

BEL MARIN KEYS COMMUNITY SERVICES DISTRICT

**Regular Board of Directors
MINUTES**

Thursday, November 30, 2021

Directors:

**Vince Lattanzio, President
Darrick Chase, Vice-President
Cheryl Furst
Mercy Angelopulos
Mark Montobbio**

- I. **Call to Order, Please Turn Off Your Cell Phones: 7:33pm**
- II. **Pledge of Allegiance:**
- III. **Roll Call: Present- Lattanzio, Chase, Cheryl, Angelopulos, Montobbio**
- IV. **Agenda Approval: agenda approved as presented**

- V. **Approval of Minutes**
 - ** MOTION to approve the minutes from the Regular Board Meeting of October 21, 2021**
M/S: Lattanzio, Chase
Vote: all ayes

 - **MOTION to approve the minutes from the Special Board Meeting of October 19, 2021**
M/S: Lattanzio, Chase
Vote: all ayes

 - **MOTION to approve the minutes from the Regular Board Meeting of November 3, 2021**
M/S: Lattanzio, Furst
Vote: all ayes

- VI. **Open Forum -Time for Public Expression (please observe a three-minute time limit):** no
Comments

- VII. **District Managers Report**
 - Pacific Gas and Electric have reached out looking for a sit down to go over the cavalla cay towers to be addressed in their next painting phase
 - No December meeting unless a special meeting is called
 - Reminder: Office Closed December 24th to Jan 2 and District Manager requested time off 12/8-10.

- VIII. **District Engineering Update on ongoing projects**
 - A. **North Lagoon Dredging**

President Lattanzio noted that all bids have been rejected and the next solicitation to the dredge project will not happen until we have all permitting on hand. There have been a few obstacles with permitting agencies and will also look at alternative dredge disposal site like the BMK unit V.

****MOTION to pay Lind Marine invoice for their costs incurred for bonding and time expended on the project and termination of dredge contract for dredge 2021 paid through Measure D funds.**

M/S: Lattanzio, Chase

Vote: All Ayes

B. Novato Creek -no update

C. South Lagoon Levee

1. Public misuse of the levee and impacts to BMK

There was a meeting between counsel, District staff and State Coastal conservancy staff to go over the levee ownership and possible transfer. The Conservancy is very amicable with the proposal and will be following next steps to seek the ownership formally. The map lot lines are being drafted and will then be reviewed by the State Coastal Conservancy. An item that was discussed with the State Coastal Conservancy was the installation of a fence that runs along the culvert and ties into the existing access gate to Unit V. This would eliminate the launching of vessels near the culvert as it is a major liability given that that is an active culvert and used when we are doing a flushing event. The State Coastal Conservancy would like to reserve right to access the gate and post signs which will follow the chapter 11.36 changes. Item to be brought back once the mockup has been installed.

D. District Asset Planning Maintenance/Procedures Project -no update

E. Review Chapter 11.36 with revised language to be added for the usage and prohibitions on all Parks, Open spaces and shoreline owned, and or, maintained by the Bel Marin keys Community Services District and to be submitted to the Marin County Board of Supervisors for codification.

Included in the Board packet is the resolution to be submitted to the County to address the ramps, parks and open space. Once County reviews and approves the resolution all signs in the District will be redone to show the new codification of the chapter and to be enforced by the Sheriff.

IX. Routine Waterways Maintenance Update

A. Navigation Lock Maintenance

Have been having issues with the limit switches at both locks and DST has been onsite trying to trouble shoot the issue. One issue is the location of the limit switches which are in the tidal area. Thus far the lock is back to being operational and the code violation are due to the age of the system and do not pose an issue with the operation of the system by residents.

****MOTION to approve the expense up to \$20,000 for the limit switch and report back to the permanent fix on this item and to be funded out of Measure D.**

M/S: Lattanzio, Chase

Vote: All ayes

B. Buoy and Navigation Markers

eight new buoys have been delivered and will be replaced at the beginning of

December. The outer channel markers will be addressed in the spring.
President Lattanzio noted the location and offset of some of the buoys that need to be looked at and corrected once they are replacing the buoys.

C. Aquatic Vegetation/ water quality

The salinity levels have dropped from 40ppt to 32ppt and are closer to the bay levels.
Novato creek has poor water quality due to the recent rains and will not be flushing the lagoons until the creek equalizer to prevent any bad waters in the lagoon.

D. Boat Docks/ boat ramps

The creek dock replacement is complete and operational. There was no issue with the installation and the new dock should have a life of 20-25 years.

X. New Business

A. Yacht Club Removal of Rear Flagpole

Mr. Kuniholm addressed the board with regards to the removal and replacement of the flagpole on the rear deck. He noted he is aware of the 4 concerns raised by the District Manager and will ensure those are met. The Board raised additional concerns with regards to the load capacity of the crane on the parking lot and the pole structure and getting a geotech report. Anticipated time window is two weeks between take down, dismantle and new installation. Update to be provided next meeting.

XI. Old Business

A. Parking Restriction Concerns by Residents at Dolphin Isle

Concerns from resident were raised as the hazard at the corner and parking adjacent to the boat ramp. Complaints have been filed with the Sheriff and vehicles have been ticketed, however they move a foot, and the 72-hour cycle starts all over again. The corners are an issue and should just be marked red without having to get neighbor approval as you cannot see oncoming traffic when a vehicle is parked there.

XII. Park and Open Space Maintenance Update

Will be addressing the areas at Bahama Reef, Del Oro, and BMK Blvd for tree trimming and removal of hazardous trees.

XIII. Financials

A. Investment Fund Account update and changes to account and distributions

New account needs to create for the funds from the investments given that the dredge project did not occur in 2021 and the investment timeline is too short to try and reinvest.

XIV. Updates on Projects of Interest

A. State Coastal Conservancy (SCC), Hamilton and BMK V Wetlands Projects Update-no update

B. Bay Trail- no update

C. Pacheco Pond- no update

XV. Adjournment

****MOTION: To adjourn the Board Meeting of November 18, 2021. Next regular meeting date: January 20, 2022, at 7:30PM**