

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

**Regular Meeting – December 18, 2024**

**1. Call to Order**

Mr. Lapinski, Chairman, called the regular meeting to order at 4:00 p.m., Wednesday, December 18, 2024. The meeting was held in the Board Room in the office of the Authority with the following in attendance in person: Messrs. Lapinski, Nucciarone, Guss, Kunkle, Glebe, Auman and Miles; 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; Steve Morra, Quandel Enterprises; David Gaines, Solicitor. The following were in attendance via Zoom: Messrs. Daubert, and Derr; Sam Robbins, State College Borough; Mike Tylka, Centre Region Planning Agency.

**2. Approval of the Minutes**

UAJA Regular Meeting – November 20, 2024

**UAJA Meeting  
Minutes Approved**

A motion was made by Mr. Nucciarone second by Mr. Auman, to approve the meeting minutes of the UAJA regular meeting held on November 20, 2024. The motion passed unanimously.

**3. Public Comment**

**3.1 Other items not on the agenda**

None.

**4. Old Business**

**4.1 Purchase of Phase I Solar Array**

In May 2024, UAJA provided notice to Pace Energy, LLC, the owner of the Phase One Solar Array, that UAJA was exercising its right to purchase the solar array in accordance with the Power Purchase Agreement. The required appraisal was completed, and a sale price has been negotiated. UAJA can purchase the array for \$4,600,000. By owning the array, UAJA will save an estimated \$4.1 million over the 30-year life of the solar array.

**Recommendation:** Authorize the Executive Director to complete the purchase of the Phase One Solar Array for the price of \$4,600,000.

**Purchase of Phase I  
Solar Array  
Approved**

A motion was made by Mr. Guss, second by Mr. Miles, to authorize the Executive Director to complete the purchase of the Phase I Solar Array. The motion passed unanimously.

## 5. New Business

### 5.1 2025 Budget Approval

The draft 2025 Budget is included in the agenda report. The budget was also emailed to the entire board for review on December 5, 2024. A rate increase is needed to offset the continuing delinquency of the State College Borough. The rate increase for UAJA customers who receive treatment, conveyance and collection service will increase from \$113 to \$121 per quarter (7.08 percent increase). The rate for customers that receive treatment and conveyance service only will increase from \$73 to \$80 per quarter (9.59 percent increase). The bulk rate for volume surcharges and the few customers that have grandfathered contracts for billing based on volume will remain at \$5,624 per million gallons. These rates are recommended to go in effect January 1, 2025, which will be reflected on the first quarter bills that will be mailed in early April 2025.

**Recommendation:** Adopt the 2025 Budget.

**2025 Budget  
Approved**

A motion was made by Mr. Nucciarone, second by Mr. Auman, to adopt the 2025 budget. The motion passed unanimously.

### 5.2 2025 Rate Resolution

The proposed 2025 Rate Resolution is included in the agenda report. It reflects the rate changes in the 2025 budget. The rate resolution will be effective January 1, 2025.

**Recommendation:** Adopt the 2025 Rate Resolution, effective January 1, 2025.

**2025 Rate  
Resolution  
Accepted**

A motion was made by Mr. Derr, second by Mr. Guss, to adopt the 2025 Rate Resolution. The motion passed unanimously.

### 5.3 2025 Meeting Dates

Meeting dates proposed for 2025 continue with the 3<sup>rd</sup> Wednesday of each month. Specifically:

January 15 <sup>th</sup>	July 16 <sup>th</sup>
February 19 <sup>th</sup>	August 20 <sup>th</sup>
March 19 <sup>th</sup>	September 17 <sup>th</sup>
April 16 <sup>th</sup>	October 15 <sup>th</sup>
May 21 <sup>st</sup>	November 19 <sup>th</sup>
June 18 <sup>th</sup>	December 17 <sup>th</sup>

**Recommendation:** Approve the 2025 meeting dates as submitted.

**2025 Meeting Dates  
Accepted**

A motion was made by Mr. Nucciarone, second by Mr. Glebe, to adopt the 2025 Meeting Dates. The motion passed unanimously.

**5.4 Extension of Interim Agreement with State College Borough**

The Interim agreement with State College Borough expires January 1, 2025. The Borough would like to extend the agreement to the end of the first quarter March 31, 2025. The Borough’s consultant and Borough Public Works staff appear to be committed to working quickly to produce their version of a rate study to compare with the UAJA methodology. If there is a slowdown in the work, the Board can terminate the interim agreement at any time.

**Recommendation:** Extend the interim agreement until March 31, 2025

<b>Interim Agreement Extension Approved</b>	A motion was made by Mr. Nucciarone, second by Mr. Kunkle, to extend the interim agreement until March 14, 2025. The motion passed unanimously.
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**5.5 Construction Engineer’s Report**

**WWTP NPDES Permit – Phosphorus Study (094612027)**

- Continuous in-stream monitoring of Spring Creek has been completed. We are reviewing all compiled data with the PA DEP for determination of next steps.

**Phosphorus Study Project Schedule**

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

**Ozone Disinfection for Effluent (094612023)**

- Based on the results of the on-site testing performed last month by Aqua Aerobics, it has become apparent that the sidestream pumps selected by Aqua Aerobics and their subcontractor, Mazzei Injector Company are incapable of meeting the full project requirements. We have sent a Notice of Defective Work to the Authority’s contractor, PSI Pumping Solutions, Inc., and requested a written plan of action to replace the sidestream pump along with a schedule of implementation by January 3, 2025 (see attached letter).

Payment Requests to Date						
Contract Number	Application for Payment #	Current Payment Due	Contract Price to Date incld/CO	Total Work to Date	% Monetarily Complete	Balance of Contract Amount
2021-05 GC			\$5,458,723.91	\$5,323,473.91	97.52%	\$401,423.70
2021-06 EC			\$350,000.00	\$326,500.00	93.29%	\$39,825.00
2021-07 MC			\$223,000.00	\$223,000.00	100.00%	\$0.00
		\$0.00	\$6,031,723.91	\$5,872,973.91	97.37%	\$441,248.70

- No applications to process this month.

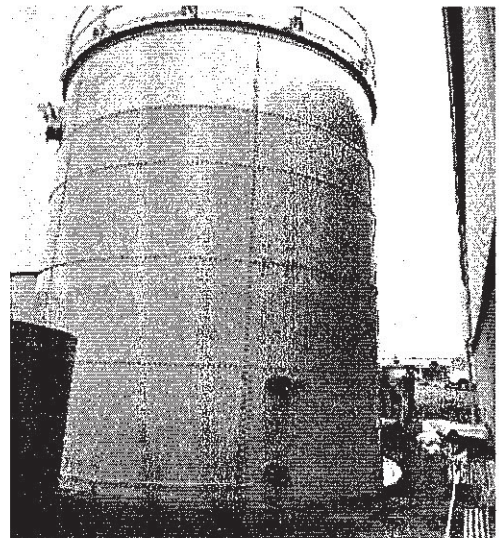
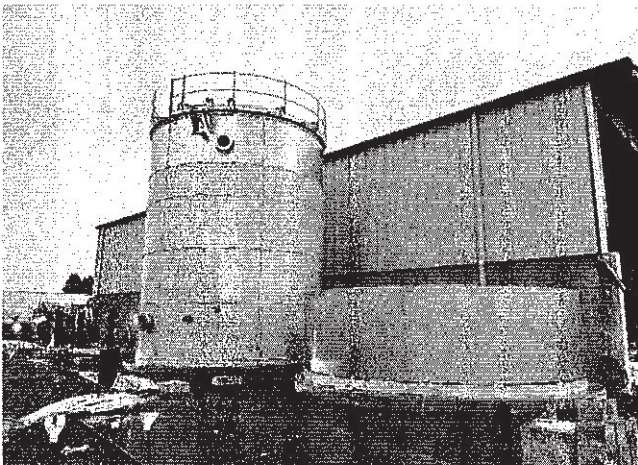
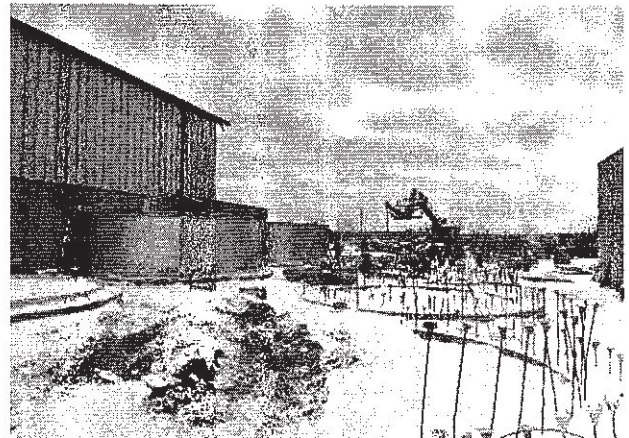
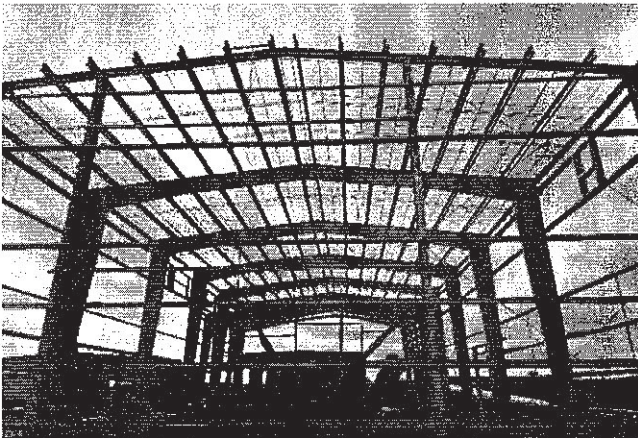
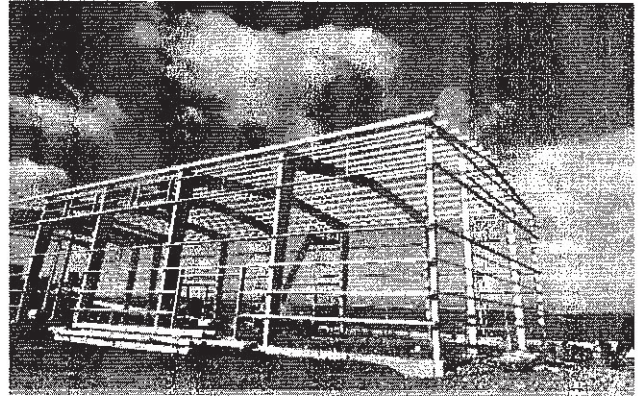
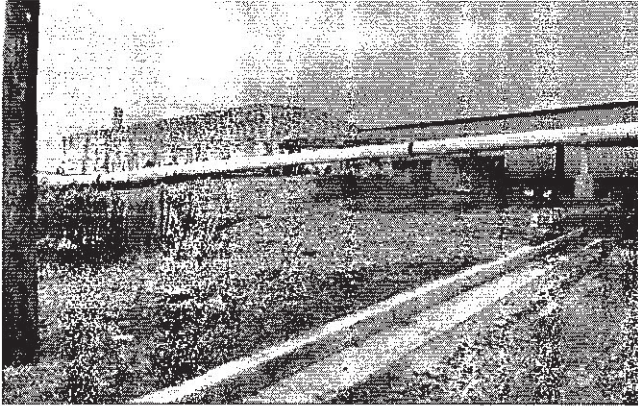


### Ozone Disinfection for Effluent Project Schedule

Milestone	Date
Notice to Proceed Issued	12/27/2021
Substantial Completion	03/27/2023
Projected Substantial Completion Date	05/20/2024

#### Anaerobic Digestion Project (094612026)

- We continue to review project related submittals and requests for information.
- Construction has continued with erecting the new Dryer Building and digestion tanks.





<b>Payment Requests to Date</b>						
Contract Number	Application for Payment #	Current Payment Due	Contract Price to Date incld/CO	Total Work to Date	% Monetarily Complete	Balance of Contract Amount
2022-01	12	\$2,120,543.10	\$66,751,489.26	\$25,468,492.85	38.15%	\$43,829,845.70
2022-02	8	\$5,139.00	\$791,315.15	\$413,353.09	52.24%	\$419,297.37
2022-03	9	\$2,724.30	\$762,298.76	\$379,237.50	49.75%	\$420,985.01
2022-04	8	\$359,450.10	\$6,623,333.21	\$2,100,328.87	31.71%	\$4,733,037.23
		\$2,487,856.50	\$74,928,436.38	\$28,361,412.31	37.85%	\$46,567,024.07

- Application for Payment No. 12 has been received for Contract 2022-01 (General Construction) in the amount of \$2,120,543.10. RETTEW recommends payment of Application for Payment No. 12 in the amount of \$2,120,543.10.
- Application for Payment No. 08 has been received for Contract 2022-02 (Plumbing Construction) in the amount of \$5,139.00. RETTEW recommends payment of Application for Payment No. 08 in the amount of \$5,139.00.
- Application for Payment No. 09 has been received for Contract 2022-03 (HVAC Construction) in the amount of \$2,724.30. RETTEW recommends payment of Application for Payment No. 09 in the amount of \$2,724.30.
- Application for Payment No. 08 has been received for Contract 2022-04 (Electrical Construction) in the amount of \$359,450.10. RETTEW recommends payment of Application for Payment No. 08 in the amount of \$359,450.10.

**Anaerobic Digestion Project Schedule**

Milestone	Date
Notice to Proceed Issued	January 8, 2024
Completion of Dryer and Waste Handling Buildings	July 6, 2025
Contracted Substantial Construction	January 7, 2026

**Solar Phase I Purchase**

- Closing for the Phase I Solar Array is scheduled for January 3, 2025.

**5.6 Final Design: Mount Nittany Manor Phase I**

Final design drawings for Mount Nittany Manor Phase 1 (College Township) have been received and reviewed by staff and our consulting engineer. The sewer extension will serve 34 EDUs. The review comments have been addressed.

**Recommendation:** Approve the drawings as submitted.

**Final Design: Mount Nittany Manor Phase I Accepted**

A motion was made by Mr. Kunkle, second by Mr. Nucciarone, to approve the Final Design: Mount Nittany Manor Phase I drawings. The motion passed unanimously.

### 5.7 Final Design: Mount Nittany Manor Phase II

Final design drawings for Mount Nittany Manor Phase II (College Township) have been received and reviewed by staff and our consulting engineer. The sewer extension will serve 15 EDUs. The review comments have been addressed.

**Recommendation:** Approve the drawings as submitted.

**Final Design: Mount Nittany Manor Phase II Accepted**

A motion was made by Mr. Kunkle, second by Mr. Miles, to approve the Final Design: Mount Nittany Manor Phase II drawings. The motion passed unanimously.

### 5.8 Final Design: Mount Nittany Elementary School Addition & Sewer Relocation

Final design drawings for the Mount Nittany Elementary School addition and sewer replacement (College Township) have been received and reviewed by staff and our consulting engineer. The sewer extension will serve 3 EDUs. The review comments have been addressed.

**Recommendation:** Approve the drawings as submitted.

**Final Design: Mount Nittany Elementary School Addition & Sewer Relocation Accepted**

A motion was made by Mr. Kunkle, second by Mr. Auman, to approve the Final Design: Mount Nittany Elementary School Addition & Sewer Relocation drawings. The motion passed unanimously.

### 5.9 Requisitions

BRIF #936	HRG Park Lane Sewer Permitting	\$3,244.00
BRIF #937	HRG Woodledge Sewer Permitting Greenwood Circle Project-Roller	\$3,120.00
<b>TOTAL BRIF-</b>		<b>\$6,364.00</b>

**BRIF Fund Approved**

A motion was made by Mr. Derr, second by Mr. Glebe, to approve BRIF Fund #936, and #937 in the amount of \$6,364.00. The motion passed unanimously.

Construction Fund #034	Helena Agri-Enterprises Sludge Drying Project – Lime	\$7,140.00
Construction Fund #035	Quandel Construction Group Pay App. #12- Sludge Drying Project-General	\$2,120,543.10

Construction Fund #036	Myco Mechanical Pay App. #8- Sludge Drying Project-Plumbing	\$5,139.00
Construction Fund #037	Myco Mechanical Pay App. #9- Sludge Drying Project-HVAC	\$2,724.30
Construction Fund #038	Hayden Power Group Pay App. #8- Sludge Drying Project-Electrical	\$359,450.10
<b>TOTAL 2024 CONSTRUCTION FUND (Biosolids) -</b>		<b>\$2,494,996.50</b>

**Construction Fund  
Approved**

A motion was made by Mr. Nucciarone, second by Mr. Daubert, to approve Construction Fund #034, #035, #036, #037 and #038 in the amount of \$2,494,996.50. The motion passed unanimously.

Revenue Fund #213	Debt Service, Operation and Maintenance Expenses	\$1,000,000.00
<b>TOTAL REVENUE FUND-</b>		<b>\$1,000,000.00</b>

**Revenue Fund  
Approved**

A motion was made by Mr. Auman, second by Mr. Nucciarone, to approve Revenue Fund #213 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, 2024, were reviewed with the Board by Jason Brown.

**6.2 Chairman’s Report**

Mr. Lapinski asked the Rate Study subcommittee to share an update.

**6.3 Plant Superintendent’s Report**

**Septage Operations Report**

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

SEPTAGE OPERATIONS

LBS/SOLIDS

	JUNE 2024	JULY 2024	AUGUST 2024	SEPTEMBER 2024	OCTOBER 2024	NOVEMBER 2024
PORT MATILDA	734	758	2006	526	1784	1422

<b>HUSTON TOWNSHIP</b>	350	300	384	415	517	667
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TOTAL GALLONS

	<b>JUNE 2024</b>	<b>JULY 2024</b>	<b>AUGUST 2024</b>	<b>SEPTEMBER 2024</b>	<b>OCTOBER 2024</b>	<b>NOVEMBER 2024</b>
<b>RESIDENTIAL/COMMERCIAL</b>	19,190	12,950	28,400	19,570	21,700	5,600
<b>PORT MATILDA</b>	5,500	6,500	13,000	6,500	12,000	11,000
<b>HUSTON TOWNSHIP</b>	6,000	8,000	8,000	8,000	8,000	8,000
<b>TOTAL GALLONS</b>	30,690	27,450	49,400	34,070	41,700	24,600

Plant Operations:

- Total Monthly Influent Flow: 141.77 MGD
- Monthly Average Influent Flow: 4.73 MGD
- Highest Daily Influent Flow (11/10): 5.69 MGD
- Lowest Daily Influent Flow (11/28): 3.77 MGD
- 12-Month Rolling Effluent Average: 3.83 MGD
- Current Year Effluent Average: 3.88 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	32,000	370,000
Centre Hills Golf	4,245,000	43,079,970
Stewart Drive	0	68,000
Collections Maintenance Garage	1,000	16,000
CINTAS	602,319	5,436,639
Red Line	39,000	4,848,000
Plant site	5,536,000	53,163,000
GDK Park vault	39,978,000	400,614,000
Elks	707,000	14,044,000
<b>Total Gallons</b>	<b>51,491,319</b>	<b>521,639,609</b>
Plant effluent temperature monthly average	66.1°	
Wetland temperature monthly average	63.6°	

**Plant Maintenance**

- Rebuilt WAS #1 pump and motor.
- Replaced the wiper control board for the AWT UV Lights.



- Repaired electric heaters in the Dewatering Building.
- Repaired the controls for the Primary Pumps.
- Martz updated the PLC for the Aeration Blowers.
- Controls 21 repaired the Effluent Temperature Probe.

**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:**

Mainline Cleaning – 4,767 ft cleaned/cut with root cutter.  
 Mainline televising – 79,254 ft televised – 373 manholes inspected.  
 Replaced 20 ft. of mainline that we could not get the camera through (Science Park)  
 1 – Casting Replacement  
 Brushing backlot ROW’s

**Lift Station Maintenance:**

Cleaned (11) wet wells.  
 Replaced E-One grinder at 713 Rosslyn Rd.  
 Replaced E-One grinder at 678 Rosslyn Rd.

**Next Month Projects:**

Continue televising mainline  
 GIS for mapping  
 Mainline flushing  
 ROW brushing

**Inspection:**

Winfield Heights Phase 2 (waiting for final As-Builts)

**Mainline Construction:**

- a. Rockey Ridge Sec. 6 (waiting on pre-construction meeting)
- b. Decibel Partners Hotel (waiting on pre-construction meeting)

**New Connections:**

a. Single-Family Residential	10	c. Commercial	2
b. Multi-Family Residential	0	d. Non-Residential	0

**TOTAL 11**

PA One-Calls Responded to November 1 thru November 30, 2024; 261

**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)**

- Assistance was provided with items for the annual budget.

**Puddintown Interceptor Act 537 Special Study (P001178.0725)**

- The study was presented at the joint Centre Region Planning Commission and COG Land Use and Community Infrastructure on November 7, 2024.
- The special study will be updated based on the comments received (if necessary) and then re-submitted for another review round.

**West Patton (Meeks Lane) Pump Station Basis of Design (R001178.0730)**

- HRG is collaborating with the Developer (S&A Homes, the Developer’s Engineer and UAJA to design the proposed pump station and force main for this development.
- The PA DEP will require sewage facilities planning for the project. HRG is working to establish a planning session between all parties to establish a path forward.

**Sanitary Sewer Replacement Permitting (R001178.0734)**

- The permit applications were reviewed with staff and a field visit was conducted to examine critical areas. The drawings are being revised accordingly.

**Developer Plan Reviews:**

- Grays Pointe 7B (1178.0740): Design drawings are being reviewed for the low-pressure sewer.

**6.6 Executive Director’s Report**

None.

**7. Other Business**

None.

**8. Adjournment**

A motion was made by Mr. Nucciarone, second by Mr. Miles, to adjourn the meeting at 4:50 pm. The motion was passed unanimously.

Respectfully submitted,

UNIVERSITY AREA JOINT AUTHORITY

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Secretary/Assistant Secretary