

**CALL TO ORDER** - A Meeting of the City Council of Marathon, Florida was held on April 8, 2025 in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor Landry called the meeting to order at 5:30 pm.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**ROLL CALL - There were present:**

Councilmember Del Gaizo

Councilmember Matlock

Councilmember Still

Vice Mayor Smith

Mayor Landry, comprising a quorum.

Also, in attendance were:

City Manager, George Garrett

City Attorney, Steve Williams

Planning Director, Brian Shea

Public Works Director, Carlos Solis

Finance Director, Jennifer Johnson

Deputy City Clerk, Hillary Palmer

Sherriff Rick Ramsay

**Approval Of Agenda and Consent Agenda**

Matlock pulled Resolution 2025-36 for discussion. Landry added FWC Oceanfront Park update and added a request for a Workshop to discuss Non-Profit Grants on April 22<sup>nd</sup>.

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

**SECOND:** Matlock

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

Captain David Dipre with Florida Fish and Wildlife thanked the Council, staff, and the residents for their usage of the Oceanfront Park for their boarder security detail, which saves money, and they were also grateful for the extra workforce. Captain Dipre commented that the Coast Guard was doing an excellent job stopping migrants before they arrived on land. Captain Dipre also thanked the Sherriff for his support.

Landry recognized Sheriff Rick Ramsay in the audience.

### **City Council Report**

**A.** Discussion Of Timing, Process And Traffic Control For Sombrero Boulevard Stormwater Improvements. Garrett explained the traffic flow would be well managed with traffic control lights at both ends of the project area.

Yanay Ferral, Weiler Engineering, provided a presentation on the Sombrero Boulevard Stormwater Improvement Project. The presentation gave an overview of the proposed roadway improvements including stormwater. Part of the project component would be raising the roadway on average six inches depending on location and a pump assisted stormwater injection well that would process 13,500 gallons of water per minute and dispose the water 120 feet into the ground. Other proposed improvements include a curb and gutter system, sidewalk, stormwater management structures and cleaning out of the existing stormwater structures. Ferral explained the construction would begin April 14<sup>th</sup> with final completion March 17, 2026

Charley Toppino & Sons representative Ray Martinez, Operations Director, spoke regarding the four phases of the project and traffic maintenance. Martinez explained the parking and traffic plans for the project and ensured they will accommodate the residents as much as possible.

Barabara Clemons questioned if the flooding in front of her condominium would be addressed as it is outside of the project area. Garrett responded that the City cannot control water on the golf course, but he has heard the message, and the city will investigate her area next.

Mike Legere explained his condominium association signed a temporary easement for the parking lot and stated his concerns about people in his building with mobility issues. Martinez responded that another area would be paved, but to let them know and the people would be accommodated as much as possible.

Matlock questioned if traffic control lights were being rented if they could have a sensor. Martinez responded they would investigate it as well as have flaggers.

**Marathon High School Student Art in City Hall** - Garrett announced the City has partnered with Marathon High School to display the students' art in the lobby of City Hall and also mentioned the display case display historical artifacts found in Marathon.

April 22<sup>nd</sup> Workshop - Landry encouraged the public to attend the City Council workshop on April 22<sup>nd</sup>. The Council will hear from the non-profit organizations and then the Council would love to hear from the public about their issues and concerns but also bring solutions.

**Quasi-Judicial Public Hearings:**

**Resolution 2025-34, A Request For A Development Agreement** For Wharf Marina, Inc. Pursuant To Chapter 102, Article 8 Of The City Of Marathon Land Development Regulations (Code) Entitled "Development Agreement" For The Development Of A Property Into Five (5) Transient Units, Office And Restaurant, And Marina; Located At 1480 Overseas; Which Is As Part Of Government Lot 2 And Bay Bottom North Of And Adjacent To Lot 2 And Adjacent Portion Of State Road 4-A And 1458 Coral Drive Legally Described As Back 3 Part Of Lots 1- 2 -3 And Back 2 Parts Of Lots 1-2-3-4 W R Thompson Subdivision PB 2-104 (Aka Parcels B-C-D-E-F-K-L Per UNREC 1977 C G Bailey Survey On File), Section 9, Township 66 South, Range 32, Key Vaccas, Monroe County, Florida; Having Real Estate Numbers 00102790-000000, & 00320330-000000. Nearest Mile Marker 48.

The council had no ex parte communications.

Shea provided a Staff Report, stating no changes have been made to the actual development, but noted the changes in the staff report are based upon the approvals of the Conditional Use Permit discussed at the last meeting.

Smith asked for clarification regarding the terms of the development agreement. Shea explained that development orders, also known as conditional uses, are good for one year and development agreement terms can be negotiated up to ten years. The council agreed upon two years for the Wharf Marina Development Agreement.

The mayor called for speakers, hearing none, closed public comments.

MOTION: Still moved to approve 2025-34.

SECOND: Matlock

**Vote of the Motion:**

Yes: Still, Matlock, Del Gaizo, Smith, Landry

No: None

Absent: None

Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

**Resolution 2025-35, Request For A Development Agreement** For Wharf Marina, Inc. Pursuant To Chapter 102, Article 8 Of The City Of Marathon Land Development Regulations (Code) Entitled

“Development Agreement” For The Development Of A Restaurant, Marina, Retail Shop, And Eleven (11) Transient Housing Units At The Property Located At 1622 Overseas Highway, Which Is Legally Described As 9 66 32 Key Vaccas Part Lot 2 & Bay Bottom North Of & Adjacent To Part Government Lot 2 (PT ST RD 4-A), Marathon, Monroe County, Florida, Having Real Estate Number 00102600-000000. Nearest Mile Marker 48.

Shea commented that the staff report had been updated and the development agreement with the changes from the last meeting.

The mayor called for speakers, hearing none, closed public comments.

**MOTION:** Smith moved to approve 2025-35.

**SECOND:** Del Gaizo

**Vote of the Motion:**

Yes: Smith, Del Gaizo, Still, Matlock, Landry

No: None

Absent: None

Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

**Ordinances for First Public Hearing**

**Ordinance 2025-02**, Amending Chapter 18, Article 3 (“Abatement Of Criminal Nuisances”) By Deleting Sections 18-186, 18-187, 18-888, 18-189, And 18-190; Providing For The Repeal Of All Ordinances Or Parts Thereof Found To Be In Conflict; Providing For Severability; Providing For Inclusion In The Code Of Ordinances And Providing For An Effective Date.

Williams explained the ordinance deletes the provision pertaining to a nuisance abatement board, as we have never used such a board. Williams informed everyone that the Ordinance and the removal of the sections related to the Nuisance Abatement Board does not restrict the right of any person to proceed against any public nuisance nor restrict the City Attorney from bringing a civil proceeding under Florida Statute

The mayor called for speakers, hearing none, closed public comments.

**MOTION:** Still moved to approve Ordinance 2025-02.

**SECOND:** Smith

**Vote of the Motion:**

Yes: Still, Smith, Matlock, Del Gaizo, Landry

No: None

Absent: None

Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

### **Resolutions For Adoption**

**Resolution 2025-36**, Accepting The Responsible Bid And Approving A Contract Between The City And Pedro Falcon Contractors, Inc. In An Amount Not To Exceed \$193,703.00 For The Alteration to The City Hall Lobby Area and Office Modifications At City Hall; Authorizing The City Manager To Execute The Contract And Appropriate Funds On Behalf Of The City; And Providing For An Effective Date.

Matlock expressed discontent approving the project without reviewing the plans first and questioned the contractor's mobilization cost for the project.

Solis explained the way the fees are built into the contract is out of the control of the City and also explained the details of the project.

Smith commented that the amount is down overall from what it was previously. Matlock commented that the space was not inviting. Landry commented that more signage was needed to direct people where to go.

Williams informed everyone that the City held an active shooter drill and the MCSO and our insurance company told us what we needed to do to protect City employees.

### **Citizen Comments'**

Diane Scott spoke in support of building security measures.

Bettye Chaplin commented about the community character in general.

Debra Struyf commented the plans were not available in the City Hall lobby for the public to view, as they have been in the past.

**MOTION:** Smith moved to approve Resolution 2025-36.

**SECOND:** Still

### **Vote of the Motion:**

Yes: Smith, Still

No: Matlock, Del Gaizo, Landry

Absent: None

Abstain: None

**Vote on the Motion:** 3 Yes, 2 No, 0 Absent, 0 Abstain

### **Citizens Comments**

Diane Scott complained about the mold in the City Hall building

**Council Comments**

Del Gaizo thanked staff for their work and the public for attending the meetings.

Matlock confirmed his dissatisfaction with the City Hall re-design.

Still listed upcoming positive community events and announced that the Marathon High School Boys Weighlighting Team will be going to the State Championship.

Smith spoke on the upcoming community events and thanked Carlos Solis and Staff for their hard work.

Landry also commented on the positive community events and reported a successful 7-Mile bridge run.

**ADJOURNMENT**

With no further business to come before the Council, Mayor Landry adjourned the meeting at 6:59pm by unanimous consent.

I certify the above represents an accurate summary of the regular Council meeting of April 8, 2025.

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Diane Clavier, City Clerk

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Date

**CALL TO ORDER** - A Meeting of the City Council of Marathon, Florida was held on June 10, 2025, in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor Landry called the meeting to order at 5:31 pm.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**ROLL CALL - There were present:**

Councilmember Del Gaizo

Councilmember Matlock

Councilmember Still

Vice Mayor Smith

Mayor Landry, comprising a quorum.

Also, in attendance were:

City Manager, George Garrett

City Clerk, Diane Clavier

City Attorney, Steve Williams

Finance Director, Jennifer Johnson

Planning Director, Brian Shea

Deputy Utilities Director, Libby Soldano

IT Director, Hank Kokenzie

Fire Chief James Muro

Code Director, Ted Lozier

Marina Director, Sean Cannon

MCSO Captain Derek Paul

**Approval Of Agenda and Consent Agenda**

Still pulled item 5C, Florida Hero Andrew Heise as he was unable to be present this evening. Landry added a brief discussion meeting for the calendar, Matlock pulled Resolution 2025-57 from the

consent agenda. Garrett added a brief update from Armand Messina under City Manager Reports. Garrett added Resolution 2025-58 to the agenda and stated he would also make some introductions.

**MOTION:** Still moved to approve the agenda.

**SECOND:** Smith

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

### **City Council Items**

\*A. Approval of Minutes

B. Juneteenth Proclamation – Doris Hawkings accepted the proclamation and told everyone she appreciates all they do for her neighborhood.

~~C. Florida Hero Andrew Heise (Councilmember Still)~~

\*D. Budget Calendar

Calendar – Landry reminded everyone of the Hurricane workshop June 24<sup>th</sup>, and the budget workshop in July and August workshop to cover the comprehensive plan, Land Development Regulations and Conditional Use topics.

### **City Manager Report**

\* A. MCSO Marathon Substation Report

\* B. Grants Update

\* C. Public Works Report

\* D. Park and Recreation Report

\* E. Marathon Fire Rescue Report

\* F. Marina Report

\* G. Code Report

\* H. Wastewater Utilities Report

\* I. Building Report

Introductions – Garrett introduced Carlos Garcia, PIO and supported the staff recommendation. Garrett introduced the new IT Director, Hank Kokenzie, who comes to us from Monroe County.

Armand Messina, President of Florida Contractors Association stated he needed to have another workshop with the Council and the building department and suggested a four-hour meeting to work out all of the issues. Smith stated that building personnel have been reallocated, and we just had a workshop where we asked everyone to bring forward any problems and none of the contractors were there. Landry commented that we have just hired two new planners as well as reorganizing the building department and suggested giving it a few weeks to see how things go. Messina indicated he had a long list of issues and Garrett commented that if it is the same list that he and the building official met with him about for two and a half hours on a weekly basis, the list is not as egregious as he is making it out to be. Garrett reported that there have been many changes made such as those in the engineering and Public works department as we now have three engineers that are their own department. Smith suggested emailing the list of issues. Garrett commented that he spends two to three hours a week with Messina. Still asked if the Council could attend a contractor

meeting as an observer. Williams stated that if two or more attended, you cannot speak, we could notice the meeting as well.

### **Resolutions For Adoption**

**\*A. Resolution 2025-52**, Providing Recommendations From The Potential Solution List Of Projects Within Appendix G Of The Approved U. S. 1 Transportation Master Plan To Improve Traffic Flow, Alleviate Congestion, Improve Safety And Assist In Improving The Level Of Service On U.S. 1.

**\*B. Resolution 2025-53**, Amending A Grant Agreement With The Florida Department Of Environmental Protection For the City of Marathon Service Area 3 Wastewater Treatment Facility Expansion; Authorizing The City Manager To Execute The Grant Amendment On Behalf Of The City; And Providing For An Effective Date.

**C. Resolution 2024-54** Authorizing The Appropriation Of \$15,000 To FIRM (Fair Insurance Rates For Monroe) With The Intent That This Amount Should Become A Part Of An Annual Budget Appropriation Until Otherwise Rescinded; Authorizing The City Manager To Sign The Appropriation To FIRM; And Providing An Effective Date

Mel Montagne, President of FIRM thank the council and told them that it means so much and really helps their thirteen-member volunteer board. DelGaizo commented that our insurance rates would be so much higher if we did not have FIRM lobbying on our behalf.

**MOTION:** DelGaizo moved to approve Resolution 2025-54

**SECOND:** Smith

**Vote of the Motion:**

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

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

**\*D. Resolution 2025-55**, Waiving The City’s Purchasing Policies And Procedures And Approving Change Order #1 to A Sole Source Purchase Of Wastewater Treatment Membrane Upgrades For Service Area 5 Wastewater Treatment Facility From Kubota Membrane USA, In An Amount Not To Exceed \$104,107.00; Authorizing The City Manager To Execute Purchase Orders Appropriating and Expending Funds On Behalf Of The City; And Providing For An Effective Date

**\*E. Resolution 2025-56**, Authorizing A “Piggy-Back” Purchase Pursuant To The City’s Purchasing Policies And Procedures And Approving The Purchase Of Two Chevrolet Silverado, one 1500 and one 2500 Vehicle Under Florida Sheriffs' Association Host Sheriff Procurement

HCS-AVP1.0 From Stingray Chevrolet In An Amount Not To Exceed \$103,452.95; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Funds; And Providing For An Effective Date.

**F. Resolution 2025-57**, Approving And Authorizing The City Manager To Enter Into An Agreement With Carlos Garcia, Attention Media LLC To Provide Public Information Officer (PIO) Services for The City of Marathon In An Amount Not To Exceed \$49,500 For A Six-Month Period; And Providing For An Effective Date.

Matlock stated he had concerns regarding the price and what we are getting. Garrett commented that Garcia would be involved with the website and new ways of dealing with social media, video efforts, and sending press releases. Garrett commented that Mr. Garcia is the best choice for us, he is local and two of the other respondents were not, one was not responsive, and they were similar in price. There will be a lot of work put in to redesign the website and use a little bit of AI. Still commented that this will help us increase transparency. Matlock commented that it is not personal. Landry commented he has been asking for this for two years and wants the website to be user friendly and our messages transparent. Garrett commented that we will have two message boards that the City will operate, and the messages will be clear and concise.

**MOTION:** Still moved to approve Resolution 2025-57

**SECOND:** Smith

**Vote of the Motion:**

Yes: Still, Smith, Matlock, DelGaizo, Landry

No: None

Absent: None

Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

**G. Resolution 2025-58** Approving Change Order Number 2 For The Marathon Sombrero Blvd. Drainage Improvements Project In The Amount Of \$109,174.20; Authorizing The City Manager To Sign The Change Order And To Expend Budgeted Funds; And Providing An Effective Date

Garrett explained that the Engineers and Contractors met with each of the Councilmembers individually. Steve Suggs with Weiler Engineering explained the Change Order addresses utility conflicts impacting the installation of the 18” stormwater pipe along Sombrero Blvd. Proximity to existing force main and vacuum main posed a conflict with installation of the proposed stormwater pipes which therefore resulted in coordination with the contractor to determine the most cost effective and feasible options for rerouting existing utilities. This Change Order reflects the additional costs needed for CTS to perform adjustments beyond the original project scope. Matlock commented that this was a known issue, and not enough money was allotted. His struggle is that the other contractors put more money in, and they were under bid. Amith commented that

these were unknowns, we are ahead of schedule, and it is a learning experience, and we are under three percent on a change order for a government contract.

Landry asked for public comments, hearing none, closed public comments.

**MOTION:** Smith moved to approve 2025-58

**SECOND:** Still

**Vote of the Motion:**

Yes: Smith, Still, DelGaizo, Landry

No: Matlock

Absent: None

Abstain: None

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

**Council comments**

Matlock wished everyone a happy July 4<sup>th</sup>.

DelGaizo wished all of the fathers a happy father's day.

Smith reminded everyone of the hurricane workshop and suggested making sure you are organized and ready for any storms. Smith thanked staff and welcomed the new staff members.

Still congratulated all of the graduates and reminded everyone that summer camps were starting and kids will be riding bikes, to pay attention. Still thanked Parks and Recreation, Fire rescue and informed everyone there would be a wahoo tournament for a fundraiser for the fire rescue boat. Still welcomed the new employees and wished all of the fathers a happy father's day.

Landry thanked staff and informed everyone we have a lot out to bid, we have broken ground on a skate park, we have a famous bathroom at the Quay ramp according to the American Restroom association and reminded everyone of the hurricane workshop and budget workshop

**ADJOURNMENT**

With no further business to come before the Council, Mayor Landry adjourned the meeting at 6:38 pm with unanimous consent.

I certify the above represents an accurate summary of the City Council meeting of June 10, 2025.

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Diane Clavier, City Clerk

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Date