

CALL TO ORDER – A City Council Meeting of the City of Marathon, Florida was held on June 9, 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 Attorney, Steve Williams

City Clerk, Diane Clavier

Senior Planning, Dan Gilizio

Building Official, Gerard Roussin

HR Director, Evie Engelmeyer

Grants Coordinator, Maria Covelli

Code Director, Ted Lozier

City Engineer, Carlos Solis

Deputy Utilities Director, Libby Soldano

MCSO Capt. Derek Paul

Approval Of Agenda and Consent Agenda

Resolution 2026-47 was removed from the agenda and will be heard in July.

MOTION: Still moved to approve the agenda as revised

SECOND: Struyf

With no objection from the members of the Council, Mayor DelGaizo declared the agenda approved as amended.

City Council Items

***A. Approval of Minutes**

B. Justice Lee Athletic Achievement Proclamation – The Council presented the proclamation to Justice Lee as the most decorated Marathon High School athlete and her accomplishment of four state championships in track and field and weightlifting.

C. Acknowledgement of Diane Clavier (Clerk) 20 years of Service to the City of Marathon, Jared Weaver (Engineering) 5 years of Service to the City of Marathon, and Maria Covelli (Grants) 5 years of Service to the City of Marathon. The Council presented plaques to Weaver, Covelli and Clavier for their service.

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. Building Report**

*** I. Marathon Fire Rescue Report**

*** J. Florida Commerce ACSC Administration Permit Contact Line (Informational)**

K. Property Tax Update – Williams gave an update of the proposed increase called “Save our homes from excessive property taxes amendment” that will go on the November ballot and would need to be approved by at least sixty percent of the voters. If the amendment is approved this would increase the homestead exemption for primary homes to \$150,000 in 2027, \$250,000 in 2028 and would adjust annually for inflation in beginning in 2029. Florida residency requirements are needed to qualify for the increased exemption for those moving to the state on or after January 1, 2027. For all levies other than school district levies, it would limit increases in the assessed value of all non-homestead property to five percent annually beginning in 2027, down from ten percent currently. The amendment would restrict local government’s ability to use property taxes to finance public services that fall outside of the following categories: public safety, education and schools, infrastructure, natural resources, bond issuance and debt service payments, local government employee retirement benefits, and operations and administration expenses related to certain local government employees. Williams related a few articles regarding the consequences to several Florida counties if the voters approve the tax break. Matlock informed everyone that this was something that the Council does not vote on.

L. City Website Update – Williams informed everyone that the new City website would be live by the end of the summer.

M. Employee Interchange Agreement - Risk Management – Williams explained the ninety-day agreement with the County which would allow the Deputy City Manager Bradley and our new hire that will start on Monday to assist the County with risk management duties. The County only has an administrative assistant in their department for the entire County and is currently advertising for employees for their Risk Management Department. The County would reimburse the City for hours worked for the County. Williams informed the County this would be part-time help, mostly our new employee Jaclyn Flatt with assistance from Bradley when needed. Still voiced her concerns about City priorities not being met. Williams informed everyone the City is the priority; it will be part time assistance only until they hire additional personnel.

Quasi-Judicial Public Hearings:

~~**A. Resolution 2026-47**, Consideration Of A Request By Key Colony Homes, LLC., For A Conditional Use Permit, Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations ("The Code") Entitled "Conditional Use Permits", Authorizing The Construction Of A Boat Ramp At The Property Located At 62 Coco Plum Drive, Which Is Legally Described As BK 3 Lots 3 And 4, Coco Plum Beach, Fat Deer Key PB4 166, Marathon, Monroe County, Florida, Having Real Estate Number 00363290-000000, Nearest Mile Marker 54.~~

Ordinances for Final Public Hearing:

A. Ordinance 2026-02 An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter One, "Future Land Use Element," And Intending To Modify Table 1-1, "Future Land Use Densities And Intensities," Modify Policy 1-3.5.13, "Inventory Affordable/Workforce Housing," Modify Policy 1-3.5.14, "Establish A Land Acquisition And Conservation Advisory Committee," Modify Objective 1-4.1, "Provide Workforce-Affordable Housing Building Permit Allocations," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

B. Ordinance 2026-03 An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Two, "Housing Element," And Intending To Modify Policy 2-1.1.3, "Affordable And Workforce Housing Report," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

C. Ordinance 2026-04 An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Three, "Infrastructure Element," And Intending To Modify Policy 3-3.4.1, "Pursue Funding Sources," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

D. Ordinance 2026-05 An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Four, "Conservation And Coastal Element," And Intending To Modify Policy 4-1.2.14, "Establish And Coordinate Acquisition Programs," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

E. Ordinance 2026-06 An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Five, "Intergovernmental Coordination Element," And Intending To Modify Policy 5-1.2.4, "Coordinate All Transportation Improvements," Modify Policy 5-1.2.10, "Render Appropriate Development Permits," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

F. Ordinance 2026-07 An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Seven, "Transportation Element," And Intending To Modify Policy 7-1.1.3, "Address Short Term And Long Term Strategies To Reduce Clearance Time," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

G. Ordinance 2026-08 An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Nine, "Implementation And Review Element," And Intending To Modify Policy 9-1.2.2, "Annual Work Program And Evaluation," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

The clerk informed the Council there were no speakers for the ordinances and no changes since the first reading of the seven Ordinances removing outdated references to the rebranded State Land Planning Agency.

MOTION: Matlock moved to approve Ordinance 2026-02

SECOND: Still

Vote of the Motion:

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

No: None

Absent: None

Abstain: None

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

MOTION: Matlock moved to approve Ordinance 2026-03

SECOND: Still

Vote of the Motion:

Yes: Matlock, Still, Landry, Struyf, Del Gaizo
No: None
Absent: None
Abstain: None

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

MOTION: Matlock moved to approve Ordinance 2026-04

SECOND: Still

Vote of the Motion:

Yes: Matlock, Still, Landry, Struyf, Del Gaizo
No: None
Absent: None
Abstain: None

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

MOTION: Matlock moved to approve Ordinance 2026-05

SECOND: Still

Vote of the Motion:

Yes: Matlock, Still, Landry, Struyf, Del Gaizo
No: None
Absent: None
Abstain: None

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

MOTION: Matlock moved to approve Ordinance 2026-06

SECOND: Still

Vote of the Motion:

Yes: Matlock, Still, Landry, Struyf, Del Gaizo
No: None
Absent: None
Abstain: None

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

MOTION: Matlock moved to approve Ordinance 2026-07

SECOND: Still

Vote of the Motion:

Yes: Matlock, Still, Landry, Struyf, Del Gaizo
No: None

Absent: None

Abstain: None

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

MOTION: Matlock moved to approve Ordinance 2026-08

SECOND: Still

Vote of the Motion:

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

No: None

Absent: None

Abstain: None

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

Ordinances for First Public Hearing

A. Ordinance 2026-22, An Ordinance Of The City Of Marathon, Florida, Amending The City's Land Development Regulations, Chapter 104, "Specific Use Regulations," Article 1, "General Provisions," Section 104.64, "Waterfront Walkways And Docks"; 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.

The clerk informed the Council there were no speakers and the Council had seen this ordinance before which will enable property owners to be compliant with City Code who already have fish cleaning tables. Landry commented that the state wanted the residents to request the code change.

MOTION: Landry moved to approve Ordinance 2026-22

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

Resolutions For Adoption

A. Resolution 2026-48, Adopting The City Of Marathon 10-Year Water Supply Facilities Work Plan, Providing For An Effective Date.

The Mayor called for speakers, hearing none, closed public comments. The Clerk informed the Council they had previously heard the presentation at the last meeting on this item.

MOTION: Still moved to approve Resolution 2026-48

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

*** B. Resolution 2026-49,** Adopting The City Of Marathon Roadway Vulnerability Study; Providing For An Effective Date.

***C. Resolution 2026-50,** Accepting The Ranking And Recommendation Of The City's Evaluation Team In Response To An RFQ For Professional Construction Engineering & Inspection (CEI) Services For The Construction Of The 117th Street, 116th Street, And 112th Street Bridges; Authorizing The City Manager And Staff To Negotiate A Contract With The Top Ranked Firm Of RS&H; And Providing For An Effective Date.

D. Resolution 2026-51, Rescinding Resolution 2023-33 Keeping Existing Fees And Fines And Waiving Fees For Military Veterans By Registering With The City.

Mayor Del Gaizo explained she had a request from a veteran to waive fees. Williams informed everyone that this would adopt the same policy as the state parks.

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

MOTION: Still moved to approve Resolution 2026-51

SECOND: Landry

Vote of the Motion:

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

No: None

Absent: None

Abstain: None

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

***E. Resolution 2026-52,** Approving Amendment 1 to the Professional Services Agreement With Raftelis Financial Consultants, Inc. For The Preparation Of Annual Utility Financial Analysis And Other Related Services In An Amount Not To Exceed \$60,000.00 Per Fiscal Year; Authorizing The City Manager To Execute The Amendment On Behalf Of The City And Expend Budgeted Funds; And Providing For An Effective Date.

F. Resolution 2026-53, Authorizing And Approving A Contract For The Construction Of Phases 2 And 3B Force Main For The Deep Injection Well Project To Accurate Drilling Systems, Inc. In An Amount Not To Exceed \$7,625,000.00; Authorizing The City Manager To Execute The Contract And Appropriate Budgeted Funds On Behalf Of The City; And Providing For An Effective Date.

Steve Suggs, Engineer with Weiler Engineering explained the contract to complete phases 2 and 3B of Marathon's deep wastewater injection well. The federally required pipeline work will run from Vaca Cut to Coco Plum Drive and across Grassy Key. Mayor Del Gaizo suggested additional lighting during the evening hours. Matlock questioned if it was possible to just have a lane shift. Suggs informed everyone that drivers should expect lane shifts and slower speeds along the two-lane Grassy Key section of the project and will aim to keep one lane open in each direction. Accurate was chosen from six qualified bidders based on both cost and experience. Struyf commented that she did not want to see any last-minute work or change orders. Suggs commented that he does not anticipate any major changes to the work.

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

MOTION: Still moved to approve Resolution 2026-53

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

***G. Resolution 2026-54,** Authorizing And Approving A Contract For The Service Area 3 Vacuum Tank Replacement Project To Pedro Falcon Contractors In An Amount Not To Exceed \$781,043.00; Authorizing The City Manager To Execute The Contract And Appropriate Budgeted Funds On Behalf Of The City; And Providing For An Effective Date.

***H. Resolution 2026-55,** Authorizing And Approving A Contract For The Area 5 WWTP Effluent Disposal Upgrades Project To Charley Toppino And Sons, Inc In An Amount Not To Exceed \$634,000.00; Authorizing The City Manager To Execute The Contract And Appropriate Budgeted Funds On Behalf Of The City; And Providing For An Effective Date.

Citizens' comments:

Michael Blee – commented that the canal is septic near Mockingbird Lane and asked for a culvert cleaning as soon as possible and provided a handout.

Diane Scott – commented that law enforcement is being paid to enforce laws and she is being harassed and the sheriff's officers are ignoring it.

Mike Millard – commented that there are commercial trucks in the bike path and asked that code please look into the mooring buoys that are being rented in the middle of the canals along Avenues F and G. Millard suggested resodding the soccer field a different time as the seafood festival in August will tear up the field. Williams informed Millard that the seafood festival is held in March every year.

Nicholas Bixler – referenced his letter to Williams of June 5th regarding Mr. Aranda's denied administrative variance appeal and asked for due process in July to be heard.

Council Comments:

Landry thanked Clavier, Weaver, and Covelli as well as the utilities and fire departments. Landry congratulated Justice Lee and the seniors. Landry reminded everyone to be careful on the water and to have a hurricane season plan.

Matlock asked if the beach could be raked on the morning of July 4th and reminded everyone of the July 4th parade in the morning and thanked Clavier for all of the work she does for the City.

Still thanked Clavier, Weaver, and Covelli as well as Williamson for the summer camp and Johnson for her work on the budget. Still also thanked the team reviewing the applicants for the City Manager position. Still thanked the Council and reminded everyone of the workshop for nonprofits on the 23rd of June

Del Gaizo thanked Clavier and mentioned they both took 20 hours of classes for hurricane season to be ready. Del Gaizo also informed everyone that she along with Williams and our utility director recently went to DC to ask for help in the way of funding our deep well. Del Gaizo wished everyone a happy July 4th, the 250th year celebration

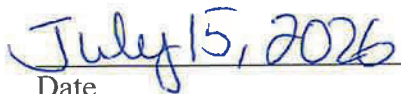
ADJOURNMENT

With no further business to come before the Council, Mayor Del Gaizo adjourned the meeting at 6:40 pm with unanimous consent.

I certify the above represents an accurate summary of the City Council meeting of June 9, 2026.



Diane Clavier, City Clerk



Date