City of Marathon
City Council Action Minutes
July 14, 2026 5:30 pm City Council Meeting Minutes

CALL TO ORDER – A City Council Meeting of the City of Marathon, Florida was held on July 14, 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 Attorney/Interim City Manager, Steve Williams

City Clerk, Diane Clavier

Finance Director, Jennifer Johnson

Planning Director, Brian Shea

Senior Planner, Dan Gilizio

Building Official, Gerard Roussin

Deputy City Manager, Brian Bradley

HR Director, Evie Engelmeyer

It Director, Henry Kokenzie

Code Director, Ted Lozier

City Engineer, Carlos Solis

Public Works Director, Paul Bartnik

Parks Director, Scott Williamson

Deputy Utilities Director, Libby Soldano

MCSO Capt. Derek Paul

MOTION: Landry moved to allow Councilmember Still to attend via Zoom
SECOND: Matlock

There were no objections from the members of the Council.

Approval Of Agenda and Consent Agenda

Landry added City Manager Update and James Muro to the agenda under City Council Items

MOTION: Landry moved to approve the agenda as revised
SECOND: Matlock

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.** Marathon High School Homecoming Parade Date Changed to October 8th
C. Recognition of Five Years of Service, Theodore Lozier, Code Compliance Director – the Council presented a plaque to Lozier for his years of service.
D. Rotary/July 4th Discussion (Councilmember Matlock) Matlock explained he wanted to discuss the sponsorship from the Key West Airport, he reiterated that he is aware of the good that Rotary does for the community, this started because of the advertising and the parking situation, the County airport gives $15,000 to all the municipalities for fireworks and some of the papers are worded differently; some say fireworks and some say fireworks events. Matlock explained the BOCC paper says fireworks displays and the City has not received any funding in the last seven years, so I wanted to discuss this regarding where that money goes.

Randy Mearns explained the City has always paid for the fireworks, the City wanted someone to run the event and every community in the Keys gets $15,000, but the funds cannot be given directly to the municipalities.

Kelly Williams thanked the Council for the fireworks and staff for getting the park ready and explained that the Rotary brings concessions and the parade. The Rotary gives back all of the funds raised in donations and scholarships.

Patrick Stevens – provided the County Resolution 123-2021 as a handout and explained the funds were not earmarked for fireworks. Matlock commented that it appeared the funds were earmarked for fireworks, if so, you have to use those funds for fireworks. Stevens commented that they were not for fireworks. Matlock suggested that every year, the Rotary should partner with the Mayor to discuss going forward. Struyf commented that Rotary does a fabulous job, this is about the advertisement; it needs to be different as it is not clear and agreed that next year, Rotary and City should work together to make sure it is clear, this is about transparency. Landry commented that on a form donations are stated that they were for fireworks. A lot was spurred on when this went on an agenda because it was over $35,000 and it was budgeted but was over the threshold amount the manager could approve. Williams commented that fireworks will not be less expensive next year, we can address this next year. Matlock mentioned we could also look into doing a parade down US1. Stevens commented that we are always looking to improve.

E. Audit Discussion (Vice Mayor Struyf) – Struyf explained she has questions and concerns at the City has not been fair in a few departments for giving away permits and preferential treatment. She would like to have a workshop and an audit of some of the departments to make sure we are following protocol. Matlock agreed and it was decided to have a workshop to discuss.

F. Update On Unlicensed Contractor Enforcement (Councilmember Landry) – Williams explained that staff was working on this, and had sent a draft MOU to the County, we have had an interlocal agreement in the past and it expired. The County sent back the MOU with lots of markups, and we are currently engaging with the County for the new MOU.

G. Update on A/V for Council Chambers (Councilmember Landry) – Landry commented that he was told last February that the equipment was ordered. Williams explained the cheapest version is still very expensive, we are outdated and Williams suggested we discuss during the budget meeting.

H. City Manager Update (Councilmember Landry) – Williams explained everyone applicant was scored and HR is scheduling interviews; the committee is out of it except for Evie. How many you interview is up to the Council. Matlock commented that in the past, the Council was able to choose. Matlock suggested the Council give/email their top five picks to HR. Landry commented that he wanted someone in the State of Florida. Del Gaizo commented that the fifth application reviewed by the committee was incomplete. Struyf said that she has ten people on her list to interview, she wants someone who lives in Florida and this is a very important decision to make, and we don't need to rush it. Engelmeyer commented that we can interview the three candidates July 23rd and asked the Council to provide the additional candidates by Friday. Del Gaizo commented that we are not going to just throw someone in the position we want the right person.

Citizens' comments:

Diane Scott – commented that the Sherriff's office refuses to do their jobs and next year is an election year and we need a change.

Alex Sweeney – commented on Ordinance 2014-13 his public records request and that the tow companies must register annually and the documents remain valid.

Brad Hager – commented he thought the Rotary paid for the fireworks as well. He thanked Rotary for the great job they do for the community. Hager thanked the staff and the City for the finished projects; i.e. the skate park, pickleball courts and refurbished dog park.

Mike Millard – thanked the staff for getting the path completed after the deep well construction done early and encouraged code to keep checking Coco Plum Drive.

Andrew George – thanked the staff and Williams and commented that he has struggled with the City in the past, but the last six months have been a big difference. George thanked the Council and advised them not to rush into this, his staff are happy and it is better to hire someone we know.

I. James Muro (Councilmember Landry) – Muro commented he felt the City did not do a complete investigation and stated his concerns about a shadow document from a risk management standpoint as well as a press release which increased the City's reliability. Struyf stated that anything she had said she would stand by. Struyf asked if Muro had ever been fired by a fire department. Muro stated he had for not following policy, but even the newspaper revised their statement. Struyf asked if he had sued for being fired and Muro responded yes. Struyf stated she had read all of his emails and personally liked him. Williams stated he asked the City not to do this, please be advised that one of the Councilmembers chose to ignore that advice and wishes to proceed. Williams read a letter into the record from former Chief Johnson, dated April 22, 2026 and explained the City did not have a volunteer fire service in 2015, Muro began working for the City in 2024. Chief Johnson did not work for the City on that date that the letter was written (2026) on City letterhead. Williams explained that Muro also had a discrepancy in his resume, as it stated he was a State Certified Florida Firefighter, which his certification expired in April of 2017, the job description for the fire chief stated you needed to be a certified fire fighter. Williams read a Sun Sentinel article from 2011 regarding his termination for violating an order he refrain from contacting any city employees about an ongoing investigation against him regarding a fellow fire fighter filed a complaint against him alleging harassment. Williams also read from a 1998 article again in the Sun Sentinel regarding the alleged grand theft of air conditioners that he was accused of but not convicted. Williams also spoke about the MOU dated August 25, 2025 regarding a change to the minimum staffing levels that was not brought to the Council but needed a 4-1 vote to change the agreement. Williams stated the City has already received torte notice regarding the auto accident and some of you are getting emails to your private email addresses. Muro stated the charges were dropped in the grand theft case and the employee made a complaint against another City employee. Williams commented that there have been continuing emails and texts, the facts exist, we never said convictions; just allegations. Mayor DelGaizo asked that the discussion stop. Williams informed everyone that the City was going to name a new Chief and move on.

City Manager Report

* **A.** MCSO Marathon Substation Report
* **B**. Grants Report
* **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**. Florida Commerce ACSC Administration Permit Contact Line (Informational)

L. Attorney/Client Session Scheduled August 11th at 5 PM in accordance with Florida Statute 286.011(8), to discuss the following litigation: Rodney *Shands v. City of Marathon,* Case No. 2007-CA-99-M - Williams read the legal notice of the session into the record.

M. Discussion – Class Action – Williams explained that the lawsuits claim that the dominant U.S. fire-truck manufacturers — Oshkosh/Pierce, REV Group, and Rosenbauer — colluded to artificially inflate fire-truck prices and restrict supply, causing municipalities to pay far more and wait far longer for new apparatus. Production capacity was allegedly held artificially low, creating 3–4-year backlogs for new trucks. The City approved Resolution 2024-23 for a fire engine that has not been received.

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.

The Clerk swore in speakers Councilmembers did not have any exparte communications.

Shea provided a PowerPoint presentation for the conditional use permit application to explain the project, location, existing and proposed conditions, site plan, conditions of approval and recommended approval with conditions.

Matlock stated his concerns that homes would be built on the adjoining property that is vacant now and the issue of backing up on Coco Plum. Still commented she had the same concerns as Matlock. Representative Sean Rempfer explained that the ramp would be used for the vacation rental homes they own only and they currently have a boat ramp on Avenue G and would also have their own parking lot for the trailers; it is just a convenience for their renters, no big boats would be launched..

MOTION: Matlock moved to approve Resolution 2026-47 with the condition added that the ramp remains private and locked.
SECOND: Struyf

<u>Vote of the Motion:</u>
Yes: Matlock, Struyf, Still, Landry Del Gaizo
No: None
Absent: None
Abstain: None
Vote on the Motion: 5 Yes, 0 No, 0 Absent, 0 Abstain

Ordinances for Final Public Hearing:

A. Ordinance 2026-22, 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 for the ordinance and Shea informed everyone there were no changes since the first reading

MOTION: Matlock moved to approve Ordinance 2026-22
SECOND: Still

<u>Vote of the Motion:</u>
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

Resolutions For Adoption

***A. Resolution 2026-56,** Approving A Request For Qualifications For General Contracting Services To Enter Into A Continuing Service Agreements with Affordable Asphalt, All In One Fire, Inc., Artic Temp, Charley Toppino & Sons, Inc., Coral Construction, Crom, LLC., Ed Sims Development, Kerns Construction Co., Mackenzie Construction & Underground Utilities, Marathon Electric Sign & Light, Marino Construction Group, Inc., Nearshore Electric, Inc., Pabon Engineering, Inc., Reynolds Construction, LLC., Tropical Underground Contracting, LLC And Pedro Falcon Contractors , For General Trade Services On An As Needed Basis; Authorizing The City Manager To Execute The Contract; And Provide For An Effective Date

B. Resolution 2026-57, Adopting The City Of Marathon Safe Streets For All Plan; Providing For An Effective Date

Mathew Mayer provided a PowerPoint on the safety action plan that was developed for the City to eliminate fatal and serious injury crashes. Mayer explained that between 2019 and 2024 the City experienced 1,598 total crashes with 78 serious injuries and 10 fatalities. Mayor explained the key findings in the study included that only 40 percent of all crashes occurred on only 8 percent of the roadway network. 82 percent of fatal and serious injury crashes occurred on only 8 percent of the roadway network. These findings will help prioritize where safety improvements will have the greatest impact. Mayor provided policy recommendations with the highest scoring is to improve EMS response (grant application was submitted for this), establish a safety subcommittee, rapid response team, strengthen access management and integrate bicycle and pedestrian facilities, improve bicycle and pedestrian safety, enhance visibility and sight distance, implement speed management and apply safety improvements.

MOTION: Matlock moved to approve Resolution 2026-57
SECOND: Still

There were no objections from the members of the Council.

***C. Resolution 2026–58,** Adopting The Final Rankings For The Selection Of A Professional Engineering Firm For Preparation Of The City Of Marathon Bicycle & Pedestrian Master Plan And Authorizing The City Manager To Enter Into And Execute A Contract With The Highest Ranked Firm, Exp Inc.; And Providing For An Effective Date

*** D. Resolution 2026-59** Awarding a contract for EMERGENCY repairs of the Area 7 SBR Digester Piping and Header to Reynolds Construction, LLC In An Amount Not To Exceed $38,498.15; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date

***E. Resolution 2026-60** Awarding a contract for EMERGENCY repairs of the Knights Key Lift station to FJ Nugent & Associates, Inc. In An Amount Not To Exceed $44,851.00; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date

***F. Resolution 2026-61** Determining That The Equipment Listed in Exhibit “A” Be Deemed Surplus Equipment and Sold Through a Public Bid Process; Providing For Severability; and Providing For An Effective Date

***G. Resolution 2026-62**, Authorizing The Submission Of A Grant Application To The Department Of Environmental Protection’s Clean Vessel Act Grant Program For The Purchase Of A New Pump Out Boat; And Providing For An Effective Date

***H. Resolution 2026-63,** Approving The Second Extension To The Residential Lease Between The City And A Monroe County Sherriff’s Officer For A Period Of One Year; Authorizing The City Manager To Execute The Lease; And Providing For An Effective Date

I. Resolution 2026-64, Authorizing The Purchase Of Real Property From Tyrone Leatherwood And Mileydi Mckenzie (Re No. 00353980-000000); Authorizing The City Manager To Execute The Contract For Sale, Negotiate Terms, And To Consummate The Purchase Through All Closing Documents In An Amount Not To Exceed Four Hundred Thousand Dollars ($400,000); Appropriating Funds And Providing For An Effective Date

Shea explained the property was awarded a BPAS, the allocation will come back into the pool for owner occupied.

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

MOTION: Matlock moved to approve Resolution 2026-64
SECOND: Still

There were no objections from the members of the Council.

***J. Resolution 2026-65**, Approving The Ranking of Qualifications For Professional Engineering Firms To Enter Into Continuing Service Agreements For Multiple Engineering Disciplines. Authorizing The City Manager To Execute The Contract; And Provide For An Effective Date

***K**. **Resolution 2026-66** Approving an Easement with First Horizon Bank In An Amount Not To Exceed $155,720.00; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date

***L. Resolution 2026-67**, Approving A Second Amendment To The Contract Between The City And The Monroe County Sheriff's Office For Local Police Services In An Amount Not To Exceed $3,282,551.00 For Fy 2026-2027; Authorizing The City Attorney To Finalize The Terms And Conditions Of The Contract; Authorizing The Mayor To Execute The Contract And Expend Budgeted Funds On Behalf Of The City; And Providing For An Effective Date

***M. Resolution 2026-68**, Approving A Change To The Agreement Between The City Of Marathon, Florida And Synagro, Authorizing The City Manager To Execute The Agreement On Behalf Of The City; And Providing For An Effective Date.

Council Comments:

Landry thanked staff for the finished projects and reminded everyone that Kirk of the Keys had a summer food service program on Thursdays and Sundays for children 18 or younger this summer from 11:00 am until 12:30 pm for pick up.

Matlock encouraged everyone to go to the source and stop the rumors. Matlock reminded everyone of the beach clean-up on July 25th at 10:00 am.

Still thanked the Council for letting her attend the meeting via zoom and thanked staff and the speakers.

Del Gaizo thanked everyone and commented that the Council is approachable, don't listen to the gossip and social media negativity, please reach out to the Council. Del Gaizo reminded everyone of the beach clean up at Bahia Honda tomorrow at 8:00 am and the dog park opening at 10:00 am tomorrow. Del Gaizo thanked the staff and Rotary for the fourth of July celebrations.

ADJOURNMENT

With no further business to come before the Council, Mayor Del Gaizo adjourned the meeting at 7:54 pm with unanimous consent.

I certify the above represents an accurate summary of the City Council meeting of July 14, 2026.

Diane Clavier, City Clerk | Date

City of Marathon
City Council Action Minutes
July 21, 2026 5:30 pm City Council Special Call Meeting Minutes

CALL TO ORDER - A Special Call Meeting of the City Council of Marathon, Florida was held on July 21, 2026 in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor 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 Still

Councilmember Landry

Councilmember Matlock

Vice Mayor Struyf

Mayor Del Gaizo, comprising a quorum.

Also, in attendance were:

City Attorney/Interim City Manager, Steve Williams

City Clerk, Diane Clavier

Finance Director, Jennifer Johnson

Deputy City Manager, Brian Bradley

Planning Director, Brian Shea

Senior Planner, Dan Gulizio

Park and Recreation Director, Scott Williamson

Engineer, Carlos Solis

Code Director, Theodore Lozier

MCSO Captain Derek Paul

Approval of agenda

Landry added a discussion regarding the next steps and setting a meeting next Tuesday to discuss those next steps after the City Manager candidate interviews.

Williams explained that John Dick requested to serve alcohol at the large Tiki Hut behind city hall on August 8th from 10:00 am until noon. The Council gave a head nod of approval.

MOTION: Landry moved to approve the agenda as amended
SECOND: Struyf

With no objection from the members of the Council, the amended agenda was approved by unanimous consent.

General Fund Budget Discussion

Resolution 2026-69, Determining The Proposed Millage Rate, And The Current Year Rolled-Back Rate, And The Date, Time And Place For The First And Second Budget Public Hearings As Required By Law; Directing The Finance Director To File Said Resolution With The Property Appraiser Of Monroe County Pursuant To The Requirements Of Florida Statutes And The Rules And Regulations Of The Department Of Revenue Of The State Of Florida; And Providing For An Effective Date

Jennifer Johnson, Finance Director – Johnson explained the preliminary millage rate would be the highest rate the City could charge for FY27, and once the preliminary millage rate is set, it can only be decreased from that point. Johnson explained that current proposed millage rate is 2.3231 mills which would require a unanimous vote to pass at the final hearing.

Johnson reported that the General Fund is significantly supported by our ad-valorem revenues and this millage rate will generate about $12.2 million of revenue for our general fund. Overall, the General Fund revenues are budgeted for approximately $24 million while the budgeted expenditures are at $26 million; a $2 million spending deficit

Johnson reported that the FY27 Proposed General Fund Budgeted Expenditures include the following notable increases from the prior year:

Overall
- Increase of 10% to the health benefit budget line items for all employees
- cost of living based on the April 2026 Miami/Ft Lauderdale rate, this will be adjusted to the June 2026 rate, and merit adjustments

Fire Department
- increased personnel costs

IT
- increased professional service and equipment maintenance items
- moved the PIO position from General Services to IT

Parks & Rec
- Increased maintenance, utilities, small tools, and special events

Public Works
- Added ½ of an FTE for a Public Works/ Street Maintenance Manager

- Increased annual transfer to support the street maintenance special revenue fund activities.

Planning
-We will need to add in $65,000 for an appeal of the FEMA flood maps.

Johnson reported that if the budget goes as planned that would leave the City at 9/30/2026 with $24.4 million in unassigned fund balance. The unassigned fund balance is used for items such as emergencies, unforeseen items, and settlements and that would leave the City with a little bit of wiggle room of just shy of our twelve months of reserves.

Management met with the Department Heads and identified approximately $244,000 in reductions. Those reductions are as follows:

- Code Department $44,700
  - Decreased OT, uniforms, small tools, training, repairs & maintenance for equipment and property abatement expenses
- Nearshore waters $80,000
  - Decreased expenditures for capital outlay for buildings and improvements
- Parks & Rec $19,750
  - Decreased travel, professional services, city celebration, and training expenditures
- IT $99,000
  - Decreased web site upgrades and equipment expenditures

Struyf asked if there were two or three new positions in the budget. Johnson replied that one is a parks and recreation manager and there is a half position between public works and half street maintenance but tonight is only the general fund budget which street maintenance is not part of the general fund is a property tax and fifty percent of the revenue comes from ad valorem taxes. Johnson explained if the Council wanted to keep the same millage, we would have to cut 1.37 million. Williams informed everyone of the 67 Counties in Florida, Monroe County has one of the lowest tax rates and we are lower, we have slashed a quarter of a million dollars already. Williams explained that we will need to go through the process next year to show on paper a ten percent cut, but it may be mandated at a later time to cut the ten percent. Still commented we need to set the millage and look at cuts before the next two meetings in September. Williams explained we cannot tell what the impacts will be in the future years and urged the Council to use caution; we have two months to trim. Matlock commented we will come back to try to tighten the budget.

The Mayor opened public comment, hearing none, closed public comments.

MOTION: Still moved to approve Resolution 2026-69 at the millage rate of 2.3231
SECOND: Matlock

Johnson read sections one of the resolution into the record.

Section 1. The proposed millage is declared to be 2.3231 mills, which is $2.3231 per $1,000.00 of assessed property within the City of Marathon, Florida. The proposed millage is 18.82% greater than the rolled back rate.

Vote of the Motion:

AYES:	Still, Matlock, Landry, Del Gaizo
NOES:	Struyf
ABSENT:	None
ABSTAIN:	None

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

Special Call Meeting Discussion – Landry explained he would like to discuss and possibly come to a conclusion to offer a contract or the next steps. Struyf explained she would make no promises to make a decision. Still commented she would like to discuss the next steps. Struyf commented she was very happy with the projects being finished and the direction the City is headed.

ADJOURNMENT

With no further business to come before the Council, Mayor Landry adjourned the meeting at 6:11 pm by unanimous consent.

I certify the above represents an accurate summary of the regular Council meeting of July 21, 2026.

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Diane Clavier, City Clerk Date