

**BELLEFONTE BOROUGH  
AUTHORITY  
MEETING MINUTES  
July 25, 2018, 2018 - 6:00 p. m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER:**

The meeting of the July 25, 2018, Bellefonte Borough Authority was called to order at the Bellefonte Borough Municipal Building at 6:00 p.m.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**AUTHORITY MEMBERS PRESENT:**

**PRESENT:** Mr. Frank (Buddy) Halderman  
Mr. Joe Falcone  
Mr. Mike Schmidt  
Mr. Doug Johnson  
Mr. Brian Walker  
Mr. Joe Beigle

**EXCUSED:** Mr. Greg Brown

**STAFF:** Mr. Ralph Stewart  
Mr. Bob Cook  
Dave Klinefelter

**ENGINEERS:** Mr. Eric Lundy  
Mr. Bob Decker

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**MINUTES:**

**Mr. Halderman moved to approve the July 5, 2018 meeting minutes;  
Mr. Schmidt seconded the motion;  
Motion carried.**

**ORAL:**

**COMMUNICATIONS - WRITTEN:**

**Email re: Christian Academy**

Mr. Stewart explained that a person on Blanchard Street was working on their driveway and they ran into an unknown lateral and the manholes had Spring Benner Walker on the cover. They thought it was their line, and did some camera work, and discovered that it tied into the Bellefonte sewer system.

Meeting minutes from 1979 revealed that when the Christian Academy went “online” with the sewer, but Spring Benner Walker did not have sewer out there. There was an understanding that they would get temporary service from Bellefonte and when Spring Benner Walker provided service, they would switch over. Here, 50 years later, this was never affected. Mr. Stewart found a site plan from 1979 which showed Bellefonte Water and Sewer but, according to the minutes, it was supposed to be a temporary hook up.

They had a board meeting the other evening and decided to let it go. It was supposed to be their customer and for some reason, the service never got switched over. Spring Benner Walker is okay with leaving it as is. The lateral does need some work and the Borough will get into touch with the school relative to getting this repair work done.

**FINANCE COMMITTEE REPORT:**

Nothing to report.

**ENGINEER’S REPORT – WATER:**

**Water Report – Eric Lundy**

**Big Spring Cover Project**

The corrective action plan is underway. Mr. Lundy will begin drafting something up as he feels it is needed to cover the Authority in the event the contractor reneges or there are issues that come up. He wants to have the DEP in the loop. They are basically looking for dates as to when the project will be done. He will put something together that allows some lee-way.

The big item is the drain design. The contractor has had this since July 9, 2018. He reviewed it and had some comments and it was revised and it was returned to him on July 24, 2018. He indicated that he plans to be on site the first week in September to complete the installation. That is his scheduled.

The mediation notes stated that they will be on site thirty days after the drawings are out. The drawings were approved on July 24, 2018. They are about one week off, but it is close. The week prior is the Grange Fair and staff is limited.

### **Smoke Testing**

Smoke testing was done last week. That report is being prepared. It is not ready yet. The shaft came in for the Corning pump at the end of last week. This can be done closer to fall/winter.

### **Summit Park**

Mr. Stewart reported that the Summit Park meter is supposed to be done in the near future.

### **Sewer**

### **Waste Water Treatment Plant**

The upgrade project is going pretty well. Progress is good there are no major scheduling issues. It appears that the paperwork has slowed down a little bit and it is hoped that it stays that way. There was a construction meeting last Friday, and there was a little headway made.

There is some other paperwork from McCrossin that they are going through relative to pipe changes, etc. This involves on working on sending flows through one of the activated sludge units in preparation for taking it off line to start work in the clarifiers.

Pay applications were discussed. McCrossin's pay application No. 3 is \$292,175.97 which was mistakenly reported as Pay App 2. The real number for No. 2 is \$152,466.25. This was paid correctly. No. 4 and No. 2 were at the table. They were just received yesterday. They were reviewed, and payment was recommended as follows: McCrossin's Pay App. No. 4 \$341,395.21 and Lefley Pay App. No. 2 \$36,215.69.

Nittany is getting close to submission.

### **Mr. Cook Report Report**

The contractor poured approximately 173 cubic yards of concrete. The maintenance department replaced hardware in E Q basin No. 1, used to secure the aeration piping. July 19, 2018 start-up of four new mixers in the E Q basin. Four RBC covers were posted on the Municibid website. Bidding will end on August 2, 2018. July 20, E Q basin No. 2 was drained for cleaning and a large amount of debris was found at the bottom of the tank. This is the next tank to receive mixers but due to the rain, it has refilled.

There were two non-compliance violations in June – the lab tech forgot to check all values as requested on the chain of custody form. The lab still had the sample so there was compliance in that way, but because it was beyond EPA hold time, it is a violation.

Mr. Stewart also reported Mr. Bob Cook and he met with the County administrator, Margaret Gray and Bob Jacobs about the County Prison relative to their treatment and phosphorus levels. Enough attention was made that it got to that level. Non-action on the part of the County was apologized for. They are asking the Borough to work with them to try to get things corrected. A visit to the facility will be scheduled.

The prison claims that they do not know why the levels are so high. The superintendent told them to cut out the food waste, but it seems to be pushing the numbers up. They are getting different feedback and say they do not know what the problem is.

### **OLD BUSINESS:**

Daily Water Withdrawal Report June 2018

### **NEW BUSINESS:**

**Centre County Christian Academy Sewer Connection** - discussed prior

### **Tap Fees – Waterfront Development**

Mr. Stewart stated that no action is needed but he wanted to keep the Authority members in the loop relative to the tap fees. There is a sales agreement on the waterfront property and part of the original proposal was to see if the Borough would waive the water and sewer tap fees for the proposed development. They are looking at two buildings – one a hotel and one a mixed-use building (retail, condos, and offices). The IDA and Council have handled the project. They stated that they could support the request, but they could not “make it happen.”

Mr. Stewart wanted to put it on the Authority’s radar. Once he gets more details he can nail down how much the tap fees would be worth. Rough calculations reveal that each hotel room is about 100 gallons per day, per room. He estimated 80 rooms. The commercial water tapping was researched by Nittany a few years ago, and it came in at \$2.53 per gallon, based on the average daily use. Looking at 8000 gallons at \$2.53 it would be somewhere around \$16,000 or so. Sewer is done by edu’s. The fee schedule shows two ways, but for residential unit, the Borough has always used an edu number and that is \$578.09. If there were 20 rooms it would be that figure times 20. For the hotel sewer, it is more difficult to estimate. There has been very little commercial development since the new rates. Sewer is \$2.96 per gallon and there is a little variation on the water side. Water is 240 gallons per day edu number and sewer is \$195.3 gallons.

Mr. Halderman made the Authority members aware that there has not been forgiveness for water or sewer taps any time prior. They are aware of that and they know that it may not happen. He opined that the property is a bargain. Once the figures are in, the Authority can review it.

The property appraisal was discussed briefly. There was a lot put into the property and the Borough would like to be notified when the appraisal will take place so that input can be given. The lack of comparables was a concern.

### **Meeting with APPI Energy purchasing**

Mr. Stewart met with personnel from APPI Energy. They are endorsed by the Borough's Association and have been for a number of years. They recently were endorsed by the Rural Water Association. About 3-4 years ago, a person came into Borough Council to talk. He opined that it may be worth it to have them come back and talk to them again. They are more of an on-going consultant. They watch very closely throughout the year.

### **Motion on Pay Applications**

Pay Application 4 for McCrossin for \$341,395.21.

**Mr. Johnson moved to approve the application;  
Mr. Halderman seconded the motion;  
Motion carried with one abstaining member (Mr. Walker).**

Pay Application 2 for Lefley for \$36,215.69.

**Mr. Johnson moved to approve the application;  
Mr. Schmidt seconded the motion;  
Motion carried.**

Authority wished the record to reflect the reported error made on the \$292,175.97 which was actually \$152,466.25 on pay application No. 3 from McCrossin.

### **ADJOURNMENT:**

**Mr. Falcone moved to adjourn;  
Mr. Johnson seconded;  
Motion carried.**

**Meeting adjourned at 6:35 p.m.**

**Executive Session: Legal, Contracts**