

THE HERON

Las Gallinas Valley Sanitary District

Spring 2026

Multipurpose Laboratory Building in Final Stage of Construction

Plus, Accessing Reclamation Area During Construction



Artist rendering of completed new lab and gathering space building.

Earlier this year, the District's Board of Directors awarded a \$13.6 million contract to Midstate Construction Corporation to complete Phase 3—the final stage of construction—on the new Multipurpose Laboratory Building.

Designed as a dynamic center for discovery, sustainability, and public involvement, the new building will bring together the District's laboratory, a dedicated modern Board meeting room, and an interactive education space, in a LEED-designed and functioning facility.

We're very excited to share that this third and final stage of construction is currently underway, marking a major milestone in bringing this important facility to completion. Construction is anticipated to continue for approximately one year.

This phase brings the two-story center to life atop a raised

structural deck, and includes site improvements and the carefully sequenced demolition of the existing laboratory (which will remain fully operational until the new facility is complete and ready for use). Earlier phases included relocating underground utilities and preparing the site for the foundation, then completion of the foundation and the primary structural shell.

The first floor will house a new laboratory essential to meeting rigorous state and federal water quality standards. The second level has a flexible gathering space to host Board meetings, as well as educational programs and community events. These programs will highlight wastewater collection/treatment, water recycling and reuse, conservation, and the District's vital role in environmental protection. The building is designed to achieve LEED Gold Certification

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Powering the Future – New Solar Array Goes Live

The District's new approximately 1-megawatt solar photovoltaic system is now operational—nearly doubling the output of our original solar array and ushering in a new chapter in our commitment to clean energy.



Comprising nearly 1,600 high-efficiency photovoltaic panels, the new installation replaces the District's 588-kilowatt system, which generated renewable power for approximately 20 years. This modernized array reflects two decades of remarkable advances in solar technology and dramatically expands our on-site energy production. By generating more renewable, sustainable electricity on-site, the District is significantly reducing its reliance on utility power while strengthening energy resilience for the future.

Financially, the benefits are equally

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Department Spotlight:

Maintenance Department

Maintaining and keeping equipment running may at first sound straightforward, but for the District's Maintenance Department staff, it represents a daily challenge of problem-solving, precision, and teamwork.

From pumps to treatment systems to building maintenance and more, our staff expertise ensures the District's operations flow seamlessly—and the community is served reliably, 24/7/365.

The complexity of a wastewater treatment facility demands that Maintenance Department team members understand how each piece of equipment functions. They don't operate the machinery themselves—but when an anomaly or malfunction occurs, one or more team members respond to troubleshoot, diagnose, plan, and execute the repair, plus testing and documenting to ensure proper operation.

These repairs are vital for minimizing or eliminating disruptions to facility functions. At the same time, proactive preventive maintenance avoids catastrophic failures, extends equipment life, enhances safety and efficiency, reduces costs, supports permit compliance, and ensures uninterrupted service to the community.

Staff expertise on the Maintenance Department team includes electrical systems, mechanical equipment, and building maintenance at the treatment plant and community pump stations, along with support for the collection system and upkeep of the District's reclamation area and public trails.

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"Multipurpose Laboratory Building" continued from page 1

– recognizing its energy efficiency, water conservation, and indoor air quality, among other key sustainability elements that reduce its overall environmental impact.

Once open, this new building will serve to strengthen both the District's mission and its connection with the public.



Visiting Reclamation Area During Construction

Construction is taking place adjacent to the existing laboratory near the entrance road/bridge leading to the District's reclamation area. As the new building takes shape over the coming year, visitors to the reclamation area are encouraged to exercise caution when accessing the trail network, including the San Francisco Bay Trail. At times, access may be prohibited, temporarily limited, or delayed to accommodate construction equipment, materials, vehicles, and crews. The District and its contractors will work diligently to minimize disruptions; however, occasional interruptions may occur. For the most up-to-date access information please check www.LGVSD.org before your visit.

District's AAA Rating = Favorable Construction Financing

The Multipurpose Laboratory Building and other capital projects are financed through bonds, reflecting the strength of the District's AAA bond rating from S&P Global—the highest rating a public agency can achieve—and

underscoring the District's financial stewardship and proven ability to meet obligations with confidence.

The District issued 30-year wastewater revenue bonds at a highly favorable 3.767% interest rate, raising \$30.34 million. This strong financial position ensures cost-effective funding for essential infrastructure while delivering long-term value and stability for the District, its ratepayers, and the community.

Financing several capital projects through one bond issue consolidates funding, and avoids costs of a second financing round later. Proceeds are funding:

- All three construction phases of the Multipurpose Laboratory Building (\$20.1 million)
- John Duckett Pump Station improvements and Terra Linda Highway 101 Trunk Sewer Undercrossing Project (\$4.95 million)
- Rafael Meadows and/or Civic Center Pump Stations improvements (\$5 million)

Bond issuance costs (\$273,000) are also covered by the proceeds.

Thanks to careful financial planning and the District's AAA bond rating, we can move forward quickly on the Multipurpose Laboratory Building and other critical projects—enhancing services, strengthening infrastructure, and creating lasting benefits for the community.



The start of Phase 3 construction.

Valued Additions to Management

The District recently promoted two highly qualified staff leaders to its management team, each bringing valuable experience, strategic insight, and professional expertise to their roles.



In August 2025, Don Moore became the District's Plant Manager, overseeing the District's entire wastewater treatment

facility, including recycled water production, the recently completed solar energy system, and a wide range of other facility operations. Mr. Moore joined the District in 2021 as Operations Supervisor, after 18 years as Utility Operations Manager for the Town of Yountville, where he led the wastewater treatment plant operations, sanitary sewer collection system, water treatment and distribution system, recycled water operations, and related services. With a total of 25 years of experience and leadership in the field, he was promoted to District Plant Manager after the retirement of former manager Mel Liebmann, bringing extensive expertise and proven leadership to the District's operations.

Mr. Moore will oversee numerous key projects and initiatives coming in the years ahead. A foundational initiative is the development of an Integrated Wastewater 15-year Master Plan, expected to be completed this year. The plan will help prioritize facility improvements, inform the District's Capital Improvement Program, and help position the organization for the future.

Other upcoming projects that Mr. Moore will be focusing on include upgrades to the plant's primary clarification process by repurposing select on-site structures, and modernizing the system's "headworks"—the initial stage where incoming wastewater is screened to remove large solids, rags, grit, and other debris, protecting downstream equipment and preparing the flow for treatment.



Jasmine Diaz began serving as District Engineer on December 31, 2025, providing essential engineering oversight

of the District's infrastructure and facilities, from planning and design through construction, operations, and maintenance. She brings over 15 years of engineering experience specializing in wastewater management.

Ms. Diaz previously served as an Associate Engineer at the District, and was selected for the management position after a competitive search following the retirement of former District Engineer Mike Cortez. A licensed Professional Engineer, she holds dual master's degrees—an MBA and a Master of Engineering Management from Cal Poly San Luis Obispo—and maintains a Grade V wastewater treatment operator certification.

Before joining the District, Ms. Diaz gained extensive experience across the full spectrum of wastewater engineering and operations. She provided engineering support for a nonprofit, focusing on underserved rural and Indigenous communities across California, spent many years as an engineering consultant centered on wastewater collections and treatment facilities, and gained hands-on experience as a wastewater treatment plant operator. Her combined technical knowledge, education, and practical expertise make her a valued addition to the District's leadership team.

Mr. Moore and Ms. Diaz bring the experience, leadership, and dedication needed to serve the community, protect the environment, and ensure the District's facilities continue to meet the needs of all residents for today and into the future. Join us in welcoming these two newest members of the District's Management Team!

"Maintenance Department" continued from page 2

In addition to routine maintenance, the team has completed major projects in recent years, including replacing bio-wheel sprockets and chains, upgrading chemical tanks, and installing new pump motors.

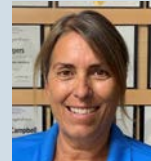
Given the wide range of equipment and maintenance responsibilities, the five-member team engages in cross-training—developing new skills and ensuring full maintenance and repair coverage of the District's operations.

The Maintenance Department staff keep everything running smoothly—from biogas recovery systems, digesters, pumps, and valves, to clarifiers, recycled water plant equipment, computer control and data system, and more. By maintaining these critical systems at peak performance, they empower the rest of the District's operational team to perform their jobs with confidence and efficiency.

Meet the Maintenance Department Team:



Ralph Loveless –
Maintenance
Supervisor



Jill McNeal –
Computerized
Maintenance
Management System
Technician



Brendan Pankow –
Electrical
Instrumentation
Technician



Anthony Asaro –
Skilled Maintenance
Worker II



Russell Gondoli –
Skilled Maintenance
Worker I

101 Lucas Valley Road, Suite 300, San Rafael, CA 94903
Phone (415) 472-1734 • Fax (415) 499-7715
www.lgvsd.org

Board of Directors

Megan Clark
Nicholas Lavrov
Craig K. Murray
Gary E. Robards
Crystal J. Yezman


Board Meetings

are held at 4:00 PM
on the first and third
Thursday of each month
at the District offices.

District Administration: Curtis Paxton, General Manager

The District received the following awards and certificates:

- [NEW] Community Engagement & Outreach Film Festival Award, Public Education, Semi-Pro (2025) from the California Water Environment Association
- District Transparency Certificate of Excellence from the Special District Leadership Foundation for 2025-2028 in recognition of its outstanding efforts to promote transparency and good governance.
- Certificate of Achievement for Excellence in Financial Reporting for 2024 from the Government Finance Officers Association.
- Recycled Water Agency of the Year 2023 (Small Category) from the California WaterReuse Association

 Printed on recycled paper using soy-based inks.

Low-Income Sewer Rate Assistance

Eligible households can receive a 10% discount on their sewer service charges! To qualify, you must be a District ratepayer and enrolled in the PG&E CARE Program.

Visit lgvsd.org/lisrap to learn more, check eligibility, and complete the single-page application. Already paid your bill? No worries! If approved, the District will issue a refund to the property owner.



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Stay updated on what's happening in the District by scanning the QR code.



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"Powering the Future — New Solar Array Goes Live" continued from page 1



compelling. The new system is projected to lower electricity costs by approximately \$296,000 each year, providing meaningful long-term savings while helping to limit expensive peak demand costs and stabilize energy expenses. Looking ahead, the District has begun preliminary work on an integrated battery storage component that will provide more than 2,100 kilowatt-hours of storage capacity—further enhancing reliability and maximizing the value of the energy we produce.

To bring this project to life, the District Board of Directors approved a \$6.1 million equipment lease-purchase agreement at a favorable 3.85% interest rate over 10 years. Although structured as a lease, the District retains full ownership of the system, ensuring fiscal responsibility and long-term community benefit.

The completion and successful startup of this upgraded solar equipment affirms the District's dedication to environmental stewardship, operational resilience, and protection of ratepayer value for years to come.