

MINUTES
UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801
Regular Meeting – August 15, 2018

1. Call to Order

Mr. Lapinski, Chairman, called the scheduled meeting of the University Area Joint Authority to order at 4:00 p.m. Wednesday, August 15, 2018. The meeting was held in the Board Room in the office of the Authority with the following in attendance: Messrs. Bridger, Daubert, Deitz, Derr, Guss, Lapinski and McShea; Cory Miller, Executive Director, Dave Smith, Assistant Executive Director; Mark Harter, Collection System Superintendent; Jason Brown, Project Manager; Richard Campbell and David Gaines, Solicitors; Jeff Garrigan and Ben Burns, Consulting Engineers; Jason Wert and Michele Aukerman, RETTEW; Jim May, CRPA; Deb Hoag, State College Borough; Bill Steudler, CRPC; Bernie Hoffner, SCBWA Liaison; John Sepp, several residents of Greenbriar and Kathy Wheeler, Recording Secretary.

2. Reading of the Minutes

2.1 UAJA Regular Meeting – July 18, 2018

UAJA
Meeting Minutes
Approved

A motion was made by Mr. McShea, seconded by Mr. Dempsey, to amend the minutes of the UAJA meeting held on July 18, 2018 to reflect the time of adjournment as actual. The motion passed unanimously.

3. Public Comment

None.

Executive Session

A motion was made by Mr. Dempsey, seconded by Mr. Dietz, to adjourn to Executive Session at 4:03 p.m. The motion passed unanimously.

Executive Session

A motion was made by Mr. McShea, seconded by Mr. Dempsey, to adjourn the Executive Session at 4:23 p.m. The motion passed unanimously.

4. Old Business

4.1 Greenbriar Sewer Service

This project has several purposes, all of which are related to water quality. First, the Greenbriar development is located rather close to public drinking water supply wells owned and operated by the State College Borough Water Authority. While properly functioning on-lot systems treat conventional pollutants well, unregulated contaminants are not treated well, and will pass through to the groundwater. These systems were never designed to treat these unregulated contaminants.

Second, Pennsylvania has set mass limits on all Chesapeake Bay treatment plants that limit Nitrogen and Phosphorus. The only way to ever increase the mass limit at UAJA is to create offsets. Connection of on-lot systems to the sewer system is a way to create offsets. These offsets reduce the cost of meeting N and P mass limits immediately by increasing the plant mass limit.

Finally, the Greenbriar Development has been included inside the Act 537 Plan sewer service area for more than 20 years.

There are 89 existing homes in Greenbriar and 5 empty lots.

The projected construction cost (materials and engineering) is \$706,000.

The projected cost including labor and equipment is \$1,433,071.

All connections must pay the applicable tapping fees. Not requiring the tapping fee to be paid places the entire tapping fee system in jeopardy. The Pennsylvania Municipalities Authorities Act states that the tapping fee must be paid, but does not say when it must be paid. Therefore, it is possible to defer the tapping fee to some point in the future. This has been done in past sewer construction projects serving property owners that were previously on septic systems. Typically this is accomplished by allowing the owner to pay over a period of time, essentially as a loan by UAJA.

While it is certainly is desirable from a water quality and source water protection standpoint to have all property owners connect at the time the sewer lines are installed, It is up to Ferguson Township to make that decision. Rather than asking Ferguson to require connection, UAJA staff is proposing an incentive to connect within the first year after the sewer lines are completed. Staff believes that the majority of owners will decide to connect during the incentive period.

To offer the most flexibility to existing home owners, allowing the tapping fees to be paid at the time of connection, or any time up to the time of sale of the property, would be reasonable. Since the tapping fees escalate each year based on the ENR Construction Cost Index, the fee paid at any time in the future will be the equivalent of paying the fee at the time of connection. Thus, UAJA will not take a loss on the deferment.

For those that choose to connect within one year of the project completion, UAJA will only charge the tapping fees for the treatment plant and Big Hollow, as well as the connection fee. The property owners are responsible for constructing the lateral to the main. The current cost is \$5,702.53 for the tapping fees and connection fee. Since this project would not likely be completed until next year, the tapping fee would increase according to the ENR index. Historically, that is 3-4 percent looking back over the most recent five years.

For those connecting after one year, the plant, big hollow, and the Greenbriar tapping fee will be collected. The Greenbriar tapping fee is estimated to be \$15,245 per EDU which will be determined once the actual project costs are known upon completion of the project. This estimate is based on the projected cost including labor and equipment cost. Based on current tapping fees, the projected Greenbriar tapping fee, and the \$150 connection fee, the total for a home connecting after the one year period is estimated to be \$21,098. The property owner would also be responsible for the lateral to the main, as in the case for property owners that connect within the first year.

Payback

Eventually, this project will be completely paid for by the properties through their tapping fees and quarterly charges. If the cost is assumed to be the full cost (material, labor and equipment) and assuming a very conservative value of the nutrient offsets (\$2 per pound of Nitrogen and \$5 per pound of Phosphorus), and that everyone connects immediately, it would take 22 years to pay back the cost. If instead, only the material costs are considered, the payback is 5 years.

Precedent

There are a total of 360 on-lot systems within the sewer service area, including the Greenbriar development. Similar deals can be made for the remaining properties as time permits for future construction projects. In the past, incentives were offered to solve environmental problems, such as the Fox Hill Road project (completed by Patton Ferguson Joint Authority just before consolidation with UAJA), and the Pine Grove Mills project. In both cases, the environmental benefit to the region was given significant weight. For both cases, the goal was to determine a cost to the property owner that would not trigger a rate increase for the existing customers. That goal is being followed here. The project will not cause a rate increase, and over the very long time horizons of a municipal authority, will at least break even.

Several residents voiced concerns over costs, sewer main location, lateral location, restoration and tree locations. Some residents also voiced their approval of this project.

The Board instructed Staff to contact all property owners to determine their interest in connecting within the one year period and report to the Board at the September Meeting.

4.2 Biological Odor Control Project Award of Contract

Bids for the project were received through PennBid July 18, 2018 at 10 AM. A bid tabulation is included in the agenda report. There were two bidders for the general contract, Global Heavy Corporation, and HRI, Inc. Global Heavy is the low bidder. Global Heavy indicated a deduct of \$125,000 for alternative 1A, for cast in place concrete to replace the precast concrete. Consultants and Staff recommend accepting this alternate.

For the electrical contract, there were four bidders, The Howard Company, Bob Biter Electric, Westmoreland Electric Services, and Robert P. Lepley Electrical. The low bidder is the low bidder.

Biological Odor Control Project Award of Contract

A motion was made by Mr. Guss, seconded by Mr. Dietz, to award the general contract to Global Heavy Corporation including Alternate 1A, for a total of \$8,358,000. Award the electrical contract to The Howard Company for a total amount of \$587,890. The motion passed unanimously.

5. New Business

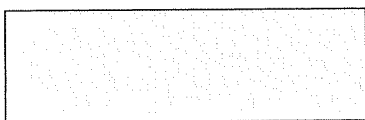
5.1 Final Design: The Cottages at State College

Final design drawings for The Cottages at State College sewer extension (Ferguson Township) have been received and reviewed by staff and our consulting engineer. The sewer extension will serve 268 EDUs of apartments, duplexes and townhomes. The review comments have been addressed.

Mr. Dempsey asked if the bike path was going to be torn up. Mr. Miller stated yes. Mr. Dempsey stated "So we're going to have worse environmental solution to this problem than we would have had SCBWA had given us the easement." Mr. Miller responded yes.

Final Design: The Cottages at State College

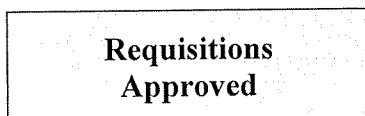
A motion was made by Mr. McShea, seconded by Mr. Daubert, to Approve the Final Design: The Cottages at State College, however, sewer construction may not begin until the property owner satisfies the requirement that UAJA not be



responsible for the possible future relocation of the force main within the PennDOT right of way for Whitehall Road. The motion passed unanimously.

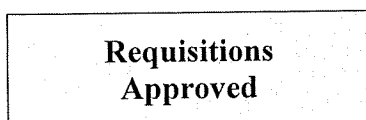
5.2 Requisitions

Construction Fund #62	HRI ENR/AWT Pay App #3	\$74,830.50
Construction Fund #63	Myco Mechanical ENR/AWT Pay App #1	\$8,671.86
Construction Fund #64	Rettew ENR/AWT Engineering	\$17,456.83
Construction Fund #65	Rettew Outfall Cascade Engineering	\$7,641.50
Construction Fund #66	HRG Odor Control Engineering	\$22,325.00
Construction Fund #67	Apollo Fence Company Solar (Gate) Fencing Final Payment	\$29,857.00
Construction Fund #68	Lepley Electric Solar (Gate) Fencing	\$3711.00
TOTAL CONSTRUCTION FUND		\$164,493.69



A motion was made by Mr. McShea, seconded by Mr. Derr, to approve the Construction Fund #62-68. The motion passed unanimously.

BRIF #320	Xylem Water Solutions Harris Drive Control Panel	\$45,598.09
BRIF #321	HRG Harris Reuse Engineering	\$33,424.80
BRIF #322	Gannett Fleming Inc. GIS	\$1,166.03
TOTAL BRIF		\$80,188.92



A motion was made by Mr. McShea, seconded by Mr. Dietz, to approve the Bond Redemption and Improvement Fund #320-322. The motion passed unanimously.

6. Reports of Officers

6.1 SCBWA Liaison

Mr. Hoffner stated that the land along Whitehall Road was purchased by SCBWA for environmental protection of the wells. If the easement were to be granted, any action should consider environmental protection. At the April meeting the motion tied regarding granting the easement. Toll Brothers were threatening to sue if the easement wasn't granted. At the July meeting a motion regarding the easement was made and a voice vote was called. The vote was 4 against and 1 in favor. This project is still being discussed by the Source Water Committee.

Whitehall Park Project: The Source Water Projection Committee is working with the DCNR for support of this project.

Mr. Hoffner stated it is his personal comment that the water and sewer authorities work closer to better serve our customers.

6.2 Financial Report

Mr. Smith reviewed with the Board the different cost centers of the YTD budget report for the period ending July 31, 2018.

6.3 Chairman's Report

None.

6.4 Compost & Septage Operations Report

The following comments are as presented to the Board in the written report prepared by Jason Brown, Project Manager.

COMPOST PRODUCTION AND DISTRIBUTION

	<u>Feb. 2018</u>	<u>Mar. 2018</u>	<u>Apr. 2018</u>	<u>May 2018</u>	<u>Jun. 2018</u>	<u>Jul. 2018</u>
Production	960 cu/yds.	853 cu/yds.	886 cu/yds.	953 cu/yds.	860 cu/yds.	870 cu/yds.
YTD. Production	1,856 cu/yds.	2,709 cu/yds.	3,595 cu/yds.	4,548 cu/yds.	5,408 cu/yds.	6,278 cu/yds.
Distribution	136 cu/yds.	3,408 cu/yds.	66 cu/yds.	959 cu/yds.	939 cu/yds.	505 cu/yds.
YTD. Distribution	1,337 cu/yds.	4,745 cu/yds.	4,811 cu/yds.	5,770 cu/yds.	6,709 cu/yds.	7,214 cu/yds.
Immediate Sale	3,165 cu/yds.	1,110 cu/yds.	1,813 cu/yds.	1,829 cu/yds.	1,907 cu/yds.	2,309 cu/yds.
Currently in Storage	4,125 cu/yds.	1,963 cu/yds.	2,699 cu/yds.	2,782 cu/yds.	2,767 cu/yds.	3,179 cu/yds.

SEPTAGE OPERATIONS

	<u>Feb. 2018</u>	<u>Mar. 2018</u>	<u>Apr. 2018</u>	<u>May 2018</u>	<u>Jun. 2018</u>	<u>Jul. 2018</u>
Res./Comm.	2,050 gals.	2,500 gals.	3,200 gals.	13,650 gals.	37,800 gals.	21,600 gals.
CH/Potter	5,637.84 lbs/solids	5,533.95 lbs/solids	6,613.62 lbs/solids	6,624.46 lbs/solids	8,239.92 lbs/solids	4,119.96 lbs/solids

Port Matilda	2,768.88 lbs/solids	1,034.16 lbs/solids	2,568.72 lbs/solids	2,218.44 lbs/solids	1,467.84 lbs/solids	2,101.68 lbs/solids
Huston Twp.	650.52 lbs/solids	116.76 lbs/solids	383.64 lbs/solids	567.12 lbs/solids	567.12 lbs/solids	533.76 lbs/solids
Total Flow	75,450 gals.	54,500 gals.	78,700 gals.	90,350 gals.	111,800 gals.	78,100 gals.

6.5 Plant Superintendent's Report

The following comments are as presented to the Board in the written report prepared by Art Brant, Plant Superintendent.

Plant Operation

The treatment plant is operating well with no exceptions to our NPDES permits for the month of July 2018. The 12-month rolling average flow for July was 4.33mgd with the average for the month being 4.39mgd. The average monthly influent flow was 5.41mgd.

Treatment units on line are as follows: primary clarifiers #1, #3, #5 and #6; aeration basins #2 and #3; secondary clarifiers #1, #2, and #3; eight tertiary filters.

Below is the chart for Reuse Distribution and Temperature Data:

	July-18	YTD	Plant Effl. Temp	Wetland Effl. Temp.
Best Western	34,000	232,000		
Centre Hills	4,853,000	13,319,000	July-18	July-18
Cintas	662,000	4,412,000	69.9	69.4
Red Line	258,000	2,813,000		
Uaja Wetland	5,378,000	34,759,000		
Wetland Vault	14,089,000	118,223,000		
Kissingers	1,338,000	10,072,000		
Stewarts	1000	6,000		
TOTAL	26,613,000	183,836,000		

Plant Maintenance

- Installed new DO probe with membrane on Train #2, zone 3a.
- Rebuilt 6.5 hp Landia mixer.
- Installed a valve in the primary line exiting the Primary tanks.
- Replaced ballasts and bulbs on UV Channel 2A.
- Repaired power cord on Agitator #1.
- Replaced compost agitator wheels on all three units.
- Replaced rollers on Compost vertical belt. This belt is scheduled for replacement.
- Repaired air lines in WAS Tank #5 (Big Bertha).
- Patched roof on Septage building.
- Replaced Timer and sensor on #1 Centrifuge auger.
- Entry was made into Reuse Tank #1 at AWT to repair coupler on tank valve.

6.6 Collection System Superintendent's Report

The following comments are as presented to the Board in the written report prepared by Mark Harter, Collection System Superintendent.

Mainline Maintenance:

Mainline Televising – (1711' televised) – (10) manholes inspected.
Mainline Cleaning – (1,574 ft cleaned) – (9) manholes inspected.
Casting Repairs – (4).
Lateral Repairs – (2) – 226 Conover Ln. / 116 Seymore Ave.
New Laterals – (2) – 902 Ishler St. / 2121 South Atherton St.
Completed Harris Dr. control panel and new pump installation.
Repaired broken force main at Scott Rd. station.

Lift Station Maintenance:

Replaced phase monitor at Marywood station.
Cleaned check valves and air releases at Big Hollow station.
Replaced heater hose on generator at Marywood station.
Replaced potential relay at Haymarket station.
Cleaned (11) lift station wet wells.

NEXT MONTH PROJECTS:

Casting adjustments for Twp. paving projects.
Install (2) new laterals for new Giant store.
Clean Big Hollow Wet Well.
Continue televising mains for 2019 Twp. paving projects.
Start Princeton Dr. backlot project.

Inspection: Final As-Builts Approved:
The Station

Mainline Construction:

- a. Branch Road Bridge (Penn Dot) –Complete – Awaiting As-Builts.
- b. N. Atherton Street Project (Penn Dot) – (80%) Complete.
- c. Kaywood North – Started Construction – (50%) Complete.
- d. Helix Subdivision – Started Construction – (50%) Complete.
- e. Winfield Heights – Started Construction – (40%) Complete.

New Connections:

a.	Single-Family Residential	15	c.	Commercial	3
b.	Multi-Family Residential	37	d.	Non-Residential	0

TOTAL 55

PA One-Calls Responded to 7/1-31/18: 359

6.7 Engineer's Report

The following comments are as presented to the Board in the written report prepared by the Consulting Engineer.

Retainer

- HRG continues to assist the Authority staff on an as needed basis.

Odor Control System Upgrades

- The Minor Plan has been approved by College Township and will be recorded.

- The Centre Region Code Agency has reviewed the revised drawings and is prepared to issue the Building Permit upon receipt of a check in the amount of \$79.40 and upon receiving a signature from the Contractor.
- Revised drawings were submitted to the Centre County Conservation District.
- A notice of intent to award was issued to:
 - Contract No. 17-03: General Construction – Global Heavy Corporation for a lump sum of \$8,358,000.00 with the acceptance of deductive Alternate No. 1A for cast-in-place concrete.
 - Contract No. 17-04: Electrical Construction – The Howard Company for a lump sum of \$587,890.00

A pre-construction conference is being scheduled.

Greenbriar Sanitary Sewer Design

- The sanitary sewer design is complete. Lateral tables are being finalized and drawings will be issued to the Collection System Superintendent for acquisition of bids.
- An Engineer's Opinion of Probable Construction Cost was developed on the basis of public bidding and prevailing wage rates using average pricing. The estimated cost is \$2.47 million.

Extension of Beneficial Reuse Water to Harris Township (1178.0637)

- Archeological and Environmental Surveys completed. No response has been received from the PHMC.
- Communications are ongoing with PennDOT to acquire a formal license to install the permanent facilities. It appears that dead tree removal can be completed in lieu of a continuing license fee.
- Permit applications are being prepared.
- Coordination with Harris Township is ongoing regarding the removal of buffer trees along Spring Creek.

Developer Plan Reviews:

- One (1) Developer Plan submission has been active since the last report.
- The revised design plans for The Cottages by Toll Brothers have been reviewed and were recommended to Staff on August 8, 2018. The revised design reflects the force main located within the PennDOT right-of-way along Whitehall Road (1178.0567).
- The design plans for Centre Care, Inc. were reviewed and returned to the Developer for correction on May 29, 2018. No response has been received as of August 8, 2018 (1178.0645).

6.8 Construction Report

The following comments are as presented to the Board in the written report prepared by the Construction Engineer.

General Services Items Completed for the Authority:

NPDES Permit

- RETTEW submitted the Final NPDES Permit Application on November 22, 2017. We await the review of the document by the PA Department of Environmental Protection (DEP).

Miscellaneous Projects

- Solar Fence/Main Gate- Final cost have been received from Lepley Electric as such corrective Change Order No. 3 for a deduct in the amount of (\$3,511.00} and a final application for payment in the amount of \$29,857.00 for Apollo Fence Company will be presented for action. RETTEW also recommends payment of \$3,711.00 to Robert Lepley Electric Co. for completion of the Gate Project. The slight differential in cost is related to some damaged wire that was required to be replaced to comply with the Electric Code.
- Aeration Blower Piping -This work is complete, and Hickes has submitted their invoice for completion.

ENR/AWT Upgrade Project (094612009)

Contract Number	Notice Proceed	Contract Time	Contract Times					Time Used
			Substantial Completion Date	Days Used	Days Remaining	Final Completion	Percent of Time Remaining	
2017-06	5/23/2018	365	5/23/2019	79	286	6/22/2019	78%	22%
2017 -07	5/23/2018	365	5/23/2019	79	286	6/22/2019	78%	22%
2017-08	5/23/2018	365	5/23/2019	79	286	6/22/2019	78%	22%

- Shop drawings are currently being processed and reviewed.
- Job Conference No. 2 was held Tuesday, July 24th minutes are attached.
- HRI has completed construction of the chemical tank containment additions . HRI continues excavation for the new EQ Tank and AWT Feed Pump Station.
- HRI and Biter completed the installation of the six (6) replacement DO probes on the Aeration Tanks. RETTEW completed integration of the new DO probes into UAJA's SCADA system.
- Contract UAJA 2017-06 (HRI) has submitted Application for Payment No. 3 in the amount of \$74,830.50. RETTEW has reviewed the payment application and recommends payment in the amount of \$74,830.50 to HRI for Contract UAJA 2017-06.
- Contract UAJA 2017-07 (Myca) has submitted Application for Payment No. 1 in the amount of \$8,671.86. RETTEW has reviewed the payment application and recommends payment in the amount of \$8,671.86 to Myca Mechanical, Inc. for Contract UAJA 2017-07.

Payment Requests to Date

Contract Number	Application for Payment#	Current Payment Due	Contract Price to Date incld/CO	Total Work Completed to Date	% Monetarily Complete	Balance of Contract Amount incld/retainage
2017-06	3	\$74,830.50	\$8,375,000.00	\$411,435.00	4.91%	\$8,004,708 .50
2017-07	1	\$8,671.86	\$39,900.00	\$9,635 .40	24.15%	\$31,228.14
2017-08		\$0.00	\$1,025,700 .00	\$0.00	0.00%	\$1,025,700.00
		\$83,502.36	\$9,440,600.00	\$421,070.40	4.46%	\$9,019,529.60

Outfall Project (094612015)

- The Water Quality Management Part II Permit and a GP-11 General Permit (replacement of water obstruction) have been submitted to the PA DEP and are currently under review. A sample of the plans is attached to the report for interest.

Update on Battery Energy Storage System

- Switchgear is in production and the subcontractors have mobilized.
- The main electrical vault has been accessed and the duct bank has been excavated to the primary transformer.
- Compaction and pad preparation is complete and concrete operations are awaiting the installation of the duct bank.
- Verizon has begun installation of the telecommunication extension to the BESS.
- First Energy/West Penn Power has had their meter cabinet delayed and we're awaiting delivery for wire/conduit to begin. First Energy intends to energize the system in early October .
- Equipment is slated to ship from Vermont in approximately 4 weeks. The individual battery units are slated for delivery in early October.

6.9 Executive Director's Report

The following comments are as presented to the Board in the written report prepared by Cory Miller, Executive Director.

Mr. Miller stated that UAJA and the Union have reached an agreement.

7. Other Business

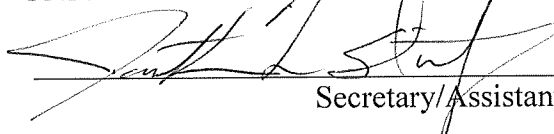
None

8. Adjournment

The meeting was adjourned at 5:40 p.m.

Respectfully submitted,

UNIVERSITY AREA JOINT AUTHORITY



Secretary/Assistant Secretary