

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

**Regular Meeting – March 19, 2025**

**1. Call to Order**

Mr. Lapinski, Chairman, called the regular meeting to order at 4:00 p.m., Wednesday, March 19, 2025. The meeting was held in the Board Room in the office of the Authority with the following in attendance in person: Messrs. Lapinski, Kunkle, Guss, Glebe, Miles, Derr, Nucciarone and Auman; Cory Miller, Executive Director; Jason Brown, Assistant Executive Director; Daren Brown, Collection System Superintendent; Andy Breon, Plant Superintendent; Holly Martinchek, Assistant Plant Superintendent; Michele Aukerman, Rettew; C-NET; David Gaines, Solicitor; Ben Burns, HRG; Steve Morra, Quandel Enterprises. The following were in attendance via Zoom: Messrs. Daubert, and Mellott; Sierra Weight, Administrative Assistant; Sam Robbins, State College Borough; Mike Tylka, CRPA Director; Ben Reid, Mette Evans & Woodside; Tom Archer, Metter Evans & Woodside; Scott Shearer, PFM.

**2. Approval of the Minutes**

UAJA Regular Meeting – February 19, 2025

<b>UAJA Meeting Minutes Approved</b>
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A motion was made by Mr. Derr, second by Mr. Nucciarone, to approve the meeting minutes of the UAJA regular meeting held on February 19, 2025, with a correction made to paragraph 1. The motion passed unanimously.

**3. Public Comment**

**3.1 Other items not on the agenda**

None.

**4. Old Business**

**4.1 2025 Revenue Bonds Pricing Results**

The 2025 Revenue Bonds were priced February 26, 2025. \$48,090,000.00 of new debt was acquired as a result of the issue. A summary of the bond sale is included in the agenda report. A representative of PFM Financial Advisors will be present to explain the results of the bond sale.

**Recommendation:** Presentation only.

**5. New Business**

**5.1 Final Design: 335 Innovation Building at Innovation Park**

Final design drawings for 335 Innovation Building at Innovation Park (College Township) have been received and reviewed by staff and our consulting engineer. The sewer extension will serve 20.5 EDUs. The review comments have been addressed.

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

**Final Design: 335  
Innovation Building  
Approved**

A motion was made by Mr. Guss, second by Mr. Nucciarone, to approve the Final Design: 335 Innovation Building at Innovation Park. The motion passed unanimously.

**5.2 Change Order 4, Contract 2022-01**

This change order addresses minor modifications to the non-potable and reuse water lines in the thickening building, resizing overhead doors and changing the door type at the waste receiving building for durability under expected frequent opening/closing cycles, and modifications required by Centre Region Code.

**Recommendation:** Approve Change Order 4, Contract 2022-01, in the total amount of \$159,873.85.

**Change Order 4,  
Contract 2022-01  
Approved**

A motion was made by Mr. Kunkle, second by Mr. Miles, to approve Change Order 4, Contract 2022-01 in the amount of \$159,873.85. The motion passed unanimously.

**5.3 Change Order 3, Contract 2022-02**

This change order addresses revisions to floor drain sizing and addition of vent for the Dryer Building underground plumbing. The changes are associated with changing equipment in the dryer building.

**Recommendation:** Approve Change Order 3, Contract 2022-02, in the total amount of \$73,932.16 and the addition of 2 days to the contract time.

**Change Order 3,  
Contract 2022-02  
Approved**

A motion was made by Mr. Nucciarone, second by Mr. Miles, to approve Change Order 3, Contract 2022-02 in the amount of \$16,817.27 and the addition of 2 days to the contract time. The motion passed unanimously.

**5.4 Change Order 2, Contract 2022-03**

This change order addresses revisions to ductwork required by Centre Region Code as well as modifications to the odor control ductwork and support columns for the dryer building.

**Recommendation:** Approve Change Order 2, Contract 2022-03, in the total amount of \$54,146.78.

**Change Order 2,  
Contract 2022-03  
Approved**

A motion was made by Mr. Guss, second by Mr. Kunkle, to approve Change Order 2, Contract 2022-03 in the amount of \$54,146.78. The motion passed unanimously.

**5.5 Requisitions**

BRIF #950	L/B Water Fox Hill Road Project (Misc. Materials)	\$6,438.70
BRIF #951	McCrometer, Inc. Collections Meter	\$25,635.16
BRIF #952	Filmtec Corp. AWT Membranes	\$12,996.00

BRIF #953	Heidelberg Materials Fox Hill Road Project (Stone)	\$9,905.88
BRIF #954	Pittsburgh Tank & Tower Reuse Mountain Tanks Inspection	\$2,120.00
BRIF #955	Kappe Associates AWT Feed Pump Assembly	\$18,515.00
BRIF #956	A&H Equipment Jetter Nozzle	\$5,060.00
BRIF #957	Rettew Main Station Rehab Project Engineering	\$7,600.00
<b>TOTAL BRIF-</b>		<b>\$88,270.74</b>

**BRIF Fund  
Approved**

A motion was made by Mr. Derr, second by Mr. Nucciarone, to approve BRIF Fund #950, #951, #952, #953, #954, #955, #956 and #957 in the amount of \$88,270.74. The motion passed unanimously.

Construction Fund #054	Hillis-Carnes Engineering Sludge Drying Project- Inspections	\$3,400.00
Construction Fund #055	Rettew Sludge Drying Project-Engineering	\$78,877.50
Construction Fund #056	Rettew Headworks Improvement Project-Engineering	\$1,420.44
Construction Fund #057	Quandel Construction Group Pay App. #15- Sludge Drying Project-General	\$3,041,659.12
Construction Fund #058	Myco Mechanical Pay App. #11- Sludge Drying Project-Plumbing	\$108,018.45
Construction Fund #059	Myco Mechanical Pay App. #12- Sludge Drying Project-HVAC	\$21,621.15
Construction Fund #060	Hayden Power Group Pay App. #11- Sludge Drying Project-Electrical	\$204,334.47
<b>TOTAL 2024 CONSTRUCTION FUND (Biosolids)-</b>		<b>\$3,459,331.13</b>

**Construction Fund  
Approved**

A motion was made by Mr. Nucciarone, second by Mr. Miles, to approve Construction Fund #054, #055, #056, #057, #058, #059, and #060 in the amount of \$3,459,331.13. The motion passed unanimously.

Revenue Fund #216	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. Derr, second by Mr. Daubert, to approve Revenue Fund #216 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 February 28, 2025, were reviewed with the Board by Jason Brown.

**6.2 Chairman’s Report**

None.

**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

	September 2024	October 2024	November 2024	December 2024	January 2025	February 2025
PORT MATILDA	526	1784	1422	2064	826	2156
HUSTON TOWNSHIP	415	517	667	601	584	600

TOTAL GALLONS

	September 2024	October 2024	November 2024	December 2024	January 2025	February 2025
RESIDENTIAL/COMMERCIAL	19,570	21,700	5,600	8,000	0	500
PORT MATILDA	6,500	12,000	11,000	11,000	5,500	11,000
HUSTON TOWNSHIP	8,000	8,000	8,000	10,000	8,000	8,000
<b>TOTAL GALLONS</b>	<b>34,070</b>	<b>41,700</b>	<b>24,600</b>	<b>29,000</b>	<b>13,500</b>	<b>19,500</b>

Plant Operations:

- Total Monthly Influent Flow: 139.69 MGD
- Monthly Average Influent Flow: 4.99 MGD
- Highest Daily Influent Flow (2/16): 6.03 MGD
- Lowest Daily Influent Flow (2/11): 4.64 MGD
- 12-Month Rolling Effluent Average: 3.55 MGD
- Current Year Effluent Average: 3.04 MGD

On-line Treatment Units:

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

Reuse Water Distribution Data

	February	Year to date gallons
Best Western Hotel	26,000	52,000
Centre Hills Golf	0	0
Stewart Drive	0	0
Collections Maintenance Garage	1,000	2,000
CINTAS	532,974	1,123,218
Red Line	469,000	1,083,000
Plant site	4,817,000	10,145,000
GDK Park vault	28,449,000	59,009,000
Elks	0	0
<b>Total Gallons</b>	<b>34,294,974</b>	<b>71,414,218</b>
Plant effluent temperature monthly average	56.4°	
Wetland temperature monthly average	52.3°	

**Plant Maintenance**

- Repaired the utility water line to the SCADA heat pump.
- Rebuilt RAS pump #3.
- Repaired the MF CIP Line.

**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 – 6,833 ft cleaned/cut with root cutter.

Mainline televising – 31,145 ft televised – 166 manholes inspected.

4- mainline repairs in Boalsburg area

6- mainline repairs in Lemont area

GIS service area

**Lift Station Maintenance:**

Cleaned (21) wet wells.

Replaced E-One grinder at 1350 Deerfield Dr.

**Next Month Projects:**

Start Fox Hill backlot project

Continue televising mainline

GIS for mapping

Mainline flushing

2-Lateral connections (311 Kimport Ave, Transfer Rd for temporary job trailer)

**Inspection:**

Mt. Nittany Elementary (held pre-construction meeting)

Decibel Partners Hotel (held pre-construction meeting)

**Mainline Construction:**

- a. Rockey Ridge Sec. 6 (waiting on pre-construction meeting)
- b. Mt. Nittany Manor Ph. 1 (waiting on pre-construction meeting)
- c. Mt. Nittany Manor Ph. 2 (waiting on pre-construction meeting)

**New Connections:**

a. Single-Family Residential	2	c. Commercial	0
b. Multi-Family Residential	0	d. Non-Residential	0
<b>TOTAL</b>			<b>2</b>

PA One-Calls Responded to February 1 thru February 28, 2025: 225

**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)**

- HRG continues to provide retainer services and is working on complete supporting documentation for the Chapter 94 Report.

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

- The study has been updated based on applicable comments received from the community

organizations and will be submitted to UAJA staff for review.

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

- HRG is working with the Developer (S&A Homes) to design the proposed pump station and force main.
- HRG prepared a separate proposal to UAJA for the Special Study that is required by DEP.

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

- The permits for one section of the replacement were received on March 11, 2025.

**Reclaimed Water Storage Tanks Rehabilitation (R001178.0742)**

- An engineering services proposal was prepared and submitted to assist with this project.

**Developer Plan Reviews:**

- 335 Innovation Building at Innovation Park for Pennsylvania State University. Sanitary sewer design plans were reviewed and a letter recommending approval will be provided.

**6.6 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)**

- The Contractor has installed the parts to implement the changes to the sidestream injection skids. Aqua Aerobics was on site starting March 11<sup>th</sup> to test the system. The injection skids performed as anticipated with the changes and a series of ozone dosing tests were performed. We will provide a further update at the meeting as data becomes available to measure disinfection efficiency.

**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			\$5,458,723.91	\$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

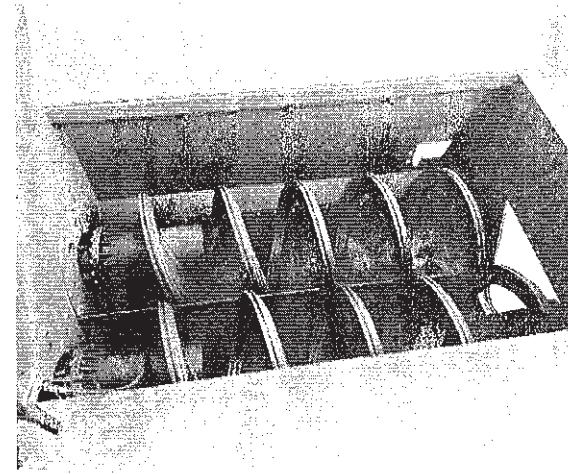
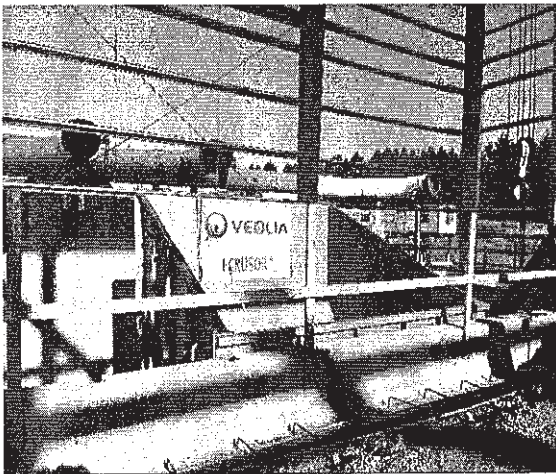
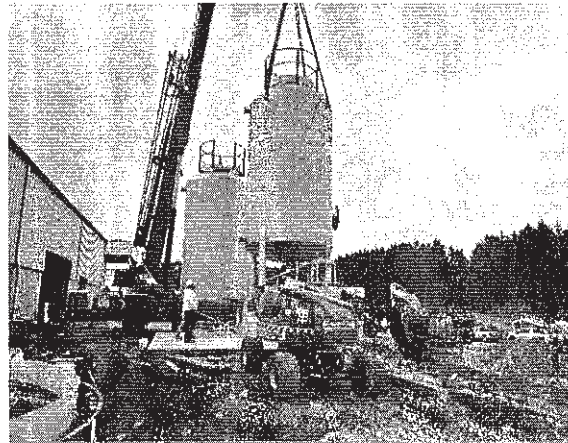
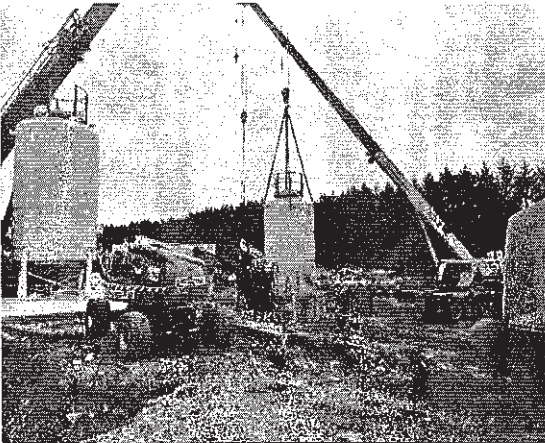
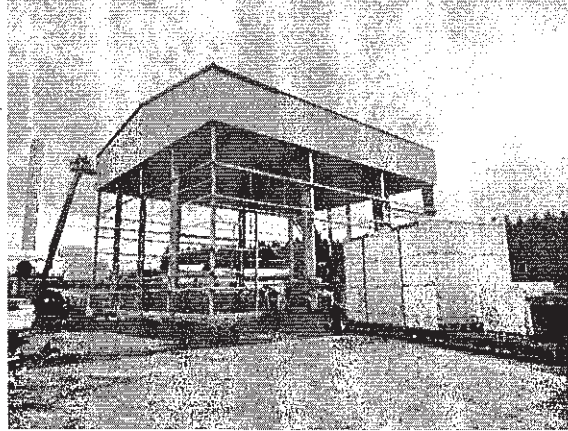
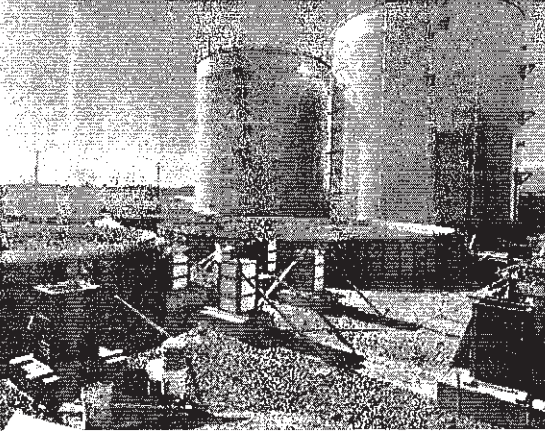
- No applications to process this month.

### 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)

- Digestion Tank construction is nearly complete and both new buildings have been erected, with work continuing on the roofing and siding.
- Major equipment deliveries have begun this month with the arrival of the depackaging unit and components related to both the biogas upgrading and the anaerobic digesters.





- Contract 2022-01 (General) – Change Order No. 04 – RETTEW has prepared and recommends Change Order No. 04 for \$159,873.85 and 0 days to the contract. This Change Order is primarily for additional building materials to address Centre Region Code comments.
- Contract 2022-02 (Plumbing) – Change Order No. 03 – RETTEW has prepared and recommends Change Order No. 03 for \$16,817.27 and 2 days to the contract. This Change Order is for increased floor drain and vent piping in the Dryer Building as required by Centre Region Code.
- Contract 2022-03 (HVAC) – Change Order No. 02 – RETTEW has prepared and recommends Change Order No. 02 for \$54,146.78 and 0 days to the contract. This Change Order is for duct changes in Thickening Building, Dryer Building odor control duct and support columns.

<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	15	\$3,041,659.12	\$66,799,567.35	\$32,039,928.68	47.96%	\$37,963,631.55
2022-02	11	\$108,018.45	\$857,932.16	\$572,225.16	66.70%	\$314,318.25
2022-03	12	\$21,621.15	\$762,298.76	\$444,836.25	58.35%	\$361,946.12
2022-04	11	\$204,334.47	\$6,635,087.53	\$2,516,993.94	37.93%	\$4,369,792.98
		\$3,375,633.19	\$75,054,885.80	\$35,573,984.03	47.40%	\$39,480,901.77

- Application for Payment No. 15 has been received for Contract 2022-01 (General Construction) in the amount of \$3,041,659.12. RETTEW recommends payment of Application for Payment No. 15 in the amount of \$3,041,659.12.
- Application for Payment No. 11 has been received for Contract 2022-02 (Plumbing Construction) in the amount of \$108,018.45. RETTEW recommends payment of Application for Payment No. 11 in the amount of \$108,018.45.
- Application for Payment No. 12 has been received for Contract 2022-03 (HVAC Construction) in the amount of \$21,621.15. RETTEW recommends payment of Application for Payment No. 12 in the amount of \$21,621.15.
- Application for Payment No. 11 has been received for Contract 2022-04 (Electrical Construction) in the amount of \$204,334.47. RETTEW recommends payment of Application for Payment No. 10 in the amount of \$204,334.47.

**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

**College-Harris Pump Station**

- Bids were received March 11<sup>th</sup> for the first phase of the College-Harris Pump Station rehabilitation project. A tabulation of the three (3) bids received is attached to this report. Based on our review of the bids received, we recommend the Authority issue a Notice of Intent to Award to the lowest responsive bidder, Greenland Construction, Inc.

**Draft NPDES Permit – Slab Cabin Run and Wetlands**

- A draft NPDES Permit renewal for the discharge of beneficial reuse water to Slab Cabin Run and the GD Kissinger Wetlands has been received. We are collaborating with Authority staff to compile comments for submission to the PA DEP.

**Phase I Solar Array**

- As the Phase I Solar Array is now owned by the Authority, RETTEW will begin to provide quarterly updates on performance and generation. A simplified report for the period from ownership transition to current date is attached for convenience.

**6.7 Executive Director’s Report**

Mr. Miller stated that the authority has received the draft NPDES permit for the wetlands.

**7. Other Business**

None.

**EXECUTIVE SESSION – to discuss ongoing litigation.**

Mr. Lapinski called the meeting into Executive Session at 4:54 pm, a motion was made by Mr. Derr, second by Mr. Nucciarone. A motion was then made by Mr. Nucciarone, second by Mr. Auman to come out of the executive session at 5:32 pm. The motions passed unanimously.

**8. Adjournment**

A motion was made by Mr. Nucciarone, second by Mr. Auman, to adjourn the meeting at 5:32 pm. The motion was passed unanimously.

Respectfully submitted,  
UNIVERSITY AREA JOINT AUTHORITY

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Secretary/Assistant Secretary