

MINUTES
UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801

Regular Meeting – December 20, 2023

1. Call to Order

Mr. Derr, Vice-Chairman, called the regular meeting to order at 4:00 p.m., Wednesday, December 20, 2023. The meeting was held in the Board Room in the office of the Authority with the following in attendance in person: Messrs. Derr, Guss, Glebe, Miles, Nucciarone and Kunkle; Cory Miller, Executive Director; Jason Brown, Assistant Executive Director; Sierra Weight, Administrative Assistant; Daren Brown, Collection System Superintendent; Andy Breon, Plant Superintendent; Holly Martinchek , Assistant Plant Superintendent; Jason Wert, Rettew; Michele Aukerman, Rettew; C-NET; Ben Burns, HRG; David Gaines, Solicitor; Steve Morra, Quandel Enterprises; Justin Bickel, Quandel Enterprises. The following were in attendance via Zoom: Messrs. Daubert, and Auman; Sam Robbins, State College Borough; Scott Shearer, PFM; Karli Keisling, PFM; Ben Ried, Mette Evans & Woodside; Mike Tylka, CRPA Director.

2. Reading of the Minutes

UAJA Regular Meeting – November 15, 2023

**UAJA Meeting
Minutes Approved**

A motion was made by Mr. Kunkle, second by Mr. Miles to approve the meeting minutes of the UAJA meeting held on November 15, 2023. The motion passed unanimously.

3. Public Comment

3.1 Other items not on the agenda

None.

4. Old Business

4.1 Biosolids Project Bid Awards

Consistent with the discussion at the November Board Meeting and motion by the Board, RETTEW provided Notice of Intent to Award to the four contractors for the Biosolids Project. The Contractors have responded and provided acceptable agreements and bonds and the documents are ready for execution and Notice to Proceed. As noted previously, the Commonwealth Financing Authority (CFA) held their meeting on November 21st and did not consider the H2OPA Grant Applications. While the CFA hinted in the meeting that there may be a special meeting in December, unfortunately that has not materialized, and no meetings are officially on the CFA calendar at this time. At this point, the CFA will not meet before the bids expire for the project in January.

The Authority has been measured in their approach and has delayed the start of the project as long as possible to accommodate the H2OPA Grant application that was submitted more than a year ago. With

bids expiring in January and the resultant cost inflation that will accrue from rebidding and delay, the Authority staff recommends execution of the Contracts for the Biosolids Project.

Recommendation: Award Contract 2022-01 General Construction to Quandel Construction Group, Inc. in the amount of \$66,606,000; Award Contract 2022-02 Plumbing Construction to Myco Mechanical, Inc. in the amount of \$784,000; Award Contract 2022-03 HVAC Construction to Myco Mechanical, Inc. in the amount of \$759,000; Award Contract 2022-04 Electrical Construction to Hayden Electrical in the amount of \$6,598,900.

Contract 2022-01 Bid Award; Contract 2022-02 Bid Award; Contract 2022-03 Bid Award; Contract 2022-04 Bid Award - Approved

A motion was made by Mr. Nucciarone, second by Mr. Guss to award Contract 2022-01 General Construction to Quandel Construction Group, Inc in the amount of \$66,606,000.00; A motion was made by Mr. Nucciarone, second by Mr. Kunkle to award Contract 2022-02 Plumbing Construction to Myco Mechanical, Inc. in the amount of \$784,000.00; A motion was made by Mr. Nucciarone, second by Mr. Glebe to award Contract 2022-03 HVAC Construction to Myco Mechanical, Inc. in the amount of \$759,000.00; A motion was made by Mr. Kunkle, second by Mr. Nucciarone to award Contract 2022-04 Electrical Construction to Hayden Electrical in the amount of \$6,598,900.00. The motions passed unanimously.

4.2 Biosolids Project 2024 Bond Issue – Selection of Underwriter

A request for proposals (RFP) for underwriting the 2024 bond issue has been issued by UAJA’s financial consultant, Public Financial Management (PFM). PFM will present the results at the meeting. PFM will also update the current market conditions, which have improved significantly. The latest presentation is included in the agenda report.

Recommendation: Select an underwriter as recommended by PFM.

Selection of Underwriter Approved

A motion was made by Mr. Nucciarone, second by Mr. Miles to approve the selection of an underwriter, as recommended by PFM. The motion passed unanimously.

4.3 2024 Bond Indenture

All of the bond issues since 1993 have been subordinate to the 1993 indenture. The 2024 Bonds will also be subordinate. With the issuance of the 2024 bonds and the following 2025 bonds, UAJA has an opportunity to retire the 1993 indenture and replace it with a modernized indenture.

Recommendation: Pass a motion to authorize preparing a new Indenture to be presented in substantial form to prospective 2024 bondholders.

2024 Bond Indenture Preparation Approved

A motion was made by Mr. Kunkle, second by Mr. Guss to authorize the preparation of a new Indenture to be presented in substantial form to prospective 2024 bondholders. The motion passed unanimously.

5. New Business

5.1 2024 Budget Approval

The draft 2024 Budget is included in the agenda report. Inflation and the slow down in construction within the Centre Region, combined with the delinquency of the State College Borough have combined to require a rate increase in 2024. The rate increase for UAJA customers who receive treatment, conveyance and collection service will increase from \$108 to \$113 per quarter. The rate for customers that receive treatment and conveyance service only will increase from \$66 to \$73 per quarter. The bulk rate for volume surcharges and the few customers that have grandfathered contracts for billing based on volume will increase from \$5,287 to \$5,624 per million gallons. These rates are recommended to go in effect January 1, 2024, which will be reflected on the first quarter bills that will be mailed in early April 2024.

In addition to the Biosolids project, in 2024 Solar Array I will be purchased, and the main pump station on Trout Road will be upgraded (most of the equipment in the station is more than 20 years old with some equipment as old as 50 years) as well as meeting current code requirements. Several sewer lines will be replaced to reduce inflow and infiltration.

Recommendation: Adopt the 2024 Budget.



A motion was made by Mr. Miles, second by Mr. Nucciarone, to approve the 2024 Budget. The motion passed unanimously.

5.2 2024 Rate Resolution

The proposed 2024 Rate Resolution is included in the agenda report. It reflects the rate changes in the 2024 budget. The rate resolution will be effective January 1, 2024.

Recommendation: Adopt the 2024 Rate Resolution, effective January 1, 2024.



A motion was made by Mr. Nucciarone, second by Mr. Auman to adopt the 2024 Rate Resolution, effective January 1, 2024. The motion did not pass unanimously, with one opposition by Mr. Daubert.

5.3 Change Order No. 3 Scott Road Contract 2021-04

Change Order No. 3 for Contract 2021-04 (Electrical) in the net additive amount of \$4,903.36 is recommended to deduct the cost of installing a locking mechanism on the automatic transfer switch and for adding the costs associated with electrical utility bills paid by the Contractor. The pump station should have been connected to West Penn Power in UAJA's name, however, for expediting construction, the contractor initiated the service in their name.

Recommendation: Approve Contract 2021-04 Change Order No. 3 in the amount of \$4,903.36.

**Contract 2021-04
Change Order No. 3
Approved**

A motion was made by Mr. Guss, second by Mr. Nucciarone to approve Contract 2021-04 Change Order No. 3 in the amount of \$4,903.36. The motion passed unanimously.

5.4 2024 Meeting Dates

Meeting dates proposed for 2024 continue with the 3rd Wednesday of each month. Specifically:

January 17	July 17
February 21	August 21
March 20	September 18
April 17	October 16
May 15	November 20
June 19	December 18

Recommendation: Approve the 2024 meeting dates as submitted.

**2024 Meeting Dates
Approved**

A motion was made by Mr. Kunkle, second by Mr. Miles to approve the 2024 meeting dates as submitted. The motion passed unanimously.

5.5 Requisitions

BRIF #839	EBY Paving East Hillside Project - Asphalt	\$246.86
BRIF #840	HRI, Inc. East Hillside Project - Asphalt	\$14,315.38
BRIF #841	SiteOne Landscape East Hillside Project – Seed Mix	\$145.78
BRIF #842	HRG Scott Road Project	\$1,942.50
BRIF #843	Best Line Equipment East Hillside Project - Propane	\$342.55
BRIF #844	Ducken Tree Farm East Hillside Project – Soil	\$326.70
BRIF #845	Westmoreland Electric Final Pay App. – Scott Road Project	\$17,901.60
TOTAL BRIF		\$35,221.37

BRIF Approved

A motion was made by Mr. Nucciarone, second by Mr. Auman to approve BRIF #839, #840, #841, #842, #843, #844, and #845 in the amount of \$35,221.37. The motion passed unanimously.

Construction Fund #107	Rettew Ozone Disinfection Project	\$5,076.00
Construction Fund #108	Air Products Ozone Disinfection Project – Liquid Oxygen	\$15,169.88
TOTAL 2020 A CONSTRUCTION FUND		\$20,245.88

**Construction Fund
Approved**

A motion was made by Mr. Glebe, second by Mr. Daubert to approve Construction Fund #107, and #108 in the amount of \$20,245.88. The motion passed unanimously.

Revenue Fund #203	Debt Service, Operation and Maintenance Expenses	\$1,000,000.00
TOTAL REVENUE FUND		\$1,000,000.00

**Total Revenue Fund
Approved**

A motion was made by Mr. Auman, second by Mr. Nucciarone to approve Revenue Fund #203, in the amount of \$1,000,000.00. The motion passed unanimously.

6. Reports to Officers

6.1 Financial Report

The different cost centers of the YTD budget report for the period ending November 30, 2023, were reviewed with the Board by Jason Brown.

6.2 Chairman's Report

None.

6.3 Plant Superintendent's Report

Compost & Septage Operations Report

The following comments are as presented to the Board in the written report prepared by Andy Breon, Plant Superintendent.

COMPOST PRODUCTION AND DISTRIBUTION

UNITS IN CU/YDS	JUNE 2023	JULY 2023	AUGUST 2023	SEPTEMBER 2023	OCTOBER 2023	NOVEMBER 2023
PRODUCTION	575	803	483	601	661	617
YTD PRODUCTION	4434	5237	5720	6322	6983	7600
DISTRIBUTION	805	423	1333	504	694	522
YTD DISTRIBUTION	4918	5341	6674	7178	7872	8410
IMMEDIATE SALE	1494	1646	803	908	651	681
CURRENTLY IN STORAGE	2069	2449	1411	1509	1312	1298

SEPTAGE OPERATIONS

LBS/SOLIDS

	JUNE 2023	JULY 2023	AUGUST 2023	SEPTEMBER 2023	OCTOBER 2023	NOVEMBER 2023
PORT MATILDA	1843	1681	1409	780	1284	1376
HUSTON TOWNSHIP	350	306	384	634	703	734

TOTAL GALLONS

	JUNE 2023	JULY 2023	AUGUST 2023	SEPTEMBER 2023	OCTOBER 2023	NOVEMBER 2023
RESIDENTIAL/COMMERCIAL	10450	6950	23600	24125	33670	19150
PORT MATILDA	19500	19500	13000	5500	11000	11000
HUSTON TOWNSHIP	6000	8000	6000	7000	7300	6000
TOTAL GALLONS	35950	34450	42600	36625	51970	36150

Plant Operations

- Total Monthly Influent Flow: 151.87 MGD
- Monthly Average Influent Flow: 5.06 MGD
- Highest Daily Influent Flow (11/12 game): 5.95 MGD
- Lowest Daily Influent Flow (11/20): 4.18 MGD
- 12-Month Rolling Effluent Average: 3.67 MGD

On-line Treatment Units:

- 4- Primary Clarifiers
- 2- Aeration Basins
- 4- Secondary Clarifiers
- 8- De-nitrification Filters

Reuse Water Distribution Data

	November	Year to date gallons
Best Western Hotel	29,000	370,000
Centre Hills Golf	0	41,119,000
Stewart Drive	0	5,800
Collections Maintenance Garage	2,000	19,000
CINTAS	377,000	6,034,000
Red Line	333,000	4,563,000
Plant site	5,182,000	342,746,000
GDK Park vault	36,511,000	342,746,000
Kissinger's Pond	0	8,122,000
Elks	0	9,596,000
Total Gallons	42,434,000	463,033,800
Plant effluent temperature monthly average	63.2°	
Wetland temperature monthly average	61.9°	

Plant Maintenance

- Repaired Primary Trough Drive #2.
- Replaced the Utility Water Pump Motor.
- Replaced the electric wall heater at the Booster Station.
- Replaced the PLC Power Supply on Compost Agitator #3.
- Repaired the power cable on Agitator #1.
- Replaced expansion joints on MFs #1, #5, and #6.
- Replaced a valve and air actuator on MF #6.

6.4 Collection Systems Superintendent's Report

The following comments are as presented to the Board in the written report prepared by Daren Brown, Collection System Superintendent.

Mainline Maintenance:

New Laterals – 0
 Mainline Cleaning – 1,724 ft cleaned/cut with root cutter
 Mainline televising – 31,772 ft televised – 183 manholes inspected
 Castings - 2
 East Hillside project (100% complete)

Lift Station Maintenance:

Cleaned (12) wet wells
 Serviced all generators (oil/filter, air filter, fuel filter over all inspection)
 Started pump services and valve services

Next Month Projects:

Mainline spot repairs found while televising lines for mapping
 Continue televising mainline
 GIS for mapping
 Clearing backlot R.O.W.'s
 Mainline flushing

Inspection:

(0)

Mainline Construction:

a. Grayspoint Phase 7A (90% complete)

New Connections:

a. Single-Family Residential	2	c. Commercial	0
b. Multi-Family Residential	1	d. Non-Residential	0
TOTAL			3

PA One-Calls Responded to November 1 thru November 30, 2023: 214

6.5 Consulting Engineer's Report

The following comments are as presented to the Board in the written report prepared by the Consulting Engineer.

Retainer Services (001178.0693)

- Reviewed product literature and submittals from an alternative pre-cast manhole manufacturer.

Meeks Lane Pump Station – Act 537 Plan Special Study (R001178.0663)

- Authority staff is coordinating with Developers regarding an alternative pumping approach.

Scott Road Pump Station and Bristol Interceptor (001178.0682)

- The General Contractor has completed all punch list items.
- The Electrical Contractor has completed final punch list items.
- There will be one application for payment submitted this month.

SCOTT ROAD PUMP STATION UPGRADE					
SUMMARY OF APPLICATIONS FOR PAYMENT					
Contract No.	Application for Payment No.	Amount Due	Current Contract Price	Total Completed and Stored	Balance to Finish Plus Retainage
2021-03	Final	\$0.00	\$515,303.23	\$515,303.23	\$0.00
2021-04	---	\$17,901.60	\$265,574.52*	\$265,574.5*	\$0.00

*Price adjusted based on proposed Change Order No. 3.

- Change Order No. 3 for Contract 2021-04 (Electrical) in the net additive amount of \$4,903.36 is recommended to deduct the cost of installing a locking mechanism on the automatic transfer switch and for adding the costs associated with electrical utility bills paid by the Contractor.

Puddintown Interceptor Act 537 Special Study (P001178.0725)

- The hydraulic model of the Puddintown Interceptor has been updated based on collected field data compiled through field survey and in-pipe inspections.
- And EDU inventory within the UAJA collection area of the Puddintown Interceptor is being tabulated using cross referenced data from GIS, available software reports, aerial imagery and County data.
- Flows within the interceptor continue to be monitored; however, no substantial wet weather events have occurred to confidently determine peak flows.
- More precise data was requested from State College Borough for the Cluster Meter Station; however, it does not appear that this information is readily available.

Developer Plan Reviews:

- There were no new plan reviews.

6.6 Construction Report

WWTP NPDES Permit – Phosphorus Study (094612027)

- Continuous in-stream monitoring of Spring Creek has been completed. We have provided compiled data to the PA DEP for review and determination of next steps.

Phosphorus Study Project Schedule

Milestone	Date
Complete stream monitoring and compile data	November-December 2022
Review final data with PADEP	TBD Awaiting Feedback
Conduct High Temperature/Low Flow Monitoring if needed	TBD

Ozone Disinfection for Effluent (094612023)

- New liquid oxygen system has been installed on site and commissioned.
- Commissioning of the Ozone equipment is ongoing and is expected to continue into January.
- The General Contractor experienced a waterline break inside the new building that damaged some components of one of the power supply units. We are awaiting an update from the Contractor for the timeline on replacement parts.

Payment Requests to Date						
Contract Number	Application for Payment #	Current Payment Due	Contract Price to Date incl/CO	Total Work to Date	% Monetarily Complete	Balance of Contract Amount
2021-05 GC			\$5,448,000.00	\$5,170,200.00	94.90%	\$536,310.00
2021-06 EC			\$350,000.00	\$326,500.00	93.29%	\$39,825.00
2021-07 MC			\$223,000.00	\$219,195.00	98.29%	\$14,764.75
		\$0.00	\$6,021,000.00	\$5,715,895.00	94.93%	\$590,899.75

- Application for Payment No.16 has been received for Contract 2021-05 in the amount of \$18,097.50. We are not recommending additional payment until the contractor achieves Substantial Completion. RETTEW rejected this payment application and has provided correspondence under separate cover.

Ozone Disinfection for Effluent Project Schedule

Milestone	Date
Notice to Proceed Issued	12/27/2021
Substantial Completion	03/27/2023
Projected Substantial Completion Date (per Contractor)	1/15/2024

Anaerobic Digestion Project (094612026)

- The Commonwealth Financing Authority met on November 21st but did not take action on the ARPA H2O grant applications.
- Bids were received for the four contracts on September 13th. Notice of Intent to Award letters have been issued and Contract Documents have been received back for all Contracts.
- We recommend the Authority execute the Contracts and issue the Notice to Proceed for the four contracts:
 - Contract No. 2022-01: General Construction Quandel Construction \$66,606,000.00
 - Contract NO. 2022-02: Plumbing Construction Myco Mechanical \$784,000.00
 - Contract No. 2022-03: HVAC Construction Myco Mechanical \$759,000.00
 - Contract No. 2022-04: Electrical Construction George Hayden \$6,598,900.00

Anaerobic Digestion Project Schedule

Milestone	Date
Updated Biogas Term Sheets and Biosolids Agreements to Stakeholders	Week of December 12, 2022
Submission of Land Development Plan	May 19, 2023
Submission of Building Permit Application	Week of July 10 th
Complete Bidding Documents/Advertise for Bids	June 5, 2023
Bids Received for Construction	September 13, 2023
CFA Meeting (No Action Taken)	November 21, 2023
Notice of Intent to Award	November 22, 2023
Notice to Proceed	December 2023
Begin Construction	January 2024
Completion of Dryer and Waste Handling Buildings	July 2025
Complete Construction	February 2026

NPDES Permit Renewal

- We are working with staff to obtain all sampling data required for submission of the NPDES permit renewal application for the Spring Creek Pollution Control Facility. The facility’s permit will expire September 30, 2024, with renewal application due no later than the end of March 2024.

- We are also working with staff to obtain all sampling data required for submission of the NPDES permit renewal application for the AWT/Beneficial Reuse discharges to Slab Cabin Run and surrounding areas. This permit will expire May 31, 2024.

Modifications to GD Kissinger Meadow Stream Augmentation

- The Authority’s pending NPDES permit for the discharge of beneficial reuse water to Slab Cabin Run requires a series of modifications in control and monitoring. The changes will require modulation of the flows to the stream via SCADA, to avoid abrupt changes in stream flow. Additionally, we anticipate essentially a non-detect chlorine limit which will require de-chlorination prior to stream discharge. We are working with staff to design, permit, and implement these modifications.

6.7 Executive Director’s Report

None.

7. Other Business

None.

Executive Session

A motion was made by Mr. Nucciarone, second by Mr. Miles, to go into executive session at 5:01 pm. A motion was then made by Mr. Nucciarone, second by Mr. Guss to come out of executive session at 5:30 pm. Both motions passed unanimously.

8. Adjournment

A motion was made by Mr. Nucciarone, second by Mr. Miles, to adjourn the meeting at 5:30 pm. The motion was passed unanimously.

Respectfully submitted,

UNIVERSITY AREA JOINT AUTHORITY

Secretary/Assistant Secretary

