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

Regular Meeting – September 16, 2026

1. Call to Order

Mr. Lapinski, Chairman, called the regular meeting to order at 4:00 p.m., Wednesday, September 16, 2026. The meeting was held in the Board Room in the office of the Authority with the following in attendance in person: Messrs. Lapinski, Kunkle, Glebe, Guss, and Ulbrecht; 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; Jason Wert, Rettew; C-NET; Steve Morra, Quandel; David Gaines, Solicitor; Ben Burns, HRG; Ron Ferris. The following were in attendance via Zoom: Messrs. Derr, Daubert, Marshall, and Nucciarone. Olivia Lopatofsky, State College Borough Engineer.

Amendment to the Agenda Approved	A motion was made by Mr. Nucciarone, second by Mr. Daubert, to approve an amendment to the agenda, adding the discussion of the Ferris Land Sale proposal to Old Business. The motion passed unanimously.

2. Approval of the Minutes

UAJA Regular Meeting – August 19, 2026

UAJA Meeting Minutes Approved	A motion was made by Mr. Guss, second by Mr. Glebe, to approve the meeting minutes, as amended, of the UAJA regular meeting held on August 19, 2026. The motion passed unanimously.

3. Public Comment

3.1 Other items not on the agenda

4. Old Business

4.1 Ferris Land Development Proposal

Ferris Land Development Purchase Agreement Approved	A motion was made by Mr. Marshall, second by Mr. Kunkle, to approve the Purchase Agreement as presented, for the Ferris Land Development. The motion passed unanimously.

Roadway & Relocation Contribution Agreement Approved	A motion was made by Mr. Marshall, second by Mr. Ulbrecht, to approve the Roadway & Relocation Contribution Agreement as presented, for the Ferris Land Development. The motion passed unanimously.

5. New Business

5.1 Change Order No. 15 Contract 2022-04 Hayden Inc.

This change order is for an additional transformer for the condensate pump station and a large increase in heat tracing in the biogas upgrading system. The additional heat tracing was recommended by the equipment manufacturer. The total amount of the increase is $100,436.17 with no additional time added to the contract.

Recommendation: Approve Change Order No. 15, Contract 2022-04 for an increase of $100,436.17.

Change Order No. 15 Contract 2022-04 Approved	A motion was made by Mr. Marshall, second by Mr. Nucciarone, to approve Change Orde No. 15, Contract 2022-04 in the amount of $100,436.17. The motion passed unanimously.

5.2 Change Order No. 17 Contract 2022-01 Quandel

This change order is for additional piping from the biogas upgrade system to the flare, the replacement of a waste activated sludge plug valve, and rerouting a roof drain to accommodate piping in the dewatering building. The total is an increase of $83,699.17 and no additional time.

Recommendation: Approve Change order No. 17, Contract 2022-01 for an increase of $83,699.17 and no additional days.

Change Order No. 17 Contract 2022-01 Approved	A motion was made by Mr. Derr, second by Mr. Guss, to approve Change Orde No. 17, Contract 2022-01 in the amount of $83,699.17. The motion passed unanimously.

5.3 Requisitions

BRIF #1118	Maxwell Transport Oakwood Trunk Line (Lowboy)	$1,247.42
BRIF #1119	HRG Reuse Storage Tank Maintenance (Engineering)	$900.60
BRIF #1120	Schaedler Yesco VFD for Aspen Heights	$2,875.97
BRIF #1121	L/B Water Oakwood Trunk Line (Misc. Materials)	$1,614.60
BRIF #1122	Centre County Silt Sock Oakwood Trunk Line	$1,050.00
TOTAL BRIF-		**$7,688.59**

BRIF Fund Approved	A motion was made by Mr. Ulbrecht, second by Mr. Daubert, to approve BRIF Fund #1118, #1119, #1120, #1121 and #1122 in the amount of $7,688.59. The motion passed unanimously.

Construction Fund #057	ULINE Sludge Drying Project- Supplies	$459.07
Construction Fund #058	Grainger Sludge Drying Project- Rolling Ladder	$1,104.41
TOTAL 2021 CONSTRUCTION FUND-		**$1,563.48**

Construction Fund Approved	A motion was made by Mr. Guss, second by Mr. Derr, to approve Construction Fund #057 and #058 in the amount of $1,563.48. The motion passed unanimously.

Construction Fund #128	Keystone Engineering Group Sludge Drying Project- SCADA Upgrades	$53,072.44
Construction Fund #129	Rettew Assoc. Sludge Drying Project- Engineering	$94,550.90
Construction Fund #130	Hayden Power Group Pay App. #29- Sludge Drying Project-Electrical	$245,222.80
TOTAL 2025 CONSTRUCTION FUND (Biosolids)-		**$392,846.14**

Construction Fund Approved	A motion was made by Mr. Nucciarone, second by Mr. Derr, to approve Construction Fund #128, #129, and #130 in the amount of $392,846.14. The motion passed unanimously.

Revenue Fund #232	Debt Service, Operation and Maintenance Expenses	$1,000,000.00
TOTAL REVENUE FUND-		**$1,000,000.00**

Revenue Fund Approved	A motion was made by Mr. Nucciarone, second by Mr. Ulbrecht, to approve Revenue Fund #232 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 August 31, 2026, were reviewed with the Board by Jason Brown.

- Mr. Kunkle asked for a list of accounts surcharged so far in 2026 and how they are being identified.

6.2 Chairman's Report

Mr. Lapinski reminded the board of the Executive Session following the regular portion of the meeting.

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

	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026
PORT MATILDA	3,002	2,581	1,409	1,233	2,176	1,261
HUSTON TOWNSHIP	583	550	567	333	834	355
EAGLE CREEK MOBILE PARK	0	0	0	0	0	0
TOTAL POUNDS	3,585	3,131	1,976	1,566	3,010	1,616

TOTAL GALLONS

	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026
RESIDENTIAL/COMMERCIAL	8,075	22,605	23,080	42,365	55,320	65,120
EAGLE CREEK MOBILE HOME	0	0	0	0	0	0
PORT MATILDA	18,500	17,500	6,500	6,500	11,000	5,500
HUSTON TOWNSHIP	8,000	8,000	8,000	8,000	16,000	6,000
MILLHEIM BOROUGH	731,748	0	116,300	0	0	171,200
TOTAL GALLONS	766,323	48,105	153,880	56,865	82,320	247,820

BIOSOLIDS OPERATIONS REPORT FOR AUGUST 2026:

	TONS			
	June	July	August	YTD
Sludge:				
Denali-Back River	958.0	945.6	1,048.9	3,191.5
Borough of Tyrone	14.0	112.1	454.7	580.8
Food Waste:				
Denali/Organix	105.0	479.5	470.5	1,055.0
New Freedom—Pepper Brine	11.0	10.7	14.7	36.4
Total Tons:	1,088.0	1,547.9	2,067.9	4,942.8

Plant Operations:

- Total Monthly Influent Flow: 196.42 MG

- Monthly Average Influent Flow: 6.34 MGD
- Highest Daily Influent Flow (8/13): 13.86 MGD
- Lowest Daily Influent Flow (8/1): 4.27 MGD
- 12-Month Rolling Effluent Average: 3.30 MGD
- Current Year Effluent Average: 3.55 MGD
- Plant effluent temperature monthly average: 75.6°
- Wetland temperature monthly average: 73.0°

On-line Treatment Units:

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

Reuse Water Distribution Data

	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	YTD
Best Western Hotel	33,000	29,000	36,000	27,000	28,000	34,000	234,000
Centre Hills Country Club	0	678,000	1,279,000	4,845,800	2,792,200	1,775,200	11,370,200
Stewert Drive Hydrant	0	0	76,000	39,000	18,000	41,000	174,000
UAJA Collections Garage	3,000	0	0	2,000	1,000	1,000	9,000
Cintas	660,219	582,448	649,549	625,348	615,769	584,637	4,882,516
Red Line Car Wash	485,000	413,000	474,000	443,000	354,000	350,000	3,711,000
Centre Concrete	0	99,000	525,000	812,000	776,000	799,000	3,371,000
UAJA Plant Site Wetland	5,614,000	5,210,000	6,173,000	2,960,000	4,660,000	6,869,000	42,873,000
UAJA Plant Ozone Heat Exchanger	3,150,770	3,201,897	6,337,552	7,078,572	9,187,032	9,627,056	45,037,801
UAJA Plant Usage	28,000	40,000	82,000	120,000	29,000	80,000	456,000
GDK Park Vault	20,359,000	14,555,000	16,872,000	9,410,000	9,312,000	11,384,000	129,254,000
Mountain View Country Club	9,000	628,000	1,408,000	2,898,000	2,576,000	829,000	8,348,000
TOTAL GALLONS	30,341,989	25,436,345	33,912,101	29,260,720	30,349,001	32,373,893	249,720,517

Plant Maintenance:

- Replaced the stator on Dryer Depositor Pump #3
- Replaced the PLC for the Septage Screening Unit.
- Replaced Plant Drain Station Pump #2.
- Repaired the Mountain Tank level control wiring.
- Repaired the airline on AWT Compressor #1.
- Installed rebuilt Main Station Pump #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 – 2,228 ft cleaned/cut with root cutter.
Mainline televising – 7,036 ft televised – 62 manholes inspected.
Replaced 30ft of sewer main at Copper Beach townhomes
3-Lateral repairs (1868 N. Oak Ln., 156 E. Clearview Ave., 224 Science Park Rd.)
15 Manhole casting adjustments for paving

Lift Station Maintenance:

Cleaned (12) wet wells.
Replaced E-One grinder pump at 124 Ramsey Way (Huntridge Manor)

Next Month Projects:

Oakwood project
Manhole adjustments for paving projects

Inspection:

Blaise Alexander Hyundai (10% complete)
Blue Spring Enclave (waiting on as-builts)
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)
Shiloh Commercial Park Phase 2 (waiting on pre-construction meeting)

New Connections:

a. Single-Family Residential	3	c. Commercial	1
b. Multi-Family Residential	0	d. Non-Residential	0
		TOTAL	**4**

PA One-Calls Responded August 1 thru August 31, 2026: 525

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 will be submitted to the CRPA.
- A proposal is being prepared to design and permit the immediately required upgrades to accommodate the Greystar Development.

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.
- A proposal to complete the gravity sanitary sewer design for the Authority's portion of the project was submitted to staff for review and is being incorporated into the 2027 Budget.

Reclaimed Water Storage Tanks Rehabilitation (R001178.0742)

- The contractor has completed the on-site work. Administrative and closeout items are being finalized.

Oakwood Trunk Sewer Relocation and Upgrade (R001178.0749)

- Coordination with PSU is ongoing to obtain bike path detour approval and rights-of-way.

Developer Plan Reviews:

- There are no updates to Developer Plan Reviews.

6.6 Construction Engineer's Report

WWTP NPDES Permit – Phosphorus Study (094612027)

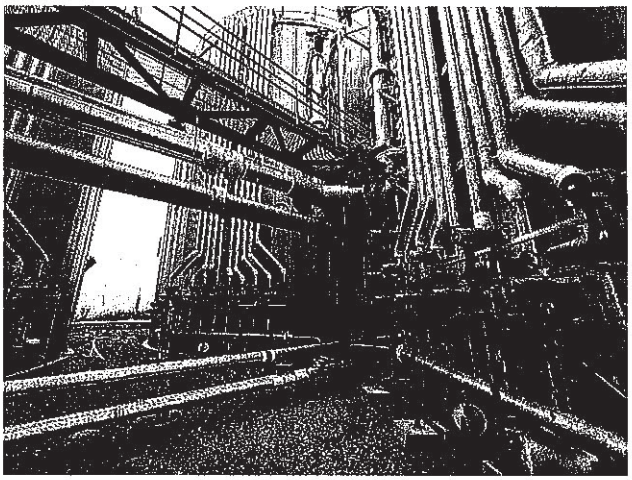
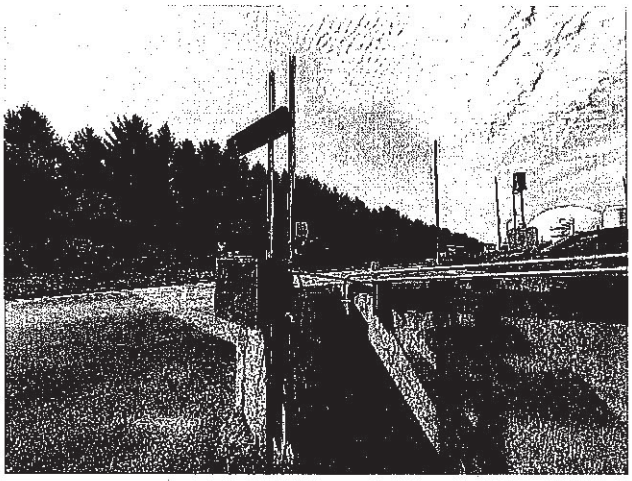
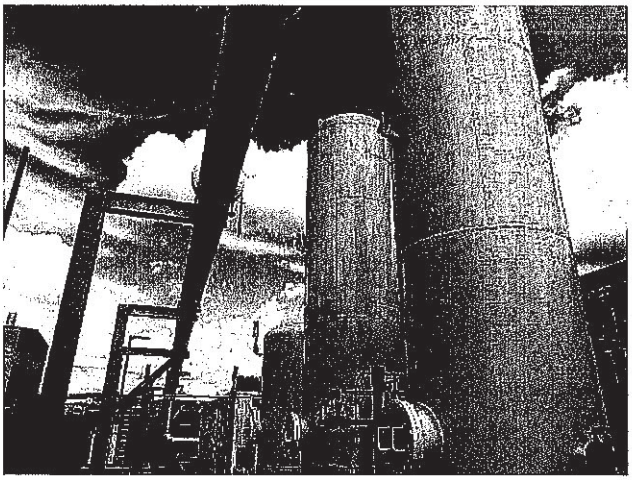
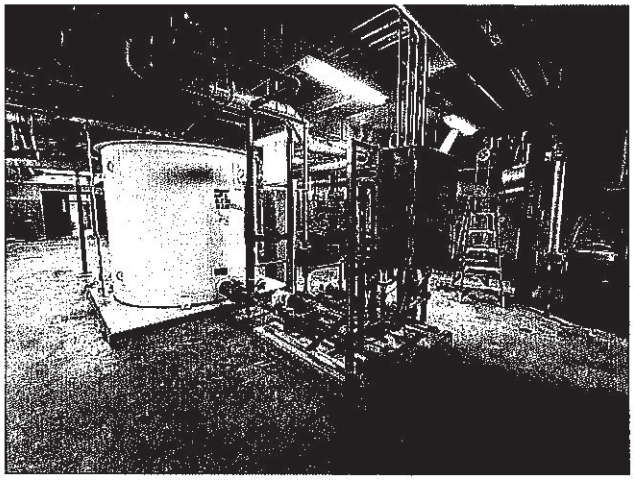
- We are working with a firm to develop a scope to model Spring Creek based on data collected.

Ozone Disinfection for Effluent (094612023)

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

Anaerobic Digestion Project (094612026)

- Veolia has been on site commissioning the Anaerobic Digestion process with heating of the digesters beginning the week of August 31st. Staff are now working to get the digesters up to the mesophilic temperature range.
- Raw biogas flows from the digesters have been steadily increasing. Once the flow rate reaches a minimum value, Syadvance will move into the next stage of commissioning.
- Dryer operations have continued under UAJA operator control.
- The General Contractor (Contract 2022-01) has achieved Substantial Completion as of September 11, 2026.

- Contract 2022-01 (GC) – Change Order No. 17 – RETTEW has prepared and recommends Change Order No. 17 in the amount of $83,699.17 and an increase of 0 days to the Contract. This Change Order includes additional biogas piping from the upgrading system to the flare, replacement of a plug valve at staff's request, and re-routing of a roof drain to accommodate piping changes in the Dewatering Building.
- Contract 2022-04 (EC) – Change Order No. 15 – RETTEW has prepared and recommends Change Order No. 15 in the amount of $100,436.17 and an increase of 0 days to the Contract. This Change Order includes a small transformer for the condensate pump station and additional heat tracing at the biogas upgrading area as recommended by the equipment manufacturer.

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			$69,499,732.42	$69,221,313.47	99.60%	$5,602,337.03
2022-02			$897,364.85	$897,364.85	100.00%	$16,875.00
2022-03			$1,204,119.12	$1,204,119.12	100.00%	$159,375.00
2022-04	29	$245,222.80	$7,786,955.13	$7,540,337.21	96.83%	$623,634.78
		$245,222.80	$79,388,171.52	$78,605,005.39	99.34%	$4,539,369.43

- Application for Payment No. 32 has been received for Contract 2022-01 (General Construction) in the

amount of $2,061,682.82. RETTEW has reviewed the progress of work and does not agree with the current progress to date and has reduced this amount to $0.00.

- Application for Payment No. 29 has been received for Contract 2022-04 (Electrical Construction) in the amount of $245,222.80. RETTEW recommends payment of Application for Payment No. 29 in the amount of $245,222.80.

Anaerobic Digestion Project Schedule

Milestone	Date
Notice to Proceed Issued	January 8, 2024
Revised Substantial Completion	March 31, 2026
Contract 2022-02 (Plumbing) Substantial Completion – Actual	April 8, 2026
Contract 2022-03 (HVAC) Substantial Completion – Actual	June 3, 2026
Contract 2022-04 (Electrical) Substantial Completion – Actual	August 7, 2026
Contract 2022-01 (General) Substantial Completion – Actual	September 11, 2026

6.7 Executive Director's Report

None.

7. Other Business

None.

8. Executive Session

A motion was made by Mr. Nucciarone, second by Mr. Derr, to go into an executive session at 4:58 pm, to discuss legal negotiations.

A motion was then made by Mr. Nucciarone, second by Mr. Derr to come out of executive session at 5:46 pm. The motion passed unanimously.

9. Adjournment

A motion was made by Mr. Nucciarone, second by Mr. Derr, to adjourn the meeting at 5:46 pm. The motion was passed unanimously.

Respectfully submitted,

UNIVERSITY AREA JOINT AUTHORITY

Secretary/Assistant Secretary