

**CALL TO ORDER** - A Meeting of the City Council of Marathon, Florida was held on January 13, 2026, in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor Lynny Del Gaizo 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 Still

Vice Mayor Struyf

Mayor Del Gaizo, comprising a quorum.

Also, in attendance were:

City Manager, George Garrett

City Clerk, Diane Clavier

City Attorney, Steve Williams

Finance Director, Jennifer Johnson

Deputy City Manager, Brian Bradley

Planning Director, Brian Shea

Park and Recreation Director, Scott Williamson

Utilities Director, Dan Saus

Senior Planner, Dan Gulizio

Assistant Marina Director, Matt McJunkin

Public Works Director, Paul Bartnik

City Engineer, Carlos Solis

Public Information Officer, Carlos Garcia

Information Technology Director, Hank Kokenzie

Fire Rescue Chief Muro

MCSO Capt. Derek Paul

## **Approval Of Agenda and Consent Agenda**

Landry added Soccer Fields Sod Discussion and AV in the Chambers Discussion. Struyf removed the code report from the consent agenda. Garrett added Appointment of John Keller to the Planning Commission by Vice Mayor Struyf and Garrett added approval of selling alcohol and waiving fees at the Marathon Community Park for the Seafood Festival on March 14 and 15 and the Food Truck Jamboree on February 25<sup>th</sup> and waiving fees and allowing the SPCA to serve wine in the pavilion at Oceanfront Park to the agenda.

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

**SECOND:** Matlock

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

## **City Council Items**

**\*A.** Approval of Minutes

**B.** Acknowledgement of Maria Thorley's (Code) 20 years of Service to the City of Marathon and Shana Rogers (Fire Rescue) 21 years of Service to the City of Marathon

Garrett, Lozier, and the Council presented Thorley with a plaque and thanked her for her years of service, informing everyone what an asset she is to the City with her experience and knowledge. Garrett, Muro and the Council presented Rogers with a plaque and thanked her for her service and informed everyone what a professional asset she is to the Fire Rescue Service

**C.** Swearing In of New Firefighters: Brandon Alvarez, Giancarlo Rodriguez, and Aroldo Zuriarrain.

**\*D.** Approval To Serve Alcohol At The Dunk Tank Non-Profit Fundraiser On February 21<sup>st</sup> At The Marathon Community Park And Donate Proceeds From The Event To A Non-Profit.

**E.** Martin Luther King Day Proclamation – Council presented the proclamation to Doris Hawkins.

**F.** January Workshop/Topic Discussion – Still recommended the topic of what you would need a permit for or have an open forum for questions. Garrett asked the Council to email a list of suggestions to the Clerk and to copy him. Matlock commented that he did not want to have a meeting just to have a meeting, and the Council asked for an open format question and answer session for any and all questions or concerns.

The Council gave a head nod of approval to waive fees and allow alcohol to be sold for the three events added to the agenda and requested that routine requests such as those that were previously approved for years be approved by the manager.

Landry commented that the soccer fields needed to be resodded and wanted to make sure this went out to bid in a timely manner. Garrett reported that the bids are out and are due on February 12<sup>th</sup>.

AV in the Chambers – Landry asked Garrett to do what we have to do to fix the AV issues, when he participated via Zoom, it is hard to hear anything. Garrett replied that we have made substantial replacements of equipment, and we are still replacing more.

### **City Manager Report**

- \* **A.** MCSO Marathon Substation Report
- \* **B.** Grants Update
- \* **C.** Public Works Report
- \* **D.** Park and Recreation Report
- \* **E.** Information Technology Update
- \* **F.** Marina Report
- G.** Code Report – Vice Mayor Struyf requested a listing of open code cases and asked that staff move forward with all open cases to get them in compliance, so we do not look like we are selectively enforcing the cases.
- \* **H.** Wastewater Utilities Report
- \* **I.** Building Report
- \* **J.** Marathon Fire Rescue Report
- \* **K.** Engineering Report

Garrett informed the Council we may be sponsoring a bill regarding water quality monitoring.

### **Ordinances Final Public Hearing and Enactment**

**Ordinance 2025-10**, Amending Chapter 102 “Development Application Review Procedures” By Creating Article 25 “Requests For Accommodations”, Amending Chapter 104 “Specific Use Regulations”, Section 104.20 Entitled “Group Home”, Amending Chapter 110 “Definitions”, Article 3 Entitled “Defined Terms”; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The Department Of Commerce After Final Adoption By The City Council; And Providing For An Effective Date.

Shea explained there were no changes since the first hearing. Clavier informed the Council there was no one who signed up for public comments.

**MOTION:** Landry moved to approve Ordinance 2025-10

**SECOND:** Matlock

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

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

No: None

Absent: None

Abstain: None

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

**Ordinance 2025-11**, Amending The City’s Land Development Regulations, Chapter 20, “Parks And Recreation,” Section 20-2, “Rules Of Conduct And Operational Procedure For Certain Parks,” Subsection (I) “Golf Balls,”; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Commerce After Final Adoption By The City Council; And Providing For An Effective Date.

Shea explained there were no changes since the first hearing. Clavier informed the Council there was no one who signed up for public comments.

**MOTION:** Landry moved to approve Ordinance 2025-11

**SECOND:** Still

**Vote of the Motion:**

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

No: None

Absent: None

Abstain: None

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

**Resolutions For Adoption**

**A. Resolution 2026-01** , Approving And Accepting A Grant Agreement Between The City And The Department Of Commerce In The Amount Of \$1,500,000 For The 2025-2026 General Appropriation Act, Line 2112a Grant Agreement; Authorizing The City Manager To Execute The Agreement; And Providing For An Effective Date.

**B. Resolution 2026-02**, Approving An Agreement For Payment Between The City And VC Seaview, Ltd. In The Amount Of \$1,500,000.00 For The Demolition, Elevation, And Redevelopment Of 15 Affordable Workforce Housing Units; Authorizing The City Manager To Execute The Agreement; And Providing For An Effective Date.

She explained the resolution for reimbursement for the grant. Matlock questioned if we could subtract staff hours. Shea informed everyone staff would be doing the work anyway.

**MOTION:** Landry moved to approve Resolution 2026-01

**SECOND:** Still

**Vote of the Motion:**

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

No: None

Absent: None

Abstain: None  
**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

**MOTION:** Still moved to approve Resolution 2026-02

**SECOND:** Landry

**Vote of the Motion:**

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

No: None

Absent: None

Abstain: None

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

**C. Resolution 2026-03, Establishing Tiki Pavilion Usage Fees For Residents And Visitors, At Oceanfront Park**

Mayor Del Gaizo asked that current bookings be honored, after that, fees would apply.

**MOTION:** Still moved to approve Resolution 2026-03

**SECOND:** Matlock

**Vote of the Motion:**

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

No: None

Absent: None

Abstain: None

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

**\*D. Resolution 2026-04, Ratifying A Retainer Agreement Between Sidley Austin LLP And The City Of Marathon, Florida; Authorizing The City Attorney To Execute The Agreement On Behalf Of The City; And Providing For An Effective Date.**

**E. Resolution 2026-05, Approving An Amendment Revising The Rates For The Vacation Rental Fee Schedule; And Providing For An Effective Date.**

Landry commented that yesterday the Council received an email with more information and made a motion to table.

**MOTION:** Landry moved to table Resolution 2026-05 until the February Council meeting.

**SECOND:** Matlock for Discussion

Matlock commented that the numbers are pretty simple and we have increased the fees a few times on consent. This is not a penalty, and this is not going to crush the industry these numbers are justifiable. If someone gets a building permit, it requires staff time and paperwork, we are not asking others to supplement the permit. Mayor Del Gaizo commented she was surprised at the outcry from a few people, as it is \$1,000 over a year's time. Landry cautioned that there is a small difference between a regulation fee and a tax, someone may sue us and we need to make sure we protect our vacation rental ordinance.

Michael Clark – explained he owned two homes, and one was a vacation rental. He felt the increase was excessive.

Brian Schmitt – commented he was glad to hear it was about cost recovery, but we are surrounded by vacation rental and they pay more in tax and insurance, but this increase is not fair. Vacation rentals are the only way this town can compete with other tourist destinations in the Keys and jobs rely on vacation rentals and we cannot build any more hotels.

Matlock commented that the \$1,000 was not a number he produced, we were under charging Key Colony Beach for fire service too, and now we are caught up.

Williams explained there had to be a rational nexus, Williams explained we are not changing our ordinance, we have amended our fee structure four times without legal challenges and other Florida cities have amended their fee structures as well, it has been settled throughout the state.

Matlock commented he understood it will cost vacation rental owners more money, but the city has stepped up and hired staff, we pay them and they need vehicles, etc.. costs have gone up; the last increase was four years ago.

Struyf commented that the vacation rentals should pay their fair share, but she did not have the data that was sent out yesterday, and suggested tabling until we have more information.

Landry asked the fire chief if 1,000 vacation rentals disappeared if we would decrease our fire staff. Chief commented possibly the inspection portion but not fire fighters because the structures would still be there.

**MOTION:** Landry moved to table Resolution 2026-05 until the February Council meeting.  
**SECOND:** Matlock

Del Gaizo commented that she was hoping to hear more from her fellow real estate people, we are going to table but would like to hear from those in the industry. This is not personal; we are talking about \$1,000 over the year. Still asked to look into a step increase as it may be more acceptable.

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

**\*F. Resolution 2026-06,** Authorizing A “Piggyback” Purchase Utilizing The Sourcewell Master Agreement #041525 Pursuant To The City’s Purchasing Policies And Procedures And Approving The Purchase Of Eight Freestanding Solar Light Poles And Fixtures For The New Pickleball Courts At Oceanfront Park From Fonroche Lighting America In An Amount Not To Exceed \$41,226.00; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, And Expending Budgeted Funds; And Providing For An Effective Date.

**\*G. Resolution 2026-07** Accepting The Lowest Responsible Bid And Approving A Contract Between The City And Mike Haack Excavating, Inc. In An Amount Not To Exceed \$1,261,555.75 For Development of the Quay Park Project and Associated Improvements at The Quay Property; Authorizing The City Manager To Execute The Contract And Appropriate Funds On Behalf Of The City; And Providing For An Effective Date.

**\*H. Resolution 2026-08,** Approving A One Year Extension To The Agreement Between The City And CScape Construction For Mooring Inspection And Cleaning Services In The Boot Key Harbor Mooring Field; Authorizing The City Manager To Expend Budgeted Funds On Behalf Of The City; And Providing For An Effective Date.

**\*I. Resolution 2025-09,** Approving The Fire Rescue - EMS Medical Director Contract Agreement With Antonio Gandia, M.D. In An Amount Not To Exceed \$60,000.00 Per Anum Paid In Equal Monthly Payments For Medical Oversight For 911 And Critical Care Transport Operations; Authorizing The City Manager To Execute The Agreement And Expend Budgeted Funds: And Providing For An Effective Date And Providing An Effective Date.

### **Citizen Comments**

Dave Kline – commented that near his driveway entrance the neighbor installed a fence eight feet into the right of way and he has had to deal with harassment. Kline commented that Garrett told him he would take care of it.

Armand Messina – asked for a workshop for private providers and to make the workshop mandatory requirement. Messina also commented that he would like the City to join Monroe County’s contractor examining board.

Diane Scott – commented that the City needs to let everyone know we are making a proclamation and commented that our top law enforcement does not follow the constitution.

**J. Resolution 2026-10,** Iterating The City of Marathon’s Long-Standing Opposition To The Inclusion Of New Offshore Oil And Gas Leasing Off The Coast Of Florida In The Five-year National Outer Continental Shelf Oil And Gas Leasing Program

Barry Wray with the Florida Keys Environmental Coalition commented that the risk of drilling within 100 miles of the coast is unimaginable and spoke about water quality.

**MOTION:** Landry moved to approve Resolution 2026-10

**SECOND:** Still

**Vote of the Motion:**

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

No: None

Absent: None

Abstain: None

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

**Council Comments**

Landry – Thanked the Council for the debate, thanked staff and the Public Information Officer.

Matlock – thanked everyone for coming to the meeting.

Still – Still commented that this year she honored the wounded warriors standing on the road and thanked the Fire Chief for a great department and thanked the MCSO. Still informed everyone she had a chance to attend an inspection of the department and was impressed. Still thanked staff and stated it was a pleasure to serve with the Council.

Struyf – thanked staff for answering all of her questions and thanked the park and recreation staff, Marathon Fire Rescue, and MCSO.

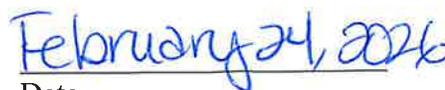
Del Gaizo – thanked the staff, Marathon Fire Rescue and MCSO. Del Gaizo commented on what a wonderful community we live in and that although we may have different views, we are respectful. Del Gaizo also commented that the Wounded Warriors are a great group, and they really felt the love from us.

**ADJOURNMENT**

With no further business to come before the Council, Mayor Del Gaizo adjourned the meeting at 7:01 pm with unanimous consent.

I certify the above represents an accurate summary of the City Council meeting of January 13, 2026.

  
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Diane Clavier, City Clerk

  
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Date