pm by unanimous consent.

I certify the above represents an accurate summary of the City Council Workshop of January 22, 2024.

HP Hillary Palmer
Hillary Palmer, Deputy City Clerk

4/10/24
Date