

**CALL TO ORDER** - A Meeting of the City Council of Marathon, Florida was held on February 24, 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 via Zoom

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**

Matlock added Performance Review for City Manager. Both Still and Landry asked that this item be advertised because it was not on the agenda and not transparent. Matlock explained that this was a Council review and it is the Council's job to evaluate the performance. Williams commented that it is legal to add this to the agenda, it is up to the Council if they want to discuss tonight or not. Del Gaizo commented that we added things to the agenda at the last meeting that were not advertised.

**MOTION:** Still moved to postpone the performance review until next month.

**SECOND:** Landry

**Vote of the Motion:**

Yes: Still, Landry

No: Matlock, Struyf, Del Gaizo

Absent: None

Abstain: None

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

Staff added a request to waive fees and allow alcohol to be served at the Oceanfront Park Event Tiki on March 1<sup>st</sup> for the Florida Keys Conservatives and a request to waive parking fees for the Sombrero Beach Run.

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

**SECOND:** Landry

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.** Jeff Smith Appreciation Plaque Council presented the Plaque to Smith and thanked him for his service.

**C.** School Resource Officer Day Proclamation Council presented the proclamation to Deputy Darlene Pointer

**D.** Flood Awareness Week Proclamation Council presented the proclamation to the Planning Director, Brian Shea

\***E.** Vehicle Listing (Informational)

**F.** Performance Review for the City Manager (Matlock) The Mayor Called for speakers.

Dustin Huff – commented that public confidence has been shaken with decisions the Manager has made.

Dave Perry – commented that the Council has been voted into their position and it is their job only, a Council decision.

Brian Schmitt – commented it is a council decision, but the Manager has institutional knowledge and is very caring.

Martie Jobe - commented she agreed with Brian Schmitt and the Manager is one of the best, and she has worked with him in planning, permitting issues and he has always been accessible and accurate.

Patrick Stevens - commented that he was frustrated 18 months ago, the Manager will say yes because he wants to help and cares about people.

Jason Kohler - commented he didn't know this would be on the agenda and suggested reviewing and identifying the manager's strengths and weaknesses and giving him the opportunity to improve.

Armand Messina, Florida Keys Contactor Assoc. – commented that the board remains neutral, wants the City to be fair and prosperous.

Diane Scott - commented that she liked the City Manager but feels he should not be.

Charlotte Quinn - commented that the Manager believes in the City and cares about everyone.

Matlock commented he had an answer for everything that has been said, it is extremely easy to get someone to speak kindly. Matlock commented that he was the only one who had turned in a review, this was not a knee jerk reaction.

**MOTION:** Matlock moved to terminate without cause

**SECOND:** Struyf

Still asked Matlock to list the basis for why. Matlock commented that he would not expose the City legally. Del Gaizo asked the attorney if we had to have a specific reason. Williams explained that the motion was lawful. Landry commented he can't be on board to fire the manager, we need a plan and we will need to do a national search. Williams commented that the effective date per the provision in Garrett's contract is 30 days. Still again asked why, and asked Matlock to explain and help her understand. Struyf commented to Still that Matlock is not going to say what you wanted. Williams explained the termination notice will be in writing and he will have the position for an additional 30 days.

**Vote of the Motion:**

Yes: Matlock, Struyf, Del Gaizo

No: Still, Landry

Absent: None

Abstain: None

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

G. Approval to waive fees and allow alcohol to be served at the Oceanfront Park Event Tiki on March 1<sup>st</sup> for the Florida Keys Conservatives – Matlock commented that we are still paying staff, he does not want it to become a habit to waive fees. Council gave a head nod of approval.

H. Waiving Parking Fees for the Sombrero Beach Run - Council gave a head nod of approval and reminded everyone that locals do not have to pay for parking at the beach.

### **Citizen Comments for Items Not on the Agenda**

David Railshack – explained he went to a code hearing and there are a list of issues he has to resolve in a three-week time period, but the building official will not explain what he needs to do and he will be traveling out of the country. Williams explained that the Council could not provide relief, what he can do is comply with the magistrate’s order. The code magistrate heard the case three days ago, so he should receive the order shortly. Railshack also mentioned that ADUs would be available according to HB 48 that would allow homeowners to build accessory dwelling units (ADUs) in Florida. Williams commented that Mr. Railshack needs to comply with the Magistrate’s order.

Diane Scott – commented that the bus stop needs to go back to its previous location as she felt the current location was dangerous.

### **City Manager Report**

- \* A. MCSO Marathon Substation Report
- \* B. Grants Update
- \* C. Public Works Report
- \* D. Park and Recreation Report
- \* E. Engineering Report
- \* F. Marina Report
- \* G. Code Report
- \* H. Wastewater Utilities Report
- \* I. Building Report
- \* J. Marathon Fire Rescue Report

K. Armand Messina – Florida Keys Contactor’s Association – asked the Council about the progress on MOBs as there is currently a 48 day hold and asked what the Contractors Association could do to help. Garrett responded that the lobbyist was working on an MOU and has had some effect. Shea explained we are required to transmit 100% of the Development Orders. Messina asked for an update at the next meeting and Del Gaizo informed him we would provide an update when we know more information. Messina reported that unlicensed contractors were a big issue, and he had seen handyman ads on Facebook, and he would like the City to investigate.

### **City Attorney**

- \*A. Attorney Performance Review

**Resolutions For Adoption**

**A. Resolution 2026-05, Approving An Amendment Revising The Rates For The Vacation Rental Fee Schedule; And Providing For An Effective Date. (Resolution was tabled on January 13, 2026)**

Brian Schmitt – spoke against the increase.

Martie Jobe – spoke against the increase.

Michael Clark – spoke against the increase.

John Whalton – spoke against the increase

Daniel Samess – spoke against the increase.

Patrick Steevens – spoke against the increase.

Dustin Huff – spoke for the increase

Andrew George – spoke for the increase; enough to cover the City’s costs.

Jeff Smith – spoke against the increase.

Matlock commented that vacation rentals are a double-edged sword; there are a lot of housing issues and staff have been hired specifically for vacation rentals, also some inflation. Matlock commented he would be happy with a \$250 increase now and re-evaluate next year.

Landry commented that the vacation rental fees are regulatory fees and we regulate them by definition, the amount charged must not generate surplus profits. Vehicles, utilities, parks, fire, and EMS departments are not regulatory. Last year the fire department had only 64 runs for vacation rentals and suggested there was no need to raise the fees. Matlock commented that wastewater, and overtime during the season, including increased traffic flow was not calculated, a study will cost money and as far as losing standing with the state, we have increased our fees six times. \$200 increase allows us to do a study. Some vacation rentals purchased an extra trash can for \$1,300 last year and they did not close up. Landry argued that fifty percent of the vacation rentals sit empty and asked the attorney if vacation rental fees were regulatory. Williams explained there was no opinion, every community in Florida has fees for vacation rentals and they are allowed. Del Gaizo explained Key Colony charges a contact person fee and ten percent of them are not real estate agents. Struyf questioned if we could charge the bigger homes more and Williams explained we do charge by bedrooms.

**MOTION:** Struyf moved to approve Resolution 2026-05 with the change of \$100 increase across the board and another \$100 increase for four or more bedrooms and asked for a study.

**SECOND:** Matlock

Landry cautioned the Council to tread lightly; the number of vacation rentals are naturally declining each year. Still suggested to do a study, a company has already been identified. Landry commented that anyone can massage the numbers.

Williams explained the study will give you a number, you may not like the number, there is an upside and a downside. Council stated they would email the parameters/criteria they wanted the study to include.

**Vote of the Motion:**

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

No: None

Absent: None

Abstain: None

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

**\*B. Resolution 2026-11** Awarding The Contract For The Area 4 Odor Control Unit Replacement To Reynolds Construction, LLC In An Amount Not To Exceed \$85,944.00; Authorizing The City Manager To Execute The Contract And Expend Budgeted Funds On Behalf Of The City; And Providing For An Effective Date

**\*C. Resolution 2026-12**, Approving A Project Specific Agreement In The Amount Of \$80,000 With The Firm Of Florida Technical Consultants (FTC), A Continuing Services Contractor For City Wide GIS Support Services; Authorizing The City Manager To Sign The Agreement; And Providing For An Effective Date

**\*D. Resolution 2026-13** Awarding The Contract For The Area 5 Sewage Pump Upgrade To Hudson Pump & Equipment In An Amount Not To Exceed \$95,000.00; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date

**\*E. Resolution 2026-14**, Renewing The Turf And Landscape Maintenance Agreement With FDOT For The Maintenance Of The US 1 Corridor Within The City Of Marathon; Authorizing The City Manager To Execute The First One Year Renewal Agreement; And Providing For An Effective Date.

**\*F Resolution 2026-15**, Authorizing A "Piggy-Back" Purchase Pursuant To The City's Purchasing Policies And Procedures And Approving The Purchase Of A 2027 Ford F-650 Regular Cab Chassis 2WD 158" WB Strait Frame 84" CA Under The City Of Tallahassee Contract Number 5179 From Alan Jay In An Amount Not To Exceed \$102,450.00; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date.

**\*G. Resolution 2026-16**, Adopting A Schedule Of Fees Pursuant To Chapter 111.11, "Planning Department Application Fees" And Providing For An Effective Date.

**H. Resolution 2026-17, Repealing And Superseding Resolution 2010-18 Establishing A Revised Annual Allocation Quantity For Each Category Of Dwelling Unit Allocations For The Residential Building Permit Allocations System (BPAS); Providing For Rollover To Future BPAS Periods Of Unused BPAS Allocations, Providing For Numerical Adjustments Of The Allocations By Resolution Of The City Council; And Providing For An Effective Date**

Clavier informed the Council there was no one who signed up for public comments.

Shea read the following: The permit allocations must be distributed to counties and municipalities based on the number of vacant buildable lots within each jurisdiction. The permit allocations must be distributed over a period of at least 10 years but may not exceed 900 total permit allocations. All permits must be issued to vacant, buildable parcels, of which only one may be awarded for any individual parcel, and the distribution of which must prioritize allocations for owner-occupied residences, affordable housing, and workforce housing.”

The Administration Commission allocated 135 units for the City of Marathon, one third of which were made available January 1, 2026. The Administration Commission directed the Department of Commerce to work collaboratively with the County and municipalities to prioritize amendments to local comprehensive plans to accept the unit. The City of Marathon already has provisions in place for this under Policy 1-3.5.4 Residential Building Permit Allocation System (RBPAS). Specifically, there is language that states the City must “maintain an up-to-date hurricane evacuation plan and meet the required 24-hour hurricane evacuation time **or other applicable state standard for hurricane evacuation.**”

**MOTION:** Landry moved to approve Resolution 2026-17

**SECOND:** Struyf

**Vote of the Motion:**

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

No: None

Absent: None

Abstain: None

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

**\*I. Resolution 2026-18, Approving The Work Authorization Agreement Between The City And CW3 Engineering, Inc., For Professional Engineering Services For The Design of the Stormwater And Trail Improvement On A Portion Of Sombrero Beach Road In An Amount Not To Exceed \$82,000.00; Authorizing The City Manager To Execute The Contract And Expend Funds On Behalf Of The City; And Providing For An Effective Date.**

Williams asked for a Council direction to engage with the City Manager to bring back a settlement agreement. The Council gave head nods.

Council Comments –

Still thanked Garrett

Landry reminded everyone of the food truck jamboree on Wednesday from 5-8 pm and thanked Garrett, stating he was disappointed in the decision.

Struyf thanked Garrett for his service and thanked staff.

Del Gaizo thanked Garrett and staff.

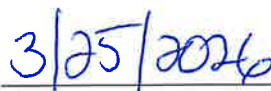
**ADJOURNMENT**

With no further business to come before the Council, Mayor Del Gaizo adjourned the meeting at 7:49 pm with unanimous consent.

I certify the above represents an accurate summary of the City Council meeting of February 24, 2026.



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Diane Clavier, City Clerk



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Date