

MINUTES OF THE REGULAR MEETING  
OF THE LAVALE SANITARY COMMISSION  
JUNE 12, 2025

The regular meeting of the Commissioners of the LaVale Sanitary Commission was held at the Commission's office in LaVale, Maryland on Thursday, June 12, 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 May 8, 2025, had been mailed to the Commissioners. Commissioner Hensel moved that the minutes be approved. Commissioner Young seconded and it was unanimously carried.

Chairman Gehauf asked Mr. Emerick for his maintenance report.

Mr. Emerick stated Commission personnel had installed 2 outside meters since the last meeting. He stated Zone 1 was complete and Commission personnel were working in Zone 2.

Mr. Emerick reported on the Winchester Road Project. He stated Commission personnel were locating ahead of the contractor and working with the contractor during the flushing and pressure testing. Discussion followed concerning the project.

Mr. Emerick reported that Commission personnel had rebuilt the Raw Water Pumps at the treatment plant. He stated the pumps were rebuilt approximately once a year.

Mr. Emerick reported on sewer backups on National Highway and Winchester Road. He stated Commission personnel had cleared the blockages, cleaned and inspected the lines.

Mr. Emerick then reported that Commission personnel had begun the routine maintenance on the problem sewers. He stated Commission personnel had cleaned 7600 feet of sewer lines.

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

During April 2025, lost water was 56,239 gallons per day.

During May 2025, lost water was 47,262 gallons per day.

Zone 1 Lost	4,217 Gallons per day	Zone 2 Lost	4,797 Gallons per day
Zone 3 Lost	2,051 Gallons per day	Zone 4 Lost	11,229 Gallons per day
Zone 5 Lost	8,157 Gallons per day	Zone 5A Lost	0 Gallons per day
Zone 6 Lost	11,674 Gallons per day	Zone 7 Lost	941 Gallons per day
Zone 8 Lost	6,605 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 proceeding but not as expected. He reported additional problems and issues with the design. He stated the electricity to the building needed to be changed but couldn't until the station was offline, so the testing would have to be done on generator power. He went on to say the generator was not installed or wired but was on site. He briefed the Commission on problems with the valve vault and the water that was getting in the vault. Extensive discussion followed concerning the new problems with the project. Commissioner Young stated he would set up a meeting with the County to discuss the issues.

Mr. Wendt opened discussion on the Winchester Road Water project.

As of 05/22/2025

5,198 feet of main line installed. 15% of work completed.

\$1,010,165.00 in pay requests. 25% of the money expended.

Mr. Wendt stated the job had its normal issues, mostly traffic and access issues. Discussion continued concerning the project.

Under the heading of Communications, Mr. Wendt opened discussion concerning the flooding of May 12, 2025. He stated the Commission had experienced some flood damage but not as much as other areas. Mr. Emerick stated the water plant was impacted by flood waters, but he was able to open some drainage swales and route the water around the plant. He stated the swales would be improved and maintained for any future flooding. Discussion followed concerning the issues and other areas impacted by the flood.

Commissioner Young stated he had been contacted by a representative of Judy Laber concerning access to her property via the Commissions private bridge. He stated Ms. Laber lost her bridge during the flood and was currently using the Commissions

bridge to access her property. Mr. Wendt stated he had allowed temporary access immediately following the flood. Mr. Young stated he felt a hold harmless agreement should be drafted for temporary access. Discussion followed concerning the agreement and the repairs to the Laber bridge.

Mr. Wendt presented the Commission with one proposal for upgrades to the SCADA system. He stated he had requested proposals from four firms, had two firms shown interest but only received one proposal. He stated he and Mr. Emerick had met with the firm, Valley Automation, and were pleased with the outcome of the meeting. He stated the project was broken into 3 phases with the first phase the installation and programming of the servers for the project. He stated once the servers were installed the two existing systems would be combined into one during phases 2 and 3. He went on to say this would eliminate the issues with the 2 existing systems and address the new cybersecurity requirements from the EPA and MDE. The cost for phase one was \$63,641.91. Discussion followed concerning the project. Commissioner Hensel moved the project be approved. Commissioner Young seconded and it was unanimously carried.

Mr. Wendt then presented the Commission with the audit engagement letter from Turnbull, Hoover and Kahl. The cost of the upcoming audit was \$48,500.00. Commissioner George moved the proposal be accepted. Commissioner Young seconded and it was unanimously carried.

Under the heading of Old Business, Chairman Gehauf opened discussion regarding the pension fund management. He stated he had attended a meeting with Mr. Wendt, Commissioner George and Jason Pepe of Stifel, Nicolaus & Company concerning fund management. Discussion followed concerning fund management. Mr. Wendt stated he would schedule a meeting with the entire board and Mr. Pepe for the July meeting.

Mr. Wendt briefed the Commission on the status of the Longhorn Steakhouse and the marijuana dispensary and Rural King.

Commissioner Young asked that there be an employee appreciation picnic. It was agreed a luncheon could be planned for June 19, 2025.

Chairman Gehauf asked about the current retirement fund administration. He stated we were not happy with the returns on the account and could research a new fund administrator. Discussion was tables so more information could be obtained.

Chairman Gehauf moved the public meeting be closed. Commissioner Young seconded and it was unanimously carried. The public meeting was closed at 11:15 AM.

DAVE GEHAUF  
Chairman

Wm. Jay George  
Secretary-Treasurer