

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

**Regular Meeting – April 16, 2025**

**1. Call to Order**

Mr. Lapinski, Chairman, called the regular meeting to order at 4:04 p.m., Wednesday, April 16, 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, Derr, and Auman; 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; David Gaines, Solicitor; Ben Burns, HRG; Steve Morra, Quandel Enterprises; Justin Bickel, Quandel Enterprises; Logan Ledenbohm, Quandel Enterprises; Tom Songer; Brian Dempsey. The following were in attendance via Zoom: Messrs. Daubert; Sam Robbins, State College Borough; Mike Tylka, CRPA Director; Elizabeth Kramer, Salzmänn Hughes; Kathryn Wills, Raftelis; Phil Sapone, Raftelis; Rocky Carley, Raftelis.

**2. Approval of the Minutes**

UAJA Regular Meeting – March 19, 2025

**UAJA Meeting  
Minutes Approved**

A motion was made by Mr. Derr, second by Mr. Guss, to approve the meeting minutes of the UAJA regular meeting held on March 19, 2025. The motion passed unanimously.

**3. Public Comment**

**3.1 Other items not on the agenda**

None.

**4. Old Business**

**4.1 Rate Subcommittee Consultant Draft Report Presentation**

A draft report will be presented by representatives of Raftelis, the consultant on the study. A follow-up work session for this topic has been scheduled for Thursday, April 24<sup>th</sup> at 5:30 pm to discuss the report.

**Recommendation:** Presentation only.

**5. New Business**

**5.1 2024 Audit Subcommittee**

The 2024 audit field work is coming to a close. As in past years, staff would like an audit subcommittee to review the draft audit with our auditors (Maher Duessel) and staff in early May. The 2024 audit will be presented for approval at the May board meeting. The audit subcommittee has traditionally consisted of the Treasurer, Assistant Treasurer and one other board member.

**Recommendation:** Appoint a subcommittee and establish a firm date for meeting with Maher Duessel and staff.

**Appointment of  
Subcommittee**

Jeff Nucciarone, Mark Kunkle and Dave Derr were appointed to the 2024 audit subcommittee. The subcommittee will plan to meet in early May. No motions were made.

## **5.2 Award of Contract 2025-01 College-Harris Pump Station Rehabilitation**

Bids were received March 11, 2025, for Contract 2025-01. This project consists of removing coatings (paint) and corrosion from piping and pumps to determine what needs to be replaced and what can be restored in place. The pump station has been in service for over 60 years, and many components are original.

Three bids were received as shown in the bid tabulation included in the agenda report. Greenland Construction Inc. is the low bidder.

**Recommendation:** Award Contract 2025-01 to Greenland Construction, Inc. in the amount of \$111,155.00

**Award Contract 2025-  
01 to Greenland  
Construction  
Approved**

A motion was made by Mr. Kunkle, second by Mr. Glebe, to award Contract 2025-01 to Greenland Construction, in the amount of \$111,155.00.

## **5.3 Contract 2022-01 Change Order 05**

Change Order 05 for Quandel Construction includes two elements, first, the summation of several small cost adders and deducts related to the ongoing work. They are summarized in the Change Order and result in a net deduct to the Authority of \$50,550.65. The second element is related to Contract Time. As the Board is aware, there are changing governmental views on the Inflation Reduction Act and after discussions amongst the Authority Staff, Engineer and Contractors, greater emphasis is placed on the completion of the Anaerobic Digestion and RNG portion of the project prior to the Biosolids Dryer. Additionally, the changes in the Biosolids Dryer have lengthened that working time. To remove a contractual constraint to allow for completion of the Anaerobic Digestion complex first, followed by the Biosolids Dryer, this Change Order eliminates the interim deadline for the Dryer and provides an additional 78 working days to the Contractor. This should allow for the Anaerobic Digestion Complex to begin filling in October of this year as opposed to early 2026.

**Recommendation:** Approve Change Order 05, Contract 2022-01 for a net decrease of \$50,550.65, and an addition of 78 working days, and the elimination of the interim deadline for the Biosolids Dryer.

**Change Order 05,  
Contract 2022-01  
Approved**

A motion was made by Mr. Guss, second by Mr. Derr, to approve Change Order 05, Contract 2022-01 for a net decrease of \$50,550.65, and an addition of 78 working days and the elimination of the interim deadline for the Biosolids Dryer. The motion passed unanimously.

## **5.4 Contract 2022-04 Change Order 03**

Change order 03 for Hayden includes changes for the reconfigured dryer building, as well as changing the fiber optic cable from OM1 to OM5 to increase future capacity of the fiber network.

**Recommendation:** Approve Change Order 03, Contract 2022-04 for a net increase of \$78,077.00.

**Change Order 03,  
Contract 2022-04  
Approved**

A motion was made by Mr. Derr, second by Mr. Guss, to approve Change Order 03, Contract 2022-04 in the amount of \$78,077.00. The motion passed unanimously.

### 5.5 Final Design: Grays Pointe Neighborhood- Phase 7B

Final design drawings for the Grays Pointe Neighborhood - Phase 7B sewer extension (Patton Township) have been received and reviewed by staff and our consulting engineer. The sewer extension will serve 17 EDUs. The review comments have been addressed.

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

**Final Design: Grays  
Pointe Neighborhood –  
Phase 7B  
Approved**

A motion was made by Mr. Kunkle, second by Mr. Auman, to approve Final Design: Grays Pointe Neighborhood – Phase 7B. The motion passed unanimously.

### 5.6 Requisitions

BRIF #958	L/B Water Fox Hill Road Project (Misc. Materials)	\$1,034.55
BRIF #959	Sherwood-Logan Watson Marlow Pump (Plant)	\$12,503.18
BRIF #960	Site One Landscape Fox Hill Road Project (Seed/Fertilizer)	\$573.86
BRIF #961	Irvin Farms Fox Hill Road Project (Straw)	\$400.00
BRIF #962	Rettew Main Station Rehab Project Engineering	\$3,150.00
<b>TOTAL BRIF-</b>		<b>\$17,661.59</b>

**BRIF Fund  
Approved**

A motion was made by Mr. Guss, second by Mr. Auman, to approve BRIF Fund #958, #959, #960, #961, and #962 in the amount of \$17,661.59. The motion passed unanimously.

Construction Fund #061	Hillis-Carnes Engineering Sludge Drying Project- Inspections	\$2,982.50
Construction Fund #062	Rettew Sludge Drying Project-Engineering	\$68,537.50
Construction Fund #063	Rettew	\$5,929.14

## Headworks Improvement Project-Engineering

Construction Fund #064	L/B Water Sludge Drying Project-Valves	\$3,159.25
Construction Fund #065	Quandel Construction Group Pay App. #16- Sludge Drying Project-General	\$7,005,235.09
Construction Fund #066	Myco Mechanical Pay App. #12- Sludge Drying Project-Plumbing	\$34,923.20
Construction Fund #067	Myco Mechanical Pay App. #13- Sludge Drying Project-HVAC	\$110,373.04
Construction Fund #068	Hayden Power Group Pay App. #12- Sludge Drying Project-Electrical	\$227,250.66
Construction Fund #069	University Area Joint Authority Sludge Drying Project-Air Permit App. Fee	\$10,000.00
<b>TOTAL 2024 CONSTRUCTION FUND (Biosolids)-</b>		<b>\$7,468,390.38</b>

### Construction Fund Approved

A motion was made by Mr. Daubert, second by Mr. Kunkle, to approve Construction Fund #061, #062, #063, #064, #065, #066, #067, #068 and #069 in the amount of \$7,468,390.38. The motion passed unanimously.

Revenue Fund #217	Debt Service, Operation and Maintenance Expenses	\$1,000,000.00
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**TOTAL REVENUE FUND- \$1,000,000.00**

### Revenue Fund Approved

A motion was made by Mr. Glebe, second by Mr. Auman, to approve Revenue Fund #217 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 March 31, 2025, were reviewed with the Board by Jason Brown.

### 6.2 Chairman's Report

Mr. Lapinski notified the Board of Frank Mellot's resignation.

### 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

	October 2024	November 2024	December 2024	January 2025	February 2025	March 2025
PORT MATILDA	1784	1422	2064	826	2156	0
HUSTON TOWNSHIP	517	667	601	584	600	567

#### TOTAL GALLONS

	October 2024	November 2024	December 2024	January 2025	February 2025	March 2025
RESIDENTIAL/COMMERCIAL	21,700	5,600	8,000	0	500	9,175
PORT MATILDA	12,000	11,000	11,000	5,500	11,000	0
HUSTON TOWNSHIP	8,000	8,000	10,000	8,000	8,000	6,000
TOTAL GALLONS	41,700	24,600	29,000	13,500	19,500	15,175

#### Plant Operations:

- Total Monthly Influent Flow: 165.55 MGD
- Monthly Average Influent Flow: 5.34 MGD
- Highest Daily Influent Flow (3/5): 8.41 MGD
- Lowest Daily Influent Flow (3/12): 4.44 MGD
- 12-Month Rolling Effluent Average: 3.48 MGD
- Current Year Effluent Average: 3.20 MGD

#### On-line Treatment Units:

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

#### Reuse Water Distribution Data

	March	Year to date gallons
Best Western Hotel	34,000	86,000
Centre Hills Golf	0	0
Stewart Drive	0	0
Collections Maintenance Garage	1,000	3,000



CINTAS	611,533	1,734,751
Red Line	577,000	1,660,000
Plant site	5,432,000	15,577,000
GDK Park vault	29,585,000	88,594,000
Kissinger's Pond	0	0
Mountain View	0	0
Total Gallons	38,980,533	110,394,751
Plant effluent temperature monthly average	57.1°	
Wetland temperature monthly average	53.6°	

### Plant Maintenance

- Repaired the utility water line.
- Replaced a pressure reducing valve in the Reuse chlorine line.
- Repaired a communications problem in the Centrifuge control panels at Dewatering.
- Installed the new water filter system in the Lab.
- Ford Hall serviced the Secondary Clarifier Weir Brushes.
- Replaced the disconnect switch for a Primary Building heater.
- Replaced the main water meter to the facility.
- Installed the rebuilt fan impeller for Bio Fan #2.

### 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 – 1,549 ft cleaned/cut with root cutter.  
Mainline televising – 30,290 ft televised – 168 manholes inspected.  
Fox Hill Rd Project – Replaced and did restoration on 875 ft of mainline.  
Replaced 114 ft of mainline at 3091 Enterprise Dr (Backlot) due to sinkhole.  
New lateral install at 146 Interior Service Rd (Burgmeier Hauling).

#### Lift Station Maintenance:

Cleaned (9) wet wells.  
Replaced E-One grinder at 112 Ramsey Way (Huntridge Manor)  
Lost commercial power to 11 lift stations on 3/16 due to a bad storm, the on-call guys worked through the night

#### 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	4	c. Commercial	0
b. Multi-Family Residential	0	d. Non-Residential	0

**TOTAL 4**

PA One-Calls Responded to March 1 thru March 31, 2025: 381

### **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 prepared the pump station capacity tables and the system map 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 was re-submitted to UAJA staff for review.

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

- HRG is working with Developer (S&A Homes) to design the proposed pump station and force main.
- The previous Meeks Lane Act 537 Plan is being revised to account for the latest proposed pump station and conveyance plans.

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

- The NPDES permits for construction have been issued.

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

- The tank inspection reports are being reviewed, and recommendations are being prepared.

### **Developer Plan Reviews:**

- 335 Innovation Building at Innovation Park for Pennsylvania State University. Sanitary sewer design plans were reviewed and a letter recommending approval was provided.
- Patton Crossing Phase 2B (Cava Restaurant): Sanitary Sewer designs are being reviewed.

## 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 system continues to run as the staff tunes its operational procedures with variable plant flow rates throughout the day and week.
- The Plant staff continue to operate the Ozone System, adjusting dosage amounts to determine the optimal amount of ozone to apply to the effluent to provide reliable disinfection.

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.

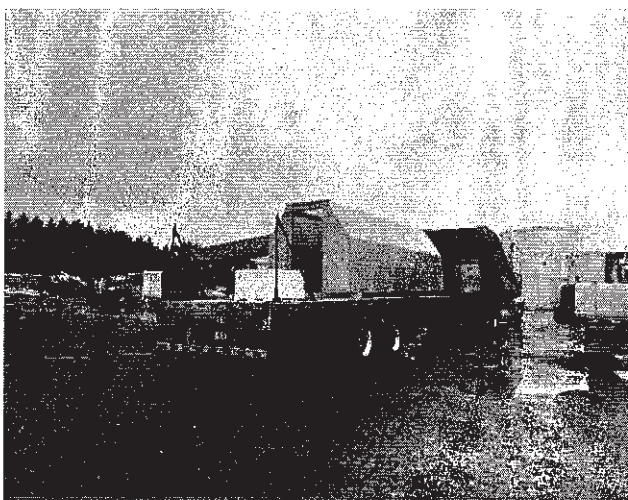
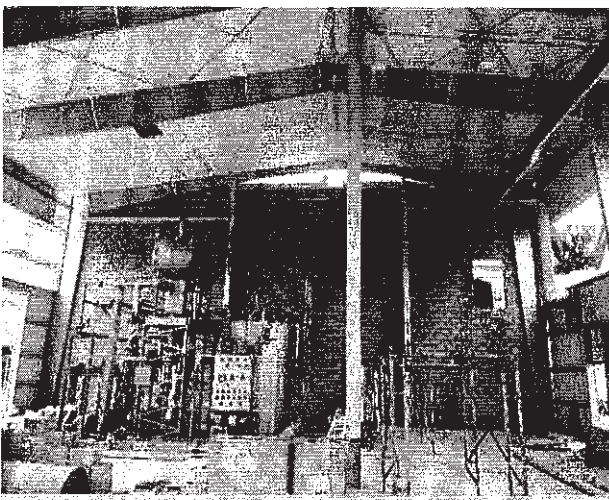
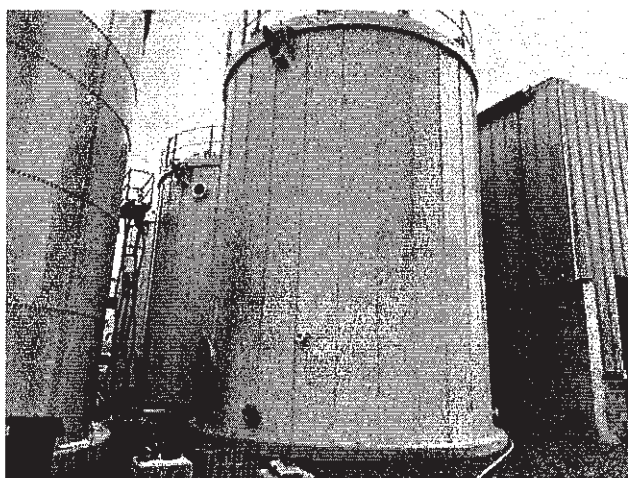
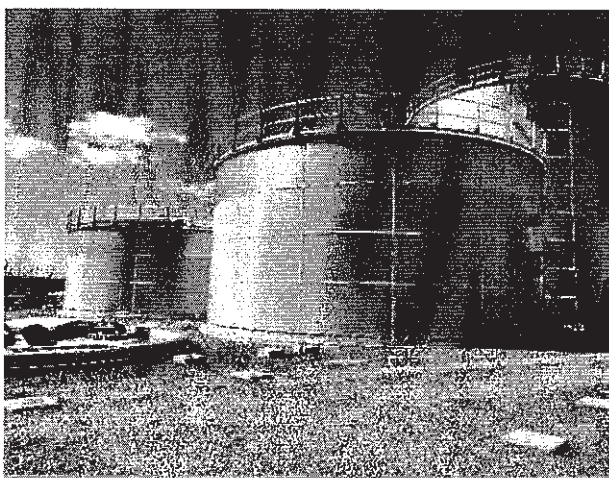
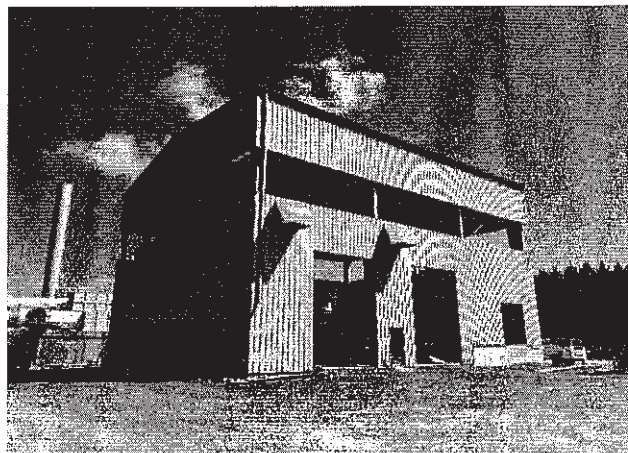
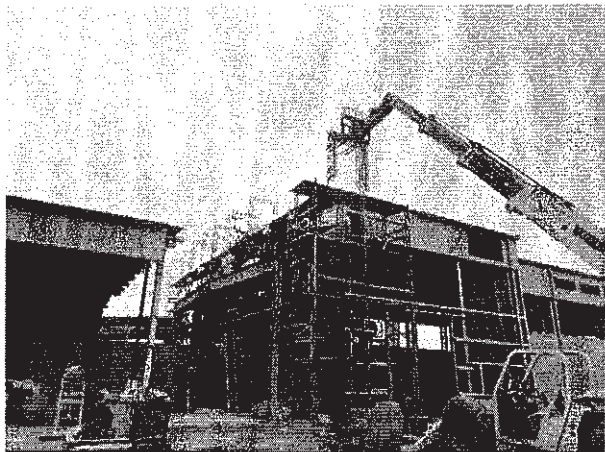
#### Ozone Disinfection for Effluent Project Schedule

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)

- Installation of significant equipment began this past month, including the Ecrusor depackag system, the Dryer's thermal fluid heater, and the Food Waste Tanks. Building and tank construction is nearly complete.





- Contract 2022-01 (General) – Change Order No. 05 – RETTEW has prepared and recommends Change Order No. 05 for a deduct of (\$50,550.65) and an increase of 78 days to the Contract. This Change Order is for variety of miscellaneous items, both additions and deductions. RETTEW will review the items in this Change Order with the Board.
- Contract 2022-04 (Electrical) – Change Order No. 03 – RETTEW has prepared and recommends Change Order No. 03 for \$78,077.00 and 0 days to the contract. This Change Order is for modifications to a motor control center and additional variable frequency drives required for the redesigned dryer. Additionally, this change order substitutes a higher capacity fiber optic cable through the site to enhance data communication.



<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	16	\$7,005,235.09	\$67,269,834.57	\$37,727,548.30	56.08%	\$31,428,663.68
2022-02	12	\$34,923.20	\$874,749.43	\$608,986.42	69.62%	\$296,212.32
2022-03	13	\$110,373.04	\$816,445.54	\$567,472.96	69.51%	\$305,719.86
2022-04	12	\$227,250.66	\$6,635,087.53	\$2,769,494.68	41.74%	\$4,142,542.32
		\$7,377,781.99	\$75,596,117.07	\$41,673,502.36	55.13%	\$33,922,614.71

- Application for Payment No. 16 has been received for Contract 2022-01 (General Construction) in the amount of \$7,005,235.09. RETTEW recommends payment of Application for Payment No. 16 in the amount of \$7,005,235.09.
- Application for Payment No. 12 has been received for Contract 2022-02 (Plumbing Construction) in the amount of \$34,923.20. RETTEW recommends payment of Application for Payment No. 12 in the amount of \$34,923.20.
- Application for Payment No. 13 has been received for Contract 2022-03 (HVAC Construction) in the amount of \$110,373.04. RETTEW recommends payment of Application for Payment No. 13 in the amount of \$110,373.04.
- Application for Payment No. 12 has been received for Contract 2022-04 (Electrical Construction) in the amount of \$227,250.66. RETTEW recommends payment of Application for Payment No. 12 in the amount of \$227,250.66.

#### **Anaerobic Digestion Project Schedule**

<b>Milestone</b>	<b>Date</b>
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. 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**

- For the Authority's information, we have prepared a brief report on the solar production from both the Phase I and Phase II Arrays over the past seven years and how the arrays' actual production has compared to the projected/guaranteed production.

#### **6.7 Executive Director's Report**

Mr. Miller provided the board with a brief statement on the plant tour given to Ferguson Township.

**7. Other Business**

None.

**EXECUTIVE SESSION – to discuss real estate.**


Mr. Lapinski called the meeting into Executive Session at 5:33 pm, a motion was made by Mr. Auman, second by Mr. Guss. A motion was then made by Mr. Auman, second by Mr. Glebe to come out of the executive session at 5:49 pm. The motions passed unanimously.

**8. Adjournment**

A motion was made by Mr. Auman, second by Mr. Glebe, to adjourn the meeting at 5:49 pm. The motion was passed unanimously.

Respectfully submitted,

UNIVERSITY AREA JOINT AUTHORITY

  
Secretary/Assistant Secretary

