

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

Regular Meeting – July 15, 2026

1. Call to Order

Mr. Lapinski, Chairman, called the regular meeting to order at 4:00 p.m., Wednesday, July 15, 2026. The meeting was held in the Board Room in the office of the Authority with the following in attendance in person: Messrs. Derr, Auman, Glebe, Guss, Lapinski, Kunkle, 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; Steve Morra, Quandel; David Gaines, Solicitor; Ben Burns, HRG; Elyse Johnson, Keystone Water Resources Center; Tom Songer; Tommy Songer; Bob Hershey; Pat Ward; Steve Balkey. The following were in attendance via Zoom: Messrs. Daubert, Marshall, and Nucciarone; Olivia Lopatofsky, State College Borough Engineer; Michael Miller.

2. Approval of the Minutes

UAJA Regular Meeting – June 17, 2026

**UAJA Meeting
Minutes Approved**

A motion was made by Mr. Guss, second by Mr. Marshall, to approve the meeting minutes of the UAJA regular meeting held on June 17, 2026. The motion passed unanimously.

3. Public Comment

- Tom Songer, previously served on Sewer Advisory Committee: Asked the board members to approve an alternative Rate Resolution.
- Pat Ward, Resident of Ferguson Township: Asked the board to abandon the current rate structure and adopt one that is fair and equitable.
- Bob Hershey, Cobble Creek Manor II: Expressed to the board that he does not believe the current rate structure is fair and equitable, and Cobble Creek is being overcharged based on the current EDU calculations versus what it would be charged if calculated by volumetric.
- Steve Balkey, Civil Engineer & Ferguson Township Resident: Expressed that the current rate structure is inequitable, inconsistent, and antiquated. Asked the board to abandon the current rate structure.

4. Old Business

4.1 Keystone Water Resources Center Presentation Accounts

For many years, UAJA, along with many other entities in the Spring Creek watershed, have cooperated to fund the Spring Creek Watershed Monitoring Project, which ultimately became the Keystone Water Resources Center. The purpose of the center is to collect scientifically valid water resources data from the Spring Creek Watershed and share the data with anyone who asks for it. The data is trusted to be impartial and complies with sampling and analysis protocols accepted by PADEP and EPA.

Recommendation: No action required.

4.2 Rate Methodology

For several years the Board has been evaluating alternative rate structures and comparing those structures to the existing rate structure. Any rate structure must be reasonable and uniform to comply with the Pennsylvania Municipalities Authorities Act. While any rate structure is subject to a court challenge by any rate payer or payers, the current rate structure has already been through a challenge, and therefore the likelihood of a successful challenge is minimal. Any other rate structure that has been used by other municipal authorities and has been subject to similar rulings by the court would also pose less risk of successful challenge.

The Committee decided that three criteria were important for the rate structure for UAJA:

- Revenue Stability
- Administrative simplicity
- Fairness

UAJA hired a consultant to suggest several alternative rate structures. The consultant proposed three structures for consideration. A fourth structure was proposed by Tom Songer. Ultimately the report prepared by the consultant did not recommend a particular structure by implemented. The Rate Committee recommended the Songer structure be considered for further consideration. There was never a recommendation to adopt any particular structure.

Based on the three criteria that were determined by the Rate Committee to be important, staff has determined that the current rate's structure meets the requirement for "reasonable and uniform", provides the most revenue stability, is by far the most administratively simple, and is as fair as any other rate structure. Staff recommend that the current rate structure be selected as the rate structure to be used by UAJA.

Recommendation: Affirm that the current rate structure will continue to be the UAJA rate structure.

Affirm the current UAJA rate structure

A motion was made by Mr. Derr, second by Mr. Nucciarone, to affirm the current rate structure and continue to use this as the rate structure for UAJA. A vote was made with the following results: Derr, Glebe, Nucciarone, and Lapinski voting aye; Kunkle, Marshall, Ulbrecht, Daubert and Guss voting nay; Auman, abstained. The motion did not pass.

Adopt alternative rate methodology

Mr. Kunkle presented a written motion to the board, as follows: I move to adopt the Alternative Rate Methodology presented to the UAJA Board for consideration on April 16, 2025, by the Sewer Advisory subcommittee. Further, I move to amend the UAJA Rate Resolution effective January 1, 2027, to establish a minimum residential rate of one Equivalent Dwelling Unit (EDU) and a non-residential rate based on an annual total volume of metered water as provided by the regional water purveyors. Non-residential total EDU will be calculated using the as water account's prior calendar year total water volume divided by 48,000 gallons per year (an EDU). A minimum of one EDU shall be billed to each non-residential sewer account. Finally, that a draft revised 2027 Rate Resolution shall be presented to the UAJA Board no later than October 1, 2026. This motion was seconded by Mr. Ulbrecht. A vote

was made with the following results: Ulbrecht, Kunkle, Marshall and Daubert voting aye; Derr, Guss, Glebe, Nucciarone and Lapinski voting nay; Auman, abstained. The motion did not pass.

4.3 Definition of an EDU

There seems to be confusion concerning just what an EDU is. An EDU is an Equivalent Dwelling Unit and is a unit of measure based on a typical residential home. UAJA does not define an EDU. Instead, UAJA used the EDU table contained in the rate resolution to place a value, in EDUs, for each use within the UAJA system. The only mention of a numerical flow value for an EDU is in the volume surcharge section. 175 gallons per day is also used for planning purposes for additions to UAJA's system. This is the number that is used for converting EDUs to hydraulic flow for estimating the hydraulic impact of a new development.

In the annual chapter 94 report to DEP, the number of gallons per EDU is estimated by dividing the average annual flow to the UAJA plant by the estimated number of EDUs. The UAJA EDUs are counted based on the billed EDUs according to the EDU table in the rate resolution. The number of EDUs in the Borough is estimated, because the Borough refuses to provide a count of EDUs according to the UAJA EDU table.

175 gallons per day is a reasonable planning number to use. It is conservative, which is important when estimating future flows. There needs to be a factor of safety. While UAJA's Collection and Maintenance crews are excellent at managing inflow and infiltration, no system is perfect. Extreme weather events result in very high instantaneous flows. One only needs to look at the flow charts that record the flow from the Borough to see just how extreme those flows can be.

Recommendation: Affirm the EDU table as is currently contained in the rate resolution, along with the 175 gallons per day used for planning purposes and surcharges.

Establish an EDU as 132 gal/day

A motion was made by Mr. Kunkle, second by Mr. Ulbrecht, to establish an EDU as 132 gallons per day, effective January 1, 2027. A vote was not made.

Establish an EDU as 132 gal/day for billing purposes

A motion was made by Mr. Guss, to amend Mr. Kunkle's motion to establish an EDU as 132 gallons per day for billing purposes, effective January 1, 2027. The motion was not seconded. A vote was not made.

Establish an EDU as 132 gal/day subject to a revised rate methodology - Approved

A motion was made by Mr. Kunkle, to establish an EDU as 132 gallons per day for billing purposes, effective January 1, 2027, subject to a revised rate methodology being adopted. The motion was not seconded. A vote was made with the following results: Ulbrecht, Kunkle, Glebe, Guss, Marshall and Daubert voting aye; Derr, Nucciarone and Lapinski voting nay; Auman, abstained. The motion passed.

5. New Business

5.1 Final Design: Shiloh Commercial Park Phase 2

Final design drawings for the Shiloh Commercial Park Phase 2 sewer extension (College Township) has been received and reviewed by staff and our consulting engineer. The sewer extension will serve 4 EDUs.

The review comments have been addressed.

Recommendation: Approve the drawings as submitted.

**Final Design: Shiloh
Commercial Park Phase 2
Approved**

A motion was made by Mr. Guss, second by Mr. Auman, to approve the Final Design: Shiloh Commercial Park Phase 2 drawings. The motion passed unanimously.

5.2 Change Order No. 16 Contract 2022-01

This change order is to add a PRV for the gravity belt thickeners and a PRV for the cooling water tower. This change order adds \$4,401.00 to the contract with no increase in time.

Recommendation: Approve Change Order No. 16, Contract 2022-01 for an increase of \$4,401.00.

**Change Order No. 16,
Contract 2022-01
Approved**

A motion was made by Mr. Kunkle, second by Mr. Auman, to approve Change Order No. 16, Contract 2022-01 for an increase of \$4,401.00. The motion passed unanimously.

5.3 Change Order No. 14, Contract 2022-04

This change order is to lower two transducers in the headworks building. The change order increases the contract by \$1,981.53 and no additional time.

Recommendation: Approve Change Order 14, Contract 2022-04 for an increase of \$1,981.53.

**Change Order No. 14,
Project 2022-04
Approved**

A motion was made by Mr. Derr, second by Mr. Auman, to approve Change Order No. 14, Contract 2022-04 for an increase of \$1,981.53. The motion passed unanimously.

5.4 Requisitions

BRIF #1097	Ducken Tree Farm Strouse Ave. Project (Topsoil)	\$162.40
BRIF #1098	HRG Oakwood Trunk Project	\$3,500.00
BRIF #1099	HRG Reuse Water Storage Tank Maintenance	\$2,089.50
BRIF #1100	Heidelberg Materials Collection System Projects (Stone)	\$39,351.39
BRIF #1101	L/B Water Strouse Ave. Project (Misc. Materials)	\$1,281.00
BRIF #1102	CDW Government Dell Pro Rugged Laptop	\$3,385.85

BRIF #1103	Best Line Equipment Mortar Mixer	\$4,750.00
BRIF #1104	Golden Equipment Portable Camera	\$99,543.00
TOTAL BRIF-		\$154,063.14

**BRIF Fund
Approved**

A motion was made by Mr. Ulbrecht, second by Mr. Guss, to approve BRIF Fund #1097, #1098, #1099, #1100, #1101, #1102, #1103, and #1104 in the amount of \$154,063.14. The motion passed unanimously.

Construction Fund #040	Keystone Engineering Group Sludge Drying Project- Network Upgrades	\$152,065.53
Construction Fund #041	Morefield Sludge Drying Project- Phones	\$987.95
Construction Fund #042	A & E Associates Sludge Drying Project- Valves	\$7,944.25
Construction Fund #043	Quality Hydraulics, LLC Sludge Drying Project- Hose Reels	\$4,417.76
Construction Fund #044	PA Municipal, Inc. Sludge Drying Project- Signs	\$3,108.68
Construction Fund #045	A & H Equipment Sludge Drying Project- Racks	\$2,014.85
Construction Fund #046	Myco Mechanical Pay App. #21- Sludge Drying Project-Plumbing	\$1,439.25
Construction Fund #047	Myco Mechanical Pay App. #26- Sludge Drying Project-HVAC	\$20,425.02
Construction Fund #048	Hayden Power Group Pay App. #27- Sludge Drying Project-Electrical	\$206,705.20
TOTAL 2021 CONSTRUCTION FUND-		\$399,108.49

**Construction Fund
Approved**

A motion was made by Mr. Kunkle, second by Mr. Derr, to approve Construction Fund #040, #041, #042, #043, #044, #045, #046, #047, and #048 in the amount of \$399,108.49. The motion passed unanimously.

Revenue Fund #230	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. Guss, second by Mr. Derr, to approve Revenue Fund #230 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 June 30, 2026, were reviewed with the Board by Jason Brown.

6.2 Chairman's Report

Mr. Lapinski took a moment to extend his thanks to the board members, the public and all UAJA staff.

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

	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026
PORT MATILDA	734	963	3,002	2,581	1,409	1,233
HUSTON TOWNSHIP	600	534	583	550	567	333
EAGLE CREEK MOBILE PARK	0	0	0	0	0	0
TOTAL POUNDS	1,334	1,497	3,585	3,131	1,976	1,566

TOTAL GALLONS

	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026
RESIDENTIAL/COMMERCIAL	5,450	1,200	8,075	22,605	23,080	42,365
EAGLE CREEK MOBILE HOME	0	0	0	0	0	0
PORT MATILDA	5,500	5,500	18,500	17,500	6,500	6,500
HUSTON TOWNSHIP	6,000	8,000	8,000	8,000	8,000	8,000
MILLHEIM BOROUGH	0	79,600	731,748	0	116,300	0
TOTAL GALLONS	16,950	94,300	766,323	48,105	153,880	56,865

Plant Operations:

- Total Monthly Influent Flow: 138.87 MG
- Monthly Average Influent Flow: 4.63 MGD
- Highest Daily Influent Flow (6/28): 5.50 MGD
- Lowest Daily Influent Flow (6/13): 3.84 MGD
- 12-Month Rolling Effluent Average: 3.65 MGD
- Current Year Effluent Average: 3.14 MGD
- Plant effluent temperature monthly average: 68.1°
- Wetland temperature monthly average: 68.7°

On-line Treatment Units:

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

Reuse Water Distribution Data

	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	YTD
Best Western Hotel	25,000	22,000	33,000	29,000	36,000	27,000	172,000
Centre Hills Country Club	0	0	0	678,000	1,279,000	4,845,800	6,802,800
Stewert Drive Hydrant	0	0	0	0	76,000	39,000	115,000
UAJA Collections Garage	0	2,000	3,000	0	0	2,000	7,000
Cintas	673,674	490,872	660,219	582,448	649,549	625,348	3,682,110
Red Line Car Wash	552,000	640,000	485,000	413,000	474,000	443,000	3,007,000
Centre Concrete	0	360,000	0	99,000	525,000	812,000	1,796,000
UAJA Plant Site Wetland	6,528,000	4,859,000	5,614,000	5,210,000	6,173,000	2,960,000	31,344,000
UAJA Plant Ozone Heat Exchanger	3,711,864	2,743,058	3,150,770	3,201,897	6,337,552	7,078,572	26,223,713
UAJA Plant Usage	61,000	16,000	28,000	40,000	82,000	120,000	347,000
GDK Park Vault	25,346,000	22,016,000	20,359,000	14,555,000	16,872,000	9,410,000	108,558,000
Mountain View Country Club	0	0	9,000	628,000	1,408,000	2,898,000	4,943,000
TOTAL GALLONS	36,897,538	31,148,930	30,341,989	25,436,345	33,912,101	29,260,720	186,997,623

Plant Maintenance:

- Main Staton Pump #2 was sent for routine service. Motor and pump bearings and seals will be replaced.
- Replaced heat pump HP-8.
- Switched Aeration Basins.
- Replaced the diaphragm in Primary Pump #1.

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 – 4,710 ft cleaned/cut with root cutter.
Mainline televising – 9,338 ft televised – 75 manholes inspected.
Strouse Ave project- Replaced 593ft of mainline
Lateral repairs- 101 Grove Circle (Lemont)
111 Merry Hill Rd. (Lemont)
310 Matilda Ave. (Lemont)
Mainline repair- Weaver St. (Patton Township)
Adjusted 13 castings for paving projects

Lift Station Maintenance:

Cleaned (14) wet wells.
Replaced E-One grinder pumps at 2643 and 2625 Sleepy Hollow (Greenbriar)

Next Month Projects:

Finish Strouse Ave project
Start the Oakwood project
Manhole adjustments for paving projects

Inspection:

Blaise Alexander Hyundai (10% complete)
Blue Spring Enclave (80% complete)
Grayspoint 7B (waiting on As-builts)

Mainline Construction:

Summit Park (waiting on pre-construction meeting)
Mount Nittany Manor Phase 1&2 (waiting on pre-construction meeting)
Crew 814 Phase 1 (waiting on pre-construction meeting)

New Connections:

a. Single-Family Residential	14	c. Commercial	1
b. Multi-Family Residential	0	d. Non-Residential	0
TOTAL			15

PA One-Calls Responded June 1 thru June 30, 2026: 541

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)

- Easement exhibits for the sewer lines in Innovation Park were prepared and submitted to UAJA and PSU.

Puddintown Interceptor Act 537 Special Study (P001178.0725)

- Comment responses have been drafted along with language regarding a special purpose tapping fee. The updates have been submitted to 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.
- The Meeks Lane Special Study was approved by the PA DEP.

Reclaimed Water Storage Tanks Rehabilitation (R001178.0742)

- The Contractor has mobilized and is completing surface preparation on one of the tanks.
- A Progress Meeting has been scheduled for July 16th.

Oakwood Trunk Sewer Relocation and Upgrade (R001178.0749)

- The Component 3M was approved by the PA DEP.
- Coordination with PSU is ongoing to obtain bike path detour approval and rights-of-way.

Developer Plan Reviews:

- Shiloh Commercial Park Phase 2, Design (R001178.0759): Final Design drawings were recommended for approval on July 6, 2026.
- Mount Nittany Manor Phase 1A and 1B, Re-Design (R001178.0736): Re-design drawings were returned to the Developer's Engineer with comments.
- Mount Nittany Manor Phase 2, Re-Design (R001178.0737): Re-design drawings were returned to the Developer's Engineer with comments.
- Shiloh Commercial Park Phase 1, As-Built (R001178.0760): As-built drawings were returned to the Developer's Engineer with comments.

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.

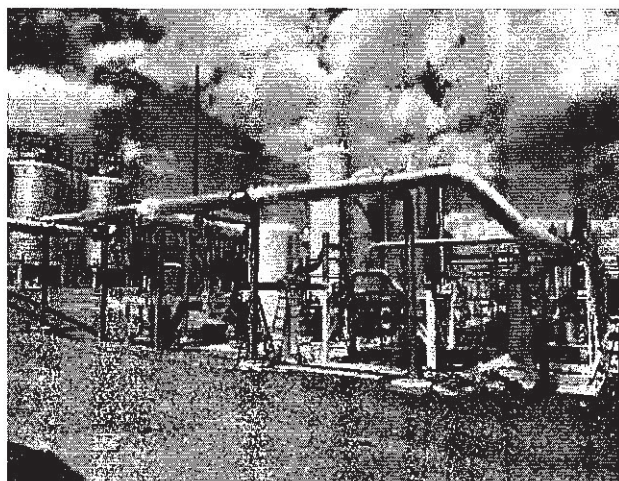
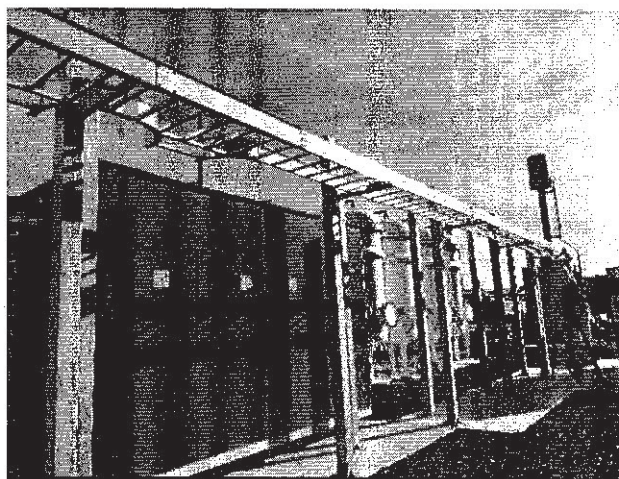
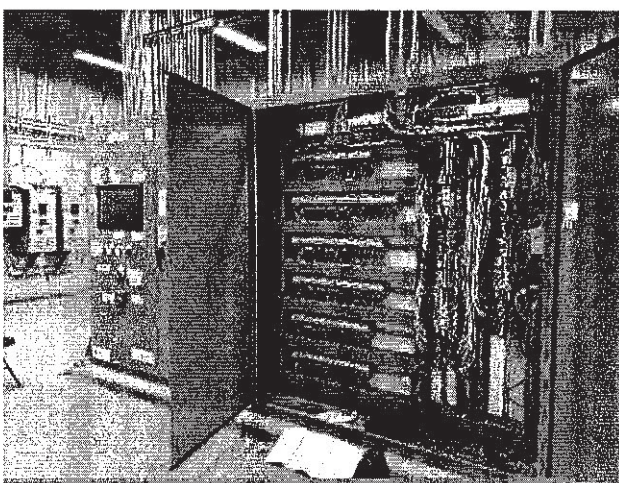
Ozone Disinfection for Effluent (094612023)

- Contract 2021-05 – Contract closeout documents were issued via separate cover.

Anaerobic Digestion Project (094612026)

- Start up and commissioning for the Dryer continues. The General Contractor is continuing with installation of the biogas cleanup piping. The General Contractor has requested substantial completion for partial utilization of the Waste Receiving system, one of the Food Waste tanks, Wet Cake Bin, and one of the conveyors. The plumbing and HVAC contractor (Myco) has requested substantial

completion, and a walk-through was conducted on June 12th.



- Contract 2022-01 (GC) – Change Order No. 16 – RETTEW has prepared and recommends Change Order No. 16 in the amount of \$4,401.00 and an increase of 0 days to the Contract. This Change Order includes the addition of PRV and water the gravity belt thickeners and cooling water tower.
- Contract 2022-04 (EC) – Change Order No 14. – RETTEW has prepared and recommends Change Order No. 14 in the amount of \$1,981.53 and an increase of 0 days to the Contract. This Change Order includes the lowering of two transducers in the Headworks Building.

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 Including Retainage
2022-01			\$69,468,695.42	\$67,260,416.23	96.82%	\$5,571,300.03
2022-02	21	\$1,439.25	\$892,290.99	\$889,275.98	99.66%	\$47,478.80
2022-03	26	\$20,425.02	\$1,204,119.12	\$1,028,889.12	85.45%	\$226,674.50
2022-04	27	\$206,705.20	\$7,784,973.60	\$6,795,909.38	87.30%	\$1,328,859.69
		\$228,569.47	\$79,350,079.13	\$75,974,490.71	95.75%	\$7,174,313.02

- No Application for Payment was received this month for Contract 2022-01 (General Construction).
- Application for Payment No. 21 has been received for Contract 2022-02 (Plumbing Construction) in the amount of \$1,439.25. RETTEW recommends payment of Application for Payment No. 21 in the amount of \$1,439.25.
- Application for Payment No. 26 has been received for Contract 2022-03 (HVAC Construction) in the amount of \$20,425.02. RETTEW recommends payment of Application for Payment No. 26 in the amount of \$20,425.02.
- Application for Payment No. 27 has been received for Contract 2022-04 (Electrical Construction) in the amount of \$206,705.20. RETTEW recommends payment of Application for Payment No. 27 in the amount of \$206,705.20.

Anaerobic Digestion Project Schedule

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

6.7 Executive Director's Report

None.

7. Other Business

None.

8. Adjournment

A motion was made by Mr. Derr, second by Mr. Ulbrecht, to adjourn the meeting at 5:54 pm. The motion was passed unanimously.

Respectfully submitted,

UNIVERSITY AREA JOINT AUTHORITY

Secretary/Assistant Secretary

