

MINUTES OF THE REGULAR MEETING  
OF THE LAVALE SANITARY COMMISSION  
FEBRUARY 12, 2026

The regular meeting of the Commissioners of the LaVale Sanitary Commission was held at the Commission's office in LaVale, Maryland on Thursday, February 12, 2026, at 9:00 AM.

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

Chairman Gehauf called the meeting to order and stated the minutes of the meeting of January 8, 2026, had been mailed to the Commissioners. Commissioner Young moved that the minutes be approved. Commissioner George seconded and it was unanimously carried.

Chairman Gehauf asked Mr. Emerick for the maintenance report.

Mr. Emerick stated Commission personnel had a busy month because of the extremely cold weather. He stated Commission personnel had repaired eight water main breaks since the last meeting. He stated one leak was on Henry Drive and required the relocation of the water main over from the creek to the bridge. He stated the relocation also allowed Commission personnel to replace a fire hydrant.

Mr. Emerick then reported on three leaks on the main in Stoney Brook Road. He stated the line was well past its useful life and in some areas had multiple repair clamps end to end. He went on to report he had ordered materials to replace the line, and it would be first priority once the weather improved. He stated Commission personnel would be replacing approximately 600 feet of main line.

Mr. Emerick then reported on multiple leaks in Zone 8. He stated Commission personnel had replaced one failed tapping saddle and were looking for additional leaks.

Mr. Emerick stated that Commission personnel had located multiple leaks in Zone 4 and repairs had been completed. He went on to say that since the consumption in Zone 4 was back to historical average, he would move back into Zone 8 and look for additional leaks.

Mr. Emerick reported that Commission personnel had replaced two hydrants since the last meeting.

Mr. Emerick reported on issues at the Owens Trailer Park. He stated the park had a leak and requested the water be terminated at the main because the valves in the park failed to close. He went on to say the main line valves were old two-inch wheel valves and were no longer reliable. He stated Commission personnel would be

replacing the valves and reinstalling the meters to the park in meter setters. Discussion followed concerning the repairs.

Mr. Emerick then reported Commission personnel had cleared four blocked sewers since the last meeting. The blockages were on Marty Street, Warfield Drive, LaVale Avenue and Campground Road. He stated two of the blockages appeared to be frozen sewer lines.

Mr. Wendt then presented the Commission with copies of the Water, Sewer, and Revenue reports for January 2026.

During December 2025, lost water was 71,367 gallons per day.

During January 2026, lost water was 75,399 gallons per day.

Zone 1 Lost	2,572 Gallons per day	Zone 2 Lost	12,397 Gallons per day
Zone 3 Lost	6,007 Gallons per day	Zone 4 Lost	12,606 Gallons per day
Zone 5 Lost	28,920 Gallons per day	Zone 5A Lost	0 Gallons per day
Zone 6 Lost	8,297 Gallons per day	Zone 7 Lost	0 Gallons per day
Zone 8 Lost	13,25034 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 stopped. He stated there had been no progress on the project in months. He went on to say the expected completion date for the final control panel had been moved back a month. He also stated that if the project was not completed soon, the pump station would have to be taken offline, and the control valve would have to be operated by hand. Discussion followed concerning the mounting expenses associated with the pump station and the inability of the Commission to bill the County for its portion of the expense. Commissioner Young stated he would discuss the matter with the County. Discussion followed concerning the project.

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

As of 01/20/2026

17,141 feet of main line installed. 94% of work completed.

\$3,297,701.00 in pay requests. 81% of the money expended.

Updated numbers will be available following the next progress meeting.

Mr. Wendt stated the job had its normal issues, mostly traffic and access issues. Discussion continued concerning the project specifically about the restoration of asphalt on state roads. Mr. Wendt presented the Commission with a schedule of paving activities for the project. Mr. Wendt stated that with the paving season ended the project

would not be completed until Spring 2026. Mr. Wendt stated the project was severely behind schedule and the Commission was paying for additional inspection service because of the poor contractor performance. Mr. Wendt stated the change order for the additional work on Vocke Road had been accepted and the work was proceeding. Wendt and Mr. Emerick both briefed the Commission on the status of the project. Mr. Wendt stated representatives from the pipe manufacturer were scheduled for a meeting to discuss the pie deformation issues. Discussion followed concerning the project and the need to get it completed.

Mr. Wendt briefed the Commission on the status of the SCADA system upgrade. He stated Valley Automation had installed the new system at Red Hill, and it had been in operation for the last couple of months with a few issues that had been corrected. He went on to say that Phase 2 had begun and was proceeding. He stated Valley Automation was waiting on routers and backup batteries for the system. He went on to say the control panels were being built and would be installed as soon as they were completed. Mr. Wendt reported on issues with sim cards for the routers, he stated once the sim cards were received the panels could be finalized.

Under the heading of Communications, Mr. Wendt presented the Commission with a State BPO bid for a new service truck. He stated the standard service truck had been quoted and the purchase price for the vehicle was \$57,025.00. Commissioner Young moved the truck proposal be accepted. Commissioner George seconded and it was unanimously carried.

Under the heading of Old Business, Commissioner Young briefed the Commission on potential stated funding for the Interceptor relocation I at LaVale Plaza. Mr. Young stated he would work with the County as more details about the potential funding are available. Discussion followed concerning the package and the need to repair the interceptor. Mr. Wendt stated he had a funding package submitted to MDE as well for the relocation project.

Chairman Gehauf moved the public meeting be closed. Commissioner Young seconded and it was unanimously carried. The public meeting was closed at 10:00 AM.

  
Chairman

  
Secretary/Treasurer