

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

**Regular Meeting – December 17, 2025**

**1. Call to Order**

Mr. Lapinski, Chairman, called the regular meeting to order at 4:00 p.m., Wednesday, December 17, 2025. The meeting was held in the Board Room in the office of the Authority with the following in attendance in person: Messrs. Lapinski, Auman, Glebe, Kunkle, Guss, and Ulbrecht; 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; Jason Wert, Rettew; C-NET; David Gaines, Solicitor; Ben Burns, HRG; Steve Morra, Quandel. The following were in attendance via Zoom: Messrs. Daubert, Nucciarone and Derr; Sam Robbins, State College Borough.

**2. Approval of the Minutes**

UAJA Regular Meeting – November 19, 2025



A motion was made by Mr. Guss, second by Mr. Glebe, to approve the meeting minutes of the UAJA regular meeting held on November 19, 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 Contract 2022-01 Change Order No. 11**

RETTEW has prepared and recommends Change Order No. 11 in the amount of \$298,876.89 and an increase of 0 days to the Contract. This Change Order captures several additions and credits to the project including condensate drip traps, modifications to the de-packaging unit, insulation and compressed air piping for the dryer, and a credit for reduced Dryer Building height.

**Recommendation:** Approve Contract 2022-01 Change Order No. 11 in the amount of \$298,876.89.



A motion was made by Mr. Derr, second by Mr. Daubert, to approve Change Order No. 11 for Contract 2022-01 in the amount of \$298,876.89. The motion passed unanimously.

**5.2 Contract 2022-04 Change Order No. 08**

RETTEW has prepared and recommends Change Order No. 08 in the amount of \$19,648.56 and an increase of 0 days to the Contract. This change order formalizes Work Change Directive No. 04 which directed the Contractor to furnish and install heat tracing for additional exterior piping associated with the cooling tower as well as an upsized breaker to feed the gravity belt thickeners.

**Recommendation:** Approve Contract 2022-04 Change Order No. 08 in the amount of \$19,648.56.

**Change Order No. 08**  
**Contract 2022-04**  
**Approved**

A motion was made by Mr. Guss, second by Mr. Nucciarone, to approve Change Order No. 08 for Contract 2022-04 in the amount of \$19,648.68. The motion passed unanimously.

### 5.3 2026 Budget Approval

The draft 2026 Budget is included in the agenda report. The budget was also emailed to the entire board for review on December 7, 2025. Staff met with the Budget Subcommittee on December 11, 2025, to review the draft budget. No substantive changes were deemed necessary by the Subcommittee. There will be a final draft which will include an executive summary emailed to board members and posted to the UAJA website on Monday, December 15<sup>th</sup>. The budget does not propose changing the quarterly billing rates for 2026.

**Recommendation:** Adopt the 2026 Budget.

**2026 Budget**  
**Approved**

A motion was made by Mr. Ulbrecht, second by Mr. Guss, to adopt the 2026 Budget as amended. The motion passed unanimously.

### 5.4 Rate Resolution

The proposed Rate Resolution is included in the agenda report. It reflects the tapping fee rate change adopted at the October meeting. Substantive changes to Section 3.2 Non-Residential Yearly Reports. The changes are shown in an attachment to the agenda report. These changes will strongly encourage non-residential property owners to submit the annual report by doubling the current number of EDUs as a penalty for failure to submit the report on time. The rate resolution will be effective January 1, 2026.

**Recommendation:** Adopt the Rate Resolution, effective January 1, 2026.

**Rate Resolution**  
**Approved**

A motion was made by Mr. Derr, second by Mr. Auman, to adopt the Rate Resolution as presented, effective January 1, 2026. The motion passed unanimously.

### 5.5 2026 Meeting Dates

Meeting dates proposed for 2026 continue with the 3<sup>rd</sup> Wednesday of each month. Specifically:

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

**Recommendation:** Approve the 2026 meeting dates as submitted.



A motion was made by Mr. Nucciarone, second by Mr. Kunkle, to approve the 2026 meeting dates as submitted. The motion passed unanimously.

## 5.6 Requisitions

BRIF #1054	Teledyne Instruments Lab/IPP Equipment	\$9,570.00
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<b>TOTAL BRIF-</b>	<b>\$9,570.00</b>
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A motion was made by Mr. Derr, second by Mr. Nucciarone, to approve BRIF Fund #1054 in the amount of \$9,570.00. The motion passed unanimously.

Construction Fund #036	Rettew Ozone Disinfection Project – Engineering	\$1,498.50
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<b>TOTAL 2021 CONSTRUCTION FUND -</b>	<b>\$1,498.50</b>
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A motion was made by Mr. Kunkle, second by Mr. Guss, to approve Construction Fund #036 in the amount of \$1,498.50. The motion passed unanimously.

Construction Fund #042	Rettew Sludge Drying Project- Engineering	\$69,062.50
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Construction Fund #043	Rettew Headworks Improvement Project- Engineering	\$17,900.00
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Construction Fund #044	Hillis-Carnes Engineering Sludge Drying Project- Inspections	\$175.00
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Construction Fund #045	Quandel Construction Group Pay App. #24- Sludge Drying Project-General	\$2,871,547.04
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Construction Fund #046	Myco Mechanical Pay App. #14- Sludge Drying Project-Plumbing	\$76,000.00
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Construction Fund #047	Hayden Power Group Pay App. #20- Sludge Drying Project-Electrical	\$169,655.67
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<b>TOTAL 2025 CONSTRUCTION FUND (Biosolids)-</b>	<b>\$3,204,340.21</b>
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A motion was made by Mr. Auman, second by Mr. Ulbrecht, to approve Construction Fund #042, #043, #044, #045, #046 and #047 in the amount of \$3,204,340.21. 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, 2025, were reviewed with the Board by Jason Brown.

### 6.2 Chairman's Report

- Announced to the Board that Larry Miles resigned as a member of the Board.
- Board reorganization will be next month.
- Made comment on the Board's executive session which was held on December 16, 2025.
- Mr. Lapinski extended thanks to the employees and staff of UAJA for their hard work and efforts throughout the year.

### 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 2025	July 2025	August 2025	September 2025	October 2025	November 2025
<b>PORT MATILDA</b>	976	1447	734	780	2469	2339
<b>HUSTON TOWNSHIP</b>	467	400	400	517	434	584
<b>EAGLE CREEK MOBILE PARK</b>	275	300	0	367	0	0

#### TOTAL GALLONS

	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025
<b>RESIDENTIAL/COMMERCIAL</b>	17,745	26,485	29,825	38,215	37,345	20,075
<b>EAGLE CREEK MOBILE HOME</b>	1,500	2,000	0	2,000	0	0
<b>PORT MATILDA</b>	6,500	10,500	5,500	5,500	10,500	11,000
<b>HUSTON TOWNSHIP</b>	8,000	6,000	6,000	6,000	6,000	8,000
<b>TOTAL GALLONS</b>	33,745	44,985	41,325	51,715	53,845	39,075

### PLANT OPERATIONS:

- Total Monthly Influent Flow: 138.59 MGD
- Monthly Average Influent Flow: 4.62 MGD
- Highest Daily Influent Flow (11/27): 5.40 MGD
- Lowest Daily Influent Flow (11/27): 3.51 MGD
- 12-Month Rolling Effluent Average: 2.98 MGD
- Current Year Effluent Average: 2.99 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	28,000	330,000
Centre Hills Country Club	5,200	29,365,100
Stewart Drive Hydrant	0	97,000
Collections Maintenance Garage	1,000	10,000
CINTAS	583,004	6,724,647
Red Line Car Wash	323,000	5,062,000
Centre Concrete	9,000	1,731,000
Plant Site Wetlands	5,808,000	58,003,000
Plant Ozone Heat Exchanger	3,411,300	23,810,068
Plant Usage	56,000	4,315,000
GDK Park Vault	38,916,000	329,503,000
Kissinger's Pond	0	0
Mountain View Country Club	42,000	19,727,000
Total Gallons	49,182,504	478,677,815
Plant effluent temperature monthly average	64.7°	
Wetland temperature monthly average	61.6°	

### **Plant Maintenance**

- Replaced the block heater on the Main Station generator.
- Replaced the Administration Building Utility Water pressure reducing valve.
- Replaced the control panel in Septage Receiving.
- Stopped Plant forward flow so modifications could be made to the old UV Tank (Ozone Tank).
- Replaced the pump seal in AWT Backwash Forwarding Pump #1.
- Serviced the air valves and solenoids on the MF units and replaced the PLC in 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:**

Mainline Cleaning – 1,234 ft cleaned/cut with root cutter.  
Mainline televising – 106 ft televised – 6 manholes inspected.  
Brushing backlot right of ways  
Locating cleanouts for GIS

##### **Lift Station Maintenance:**

Cleaned (18) wet wells.  
Replaced e-one grinder (2554 Sleepy Hollow)  
Replaced radiator on generator at Outer Drive

##### **Next Month Projects:**

Brushing back-lot sewer mains  
GIS for mapping  
Install new control panel and pumps at Persia

##### **Inspection:**

Chambers Alley (need as-builts)  
Mt. Nittany Elementary (waiting on final as-builts)  
Decibel Partners Hotel (complete)  
335 Innovation Park (80% complete)  
Shiloh Commercial Park (held pre-construction meeting)  
Blaise Alexander Mazda (need final as-builts)  
Blaise Alexander Hyundai (10% complete)

##### **Mainline Construction:**

- a. Mt. Nittany Manor Ph.1 (waiting on pre-construction meeting)
- b. Mt. Nittany Manor Ph. 2 (waiting on pre-construction meeting)
- c. Grayspointe 7B (waiting on pre-construction meeting)
- d. Summit Park (waiting on pre-construction meeting)

##### **New Connections:**

a. Single-Family Residential	5	c. Commercial	0
b. Multi-Family Residential	0	d. Non-Residential	0

**TOTAL 5**

PA One-Calls Responded November 1 thru November 30, 2025: 368

## **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 providing input on several component 3 Modules for new developments, notably the Greystar Development and Crew 814.

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

- The CRPA submitted compiled comments from various stakeholders consisting of local organizations, municipalities and agencies.
- Comment responses are to be returned to CRPA so that a new schedule can be developed.

### **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 was revised to account for the latest proposed pump station and conveyance plans.
- The revised plan was submitted to the CRPA for distribution to municipalities and planning agencies.
- Comments are due back to the CRPA by December 23, 2025.
- HRG presented on the Meeks Lane special study at the December 10<sup>th</sup> meeting of Patton Township.

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

- Contract documents have been prepared for the rehabilitation of the beneficial reuse water storage tanks, which principally consists of re-coating.
- The project will be advertised for bids in January 2026 with an anticipated construction schedule during the summer of 2026.

### **Oakwood Trunk Sewer Relocation and Upgrade (R001178.0749)**

- Planning and permitting documents are being prepared.

### **Developer Plan Reviews:**

- CREW 814 Planned Residential Development, Phase 1 (R001178.052): Design Plans are being reviewed.
- Decibel Partners Hotel (R001178.0753): As-Built Drawings were recommended for approval.
- Chambers Alley Sewer Extension (R001178.0754): As-Built Drawings were recommended for approval.

## **6.6 Construction Engineer's Report**

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

- We are working with a firm to develop a scope to model Spring Creek based on data collected.

### **Ozone Disinfection for Effluent (094612023)**

- A walk-through with the Contractor will be performed on December 17<sup>th</sup>. A punchlist of items remaining to be completed will be prepared.

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

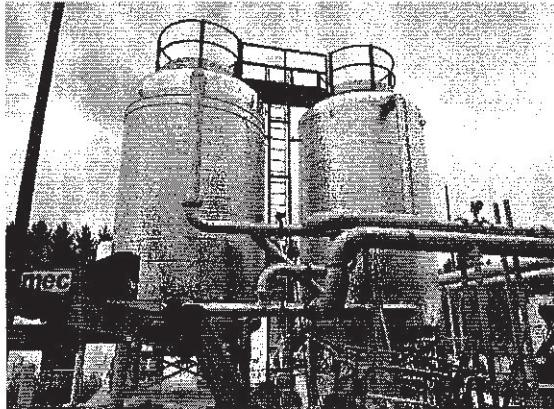
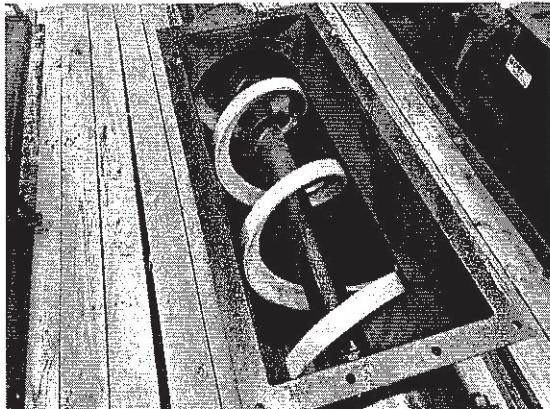
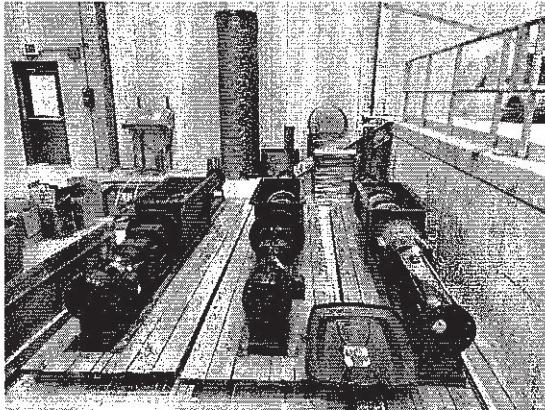
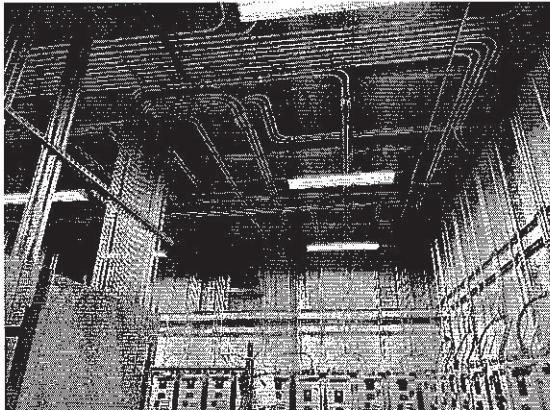
- No applications to process this month.

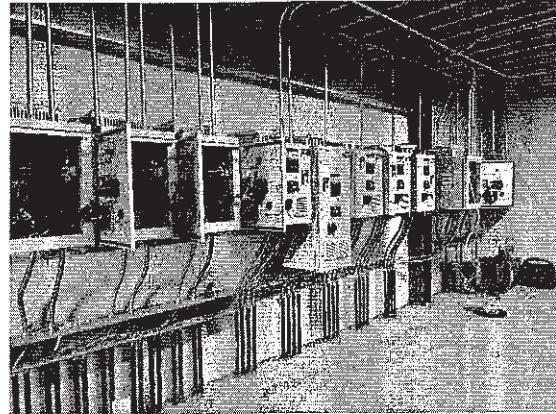
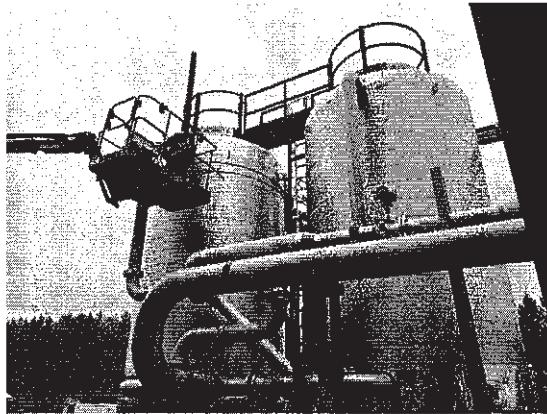
### Ozone Disinfection for Effluent Project Schedule

Milestone	Date
Notice to Proceed Issued	12/27/2021
Substantial Completion	03/27/2023
Requested Substantial Completion Date	11/10/2025

### Anaerobic Digestion Project (094612026)

- The Contractors have continued with the installation of process and biogas piping and electrical conduit throughout the site.





- Contract 2022-01 (GC) – Change Order No. 11 – RETTEW has prepared and recommends Change Order No. 11 in the amount of \$298,876.89 and an increase of 0 days to the Contract. This Change Order captures several additions and credits to the project including condensate drip traps, modifications to the depackaging unit, insulation and compressed air piping for the dryer, and a credit for reduced Dryer Building height.
- Contract 2022-04 (EC) – Change Order No. 08 – RETTEW has prepared and recommends Change Order No. 08 in the amount of \$19,648.56 and an increase of 0 days to the Contract. This change order formalizes Work Change Directive No. 04 which directed the Contractor to furnish and install heat tracing for additional exterior piping associated with the cooling tower as well as an upsized breaker to feed the gravity belt thickeners.

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	24	\$2,871,547.04	\$68,134,674.53	\$60,740,021.06	89.15%	\$10,431,654.53
2022-02	14	\$76,000.00	\$892,290.99	\$693,690.42	77.74%	\$233,285.08
2022-03			\$934,469.23	\$868,055.53	92.89%	\$109,816.51
2022-04	20	\$169,655.67	\$7,346,108.50	\$4,689,109.37	63.83%	\$3,125,910.07
		\$3,117,202.71	\$77,307,543.25	\$66,990,876.38	86.66%	\$13,900,666.19

- Application for Payment No. 24 has been received for Contract 2022-01 (General Construction) in the amount of \$2,871,547.04. RETTEW recommends payment of Application for Payment No. 24 in the amount of \$2,871,547.04.
- Application for Payment No. 14 has been received for Contract 2022-02 (Plumbing Construction) in the amount of \$76,000.00. RETTEW recommends payment of Application for Payment No. 14 in the amount of \$76,000.00.
- No Application was received this month from Contract 2022-03 (HVAC Construction).
- Application for Payment No. 20 has been received for Contract 2022-04 (Electrical Construction) in the amount of \$169,655.67. RETTEW recommends payment of Application for Payment No. 20 in the amount of \$169,655.67.

#### Anaerobic Digestion Project Schedule

Milestone	Date
Notice to Proceed Issued	January 8, 2024
Revised Substantial Completion	March 31, 2026

### **College-Harris Pump Station**

- The initial scope of work to clean and re-coat the piping has been completed. Once the new check valve components are received later this year, Greenland Construction will return to install.

<b>Payment Requests to Date</b>						
Contract Number	Application for Payment #	Current Payment Due	Contract Price to Date incl/CO	Total Work to Date	% Monetarily Complete	Balance of Contract Amount
2025-01			\$168,340.50	\$111,155.00	66.03%	\$57,185.50
		\$0.00	\$168,340.50	\$111,155.00	66.03%	\$57,185.50

- No application has been received this month for Contract 2025-01.

### **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**

None

### **7. Other Business**

None.

### **8. Adjournment**

A motion was made by Mr. Nucciarone, second by Mr. Guss, to adjourn the meeting at 4:42 pm. The motion was passed unanimously.

Respectfully submitted,

UNIVERSITY AREA JOINT AUTHORITY



Secretary/Assistant Secretary