

MEETING MINUTES OF SEPTEMBER 17, 2026

THE BOARD OF DIRECTORS AND STAFF OF THE LAS GALLINAS VALLEY SANITARY DISTRICT MET IN OPEN SESSION AT 4:00 PM AT THE DISTRICT OFFICE, 101 LUCAS VALLEY ROAD, SUITE 300 CONFERENCE ROOM, SAN RAFAEL, CA. 94903

BOARD MEMBERS PRESENT: Megan Clark, Nicholas Lavrov, Craig Murray, and Gary Robards.

BOARD MEMBERS ABSENT: Crystal Yezman arrived at 4:02 p.m.

STAFF PRESENT: Curtis Paxton, General Manager; Dale McDonald, Administrative Services Manager and Acting Board Secretary; Jasmine Diaz, District Engineer; Don Moore, Plant Manager

OTHERS PRESENT: Patrick M.K. Richardson, District Counsel; Gregory Ramirez, IEDA

ANNOUNCEMENT: Vice President Lavrov announced that the agenda had been posted as evidenced by the certification on file in accordance with the law.

1. PUBLIC COMMENT: None

2. IDENTIFY REAL PROPERTY NEGOTIATOR: For discussions with Silveira San Rafael Ranch, LLC and Cornish & Carey Commercial (Newmark) regarding the potential acquisition of various parcels that make up portions of Smith Ranch Road and adjacent frontage.

President Yezman arrived at 4:02 p.m. Gavel was handed over from Vice President Lavrov.

ACTION: The Board appointed General Manager Curtis Paxton as the District's Real Property Negotiator (M/S Murray /Robards (5-0-0-0))

AYES: Clark, Lavrov, Murray, Robards, and Yezman

NOES: None

ABSENT: None

ABSTAIN: None

3. CLOSED SESSION:

ACTION:

THE BOARD OF DIRECTORS OF THE LAS GALLINAS VALLEY SANITARY DISTRICT ADJOURNED TO CLOSED SESSION SEPTEMBER 17, 2026, AT 4:03 PM. AT THE DISTRICT OFFICE, 101 LUCAS VALLEY ROAD, SUITE 300, CONFERENCE ROOM, SAN RAFAEL, CALIFORNIA.

Diaz and Moore left the meeting at 4:03 p.m.

3.A. CONFERENCE WITH LABOR NEGOTIATOR – Agency designated representative: Gregory Ramirez, IEDA; Employee organization: IUOE Local 3: pursuant to Government Code Section 54957.

Gregory Ramirez left the closed session at 4:31 p.m.

Diaz and Moore joined the closed session at 4:32 p.m.

3.B. CONFERENCE WITH LEGAL COUNSEL— EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Section 54956.9) Name of Case: Myers & Sons Construction, LLC v. Las Gallinas Valley Sanitary District et al. Marin County Superior Court Case No. CV0004963.

3.C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - Pursuant to Government Code Section 54956.8 - Three Items:

- A. 301 Smith Ranch Road (APN 155-121-16/APN 155-121-15/APN 155-121-14) : Approximately 5.0 acres of developed land, located at 301 Smith Ranch Road, San Rafael, in the County of Marin.
- B. 291 Smith Ranch Road (APN 155-011-11): Approximately 1.3 acres of developed land located at 291 Smith Ranch Road, San Rafael, in the County of Marin.
- C. Smith Ranch Road (ADP 155-121-17 / APN 155-121-18 / APN 155-121-30): Approximately 4.8 acres of developed roadway and adjacent frontage between McInnis Skatepark at 310 Smith Ranch Road to the LGVSD Treatment Plant at 300 Smith Ranch Road.

Agency negotiator: Curtis Paxton, General Manager. Negotiating parties: Silveira San Rafael Ranch, LLC/Cornish and Carey Commercial (Newmark). Under negotiation: Instruction to negotiator will concern both price and terms of payment.

RETURN TO OPEN SESSION:

ACTION:

The Board of Directors of the Las Gallinas Valley Sanitary District reconvened the Regular Session on September 17, 2026 at 4:40 p.m.

BOARD MEMBERS PRESENT:

Megan Clark, Nicholas Lavrov, Craig Murray, Gary Robards, and Crystal Yezman

STAFF PRESENT:

Curtis Paxton, General Manager; Dale McDonald, Administrative Services Manager and Acting Board Secretary; Jasmine Diaz, District Engineer; Don Moore, Plant Manager

OTHERS PRESENT:

Patrick M.K. Richardson, District Counsel

REPORT ON CLOSED SESSION:

President Yezman reported that there was nothing to report out from the closed session.

4. CONSENT CALENDAR:

These items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from the staff or the Board.

- A. Approve the regular Board Minutes for September 3, 2026
- B. Receive and Ratify the Check Warrant List ending September 10, 2026
- C. Approve Board Compensation for August 2026
- D. Approve Clark attending CSDA 2026 Update to CARB webinar on September 16, 2026
- E. Approve Clark attending CSDA Mastering Difficult Conversations at Work webinar on September 22, 2026

- F. Approve Lavrov attending Securing Greatness in the Eyes of the Public webinar on September 8, 2026
- G. Approve Lavrov attending CSDA Mastering Difficult Conversations at Work webinar on September 22, 2026
- H. Approve Murray attending CSDA Mastering Difficult Conversations at Work webinar on September 22, 2026
- I. Award On-Call Engineering, Construction Management, and Inspection Services Contracts for Fiscal Year 2026-2027 and Fiscal Year 2027-2028

Items B, C, and I were pulled for discussion. Questions were asked about various check warrant list expenditures. A correction was made on Yezman's Board Compensation Form for August, correcting the total to 6 qualified meetings. Highlight or separate consultants in future ASRs if there are multiple consultants being awarded under the same agenda item.

ACTION: The Board approved items A. through I. (M/S Clark /Robards (5-0-0-0))

AYES: Clark, Lavrov, Murray, Robards, and Yezman

NOES: None

ABSENT: None

ABSTAIN: None

Tim Holmes from Kenwood Energy joined the meeting at 5:03 p.m.

5. INFORMATION ITEMS:

STAFF / CONSULTANT REPORTS:

- A. Solar Photovoltaic (PV) and Battery Energy Storage System (BESS) Projects - Update given to the Board by Tim Homes with Kenwood Energy. Tim Holmes left the meeting at 5:13 p.m.
- B. General Manager's Report - Paxton gave verbal report to the Board.
- C. Topics for Winter 2026-2027 – McDonald presented list of possible topics for newsletter. Board provided feedback and suggestions. Primary articles to be drafted will be; Celebration of the Completed Solar PV and BESS Projects, Storm Impacts – Reducing Inflow and Infiltration Together, and Successful Internship Partnership with BAYWORKS.

5. BOARD REPORTS

- 1. CLARK
 - a. NBWA Board Committee – verbal report
 - b. CASA Workforce Committee – no report
 - c. Human Resources/Finance Committee – no report
 - d. Operations Control Centers Ad Hoc Committee – no report
 - e. Public Information/Public Relations Ad Hoc Committee – no report
 - f. Other Reports – attended CARB on September 16
- 2. LAVROV
 - a. Marin Special Districts Association – no report
 - b. Human Resources/Finance Committee – no report
 - c. Operations Control Centers Ad Hoc Committee – verbal report
 - d. Public Information/Public Relations Ad Hoc Committee – no report
 - e. Other Reports – no report
- 3. MURRAY
 - a. Marin LAFCo – verbal report, annual Cal LAFCO Conference next week

- b. Flood Zone 6 – no report
- c. Biosolids Ad Hoc Committee – meets next week
- d. CASA Energy Workgroup – minutes previously provided in the September 3 Board packet
- e. Sustainability Committee – no report
- f. Other Reports – CASA ACE meeting notes on Bay Area Biosolids meeting of September 10, 2026 in the Board agenda packet, verbal report given on touring West County Wastewater District facilities

4. **ROBARDS**

- a. NBWRA – no report
- b. Flood Zone 7 – no report
- c. Planning/Engineering Committee – no report
- d. Sustainability Committee - no report
- e. San Rafael Meadows Pump Station Project Ad Hoc Committee - no report
- f. Other Reports – no report

5. **YEZMAN**

- a. NBWA – no report
- b. CSRMA – no report
- c. Planning/Engineering Committee – no report
- d. Biosolids Ad Hoc Committee – no report
- e. San Rafael Meadows Pump Station Project Ad Hoc Committee – no report
- f. Other Reports – no report

7. **BOARD REQUESTS:**

- A. Board Meeting Attendance Requests – none
- B. Board Agenda Item Requests – none

8. **VARIOUS INDUSTRY RELATED ARTICLES DISCUSSION**

Presented via weekly emails. Discussion on one article.

9. **ADJOURNMENT:**

ACTION:

The Board approved (M/S Murray/Lavrov 5-0-0-0) the adjournment of the meeting at 5:41 p.m.

AYES: Clark, Lavrov, Robards, Murray, and Yezman

NOES: None

ABSENT: None

ABSTAIN: None

The next Board Meeting is scheduled for Thursday, October 1, 2026, at the District office.

ATTEST:


Dale McDonald, Acting Board Secretary

APPROVED:


Nicholas Lavrov, Vice-President

