

MINUTES OF THE REGULAR MEETING
OF THE LAVALE SANITARY COMMISSION
JULY 10, 2025

The regular meeting of the Commissioners of the LaVale Sanitary Commission was held at the Commission's office in LaVale, Maryland on Thursday, July 10, 2025, at 9:00 AM.

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

Edwin Ramos of 11113 New York Avenue was also in attendance.

Chairman Gehauf called the meeting to order and stated the minutes of the meeting of June 12, 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 welcomed Mr. Ramos and turned the meeting over to him. Mr. Ramos stated he was in attendance to discuss issues he was having since his meter was installed outside his home. Mr. Ramos stated he had to have an expansion tank installed because his hot water tank was venting. Mr. Young explained the new meter setter had a check valve as required by law and would not allow water to backflow into the main. Mr. Young went on to say he had experienced the same issue when the county moved his meter outside. Mr. Ramos also stated he had an old well that could be activated. Discussion followed concerning the issue. Mr. Ramos was informed that there he would not be reimbursed for the cost associated with the installation of the expansion tank. Mr. Ramos asked the Commission notify customers in advance of the potential need for expansion tanks. Mr. Ramos left the meeting at 9:15 AM.

As a follow up to the last meeting regarding the pension investment plan, Mr. Wendt scheduled a presentation from Jason Pepe, of Stifel. Mr. Pepe joined the meeting virtually to make the presentation. Mr. Pepe presented the board with his investment strategy for the Commission's pension plan and answered questions from the board. Chairman Gehauf asked the board for thought on moving the plan away from LPL Financial. Commissioner George asked that the Board table the issue for another month to allow him to do additional research into the firm.

Chairman Gehauf asked Mr. Emerick for his maintenance report.

Mr. Emerick stated Commission personnel had installed 11 outside meters since the last meeting. He stated Zone 1 was complete and Commission personnel were working in Zone 2. He stated this number did not include meters installed as part of the Winchester Road project.

Mr. Emerick reported two leaks within the limits of the Winchester Road Projects. He stated the first leak was on Old Cresaptown Road, the second was on Winchester Road near the Sheetz store. Mr. Emerick stated the leak on Winchester Road was significant and service was interrupted for nearly 10 hours. He also stated he had to borrow a trench box to work safely on the leak. Discussion followed concerning the leaks and the need to purchase a trench box for the Commission. Mr. Wendt stated one had been purchased and would be available for future needs.

Mr. Emerick reported that a new customer was connected to the sewer system. The customer was on a failed septic system and utilized the health department grant to connect.

Mr. Emerick opened a discussion on issues at the sewage pump station. He stated that overnight the station lost a phase, and the transfer switch didn't operate correctly. Mr. Wendt stated he went out to the station and got the transfer switch to operate and got the station online without overflow. He stated that when he left the station was running fine on generator and had reported the out to Potomac Edison. Mr. Emerick stated he and Mr. Wendt were at the station earlier this morning and the transfer switch had burnt up causing extensive damage to the internal components. He also stated that line power was restored, and the station was operating but without any back-up power. Discussion followed concerning the issues and the fact that the station was supposed to be off-line months prior. Mr. Wendt stated he would look into repairs and update the Commission.

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

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

During June 2025, lost water was 66,285 gallons per day.

Zone 1 Lost	723 Gallons per day	Zone 2 Lost	4,459 Gallons per day
Zone 3 Lost	4,302 Gallons per day	Zone 4 Lost	15,469 Gallons per day
Zone 5 Lost	13,271 Gallons per day	Zone 5A Lost	1,277 Gallons per day
Zone 6 Lost	11,379 Gallons per day	Zone 7 Lost	8,045 Gallons per day
Zone 8 Lost	7,361 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 vault and the water that was

getting in the vault. Mr. Wendt stated that due to the new issues with the existing pump station he didn't feel any additional extensions could be extended. 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 a discussion on the Winchester Road Water project.

As of 06/26/2025

6,883 feet of main line installed. 20% of work completed.

\$1,204,080.14 in pay requests. 30% of the money expended.

Mr. Wendt stated the job had its normal issues, mostly traffic and access issues. He went on to say there would be night work starting on July 21, 2025. Discussion continued concerning the project.

Mr. Wendt briefed the Commission on the status of the SCADA system upgrade. He stated Valley Automation had spent the day at Red Hill on phase one of the project. He went on to say he had contacted Hach and set up a meeting with them and Valley Automation.

Under the heading of Communications, Mr. Wendt presented Chairman Gehauf and Commissioner George with audit letters. He went on to report that the audit was proceeding as expected.

Commissioner Young asked about the status of the hold harmless agreement with Judy Laber. Mr. Hensel reported he had executed the agreement, and it was on file with the Commission.

Under the heading of Old Business, Mr. Wendt briefed the Commission on the status of the Longhorn Steakhouse and the marijuana dispensary and Rural King.

Under the heading of New Business, Chairman Gehauf opened discussion on the issue presented by Mr. Ramos. Discussion followed concerning the issue. Mr. Wendt stated he would update the Commissions web site with the outside meter policy and send a written response to Mr. Ramos.

Chairman Gehauf moved the public meeting be closed. Commissioner Young seconded and it was unanimously carried. The public meeting was closed at 11:00 AM.


Chairman


Secretary-Treasurer