

Bel Marin Keys Community Services District

4 Montego Key
Novato, CA 94949

Office: 415.883.4222
www.bmkcsd.us

MINUTES REGULAR BOARD MEETING April 18, 2024

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

The Agenda for this meeting was posted/published on April 15, 2024. President Lattanzio called the Regular Board Meeting to order at 7:30pm and called roll. Directors present along with Vince Lattanzio were Steve Nash, Cheryl Furst, Mercy Angelopulos, and Chris Fehring. A quorum was established, and the pledge of allegiance was recited. Minutes conducted by Michael Gadoua, Board Clerk.

II. ADMINISTRATION - PROTOCOL

Brown Act; Board Member Responsibilities; Anticipated Time Demand;
CSDA Required Trainings; Optional Volunteer Committees; Government Ethics.
Printed material provided to the directors.

III. APPROVAL OF MINUTES

The Board of Directors approved the prior month's Meetings subject to changes.
Moved by Director Lattanzio; Seconded by Director Angelopulos
Directors Vote: Ayes 5 - Motion Carried.

IV. CONSENT CALENDAR

Motion to Ratify Checks Issued
Moved by Director Lattanzio; Seconded by Director Nash
Directors Vote: Ayes 5 - Motion Carried.

V. PUBLIC COMMENT

Madeline Thomas – provided comment against a porta potty in Montego Park
Jennifer Greenstein - provided comment against a porta potty in Montego Park
Michael Scianamblo – provided comment supporting BBQing in BMK
The Board thanked the residents for appearing and providing comments.

VI. DISTRICT ENGINEERING PROJECTS

- a. Marine Engineer and Construction interviews are ongoing.
- b. Brian Clark, BMK Waterways/Maintenance Manager and resident, Chris Strom, identified and repaired a power problem at the South Lock, which closed it down for the weekend. The electrical issue was repaired and the Lock was up and operating within a few days. Brian and Chris were deemed heroes by Board members.

VII. ADMINISTRATIVE COMMUNICATIONS

- a. District Manager's Report
 1. Financial

Bank of Marin - Account Balances

2. Operations

Yellow Jackets at the Multi-Courts, application of traps and spray.
DM will apply traps and seek/destroy Yellow Jacket nests.
RACES Radio and Antenna Upgrade will occur in the near future.

Additional discussion included BMK waterways and maintenance manager to expand his awareness of the grounds. Inspect Community Center accommodations, inspect and police BMK parks and CC grounds; inspect to ensure ramps and locks are in operating order, check on algae and make note where it is accumulating at a quicker rate, for future consideration. And generally be aware of maintenance as well as waterway issues around the District.

CSD Staff shall contact Marin County Vector Control District and try to get a schedule when control methods will occur.

3. Calendar

4/12 - 4 cys of Crushed Rock delivered to BMK Storage Site (Gadoua)
4/15 – Conex boxes delivered to BMK Storage Site (Gadoua)
4/18 – Regular BOD Meeting (Board & Public)
4/19 – NorthBay Watershed Association Seminar at SSU (Gadoua & Lattanzio)
4/24 – Financial Management for SDs, Training, Sacramento (Gadoua)
4/25 – SDRMA - Managing Risk, 9-12, Mill Valley (Gadoua)
5/16 – Regular BOD Meeting (Board & Public)

b. Standing Committee Reports

1. Community Outreach/Strategic Planning Committee Report (Lattanzio)

2. NAG Binder for CSD retained/saved as a reference for future use.

NAG members assisted in the creation of the oversight committee apps.
Binder is in the library as a resource for future measures and related events.

c. *ad hoc* Committee Reports

1. Engineering Project Planning Committee (Lattanzio)

Committee is interviewing Marine Engineers and remains ongoing.

2. Grant Writing Committee Report (Nash)

Meeting with Nicholson, Nash and Lattanzio and discussed levees.

3. Public Safety Report (Nash)

a. Sub-Committee Emergency Response Team

b. Sub-Committee Traffic Control

Motion, by Director Nash, to consolidate the related-Public Safety Committees to one name. Cheryl Furst, seconded the motion. The item was discussed by board members as to the merger of the committees to one name. The 1) Public Safety Committee, 2) Emergency Response Team Committee, and the 3) Traffic Control Committee, be merged and renamed the BMK Community Safety Committee. The motion was discussed by the board members.

Directors Vote: Ayes 5 - Motion Carried.

4. PG&E Committee Report (Nash)

Searching for homeowners to allow PG&E to install meter to assess flickering lights within a name to find ways to improve service. Cheryl Furst volunteered her home.

5. Beautification Committee Report (Furst)

Committee has been planting flowers but waiting for a large plant – waiting for a \$10 deal. Need to scrape palm trees; CF will see what Brightview chages. Need Brian to remove graffiti and clean sign; use concrete cleaner and a stiff brush and uncap irrigation near culvert.

Furst will research costs of maintaining palm tree?

Advises that Audubon is going to come out to discuss the islands.

6. Welcome to the Keys Committee Report (Angelopulos)
Reported that Poinsette were distributed in December and Baskets in April.
Food trucks have been reserved for May 2 and June 1.
M. Thomas joined the Welcome to the Keys committee.
7. Communications Committee (TBD)
DM instructed to notify residents re: mosquito problem

VIII. UNFINISHED BUSINESS

- a. Montego Park’s Mobile Bathroom - To be installed May 1, 2024
Locate power by playground.
Motion to locate porta potty space near playground.
Motion: Lattanzio, second: Nash.
Director Vote: Ayes 5 – Motion carried.
- b. Lighting of Front Office Space – Parking Lot and Walkways
 1. Proposal Options
 - a. Greenshine; Solar Pole Light 20’ Tall, 2-minimum poles, est. \$28,000
 - b. PLB Solar Bollards, 12 – 36” Bollards est. \$42,000
 - c. Sternberg Harbortown, Urban Silver Matte, 8 – 42” 120v est. \$32,000

Board discussed parking a walkway lighting. DM instructed to use First Light Bollards; and to call manufacturer and ascertain battery life, maintenance and warranty.

IX. NEW BUSINESS

Discuss CO\$T Letter to Marin County BOS – Ltr to delay until after 11/24 Elections.
Letter to BOS, discussed; DM instructed to write similar letter supporting delay after 11/24 elections.

X. WATERWAYS

- a. DM Report – Summer maintenance and control of algae and water quality.
Purchase of water quality treatment; Muckbiotics and Summer Slam from Naturalake Biosciences.
Possible, September supplement of Summer Slam. No increase in costs from last year.
Motion to Approve Purchase of Water Quality Materials not to Exceed \$25,000.
Moved by Director Lattanzio; Seconded by Director Nash
Directors Vote: Ayes 5 - Motion Carried.
- b. 2024 Dispersal Schedule (subject to be expanded as needed).

XI. PARKS AND OPEN SPACE

XII. ITEMS OF COMMUNITY INTERESTS

- a. Pattern Energy – Battery Storage in adjacent Wetlands
3/19/24 10am Zoom Call: Director Lattanzio, DM Gadoua, BMK residents Yvonne Yong and Linda Pollack, and representatives from Pattern Energy, Taylor Schendel and Adhar Johnson met and discussed the idea of a lithium battery storage facility in the Novato Creek Watershed and Wetlands. While Director Lattanzio covered number of negative impacts the facility would have on the environment, wildlife, BMK community and the surrounding area. The Pattern Energy representatives provided no justification nor reason to build on the target ground.
- b. State Coastal Conservancy – Conveyance of South Lagoon Levee (Gadoua)
The DM met with Linda Tong, of the SCC, and Alycia Matz, of Point Blue and surveyed the levee, discussing the overgrowth and how it needed to be mowed. Point Blue has a volunteer with access to a mower. Gadoua pointed out that using government funds to pay for the maintenance of land not owned by the District would be inappropriate. As the USACOE redesigns the previously budgeted restoration of SCC wetlands, we are planning to revisit the issue after the summer when the USACOE had time to reevaluate the current plan and reduce the costs – and whether SCC’s ownership of the levee has any bearing on the conveyance.

XIII. FUTURE AGENDA ITEMS

- a. Review of Committee Membership Applications scheduled for BOD meeting of May 16, 2024
Still seeking resident applications.
 - 1. Measure A Parks and Open Space Committee – member appointments pending
 - 2. Measure D Oversight Committee – member appointments pending
 - 3. Measure G Oversight Committee – member appointments pending
- b. Review of Dynamic Mechanical Services proposal to replace the dining room wall heater.

XIV. ADJOURNMENT

All matters before the Board being addressed - motion to adjourn.

Motion to Adjourn

Moved by Director Lattanzio; Seconded by Director Furst

Directors Vote: Ayes 5 - Motion Carried.

Next regular meeting: May 16, 2024