

MINUTES OF THE REGULAR MEETING
OF THE LAVALE SANITARY COMMISSION
MARCH 13, 2025

The regular meeting of the Commissioners of the LaVale Sanitary Commission was held at the Commission's office in LaVale, Maryland on Thursday, March 13, 2025, at 9:00 AM.

Chairman Gehauf, Commissioners George, Hensel, McKenzie and Young were in attendance. Director of Operations Wendt and Maintenance Supervisor Emerick were also in attendance.

Chairman Gehauf called the meeting to order and stated the minutes of the meeting of February 13, 2025, had been mailed to the Commissioners. Commissioner Young moved that the minutes be approved. Commissioner Hensel seconded and it was unanimously carried.

Chairman Gehauf asked Mr. Emerick for his maintenance report.

Mr. Emerick stated Commission personnel had installed 16 outside meters since the last meeting. He stated the meters were installed on Oleander Drive and Bristol Drive.

Mr. Emerick then briefed the Commission on preparing for the upcoming Winchester Road project by locating water and sewer lines within the limits of the project.

Mr. Emerick stated a customer on Kansas Avenue was reconnected to water and sewer. He stated the property was disconnected for over 5 years and was charged the reconnection fee.

Mr. Emerick briefed the Commission on a water main break on Cash Valley Road. He stated the break had caused numerous issues including an outage to the elementary school. He went on to say Commission personnel had cleaned the adjoining property of debris caused by the leak.

Mr. Emerick briefed the Commission on a leaking meter on Butler Drive. He stated the leak happened following the leak on Cash Valley Road which caused the meter base to crack.

Mr. Emerick opened discussion on recent changes in locating policies of Columbia Gas. He stated the recent layoffs had changed the way the gas company located the lines. He went on to say these changes could drastically impact response times to leak repairs.

Mr. Emerick opened discussion on tree damage at the treatment plant. He stated the recent heavy winds had brought numerous trees down on the fence, causing

damage to the perimeter fencing. He stated the fencing had been temporarily repaired until the trees could be removed. Mr. Wendt stated that Eazy Out tree service would be on site for the next two to three days removing standing dead trees. He went on to say once the trees had been removed, he would obtain quotes for fencing repairs.

Mr. Emerick opened discussion concerning the restoration work associated with the Roselawn Pressure Reducing valve station. Mr. Emerick stated Commission personnel had replaced the sidewalk, pressure cleaned the brick, removed stumps, installed bollards around the fire hydrant and seeded and mulched. He went on to say the lot would be overlayed once the asphalt plants were opened. Discussion followed concerning the project.

Mr. Emerick then stated the new service truck had been received and placed in service. He stated Truck 62 was now out of service and could be disposed of. Mr. Wendt stated if the Commissioners declare it surplus, he could advertise it for sale and remove it from the fleet. Commissioner Young moved the truck be declared surplus and sold. Commissioner George seconded and it was unanimously carried.

Mr. Wendt then presented the Commission with copies of the Water, Sewer, and Revenue reports for January 2025.

During January 2025, lost water was 71,929 gallons per day.

During February 2025, lost water was 55,887 gallons per day.

Zone 1 Lost	7,727 Gallons per day	Zone 2 Lost	1,690 Gallons per day
Zone 3 Lost	3,808 Gallons per day	Zone 4 Lost	11,202 Gallons per day
Zone 5 Lost	8,695 Gallons per day	Zone 5A Lost	0 Gallons per day
Zone 6 Lost	15,945 Gallons per day	Zone 7 Lost	2,340 Gallons per day
Zone 8 Lost	6,401 Gallons per day		

Discussion continued concerning the reports.

Under the heading of Active Construction Projects, Mr. Wendt then briefed the Commission on the status of the gravity sewer portion of the project. He stated the project was scheduled to start again March 17, 2025. He stated the road closure signs were in place and materials were being delivered. Discussion followed on the scope of the project and the anticipated completion date. Discussion then turned to inspection for the project and developments with the engineering firm associated with the project. Commissioner Young stated those items could be addressed at the March 20, 2025 progress meeting.

Under the heading of Communications, Mr. Wendt briefed the Commission on the Winchester Road project. He stated the pre-construction meeting had been held on September 26, 2024. Mr. Wendt then presented the Commission with two resolutions

required to begin the loan closing. Copies of the Resolutions are attached to these minutes. Commissioner George moved the resolutions be approved. Commissioner McKenzie seconded and it was unanimously carried.

Commissioner George then presented the Commission with a spreadsheet showing calculations for the Advalorum rate for the upcoming fiscal year. After discussion it was agreed the rate would remain the same as the previous year. A copy of the spreadsheet and the Advalorum rate is attached to these minutes. Commissioner George moved the rate remain unchanged. Commissioner Young seconded and it was unanimously carried.

Mr. Wendt opened discussion concerning the VoTech House on Old Cresaptown Road. He stated the house was being constructed by Allegany County public school students. He went on to say he had met with Gary Taylor, Supervisor, for the project, to discuss the taps and tap fees. Discussion followed concerning the request for tap fee waiver. Commissioner Young moved the tap fees could be waived if the sewer service line was extended to the main and all work was done while the upcoming Winchester Road project was occurring. He went on to say that if water was needed prior to that, tap fees would be imposed. Commissioner George seconded and it was unanimously carried.

Under the heading of Old Business, Mr. Wendt briefed the Commission on the transfer from Dollar Bank to Somerset Trust. He stated the change had been completed and all accounts at Dollar Bank had been closed. He went on to say the process had gone much better than expected thanks to the office staff.

Mr. Wendt then reported the construction of the new Popeyes Chicken proposed for the LaVale Plaza had been pushed back to spring of 2026.

Under the heading of New Business, Chairman Gehauf then opened discussion about property purchased by Ray Deneen. He stated Mr. Deneen had contacted him about water pressure issues associated with his property. Mr. Emerick stated he made Mr. Deneen aware that there would be problems getting water to the area he wanted to build and he accepted that fact at the time he installed his service lines. Mr. Wendt stated he was building at an elevation that was well above any tank of the Commission. Discussion followed concerning the issues. It was agreed that Mr. Deneen was aware of these issues and would have to install a booster pump to serve the property.

Commissioner Hensel suggested the Commission attempt to obtain millings from the upcoming stated highway overlay of National Highway.

Chairman Gehauf moved the public meeting be closed. Commissioner Young seconded and it was unanimously carried. The public meeting was closed at 10:30 AM.

DAVE GEHAUF
Chairman

Mr. Jay George
Secretary-Treasurer