

Bel Marin Keys Community Services District

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Minutes October 26, 2023

I. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

Meeting called to order at 7:30pm by Director Lattanzio
Director(s) present: President Lattanzio; Vice-President Nash; Director Furst; Director Fehring;
Director(s) absent: Director Angelopulos

II. APPROVAL OF MINUTES

Regular Meeting of September 21, 2023

Motion to Approve Minutes with change by Director Furst of moving realtor donations from the Beautification Committee to the Welcome to the Keys Committee

Motion by Director Nash; Seconded by Director Furst

Vote: Ayes 4; Nays 0; Abstain 0; Absent 1

Motion Carried.

III. CONSENT CALENDAR

Ratification of September Checks Issued

Motion to Ratify September Consent Calendar.

Motion by Director Nash; Seconded by Director Furst

Vote: Ayes 4; Nays 0; Abstain 0; Absent 1

Motion Carried.

Ratification of October Checks Issued

Motion to Ratify October Consent Calendar.

Motion by Director Nash; Seconded by Director Furst

Vote: Ayes 4; Nays 0; Abstain 0; Absent 1

Motion Carried.

IV. PUBLIC COMMENT

Resident, Alison Steiger, presented concerns of trees and vegetation growing on District property and private parcels blocking her 25-year view.

Director Nash requested that visiting grant writer, Dave Nicholson, be moved closer to the front of the meeting so that he can talk about his powerpoint presentation to demonstrate the benefits of a grant writer and how he could serve the District. Short discussion and Director Nash moved the Board.

Motion to move Dave Nicholson up to the front of the agenda.

Motion by Director Nash; Seconded by Director Lattanzio

Vote: Ayes Lattanzio, Nash, Furst, Fehring; Nays 0; Abstain 0; Absent Angelopulos

Motion Carried.

V. ADMINISTRATIVE COMMUNICATIONS

District Manager's Report

a. Strom Electric installed 240v power supply for the installation of an aerator in the North Lagoon. The pontoons of the Pearl of Paradise have been painted and zinc anodes for the cathodic protection of the vessel have been installed. The Orion's zinc anode was checked and remains in good condition. Conversion to Quickbooks Online is scheduled for 11/2 with the bookkeeper. Sunset Lagoon aerator needs repair/replacement of parts and is still under the 2-year warranty; the maintenance is in process. Dixon Marine added an aerator at the direction of the Water Board and is pumping 600-800 cy daily.

b. Committee Reports

1. Community Outreach/Strategic Planning Committee

Director Lattanzio is working with Neighborhood Alliance Group and the Pancake Breakfast will occur on November 18 at the community Center.

2. Public Safety

a. Sub-Committee Emergency Response Team

b. Sub-Committee Traffic Control

Director Nash states that the next meeting will occur on November 16 at the community Center.

3. Beautification Committee

Director Furst is seeking plant donations to her beautification project.

4. Welcome to the Keys Committee

Director Angelopulos was absent.

5. PG&E Committee

Director Nash identified his contact to meet at PG&E and will do so in the near future.

VI. UNFINISHED BUSINESS

a. Security Fencing: South Lagoon North Culvert – Pending

VII. DISTRICT ENGINEERING PROJECTS

- a. North Lagoon Dredge – In Progress
- b. Universal Rectifier – On Hold
- c. North Lagoon Sluice Gate/Stoplogs – On Hold
- d. Novato Creek - On Hold

VIII. WATERWAYS MAINTENANCE

- a. Navigation Lock Maintenance – Current In-House Maintenance
- b. Aquatic Vegetation/Water Quality - Current with application of Treatment
- c. South Lagoon Diffuser Systems – Maintenance/Cleaning Scheduled for October
- d. North Lagoon aerator systems – Pending, waiting for power supply

IX. PARKS AND OPEN SPACE

X. PROJECTS OF INTEREST

- a. Highway 37 – No Update
- b. State Coastal Conservancy South Lagoon Levee Conveyance – Pending
DM is instructed to contact the SCC re: Federal Overlay on – letter to Feds due 12/12.
- c. Novato Bayside Trail – No Update
- d. Pacheco Pond – No Update

XI. NEW BUSINESS

- a. Public Finance
Resolution Directing Staff to Initiate Process to Place a Special Parcel Tax on the Ballot
Resolution 23-04 executed. DM directed to forward R23-04 to Chris Lynch, Esq.
Motion directing Staff to Initiate Process of Placing Special Parcel Tax on Ballot
Motion by Director Fehring; Seconded by Director Nash
Vote: Ayes Lattanzio, Nash, Furst, Fehring; Nays 0; Abstain 0; Absent Angelopulos
Motion Carried.

- b. Public Finance counsel, Chris Lynch Contract
The Board discussed the benefits and pros/cons of employing an attorney specializing in public finance and municipal bonds and funding and it was decided that the needs of the District would be better served with such legal advice.
Motion to Approve Contract with Chris Lynch
Motion by Director Lattanzio; Seconded by Director Nash
Vote: Ayes Lattanzio, Nash, Furst, Fehring; Nays 0; Abstain 0; Absent Angelopulos
Motion Carried.

- c. Grant Writer, Dave Nicholson Contract
Mr. Nicholson provided a powerpoint presentation of the benefits of a grant writer and how he could serve the District. The Board discussed the benefits and pros/cons of employing a professional grant writer and it was decided that the needs of the District would be better served with a grant writer.
Motion to Approve Contract with Dave Nicholson, not to exceed \$10,000.
Motion by Director Nash; Seconded by Director Lattanzio
Vote: Ayes Lattanzio, Nash, Furst, Fehring; Nays 0; Abstain 0; Absent Angelopulos
Motion Carried.

President Lattanzio directed the formation of an *ad hoc* committee to work with Mr. Nicholson in identifying District needs, available grants and the process of submitting grant application for the financial benefit of BMKCSD.

XII. FUTURE AGENDA ITEMS

Federal Wildlife Letter
Resolution Re: March Ballot

XIV. ADJOURNMENT

Next regular meeting: November 16, 2023

Respectfully Submitted,



Michael Gadoua, Board Clerk

November 17, 2023