

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

Regular Meeting – May 21, 2025

1. Call to Order

Mr. Lapinski, Chairman, called the regular meeting to order at 4:04 p.m., Wednesday, May 21, 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 and Nucciarone; 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; Michele Aukerman, Rettew; C-NET; David Gaines, Solicitor; Bill Steudler; Tom Songer. The following were in attendance via Zoom: Messrs. Daubert and Derr; Jason Wert, Rettew; Lysie Vieira, Maher Duessel; Brian McCall, Maher Duessel; Pam Adams, CRPA Director; Steve Morra, Quandel.

2. Approval of the Minutes

UAJA Regular Meeting – April 16, 2025

<p style="text-align:center">UAJA Meeting Minutes Approved</p>

A motion was made by Mr. Miles, second by Mr. Guss, to approve the meeting minutes of the UAJA regular meeting held on April 16, 2025. The motion passed unanimously.

3. Public Comment

3.1 Other items not on the agenda

None.

4. Old Business

None.

5. New Business

5.1 2024 Audit

Included in the packet are the following:

Draft Communication to Those Charged with Governance Letter

Draft Financial Statements

Draft Management letter

Board Treasurer, Jeff Nucciarone, Asst. Treasurer, Mark Kunkle, Board Member, Wes Glebe, Cory Miller and Jason Brown met with Maher Duessel (via Zoom) on May 12th to review and comment on the 2024 Draft Audit. Brian McCall, a partner in Maher Duessel, will attend the meeting to review the 2024 Audit with the Board.

Recommendation: Approve the 2024 Audit.

**2024 Audit Draft
Report
Approved**

A motion was made by Mr. Kunkle, second by Mr. Nucciarone, to approve the 2024 Audit Draft Report. The motion passed unanimously.

5.2 Spring Benner Walker Joint Authority Easement Agreements

Three easement agreements are needed by Spring Benner Walker Joint Authority for the installation of a sewer line to serve the properties within Benner Township along Shiloh Road. The easements are all outside of the existing fence surrounding the treatment plant, therefore they will not interfere with the operation of the treatment plant. The total amount to be paid for the easements is \$1,636.75.

Recommendation: Approve the three easement agreements as presented.

**SBWJA Easement
Agreements
Approved**

A motion was made by Mr. Miles, second by Mr. Nucciarone, to approve the Spring Benner Walker Joint Authority Easement Agreements. The motion passed unanimously.

5.3 Rate Subcommittee Recommendations

On April 1, 2025, the Sewer Rate Study Subcommittee received a draft report and presentation from the UAJA consultant Raftelis. The subcommittee completed a thorough review of the draft report and PowerPoint presentation. The subcommittee unanimously approved two recommendations to the UAJA Board:

1. The subcommittee recommended the UAJA Board accept the Rate Study report and presentation, as amended.
2. The subcommittee recommended the UAJA Board consider the Assessment of Additional Rate Alternative Developed by the UAJA Rate Study Subcommittee for further consideration.

A work session of the UAJA Board was held April 24, 2025, to further discuss the report.

Staff concurs that the report and presentation should be accepted by the Board.

Staff has many concerns about continuing to move towards the subcommittee recommended alternative. First and foremost, any change in the rate structure opens UAJA to legal challenges. The current rate structure has already been proven to be uniform and reasonable. Second, changing the rate structure does not seem to be consistent with the mission of UAJA, which is to improve the environment, quality of life, and economy of the Centre Region. Third, UAJA is five months from the start of its largest project ever. The future of UAJA depends on a successful startup and the generation of the projected revenues as quickly as possible. UAJA does not have the administrative staff to focus on the startup and reconfiguring of the rate structure. A consultant cannot do the reconfiguration without significant work from staff. If the change were to be implemented, there likely will be hundreds of phone calls from customers who have experienced an increase in their bill. Fourth, the proposed alternative gives an incentive for businesses to co-locate in large buildings and/or master metered complexes. There is almost certainly a uniformity issue that will need to be addressed for the stand-alone businesses. Fifth, UAJA is still involved in a legal dispute with the State College Borough. Staff recommends that no consideration be given to rate changes until that dispute is resolved.

Rate Subcommittee Recommendation 1: Accept the Rate Study report and presentation, as amended.

Rate Subcommittee Recommendation 2: Consider the Assessment of Additional Rate Alternative Developed by the UAJA Rate Study Subcommittee for further consideration.

**Acceptance of Rate
Study Report
Approved**

A motion was made by Mr. Guss, second by Mr. Kunkle, to accept the Rate Study Report and presentation, as amended. The motion passed unanimously.

**Rate Alternative -
Withdrawn**

A motion was made by Mr. Kunkle, second by Mr. Miles, to implement a rate alternative, subject to developing necessary software. Motion withdrawn.

**Rate Alternative -
Withdrawn**

A motion was made by Mr. Kunkle, second by Mr. Miles, to implement a rate alternative given the approval of funds in 2026. Motion Withdrawn.

5.4 Final Design: Patton Crossing Phase 2B – Cava Restaurant

Final design drawings for the Patton Crossing Phase 2B- Cava Restaurant sewer extension (Patton Township) have been received and reviewed by staff and our consulting engineer. The sewer extension will serve 5 EDUs. The review comments have been addressed.

Recommendation: Approve the drawings as submitted.

**Final Design: Patton
Crossing Ph. 2B
Approved**

A motion was made by Mr. Nucciarone, second by Mr. Guss, to approve the Final Design: Patton Crossing Ph. 2B – Cava Restaurant drawings as submitted. The motion passed unanimously.

5.5 Change Order 06 Contract 2022-01 Quandel Construction

This change order is for changes associated with modifications to the dryer building resulting from the reconfiguration of the dryer equipment. When the project was bid, the dryer building plans and specifications were not complete. The decision was made to bid the project and finish the dryer design work after the bids were awarded to mitigate the rapidly increasing costs of everything else in the project. \$610,415.00 of this change order is for the redesign.

\$120,967.00 is for work associated with Centre Region Code requirements for architectural and fireproofing.

\$49,344.00 is for changes to the odor control ductwork to connect the Waste Receiving Building to the Odor Control system.

\$4,991.00 is for additional isolation valves on natural gas lines for safety and facilitating future maintenance.

Recommendation: Approve Change Order 06, Contract 2022-01 in the amount of \$785,717.00.

**Change Order 06
Contract 2022-01
Approved**

A motion was made by Mr. Nucciarone, second by Mr. Glebe, to approve Change Order 06 Contract 2022-04 in the amount of \$785,717.00. The motion passed unanimously.

5.6 Change Order 03 Contract 2022-03 Myco Mechanical

This change order is for changes to the odor control ductwork to connect the existing odor control system to the Dryer Building and Waste Receiving Building. The total amount is \$38,217.52 and an increase of 8 days to the contract time.

Recommendation: Approve Change Order 03 of Contract 2022-03 in the amount of \$38,217.52 and an increase of 8 days.

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

A motion was made by Mr. Guss, second by Mr. Nucciarone, to approve Change Order 03 Contract 2022-03 in the amount of \$38,217.52. The motion passed unanimously.

5.7 Change Order 04 Contract 2022-04 George J Hayden

This change order is for changes to the dryer building as well as the elimination of lightning protection on existing buildings. The net increase is \$412,674.78.

Recommendation: Approve Change Order 04 of Contract 2022-04 in the amount of \$412,674.78.

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

A motion was made by Mr. Nucciarone, second by Mr. Guss, to approve Change Order 04 Contract 2022-04 in the amount of \$412,674.78. The motion passed unanimously.

5.8 Requisitions

BRIF #963	L/B Water Fox Hill Road Project (Misc. Materials)	\$37,094.15
BRIF #964	Maxwell Transport Fox Hill Road Project (Lowboy)	\$200.00
BRIF #965	Site One Landscape Fox Hill Road Project (Seed/Fertilizer)	\$628.35
BRIF #966	Specialized Storage Systems Pipe Rack	\$15,235.20
BRIF #967	Cooper Electric Persia Pump Station Project (Misc. Materials)	\$249.04
BRIF #968	Keystone Engineering Group PLC Replacement (Plant)	\$19,771.60
BRIF #969	Lezzer Lumber Fox Hill Road/Persia Projects (Misc. Materials)	\$255.18

BRIF #970	Robinson Vacuum Tanks Persia Pump Station Project (Misc. Materials)	\$1,619.92
BRIF #971	Schaedler Yesco Persia Pump Station Project/PLC Replacement	\$13,179.36
BRIF #972	APR Supply Co HVAC Replacement	\$43,150.78
BRIF #973	Quality Hydraulics Persia Pump Station Project (Misc. Materials)	\$72.81
BRIF #974	Heidelberg Materials Fox Hill Road Project (Stone)	\$1,790.10
BRIF #975	Centre Concrete Persia Pump Station Project	\$260.25
BRIF #976	Geiger Pump & Equipment Diffuser Membranes	\$54,381.60
BRIF #977	Hite Company Persia Pump Station Project (Misc. Materials)	\$960.81
BRIF #978	Rettew Main Station Rehab Project Engineering	\$1,050.00
TOTAL BRIF-		\$189,899.15

**BRIF Fund
Approved**

A motion was made by Mr. Miles, second by Mr. Glebe, to approve BRIF Fund #963, #964, #965, #966, #967, #968, #969, #970, #971, #972, #973, #974, #975, #976, #977 and #978 in the amount of \$189,899.15. The motion passed unanimously.

Construction Fund #070	Hillis-Carnes Engineering Sludge Drying Project- Inspections	\$2,520.00
Construction Fund #071	Rettew Sludge Drying Project-Engineering	\$61,312.50
Construction Fund #072	Rettew Headworks Improvement Project-Engineering	\$12,863.76
Construction Fund #073	L/B Water Sludge Drying Project-Valves	\$4,974.00
Construction Fund #074	Quandel Construction Group Pay App. #17- Sludge Drying Project-General	\$3,421,943.66

TOTAL 2024 CONSTRUCTION FUND (Biosolids)-

\$3,503,613.92

**Construction Fund
Approved**

A motion was made by Mr. Nucciarone, second by Mr. Kunkle, to approve Construction Fund #070, #071, #072, #073, and #074 in the amount of \$3,503,613.92. The motion passed unanimously.

Construction Fund #001	Quandel Construction Group Pay App. #17- Sludge Drying Project-General	\$1,122,802.56
Construction Fund #002	Myco Mechanical Pay App. #14- Sludge Drying Project-HVAC	\$89,251.09
Construction Fund #003	Hayden Power Group Pay App. #13- Sludge Drying Project-Electrical	\$271,654.45

TOTAL 2025 CONSTRUCTION FUND (Biosolids)-

\$1,483,708.10

**Construction Fund
Approved**

A motion was made by Mr. Kunkle, second by Mr. Glebe, to approve Construction Fund #001, #002, and #003, in the amount of \$1,483,708.10. The motion passed unanimously.

Revenue Fund #218	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. Nucciarone, second by Mr. Glebe, to approve Revenue Fund #218 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 April 30, 2025, were reviewed with the Board by Jason Brown.

6.2 Chairman's Report

Mr. Lapinski notified the Board members that College Township has appointed Jan Ulbrecht to the board.

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

	November 2024	December 2024	January 2025	February 2025	March 2025	April 2025
PORT MATILDA	1,422	2,064	826	2156	0	1,801
HUSTON TOWNSHIP	667	601	584	600	567	500

TOTAL GALLONS

	November 2024	December 2024	January 2025	February 2025	March 2025	April 2025
RESIDENTIAL/COMMERCIAL	5,600	8,000	0	500	9,175	19,500
PORT MATILDA	11,000	11,000	5,500	11,000	0	12,000
HUSTON TOWNSHIP	8,000	10,000	8,000	8,000	6,000	6,000
TOTAL GALLONS	24,600	29,000	13,500	19,500	15,175	37,500

Plant Operations:

- Total Monthly Influent Flow: 162.11 MGD
- Monthly Average Influent Flow: 5.40 MGD
- Highest Daily Influent Flow (4/6): 6.51 MGD
- Lowest Daily Influent Flow (4/30): 4.52 MGD
- 12-Month Rolling Effluent Average: 3.49 MGD
- Current Year Effluent Average: 3.21 MGD

On-line Treatment Units:

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

Reuse Water Distribution Data

	April	Year to date gallons
Best Western Hotel	27,000	113,000
Centre Hills Golf	3,557,900	3,557,900
Stewart Drive	19,000	19,000
Collections Maintenance Garage	2,000	5,000
CINTAS	573,583	2,308,334
Red Line	473,000	2,133,000
Plant site	4,845,000	20,422,000
Plant Ozone	4,166,363	6,906,363
GDK Park vault	20,585,000	109,179,000
Mountain View	1,421,000	1,421,000

Total Gallons	35,669,846	146,064,597
Plant effluent temperature monthly average	57.1°	
Wetland temperature monthly average	53.6°	

Plant Maintenance

- Installed managed switches to troubleshoot the SCADA network.
- Replaced a heater disconnect switch, and a diaphragm in Primary Pump #3 at the Primary Building.
- Replaced the solenoid control block and wiring for the AWT RO CIP control panel.
- Rebuilt RAS Pumps #3 and #4.
- Replaced the sump pump, and the bearings in Utility Water Pump #1 in the Tertiary Building.
- Repaired RO Feed Pump #3 VFD, Caustic Pump #1, and the AWT UV.
- Replaced the rollers on the Short Belt, and the VFD for WAS Pump #3 in the Dewatering Building.
- Installed a spare tank mixer in Train #3 and replaced the control wiring.
- Replaced the PLC and UPS for the Aeration Basin.
- The AWT Feed Pump manifold started to separate, and water sprayed on the VFD's. The VFD for AWT Feed Pump #2 was damaged.

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 – 4,342 ft cleaned/cut with root cutter.
Mainline televising – 63,758 ft televised – 363 manholes inspected.
Fox Hill Rd. Project- Replaced and did restoration on 590' of mainline

Lift Station Maintenance:

Cleaned (20) wet wells.
Lift stations kept us busy during the extended power outage, but everything worked as it should.

Next Month Projects:

Finish up Fox Hill backlot project
Continue televising mainline
New lateral installation for (Rutters) on Old Block Rd. and 311 Kimport Ave. (Boalsburg)
GIS for mapping
Mainline flushing

Inspection:

Mt. Nittany Elementary (50% complete)
Decibel Partners Hotel (held pre-construction meeting)

Mt. Nittany Elementary (50% complete)
335 Innovation Park (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)
- d. Grayspointe 7B (waiting on pre-construction meeting)

New Connections:

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

PA One-Calls Responded to April 1 thru April 30, 2025: 406

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 is working on permitting the pump and control panel replacement at the Shiloh Pump Station.

Puddintown Interceptor Act 537 Special Study (P001178.0725)

- The study was updated based on applicable comments received from community organizations and was re-submitted to the CRPA. A schedule will be coordinated with CRPA and presented at a later meeting.

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)

- HRG is available throughout construction if needed.

Reclaimed Water Storage Tanks Rehabilitation (R001178.0742)

- The tank inspection reports are being reviewed, and recommendations were provided to the plant staff for review.

Developer Plan Reviews:

- Patton Crossing Phase 2B (Cava Restaurant): Sanitary Sewer designs are being reviewed and recommended for approval on April 17, 2025.

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 as well as switching between the two generators.
- 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

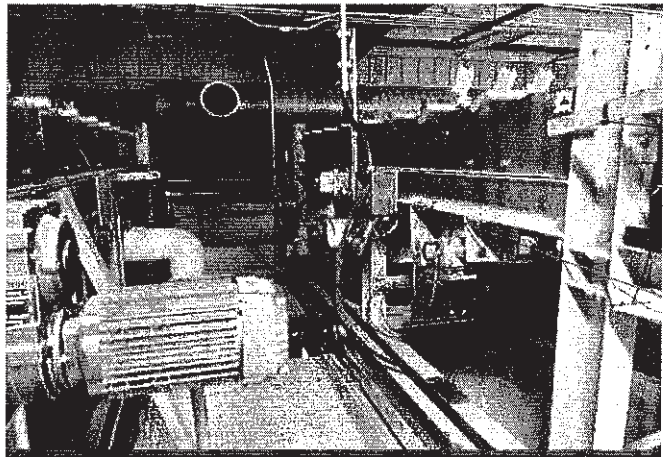
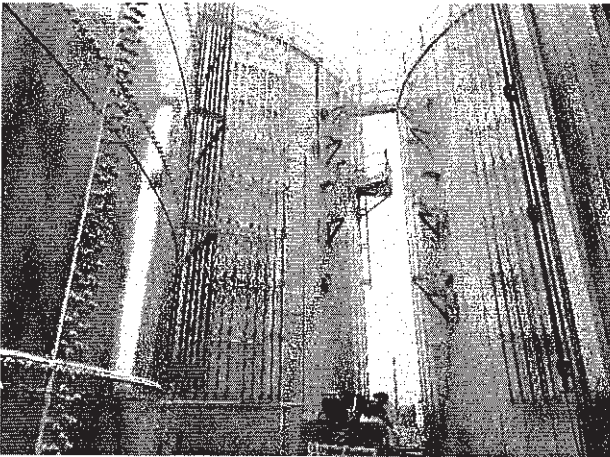
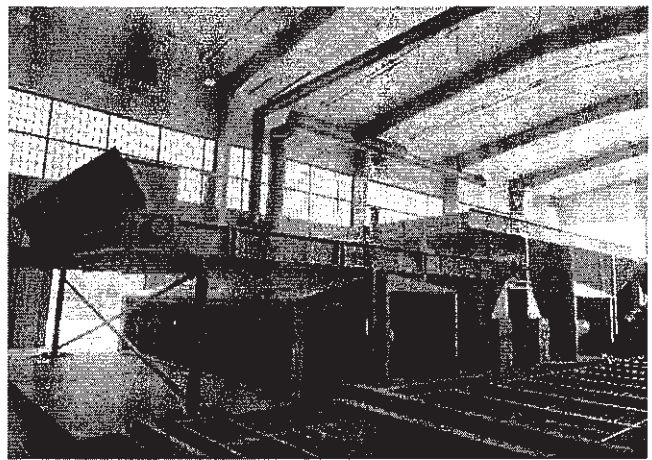
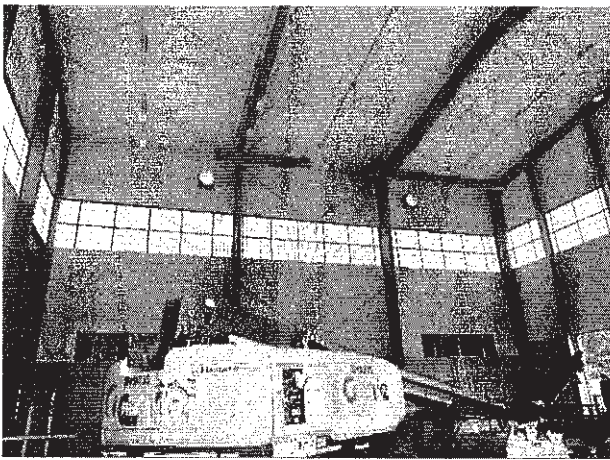
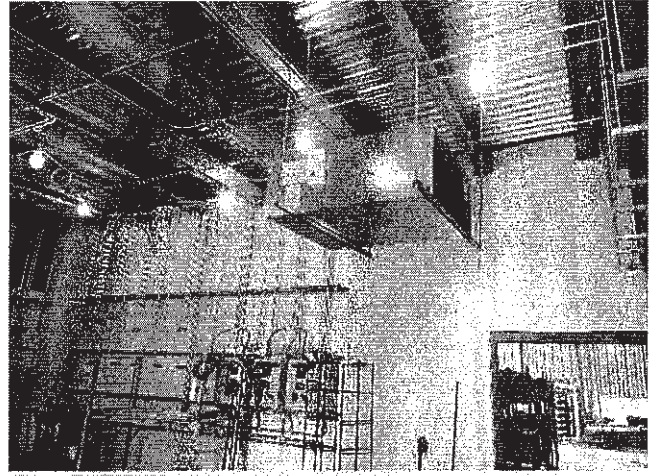
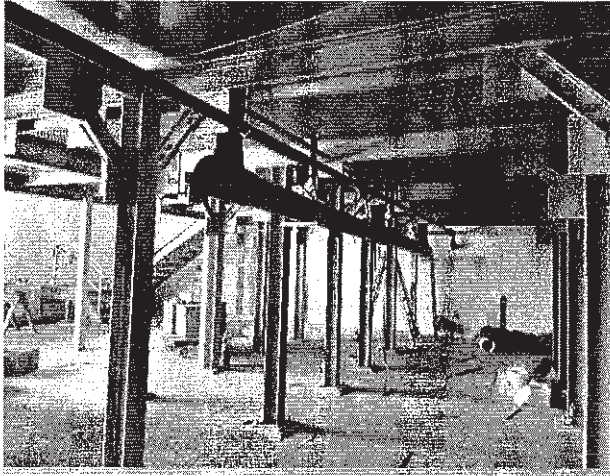
- No applications to process this month.

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 equipment continues with completion of all digestion tanks and on-going assembly of the Sludge Dryer.



- Contract 2022-01 (General) – Change Order No. 06 – RETTEW has prepared and recommends Change Order No. 06 in the amount of \$785,717.00 and an increase of 0 days to the Contract. This Change Order is primarily for the remaining mechanical revisions for the Sludge Dryer and modifications to fireproofing of the existing buildings. RETTEW will review the items in this Change Order with the Board.
- Contract 2022-03 (Mechanical) – Change Order No. 03 – RETTEW has prepared and recommends Change Order No. 04 for \$38,217.52 and 8 days to the contract. This Change Order is for additional odor control ductwork for the Waste Receiving Building.
- Contract 2022-04 (Electrical) – Change Order No. 04 – RETTEW has prepared and recommends Change Order No. 04 for \$412,674.78 and 0 days to the contract. This Change Order is for power and control wiring

and variable frequency drives that have been added by the manufacturers of the Sludge Dryer and the Anaerobic Digestion process. The portion of this change order for the Sludge Dryer is for materials and subcontractors only. We are still negotiating with Hayden on the additional labor required for these modifications.

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
2022-01	17	\$4,544,746.22	\$67,219,283.92	\$42,511,491.71	63.24%	\$26,833,366.81
2022-02			\$874,749.43	\$608,986.42	69.62%	\$296,212.32
2022-03	14	\$89,251.09	\$816,445.54	\$631,554.47	77.35%	\$216,468.78
2022-04	13	\$271,654.45	\$6,635,087.53	\$3,071,332.96	46.29%	\$3,870,887.87
		\$4,905,651.76	\$75,545,566.42	\$46,823,365.56	61.98%	\$28,722,200.86

- Application for Payment No. 17 has been received for Contract 2022-01 (General Construction) in the amount of \$4,544,746.22. RETTEW recommends payment of Application for Payment No. 17 in the amount of \$4,544,746.22.
- No Application was received this month from Contract 2022-02 (Plumbing Construction).
- Application for Payment No. 14 has been received for Contract 2022-03 (HVAC Construction) in the amount of \$89,251.09. RETTEW recommends payment of Application for Payment No. 14 in the amount of \$89,251.09.
- Application for Payment No. 13 has been received for Contract 2022-04 (Electrical Construction) in the amount of \$271,654.45. RETTEW recommends payment of Application for Payment No. 13 in the amount of \$271,654.45.

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

- Notice to Proceed to be issued 5/19/2025 with a Pre-Construction Meeting scheduled for 5/19/2025.

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.

6.7 Executive Director's Report

- Mr. Miller welcomed Pam Adams as the new director of CRPA.
- Mr. Miller gave a brief update on the Borough dispute.

7. Other Business

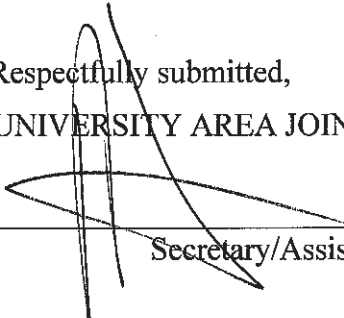
None.

8. Adjournment

A motion was made by Mr. Nucciarone, second by Mr. Miles, to adjourn the meeting at 5:31 pm. The motion was passed unanimously.

Respectfully submitted,

UNIVERSITY AREA JOINT AUTHORITY



Secretary/Assistant Secretary

