MINUTES OF THE REGULAR MEETING OF THE BOARD
OF COMMISSIONERS OF VALLEY VIEW SEWER DISTRICT
September 15, 2026

President McCaslin called the Meeting to order at 5:30 PM. In attendance were Commissioners McCaslin, Montelongo Jr., and West, General Manager LaRue, Finance Officer Onih, Operations Manager Bunn, District Engineers John Hendron with RH2 Engineers, and Kirk Utley, Bill Reynolds, and Pam Cobley with PACE Engineers.

**ROLL CALL**:

**VISITORS**:

**MINUTES/AGENDA**: The Board approved the September 1, 2026, Board Meeting Minutes as written.

**CONSIDERATION OF MATTERS BROUGHT BEFORE THE BOARD**:

**FINANCE**:
Accounting Report 2023-2024: Ms. Onih informed the Board that the State Auditor is nearing completion of their review of the 2023 and 2024 Financial Statements, and that the accountants' review of the 2025 financial records is underway.

Delinquent Accounts: Mr. LaRue reported that 8 delinquent utility accounts were recently paid in full, and that 197 accounts have established payment arrangements. Discussion ensued regarding account 06-707690-00, which was recently paid in full and a scheduled Sheriff's Sale was avoided. Mr. LaRue commented that the Snure Law Office oversaw this process and then shared the Snure Law Office 2027 Rate Increase Notification with the Board.

Billing/Payment Trends August 2026: Mr. LaRue commented that the Billing & Payment Trend Report would be shared at a future Meeting.

District Aging Report Trends August 2026: The Board reviewed the August 2026 Delinquent Account Aging Report.

Cash Balances: The Board reviewed the August Cash Balance Report.

**ATTORNEY**:

**ENGINEERING**:

PACE and RH2 provided the following reports.

**PACE**

8th Ave S Sewer Extension: No change.

S. 116th St Sewer Extension (aka 8th Ave S. 116th – 118th St Extension): Mr. Utley reported that Staff had requested an updated Engineer's Estimate for the project using average bid pricing from the North Boulevard 5th Ave S Project and that PACE would be performing this work soon.

5th Ave S (aka North BLVD Park): Mr. Utley reported PACE is discussing a Pre-Construction Meeting, finalizing the Contract Agreement, and Performance Bond with Rodarte Construction.

North BLVD Park Extension (Occidental & 6th Ave S): Mr. Utley reported that PACE has the sewer alignment and profile, that PACE will soon provide the preliminary design to Staff for review, and that a site walk will be scheduled with Staff to review the plans in relationship to other utilities in the Right-of-Way and to determine how each property may be served when the new sewer system is constructed.

**RH2**

Boulevard Park Sewer Extension – Local Community Project & DOE Grant: Mr. Hendron reported that efforts are being made to obtain the City of Burien Right-of-Way Permit for work on 14th Ave S. Discussion ensued regarding obtaining the permit so work can proceed on 14th Ave S, and that sewer construction on 12th Ave S is very much in doubt. Mr. Hendron added that HCON Construction is planning to begin work in early October.

McMicken Heights Pump Station Upgrade (PWB and FEMA): Mr. Hendron reported that the design is moving forward and that a meeting is scheduled with FEMA representatives next week to discuss the Project status. Mr. Hendron commented that Staff and RH2 are considering a cured-in-place liner to line the existing 1,400-foot, 8-inch-diameter force main.

Generator Replacements (PWB): Mr. Hendron reported that the Design Plans are progressing and that RH2 is investigating options to have the District assist the contractor to construct portions of the improvements.

East Marginal Way Pump Station Consolidation Study: Mr. Hendron reported that PACE has initiated an application for Department of Ecology funding and that the completed application will be submitted on or before September 30, 2026.

Cured-In-Place-Pipe (CIPP): Mr. Hendron reported that the design is progressing.

**MANAGER REPORT**:

.GOV & ADA Website Update: Mr. LaRue reported that he and Ms. Hayes met with Lighthouse Consulting to review the District's AI Policy and to schedule AI training for all Staff. Discussion ensued regarding AI training, and that Lighthouse was asked to present

its improved cybersecurity enhancements and recently developed services to the Board at a future Meeting. Mr. LaRue commented that, during the meeting, Lighthouse stated that the federal agencies want the conversion to .GOV domains to occur asap and that Lighthouse would complete this process on an upcoming weekend. Mr. LaRue also shared that Lighthouse will present ADA-compliant website options and quotes to Staff for review in the coming weeks.

**CITIZEN'S ADVISORY COMMITTEE (CAC)**:

**MISCELLANEOUS**:

**RESOLUTIONS**:

**CONTRACTS**:

**VOUCHERS**:

The Board approved Maintenance Fund Vouchers #42548 to #42584 and online payments in the amount of $1,425,744.16. Additionally, the August 31, 2026, Certificate Payroll for $112,493.60 was provided for signing.

**EXECUTIVE SESSION**:

The Regular Board Meeting adjourned at 5:58 PM.

Deborah McCaslin
President

Juan Montelongo Jr.
Secretary

Michael J. West
Vice-President