

Bel Marin Keys Community Services District

4 Montego Key
Novato, CA 94949

Office: 415-883-4222
www.bmksd.us

NOTICE & AGENDA *of the* REGULAR BOARD MEETING February 19, 2026 –7:30PM

Board Members

Mercy Angelopoulos
Vince Lattanzio

Cheryl Furst
Steve Nash

Natalia Shorten

Assistance for people with disabilities: If you are disabled and need accommodation to participate in the meeting, please call our Administrative Assistant at 415.883.4222 so that the necessary arrangements can be made.

This Board Meeting is available for real-time viewing via Zoom. The meeting starts promptly at 7:30pm
The Zoom link is (cut/paste may be required):

<https://us06web.zoom.us/j/8221143740?pwd=y00GutjhsI7fQTT6tyhR9sF4HoCMGb.1>

Meeting ID: 822 114 3740 Passcode: 491292

Please note that the Coordinator is unable to take telephone calls during the meeting. Please mute your audio. Please raise your hand if you wish to speak during Public Comment or regarding an item on the agenda. When called upon, please unmute your audio.

The Board meeting agenda and all supporting documents are available for public review at 4 Montego Key, Novato, California 94949, 72 hours in advance of a scheduled board meeting. Materials related to an item on this agenda submitted to the Board after distribution of the agenda packet, and not otherwise exempt from disclosure, will be made available for public inspection at the District Office at 4 Montego Key, Novato, California, during normal business hours, Monday through Friday, 8:00am to 4:00pm. Copies of supplemental materials distributed at the Board meeting will be available for public inspection at the meeting location.

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

To speak on any item under discussion by the Board on this agenda, you may do so upon receiving recognition from the Chair. Time limitations on public testimony may be imposed at the discretion of the President in conformity with Board Meeting Policy Provisions. (Please Turn off Cell Phones)

II. APPROVAL OF MINUTES

The Board of Directors will review, amend, and approve the prior month's meeting Minutes.

- Regular Meeting of January 15, 2026. Attached **Action item**

III. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussions of these matters. If the Board or the public desires discussion, that item will be removed from the Consent Calendar and will be considered separately.

- Ratification of Checks and Payroll Issued January 2026 – Attached **Action item**

b. Credit card statement- Bank of Marin – Attached – **Action item**

IV. PUBLIC COMMENT

a. *Citizen Business/Oral and Written Communications on items not appearing on this agenda. Residents are advised to limit discussion to one presentation per individual. Please observe the time limit of three(3) minutes. Please fill out a BMKCSD Public Comment Sign-In Card and present it to the Clerk. Note: Any item raised by a member of the public, which does not appear on the agenda, but which may require Board action shall be referred to the District Staff for investigation and disposition – unless the item requires emergency action by the Board or the need to take such action arose after the posting of the agenda within the meaning of Cal. G.C. §54954.2(b)*

b. Zoom attendance = In person attendance =

c. Correspondence and/or Presentations

1. Ronald Brown – Heron and Egret Project. Monitors colonies on Bahama Reef Island.

V. ADMINISTRATIVE COMMUNICATIONS

a. District Manager's Report

1. Financial
 - a. O'Connor & Company CPA- Understanding Services FY 24-25 \$14,500. Attached
 1. FY 24-25 Audit prep will begin in April with Jessica from RBA Bookkeeping and be completed by end of May 2026. DM checking information in Google workbook for accuracy.
 2. State Controller's Financial FY 24-25. Paid O'Connor & Company \$1,200.00 to assist with audit.
 - b. Nguyen and Alliance, CPA-Proposal for Professional Services FY 25-26 \$14,000 Attached **Action item**
 - c. Check run for December 16, 2025 – All missing checks have been re-issued. Bank of Marin reversed \$200.00 in stop payment fees. ACH has been set up. Waiting for Vendor's ACH forms with information.
 - d. Form 700 Statement of Economic Interest -due April 1, 2026
 - e. SB 827 Training – Fiscal and Ethics Training requirements to be completed by January 1, 2028. *Training on CSDA website March 4, 2026 – 1pm to 3pm.
 - f. December 2025 Financials from RBA Bookkeeping for all bank accounts and credit cards
2. Operations
 - a. DRAFT Employee Handbook revision –Discussion
 - b. Board retreat dates – Shawn Langwell - March 29, 2026, from 9am to 2pm at community center. All Board members to be in attendance.
 - c. DM attended Marin County Special Districts Association meeting on February 3, 2026, at Tam Valley CSD. Presenters were LAFCO, CSDA and Marin County Executive Derek Johnson. Attachment
 - d. DM attended Flood Zone 1 Advisory Board Meeting on February 5, 2026, at

Novato City Building. Attachment
e. Dolphin gate – Repairs started on February 10, 2026.
f. Chili Cook off- 8 participants, Well attended event. Winners: Mac & Forrest, Mary Holman and Jeremy Williams.
g. Neighbor to Neighbor will be delivered by USPS to all BMK residents. Approximately **\$181.55** for postage. Attached

3. Calendar

February 23, 2026 No Yoga-

February 25, 2026 Street Sweeper

March – All Mondays for Yoga

March 3, 2026 Measure A- Parks meeting 6:30pm

March 16, 2026 Distribution of N2N by USPS

March 19, 2026 Board of Director's meeting 7:30pm

March 29, 2027 Board of Directors Retreat 9:00am

End of March 2026 Resolution due for election. Nomination period runs July 13 through August 7, 2026

a. *Ad hoc* Committee Reports

1. BMK Community Safety Committee Report(ERT/Traffic/PGE)
 - a. ERT Update
2. Traffic- DPW Ped/parking/red zones/traffic – Update Phase 1 Traffic calming on Bel Marin Keys Blvd and restricted parking.
3. Beautification Committee Report-
4. Welcome to the Keys Committee Report-
5. Communications Committee Report-
 1. Website update- Training February 11, 2026. DM cleaning up website skeleton. Looking to launch at beginning of March 2026. Will coordinate with Dan Pagano, IT to grant permission to Civic Plus to access our domain name
6. Special Waterways Committee Report-

VI. STANDING COMMITTEE REPORT A, D & G

a. ***Measure A*** -Parks and Open Space Committee Report

1. February 3, 2026 Meeting Minutes- Attached
2. Bench project contractors
 - a. Millennial Development proposal -\$17,620.00 – Attached- Discussion

b. ***Measure D*** -Waterways Maintenance Committee Report –Lagoons

1. Awaiting State review of chemical permit (waiting period 30 days)
2. N. Lagoon is mapped
3. Diffuser replacement date

c. ***Measure G*** -Oversight/Infrastructure Committee Report

- 1 Svendsen's Marine – Paid deposit **\$91,577.18** for N. Locks and Flood gate

2. WRA -Forwarded applications to USACE(waiting period 30 days), CDFW, Water Board. Paid invoice #350139-5940 **\$18,765.00**
3. SGH – Update awaiting permitting review before proceeding with drawings. Paid SGH **\$4,500.00** for N. Lock elevation 30% complete.
4. Energy Experts- Hydraulic reconditioned cylinder #2-update – awaiting service date early February
5. Rip rap for S. Levee protection – maintenance estimates
 - a. Team Ghilotti, Inc. **\$245,435.00**
 - b. Dutra Group **\$505,600.00**
 - c. Ghilotti Bros. **\$389,092.07**
 - d. Thompson Builders **\$242,794.00**
 - e. North Bay Materials Delivery only **\$149,260.00**

VII. UNFINISHED BUSINESS

- a. Grant Writer - Discussion

VIII. NEW BUSINESS

IX. ITEMS OF COMMUNITY INTEREST

- a. SCC – Update-Land transfer – sent email to Linda Tong-USACE has not provided formal approval, but the Conservancy can continue coordinating with USACE on next steps
- b. Pattern Energy – Update
- c. Novato Creek Bayland Strategy – Clean water report, environmental informatics, and resilient landscape
- d. Cal Trans-Highway 37 project – First project MTC/Cal Trans to elevate bridge 2026-2028

X. FUTURE AGENDA ITEMS

- a. Update Policies and Procedures
- b. Town Hall
- c. FY 26-27 Budget

XI. ADJOURNMENT

- a. All matters before the Board are being addressed

****Next regular Board of Directors meeting: March 19, 2026****

Certificate of Posting

I declare under penalty of perjury under the laws of the State of California, that I am employed by the Bel Marin Keys Community Services District, and that I caused this Notice & Agenda to be posted on the District's website (www.bmkcsd.us), as well as on the interior and exterior bulletin boards located at the District Office, 4 Montego Key, Novato, California, on the date reflected below.

181
Lisa Lue, Board Clerk

Date February 12, 2026