

MINUTES

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

Regular Meeting – March 15, 2006

1. **Call to Order**

Mr. Schmalz called the regular scheduled meeting of the University Area Joint Authority to order at 4:05 p.m. Wednesday, March 15, 2006. The meeting was held in the Board Room in the office of the Authority and turned over to Ms. Bressler at 4:30 p.m.

2. **Roll Call**

Messrs. Coe, DeWolfe, Lapinski, McShea, Schmalz, Ms. Barnes and Ms. Bressler were present. Also present were Cory Miller, Executive Director; Dave Smith, Assistant Executive Director; Art Brant, Plant Superintendent; Dick Lahr, Collection System Superintendent; Jason Wert, HRG; Jules Patt and Steve Hurvitz of BXAL, Inc.; Mark Whitfield, Borough of State College; Janet Sulzer, Centre Regional Planning Liaison; and Kathy Wheeler, Recording Secretary. There being a quorum, the meeting was declared open for business.

3. **Reading of the Minutes**

UAJA Regular Meeting – February 15, 2006

The Board considered the UAJA minutes of the Regular Meeting held on February 15, 2006 and offered the following motion was offered:

<p style="text-align: center;">UAJA February 15, 2006 Meeting Minutes</p>
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A motion was made by Mr. McShea, seconded by Mr. Coe, to approve the minutes of the UAJA Regular Meeting held on February 15, 2006 as corrected. The motion passed unanimously.

4. **Public Comment Period**

None.

5. **Old Business**

5.1 **Condominium Sewer Service Policy**

Several years ago the Board approved a policy for lateral construction serving "Condominium" style construction. The intent of the policy was to treat condominiums in the same manner that they would treat a single family residence regarding the right to a separate individual connection, which would not be impeded by any other "neighbor's" connection. This was based on the fact that the condominium was to be owned. This decision was made prior to changes to the laws regarding condominium ownership, construction, and services provided.

The existing policy is easily attainable for single story or townhouse type construction, which has been the norm for our service area. We now have a development (The Summit at Shiloh) which is designed for three story construction of condominium units. The existing policy does not work for multi-story condominiums. The developer has requested that UAJA allow the building design to utilize the concept of "Common Element" service provision. This type of construction would follow along similar designs of hotel plumbing which stacks the floors and converges into a

common lateral prior to connecting to our main-line sewer. From a construction standpoint, multi-story buildings all utilize this methodology in today's architecture and it does make it more cost effective. In addition, since there is a lot less pipe involved in this configuration, and much of it is vertical, there is a lot less likelihood of a blockage.

The Pennsylvania Uniform Condominium Act clearly designates that common portions of construction such as bearing walls, conduits, wires, ducts, and other fixtures which are not located within the demising walls of the "Unit" constitute common elements which are proportionally owned by all of the unit owners and are the responsibility of the "association for maintenance and operation. Only the plumbing fixtures located inside the demising walls of the unit are considered to be part of that unit. This has been reviewed by our Solicitor and he concurs that this methodology clearly places the responsibility for maintenance of the common lateral inside the building on the condominium association.

**Common Element
Construction
Approved**

A motion was made by Mr. Coe, seconded by Mr. Lapinski, to approve the use of common element construction for the Summit at Shiloh, using common vertical stacks. In addition, instruct staff to develop a revision to the standard specifications allowing for common element construction. The motion passed unanimously.

6 New Business

6.1 Final Design – Fieldstone Phase 2 Sewer Extension

Final design drawings for the Fieldstone Phase 2 sewer extension (College and Harris Townships) have been received and reviewed by staff and our consulting engineer. The proposed sewer extension will serve 20 single family homes. The review comments have been addressed for the sewer system.

**Final Design –
Fieldstone Phase 2
Sewer Extension
Approved**

A motion was made by Mr. Schmalz, seconded by Mr. McShea, to approve the Final Design drawings for Fieldstone Phase 2 Sewer Extension. The motion passed unanimously.

6.2 Richard L. Winstead Request for Home Business Exemption

A copy of the letter from Mr. Winstead is included in the agenda packet. This is an exemption from the rate resolution, which requires board action. There was a similar request several years ago that the board approved.

**EDU Reduction Request
Approved**

A motion was made by Mr. Lapinski, seconded by Ms. Barnes, to approve the request made by Mr. Winstead to reduce his EDU's to one. The motion passed unanimously.

6.3 Centre Region Act 537 Plan Comments

The Centre Region Planning Agency has produced a draft Act 537 Plan. They are requesting that the municipalities submit written comments by March 17th. UAJA also needs to submit our comments. In previous Act 537 planning efforts, there has been a second round of comments once the final draft was prepared. It is likely that there will be another round of comments at a later date.

UAJA staff has reviewed the draft and has prepared comments for the consideration of the board. A copy of the comments is included in the agenda packet. Comments need to be finalized and sent to CRPA by March 17th.

It was suggested that the estimated cost of interceptor projects be included, and that UAJA's dependence on the water quality in Spring Creek be clarified to emphasize the importance of the management of non-point source pollution. The new draft will be circulated by E-Mail for final review, and submitted to CRPA by March 17th.

6.4 Requisitions

Revenue Fund #87 Debt Service, Operation and Maint. \$1,000,000

**Requisition
Approved**

A motion was made by Mr. Schmalz, seconded by Ms. Barnes, to approve Revenue Fund # 87 in the amount of \$1,000,000.00 Debt Service, Operation and Maintenance. The motion passed unanimously.

05 Const. Fund-Req. #3 HRG-Final Design \$6500.00
05 Const. Fund-Req. #4 HRG-Construction Admin. \$5101.95

**Requisition
Approved**

A motion was made by Mr. Schmalz, seconded by Mr. Coe, to approve the 05 Construction Fund Requisitions # 3 & # 4 in the amount of \$11,601.95 for payment to HRG. The motion passed unanimously.

Const. Fund Stage 6-246 HRG-Record Drawing Prep. \$9698.50
Const. Fund Stage 6-247 HRG-Op/Maint Manual \$2302.50

**Requisition
Approved**

A motion was made by Mr. McShea, seconded by Mr. Schmalz, to approve the Construction Fund Requisitions 6-246 and 6-247 in the amount of \$12,001.00 to HRG. The motion passed unanimously.

7. Reports of Officers

7.1 Financial Report

The Financial Report for the period ended February 2006 was presented to the Board for its review. A question was raised regarding the budget line item "phone main station" being at 737.5%. Mr. Smith informed the board that this line item will be reviewed and the results of the review would be emailed to the board members.

7.2 Chairman's Report

No report.

7.3 Plant Superintendent's Report

The following comments are as presented to the Board in the written report prepared by Arthur Brant, Plant Superintendent. This was an informational item only, no action required.

Plant Operation

The treatment plant is operating well with no exceptions to our NPDES permit. The 12-month rolling average flow for February was 4.67mgd with the average for the month being 5.00mgd.

There were no inspections by DEP this month.

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

Plant Maintenance

- The Primary tanks at the Dewatering Facility overflowed over the long weekend. This was due to a lack of a high level alarm. Kruger has been notified and is installing the alarm to prevent this from happening in the future. DEP was notified of the estimated 1000-1500 gallon spill.
- The D.O. sensors were replaced in Aeration Basin #2 and the sensors in Aeration Tank #3 were calibrated.
- The U.V. system at the outfall was not varying with the flow. After troubleshooting we found a broken control wire. The wire was replaced and the system is running normal.
- Maintenance has installed additional lighting and receptacles in the Collection Bldg.
- Hartford Steam Boiler inspected and certified the air compressor receiving tanks. This is done on a 2-3 year cycle.
- The utility bed and crane were installed on the 99 Chevy. The steering box was also replaced.
- Lakeside sent a representative in to inspect the equipment at Septage Receiving. The problem with #1 receiving valve was corrected and the system was calibrated to insure accuracy in total gallons received.

Compost

- As of the end of February 2006, we have produced 2,810 cubic yards of compost and sold 2,624 cubic yards.

Maylie Property

- Centre Region Code inspected the Maylie property on February 16, 2006. There are numerous items that will need to be corrected before the re-inspection in April. The maintenance staff will coordinate time to complete the repairs.

Mr. Brant updated his written report to inform the Board that John Sengle, DEP, had been in since his report to do the inspection and it was noted that Mr. Sengle has expressed a great interest in the AWT.

These items were completed along with preventative maintenance around the entire plant.

7.4 Collection System Superintendent's Report

The following comments are as presented to the Board in the written report prepared by Richard Lahr, Collection System Superintendent. This was an informational item only, no action required.

Mainline Maintenance

- (UA) Lateral Installations – (0)
- (UA) Lateral Repairs – (2) 757, 774 Devonshire Dr.
- (UA) Mainline Cleaning – (0 manholes inspected- 0 feet cleaned)
- (UA) Mainline Repairs – (2) 757, 774 Devonshire Dr. @ Park Ln. intersection
- (UA) Manhole Repairs – (0)
- (UA) Manhole Casting Repairs – (0)
- (FTA) Lateral Installations – (0)
- (FTA) Lateral Repairs – (3) 142, 143, 145 Kirk St.
- (FTA) Mainline Cleaning – (0 manholes inspected- 0 feet cleaned)
- (FTA) Mainline Repairs – (3) 142, 143, 145 Kirk St. (each leaking ± 7gpm or 30,000gpd)
- (FTA) Manhole Repairs – (0)
- (FTA) Manhole Casting Repairs – (0)

We completed work in the new shop, building the meeting/training room and office space into the mezzanine. Miscellaneous electrical and lighting work still remains. The Science Park Rd. Relocation project is approximately 5% complete.

(A)CONSTRUCTION &(B)I/I INSPECTION: (A)(We TV'd 2,911 ua/0 fta feet of mainline and inspected 25 ua/0 fta MH's .) (B)Tested/Grouted – (0uaMH/0ftaMH + 0/0ua Jts-285/1 fta Jts) (0ua/3fta Gal. of grout used). Estimated I/I-flow decreased – (0ua/7,200fta gpd.= or 41 EDU's) We are continuing to monitor flow meters in the service area.

Lift Station Maintenance

Routine maintenance and general housekeeping was completed and all stations are reported to be operating normally. We replaced a block heater on the gen-set at Ghaner 2. We replaced (4) E-1 grinder pump cores at the Huntridge Manor and Laurel Hills subdivisions (our 2 pressure systems).

Inspection: Provisional As-builts Approved: Fieldstone, phase 1, Golden Orchard Estates, phase 3
Mainline Construction:

- a. Coventry Place – Construction is approximately 90% complete. No change.
- b. Mt. Nittany Terrace – Construction is approximately 90% complete.
- c. Springfield Commons, phase 1 – Construction is approximately 85% complete.
- d. Wiltree – Construction is approximately 90% complete.
- e. Brynwood – Construction is approximately 10% complete.
- f. Summit at Shiloh – Construction is approximately 5% complete.
- g. Lowes – Construction has just begun.
- h. Homecoming Ridge, ph 2 – Construction is approximately 80% complete. (was dormant)

New Connections:

a.	Single-Family Residential	31	c.	Commercial	1
b.	Multi-Family Residential	0	d.	Industrial	0
					TOTAL 32

7.5 Engineer's Report

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

Beneficial Reuse

Stage 6 Additions and Modifications Construction Phase

We continue to perform Construction Administrative functions for the project including

responding to problems, and verifying the completion of punchlist items.

A summary of the contracts for the Stage 6 Additions and Modifications is as follows:

Contr. No.	Contract	Contractor	Punchlist Items Rem	Closeout Docs Rec'd	Retainage
02-1	General Construction	Allan A. Myers, LP	12	No	\$338837.00
02-2	Plumbing Construction	Robert Johnson P&H	0	Yes	CLOSEOUT
02-3	HVAC Construction	G.M. McCrossin, Inc.	2	No	\$ 17,235.00
02-4	Electrical Construction	Bob Biter Electrical	0	Yes	\$ 29,409.00

HRG has been updating the completed work of the Contractors and will provide an itemized list of items that have been completed, are partially completed, or remain for the Board's review at the meeting. Additionally, HRG has notified each of the Contractors that the time for completion has passed and unless they respond within 14 days, UAJA can complete the punchlist with outside contractors.

Science Park Road Sewer Design

HRG has received the approved Erosion and Sedimentation Control Permit and is awaiting the Water Quality Management Permit. Additionally, HRG has provided construction stakeout services.

Stage 8 Additions and Modifications Design Phase (Transmission Main Phase IA)

Kukurin Contracting, Inc. continues to make excellent progress and has completed nearly 50% of the project. Kukurin Contracting, Inc. will be submitting their second payment application; however it has not been received as of the date of the report. HRG will review upon receipt and provide for Board approval.

HRG has resubmitted the third of four Highway Occupancy Permits to PENNDOT and has prepared the fourth and final permit for submission. HRG has also prepared the PA DEP Permits for the Booster Pump Station and Erosion and Sedimentation Control and will submit them prior to the March Board meeting. We anticipate an April advertisement date for the remaining portions of the Phase IA Transmission Main Project.

Electronic Operations and Maintenance Manual

HRG is preparing a summary document for items within the Operations and Maintenance Manual and is scanning the vendor information for electronic inclusion. Additionally, HRG will be cataloging additional items for use with a Fixed Asset Management Plan.

Stage 6 and Stage 7 Record Drawings

HRG has received all of the Contractor's Record Drawings and is beginning to produce site and piping sheets for review.

PLAN REVIEWS

Project Name	Design /As-Built	Status	Date
2121 East College Avenue	Design	Recommend Approval	2/10/06
Lowe's	Design	Recommend Approval	2/10/06
Field Stone Phase 1	As-Built	Recommend Approval	2/10/06
Golden Orchards Estates Phase 3	As-Built	Recommend Approval	2/10/06
Fieldstone Phase 2	Design	Recommend Approval	3/3/06

8.6 Executive Director’s Report

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

Science Park Road/Circleville Farm Interceptor Sewer Project

The purpose of this project is to replace the ChemCut lift station on science park road with a gravity sewer line. The lift station needs to be moved out of the way so that Ferguson township can widen Science Park Road. Since the Imbt Tract and the Circleville Farm tract are both going to need an interceptor sewer for service, rather than moving the lift station, UAJA elected to install the interceptor sewer.

Construction began the second week of February. After laying very little pipe, rock has been encountered. Blasting is being arranged for the week of March 13th. The contractor will begin drilling on Monday March 13th, and will blast later in the week. Fortunately the sewer line is not very deep, so the blasting will be a relatively small operation.

Work Session – Sewer Rate System

There will be a work session of the UAJA board Wednesday, March 22, 2006 at 4PM in the UAJA board room for the purpose of discussing goals and objectives for a wastewater rate study. The meeting will be advertised. An information packet will be handed out at the March 15th board meeting.

CBICC Membership

Mr. Miller informed the board that UAJA is now a member of the CBICC and that he has been attending their meetings.

8. Other Business

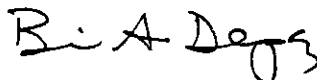
None

9. Adjournment

There being no further business to come before the Board, the meeting adjourned at 6:25 p.m.

Respectfully submitted,

UNIVERSITY AREA JOINT AUTHORITY



BRIAN DEMPSEY
Secretary