



MUIR BEACH COMMUNITY SERVICES DISTRICT

19 Seacape Drive Muir Beach, CA 94965 415 383 9969 www.muirbeachcsd.com

AGENDA

Special Meeting of the Board of Directors

Friday, February 27, 2026 6:00 PM

Meeting held by Teleconference

Agenda will be emailed and posted

Zoom invitation will be emailed

MEETINGS BY ZOOM: Gov. Code section 54953(b) provides that local agencies such as the Muir Beach Community Services District may hold its meetings using teleconferencing services, such as Zoom if certain conditions are complied with, all of which have been met by the MBCSD. As such, the District will email Zoom invitations to all residents and other members of the public asking to participate in the meetings, which will also include a dial-in option using your telephone. Please participate from your own locations/homes, however, if needed (and as required by the code), you may participate from the homes of the members of the Board of Directors, being 240 Pacific Way, 40 Sunset Way, 209 Sunset Way, 1821 Shoreline Hwy, and 23 Starbuck Drive where the meeting agenda will be available.

TIMING OF AGENDA ITEMS: The Board attempts to hear all items in order as stated on the agenda, however it reserves the right to take items out of the order listed at any time during the course of the meeting. The following items will be considered, and any item can be discussed, acted upon, or approved during the course of the meeting.

SPECIAL NEEDS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the District Manager at 415-388-7804. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure participation in the meeting.

7:00 pm Item 1: Call to Order

Board: Steven Shaffer (Board President), Nikola Tede (Board Vice-President), Leighton Hills (Director), Chritine Lam (Director), and David Taylor (Director)

Staff: Mary Halley (District Manager), Chris Gove (Fire Chief), Ernst Karel (Meeting Secretary)

Item 2: Approval of Agenda

The following item or items were not included in this agenda, along with the reason for not being included. Pursuant to the Bylaws of the Muir Beach Community Services District, the Board of Directors may now by motion require that the item or items be added back to this meeting's agenda. Should the item or items require research or preparation by staff or by member(s) of the Board of Directors in order to be properly heard, the item or items may be deferred to a subsequent meeting. The motion to approve this agenda may be without change or may be to re-include any item or items listed below.

Item(s) not included in this agenda: None

Item 3: Approval of Argument in Favor of Fire Tax Ballot Measure

At the Muir Beach Community Services District Board's ("Board") last regular meeting on January 21, 2026, the Board voted unanimously to place a ballot measure on the June 2026 ballot imposing a special tax for the purpose of supporting fire protection services ("Ballot Measure"), Resolution No. 2026-1.

The California Elections Code governs what argument will appear first on the County voters' guide based on who has submitted the argument. Arguments submitted by the governmental body receive priority and will appear first.

California Elections Code section 9282(b) requires that when a governmental body submits an argument for or against a ballot measure, the argument must be authorized by the board. Upon such authorization, the argument will be submitted to the County Election's Office.

The Fire Tax Committee members Director Taylor and Director Lam recommend that the Board approve the draft argument in favor of the Ballot Measure on behalf of the Board, that will be accompanied by up to four (4) additional printed names and signatures of persons joining in support, and then cause its submittal to the Marin County Elections Office, as follows:

The Muir Beach Volunteer Fire Department (MBVFD) has been supported by a voter approved parcel tax since 2016. Measure L expired after 10 years. The Muir Beach CSD, which oversees MBVFD, resolved to place (this parcel tax) [Measure ___] before the voters based on a careful analysis of fire department finances. That analysis showed that without this parcel tax renewal the department will not be able to operate safely or effectively in the future. A community survey indicated majority support for the idea. This 10-year parcel tax renewal on the ballot is \$386—an increase of 35%. Annual increases will be pegged to changes in San Francisco–Bay Area Consumer Price Index to keep up with future inflation. The fire department is also supported by generous donations from the Muir Beach Volunteer Fire Association and by the Measure W transient occupancy tax as well as grants. MBVFD cannot base future operations on donations and grants alone as those are not predictable income sources. Through thrift the department has saved enough funds to start building this year, after 30 years of effort, a new firehouse. Firehouse construction expenses will exhaust all MBVFD reserve funds, and it will be in deficit by year's end. MBVFD uses outdated equipment that is carefully maintained and kept in service. The firefighters must have safer, more modern protective equipment. MBVFD engines will need expensive maintenance before the department can afford to replace them. MBVFD needs to outfit its new firehouse and anticipate further volunteer recruitment. For about a dollar a day we can protect the health and safety of our volunteers and provide rapid emergency response to our tiny, isolated community.

Item 4: Next Meeting Date and Adjournment
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Next Board Meeting Date: Wednesday, March 25, 2026