



101 Lucas Valley Road, Suite 300
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MANAGEMENT TEAM
General Manager, Curtis Paxton
Plant Operations, Don Moore
Collections/Safety/Maintenance, Greg Pease
Engineering, Jasmine Diaz
Administrative Services, Dale McDonald

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

The Mission of the Las Gallinas Valley Sanitary District is to protect public health and our environment, providing effective wastewater collection, treatment, and resource recovery.

BOARD MEETING AGENDA

SEPTEMBER 17, 2026

**MATERIALS RELATED TO ITEMS ON THIS AGENDA ARE AVAILABLE FOR
PUBLIC INSPECTION DURING NORMAL BUSINESS HOURS AT THE DISTRICT
OFFICE, 101 LUCAS VALLEY ROAD, SUITE 300, SAN RAFAEL, OR ON THE DISTRICT
WEBSITE WWW.LGVSD.ORG**

Estimated
Time

OPEN SESSION:

4:00 PM

1. PUBLIC COMMENT

This portion of the meeting is reserved for people desiring to address the Board on matters not on the agenda and within the jurisdiction of the Las Gallinas Valley Sanitary District. Presentations are generally limited to three minutes. All matters requiring a response will be referred to staff for reply in writing and/or placed on a future meeting agenda. Please contact the General Manager before the meeting.

4:05 PM

2. IDENTIFY REAL PROPERTY NEGOTIATOR

Identify and appoint the General Manager, Curtis Paxton, as the District's 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.

4:06 PM

3. CLOSED SESSION:

- A. **CONFERENCE WITH LABOR NEGOTIATOR** – Agency designated representative : Gregory Ramirez, IEDA; Employee organization : IUOE Local 3;pursuant to Government Code Section 54957.6
- 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.
- C. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR - Pursuant to Government Code Section 54956.8 – Three Items:**
 - 1. 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.
 - 2. 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.

3. 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: Report on actions taken during closed session.

5:00 PM

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 8, 2026
- F. Approve Lavrov attending Securing Greatness in the Eyes of the Public webinar on September 16, 2026
- G. Approve
- 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

Possible expenditure of funds: Yes, Item B through I.

Staff recommendation: Adopt Consent Calendar – Items A through I.

5:15 PM

5. INFORMATION ITEMS:

STAFF/CONSULTANT REPORTS:

- A. Solar PV and BESS Project Update from Kenwood Energy – verbal
- B. General Manager's Report – verbal
- C. Topics for Winter 2026-2027 Newsletter – written

6:10 PM

6. BOARD MEMBER REPORTS:

1. CLARK
NBWA Board Committee, CASA Workforce Committee, Human Resources/Finance Committee, Operations Control Centers Ad Hoc Committee, Public Information/Public Relations Ad Hoc Committee, Other Reports
2. LAVROV
Marin Special Districts Association, Human Resources/Finance Committee, Operations Control Centers Ad Hoc Committee, Public Information / Public Relations Ad Hoc Committee, Other Reports

3. MURRAY
Marin LAFCo, Flood Zone 6, Biosolids Ad Hoc Committee, CASA Energy Workgroup Committee, Sustainability Committee, Other Reports
4. ROBARDS
NBWRA, Flood Zone 7, Planning and Engineering Committee, Sustainability Committee, San Rafael Meadows Pump Station Project Ad Hoc Committee, Other Reports
5. YEZMAN
NBWA, CSRMA, Planning and Engineering Committee, Biosolids Ad Hoc Committee, San Rafael Meadows Pump Station Project Ad Hoc Committee, Other Reports

6:40PM

7. **BOARD REQUESTS:**
 - A. Board Meeting Attendance Requests – Verbal
 - B. Board Agenda Item Requests – Verbal

6:45 PM

8. **VARIOUS INDUSTRY RELATED ARTICLES AND CORRESPONDENCE**

6:50 PM

9. **ADJOURNMENT**

FUTURE BOARD MEETING DATES: OCTOBER 1, 2026 and OCTOBER 15, 2026

AGENDA APPROVED:	Crystal J. Yezman, President	Patrick K. Richardson, Legal Counsel
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CERTIFICATION: I, Dale McDonald, of the Las Gallinas Valley Sanitary District, hereby declare under penalty of perjury that on or before September 14, 2026 4:00 p.m., I posted the Agenda for the Board Meeting of said Board to be held on September 17, 2026.

DATED: September 14, 2026



Dale McDonald
Acting Board Secretary

The Board of the Las Gallinas Valley Sanitary District meets regularly on the first and third Thursday of each month. The District may also schedule additional special meetings for the purpose of completing unfinished business and/or study sessions. Regular meetings are held at the District Office, 101 Lucas Valley Road, Suite 300, San Rafael, CA. Board meetings may be recorded for transcribing purposes.

In compliance with the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), if you need special assistance to participate in this meeting, please contact the Board Secretary at the District at (415) 472-1734 at least 24 hours prior to the meeting. **Notification prior to the meeting will enable the District to make reasonable disability-related modifications or accommodations, including auxiliary aids or services, to help ensure accessibility to this meeting.**