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Est. 1795

AGENDA
BELLEFONTE BOROUGH AUTHORITY
Meeting of Tuesday, August 5th, 2025 at 6:00 PM
In-person
The Oak Room, 301 North Spring Street

6:00 PM - CALL MEETING TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL:

Mr. Beigle	Mr. Halderman
Mr. Brown	Mr. Johnson
Mr. Eaton	
Mr. Falcone	

APPROVAL OF MINUTES: July 1st, 2025

ADDITIONS TO THE AUTHORITY MEETING AGENDA

In accordance with Act 65 of 2021, if a matter is not on the Agenda, the Authority cannot take official action on it with some exceptions. The Authority can act on matters relating to potential or real emergencies. The Authority may add a matter of agency business to its agenda through majority vote. The Authority should state the reason why the action item is being added to the Agenda. **The Authority may vote to add an action item(s) to the agenda**

COMMUNICATIONS ORAL/Public Comment:

Please sign in and state your name and address, and what you are speaking about. Please try to limit comments to three minutes maximum.

COMMUNICATIONS WRITTEN:

Bellefonte Waterfront, thank you from Tom Songer for assisting with the NPDES Permit.

FINANCE COMMITTEE REPORT:

Budget v. Actual June 2025

ENGINEER REPORT:

Jean Ryan, Barton, and Loguidice

REPORTS – SEWER:

Superintendent's Report July 2025

REPORTS – WATER:

Superintendent's Report July 2025

OLD BUSINESS:

Big Spring Enhancements, Next step – RFP for landscaping / Design Services
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Act 57 Study – Tap Fees for the Corning Line.

Review of current Rules and Regulations. Staff will try to review the regulations and provide markups to the Authority.

Niagara Bottling Agreement. Authority may review the current agreement and amend it.

Has everyone activated their Authority email accounts? If not, please see Alyssa. Thank you.
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Nittany Valley Joint Recreation Authority – Request for Kepler Pool Rehab Financial Assistance
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NEW BUSINESS:

Daily Water withdrawal July 2025. FYI. No Authority action is requested.

New Cingular Wireless PCS, LLC Fourth Amendment to Lease Agreement. Authority will review the Fourth Amendment submitted by New Cingular Wireless PCS, LLC.
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Consider the vacancy on the Authority. Ralph Stewart's volunteer application has been received for the vacancy. Recommendation to Council on filling the vacancy.
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2025 Bulk Water Billing and Usage for Milesburg and Niagara.
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AROUND THE ROOM:

Motion to Adjourn: _____ **Second:** _____ **ADJOURNED @:** _____

**BELLEFONTE BOROUGH WATER AUTHORITY
MEETING MINUTES
REGULAR MEETING**

**July 1, 2025 – 6 p.m.
301 N. Spring Street, Suite 200
Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER

The meeting was called to order July 1, 2025 at 6 p.m.

PLEDGE OF ALLEGIANCE (Followed by a minute of silence to commemorate and honor the life of Authority member Dan Delotto.)

ROLL CALL Authority members present:

Mr. Joe Beigle
Mr. Greg Brown

Mr. Jon Eaton
Mr. Joe Falcone
Mr. Frank (Buddy) Halderman
Mr. Doug Johnson

Staff

Mr. Frank Noll, WWTP Superintendent
Mr. Matt Auman, Public Works Superintendent
Mr. Ralph Stewart, Secretary

Engineer: Jean Ryan via Zoom

MINUTES

A motion was made by Biegle and seconded by Brown to approve the minutes from June 3, 2025. No discussion. Motion carried unanimously.

ADDITIONS TO AGENDA

In accordance with Act 65 of 2021, If a matter is not on the Agenda, the Authority cannot take official action on it with some exceptions. The Authority can act on matters relating to potential or real emergencies. The Authority may add a matter of agency business to its agenda through majority vote. The Authority should state the reason why the action item is being added to the Agenda. The Authority may vote to add an action item(s) to the agenda.

NONE

PUBLIC COMMENT/COMMUNICATIONS - ORAL

Please sign in, come to the podium at the appropriate time, and state your name and address and what you are speaking about. Please limit comments to three minutes maximum.

Two representatives from the Nittany Valley Joint Recreation Authority were present to discuss the Kepler Pool project and request funding.

A representative from Keystone Construction was present to discuss the Avid and Candlewood Suites project.

COMMUNICATIONS (Written)

Letter from Nittany Valley Joint Recreation Authority Inquiring about the possibility of grant dollars of the Borough Authority being directed to cover a funding shortfall for the Kepler Pool project.

Avid and Candlewood Suites' discussion of possible reimbursement or discount for water services due to opening and providing proof of a section of 8" ductile watermain pipe bedding work.

FINANCIALS (Mr. Falcone)

Budget v. Actual May 2025.

Discussion regarding sending out the financial report to members sooner in order for members to have a chance to review the report prior to the meeting. It was agreed that the report will be sent out sooner for the next meeting.

There was no motion or vote to accept the financial report.

ENGINEER'S REPORT (Jean Ryan, Barton and Loguidice)

Water:

- Jean reported on several projects and permits being completed.

Wastewater:

- Jean reported on several projects and permits being completed.

SEWER REPORT (Superintendent - Frank)

The Superintendent highlighted the details of various projects and repairs completed in June 2025.

Bulk Water sales for June were 353,000 gallons.

WATER REPORT (Matt)

Details were offered regarding projects and repairs completed in June 2025.

- 51 PAONE calls.
- Installed 125 new water meters.
- Niagara - 226,000 gallons.

OLD BUSINESS

Tours feedback – several members offered their thoughts on the various tours completed last month.

Big Spring Cover – updated cost estimate for a hard-shell cover – see email

- o There was an extensive discussion regarding the Cover Project.

Beigle motioned and Johnson seconded to go with the soft cover option. The motion was amended to also include hiring and an RFP for a landscape architect. Motion carried.

Act 57 Study – Tap Fees for the Corning Line.

Review of current Rules and Regulations. Staff will try to review the regulations and provide markups to the Authority.

Niagara Bottling Agreement. Authority may review the current agreement and amend.

Has everyone activated their Authority email accounts? If not, please see Alyssa.

NEW BUSINESS

Daily Water Withdrawal June 2025. No Authority action required.

Ralph presented an Easement Agreement Draft for Tom Songer.

DISCUSSION

Discussion regarding the hotel water main issue – total cost in question \$4000.

Falcone motioned and Beigle seconded to not pay the \$4,000. Motion carried.

The Authority is going to ask Bellefonte Borough to post the vacancy due to Dan Delotto's passing on the Borough Website and the Authority will also draft a letter to send to Mrs. Delotto thanking the family for Dan's service on the Authority.

Discussion regarding the State College Municipal Airport Authority incentive package for Breeze Airlines, a low-cost airline service, to bring their service to the State College Airport. It was suggested the Airport Authority ask Bellefonte Borough for the funds.

ADJOURNMENT

Eaton motioned and Beigle seconded to adjourn tonight's meeting. No discussion. Motion carried. Meeting adjourned at 8:17pm.



Fw: Individual NPDES Permit; Bellefonte Waterfront; NPDES Permit Application No. PAD140039; APS ID# 1132859, AUTH ID# 1519171; Bellefonte Borough, Centre County

From Donald Holderman <dholderman@bellefontepa.gov>

Date Thu 7/17/2025 9:07 AM

To Alyssa Doherty <adoherty@bellefontepa.gov>

3 attachments (1 MB)

PAD140039_(Auth1519171)_NPDES IP Issuance Letter.pdf; PAD140039_(Auth1519171)_NPDES IP Permit.pdf; Stream Buffer Tracking Form (1-25).docx;

Alyssa:

Please place in Council packet under communications. This is for an FYI only. Place the email along with the first attachment (letter from DEP).

Thank you,

Donald L. Holderman
Assistant Borough Manager
Bellefonte Borough
814-355-1501 extension 215



From: Tom Songer II <tfsonger@torrongroup.com>

Sent: Tuesday, July 15, 2025 9:22 PM

To: Ralph Stewart (rstewartnpr@gmail.com) <rstewart@sce-airport.com>

Cc: Mark Morath (mrm107@centrehotel.com) <mrm107@centrehotel.com>; Edward Tubbs (etubbs@centrehotel.com) <etubbs@centrehotel.com>; Thomas Songer <t3songer@gsarealty.com>; Thomas S. Schrack (TSSchrack@mqblaw.com) <TSSchrack@mqblaw.com>; Donald Holderman <dholderman@bellefontepa.gov>; Gina Thompson <gthompson@bellefontepa.gov>; Matt Auman <mauman@bellefontepa.gov>; Todd Dolbin (tdolbin@cbicc.org) <tdolbin@cbicc.org>; John Sepp (jsepp@pennterra.com) <jsepp@pennterra.com>; robert kressler <rkressler@pennterra.com>; Greg Scott (gscott1216@gmail.com) <greg@cbicc.org>

Subject: FW: Individual NPDES Permit; Bellefonte Waterfront; NPDES Permit Application No. PAD140039; APS ID# 1132859, AUTH ID# 1519171; Bellefonte Borough, Centre County

See email below and attached NPDES Permit for the BWF project.

Ralph---Mark, Edward, Tommy and I appreciate all of your help in obtaining the approval of the Authority to use part of their wetlands next to their sewage treatment plant for the Riparian Buffer Area as required by DEP for the NPDES Permit. Please thank the members of the Authority for their cooperation in this regard.

Tom Songer II, PE
Torrón Group
366 Walker Drive, Suite 201
State College, Pa. 16801
P 814-231-2800 #1
C 814-404-7285
www.torrongroup.com

From: Ross, Andrew <andross@pa.gov>
Sent: Tuesday, July 15, 2025 4:19 PM
To: Tom Songer II <tfsonger@torrongroup.com>
Cc: Tyler Motichka <tmotichka@pennterra.com>; Christopher M. Myers <cmmyers@centrecountypa.gov>; rstewart@bellefontepa.gov
Subject: Individual NPDES Permit; Bellefonte Waterfront; NPDES Permit Application No. PAD140039; APS ID# 1132859, AUTH ID# 1519171; Bellefonte Borough, Centre County

Good afternoon Mr. Songer,

Please find the subject Individual NPDES Permit letter for stormwater discharges associated with construction activities, permit no. PAD140039. The permittee should obtain the final, approved versions of the full E&S Control and PCSM plans and all approved drawings from their consultant for the project. In addition, rather than DEP sending by email, the additional required and corresponding NPDES forms are available at the [DEP E&S Resources webpage](#). You should retrieve those forms prior to commencing your earth disturbance activity.

Feel free to contact me should you have any questions regarding the Issuance letter, permit conditions or the contents of this email.

Respectfully,

Andrew Ross, EIT | Project Manager
Department of Environmental Protection | Waterways and Wetlands
North Central Regional Office
208 West Third Street Suite 101 | Williamsport PA 17701
Phone: 570.321.6575 | Fax: 570.327.3565
www.dep.pa.gov

From: Ross, Andrew
Sent: Thursday, March 20, 2025 4:26 PM
To: tfsonger@torrongroup.com
Cc: Tyler Motichka <tmotichka@pennterra.com>; Christopher M. Myers <cmmyers@centrecountypa.gov>; rstewart@bellefontepa.gov
Subject: Notice of Draft Individual NPDES Permit – Intent to Issue; Notice of Technical Deficiencies; Bellefonte Waterfront; NPDES Permit Application No. PAD140039; APS ID# 1132859, AUTH ID# 1519171; Bellefonte Borough, Centre County

Good evening Mr. Songer,

You will find the subject letter and enclosures attached; please review, noting the instructions regarding the public notice required by 25 Pa. Code § 92a.82(b) and response to the provided Technical Deficiencies. Don't hesitate to reach out with any questions or concerns.

Kind regards,

Andrew Ross, EIT | Project Manager
Department of Environmental Protection | Waterways and Wetlands
North Central Regional Office
208 West Third Street Suite 101 | Williamsport PA 17701

7/17/25, 9:47 AM

Mail - Alyssa Doherty - Outlook

Phone: 570.321.6575 | Fax: 570.327.3565
[www.dep.pa.gov%0b]www.dep.pa.gov



Pennsylvania
Department of
Environmental Protection

July 15, 2025

SENT VIA EMAIL ONLY: tfsonger@torrongroup.com

Bellefonte Waterfront Associates 1, LLC
Attn: Thomas F. Songer, Managing Member
366 Walker Drive, Suite 201
State College PA 16801

Re: Individual NPDES Permit
BELLEFONTE WATERFRONT
NPDES Permit Application No. PAD140039
APS ID# 1132859, AUTH ID# 1519171
Bellefonte Borough, Centre County

Greetings:

Under the authority of the federal Clean Water Act and Pennsylvania's Clean Streams Law, the Department of Environmental Protection (DEP) approves your application for a new Individual NPDES Permit for Discharges of Stormwater Associated with Construction Activities. Your permit is enclosed. **Please review the permit carefully and contact this office if you have any questions.**

The latest versions of the application and its supporting documents, including the Erosion and Sediment Control (E&S) Plan and Post-Construction Stormwater Management (PCSM) Plan, are incorporated into this approval, including the following plan drawings:

- The E&S Plan drawings for BELLEFONTE WATERFRONT, dated November 1, 2019, and last revised February 26, 2025.
- The PCSM Plan drawings for BELLEFONTE WATERFRONT, dated November 1, 2019, and last revised April 17, 2025.

Your permit, which has been assigned NPDES Permit No. PAD140039, is effective on **July 15, 2025** and will expire on **July 14, 2030**. **If stormwater discharges associated with construction activities are expected to continue beyond the expiration date of the permit, you must apply to renew your permit at least 180 days prior to the expiration date, unless otherwise approved by DEP.**

Please review the permit carefully and contact this office if you have any questions. Please pay particular attention to the following requirements of the permit:

Prior to commencing earth disturbance activities resulting in stormwater discharges you must complete all of the following:

1. You must obtain all other state and local permits.

July 15, 2025

2. You must record a legal instrument disclosing planned PCSM stormwater control measures (SCMs) on applicable properties with the Recorder of Deeds and receive written authorization from the District prior to scheduling the pre-construction meeting.
3. You must hold a pre-construction meeting unless waived by the District, in writing.

You must record the following information with the Recorder of Deeds Office and submit the information recorded as well as proof of recording to the District within 45 days of the date of this letter:

- An instrument that is consistent with DEP's Sample Instrument for the Declaration of Restrictions and Covenants, available on DEP's website (visit www.dep.pa.gov/constructionstormwater and select E&S Resources).
- Approved PCSM Plan Drawing(s) identifying stormwater control measures (SCMs) or other documentation that identifies the location of the SCMs on the relevant properties; the planned size (length, width, depth) of the SCMs; depictions of the inlet and outlet structures of the SCMs, as applicable; construction materials and media, as applicable; and the planned vegetation for the SCMs, as applicable.
- Long-Term Operation & Maintenance (O&M) Plans for the SCMs, if separate from PCSM Plan Drawings.

You will need to visit DEP's website to download and use the following forms throughout your term of permit coverage. Go to www.dep.pa.gov/constructionstormwater, select E&S Resources, and click on the links under "Published Forms."

- **Visual Site Inspection Report (3800-FM-BCW0271d)** – You must use this report or an alternative document or electronic form that collects and retains identical information to document self-inspections of your project site. Inspections must occur weekly, following storm events of at least 0.25 inch, and in response to deficiencies. You must maintain these reports on-site and submit the reports upon request.
- **New Property Owner Notification Form (3800-FM-BCW0271i)** – If you sell property within your project site that contains a PCSM SCM, you must submit this form to the District within 30 days of the date of the sale.
- **SCM Construction Certification Form (3800-FM-BCW0271i)** – You must submit this form to DEP within 30 days of the completion of any structural PCSM SCM, as determined by a licensed professional. The permittee and licensed professional responsible for oversight of critical stages of SCM construction must sign the form.
- **Annual Report (3800-PM-BCW0405e)** – You must submit the annual report by December 7 of each year; your first report is due **December 7, 2026**.

July 15, 2025

- **Notice of Termination (NOT) (3800-PM-BCW0229b)** – You must submit the NOT following installation of erosion and sediment control (E&S) best management practices (BMPs) and PCSM SCMs; permanent stabilization of earth disturbance activities; and removal of temporary E&S BMPs.
- **Chapter 102 Riparian Buffer Tracking Form** – You must submit this form (enclosed), or equivalent, to the District within one year of establishment or protection of the proposed riparian buffer.

Note that changes to PCSM stormwater control measure(s) SCMs may necessitate an amendment to the legal instrument and plans that were originally recorded for the project. If such an amendment is needed, the recorded information and proof of recording must be submitted to the District with or prior to submission of the Notice of Termination (NOT).

If you have questions, please contact Andrew J. Ross by e-mail at andross@pa.gov or by telephone at 570.321.6575 and refer to Permit No. PAD140039.

Sincerely,

 On behalf of

Steven S. Putt, CPESC, CESSWI
Environmental Program Manager
Waterways and Wetlands Program

cc: PennTerra Engineering Inc./ Tyler Motichka tmotichka@pennterra.com
Centre County Conservation District / Chris Myers cmmyers@centrecountypa.gov
Bellefonte Borough, Centre County rstewart@bellefontepa.gov
File

Enclosures: Individual NPDES Permit
Chapter 102 Riparian Buffer Tracking Form

Bellefonte Waterfront Associates 1, LLC
Attn: Thomas F. Songer, Managing Member - Page 4 -

July 15, 2025

bcc: File
DEP Bureau of Clean Water (approved application, approval letter and permit).

AJR/CLB/JD

BUDGET VS ACTUAL

Borough of Bellefonte

For 6/30/2025

WATER	Y-T-D Actual	Annual Budget	Variance	Percent of Budget
Revenues				
341.010.000 INTEREST INCOME - CKG, SVGS	3,864.71	250.00	(3,614.71)	(1,545.88) <i>over</i>
341.020.000 INTEREST-SWEEP ACCT	21,959.67	48,000.00	26,040.33	(45.75)
342.401.000 RENTAL INCOME-SHENTEL	3,000.00	6,000.00	3,000.00	(50.00)
378.000.000 WATER COLLECTIONS REVENUE	770,703.69	1,519,545.00	748,841.31	(50.72)
378.001.000 SALE OF BULK WATER REVENUE	9,430.80	59,000.00	49,569.20	(15.98)
378.002.000 CW LINE CAPITAL PROJECTS REV	7,911.95	13,700.00	5,788.05	(57.75)
378.122.000 BULK WATER REV-NIAGARA-HOWARD PLANT	31,439.48	68,000.00	36,560.52	(46.23)
378.700.000 BULK WATER REVENUE-MILESBURG	18,291.15	45,000.00	26,708.85	(40.65)
378.901.000 METER/PIT/ETC SALES REVENUE	438.26	3,000.00	2,561.74	(14.61)
378.903.000 VACANCY APPLICATION REVENUE	120.00	250.00	130.00	(48.00)
378.904.000 WATER ON/OFF FEE REVENUE	300.00	120.00	(180.00)	(250.00) <i>over</i>
378.905.000 SERVICES PROVIDED BY WATER DEP	185.82	400.00	214.18	(46.46)
378.906.000 POSTING FEE REVENUE	690.00	400.00	(290.00)	(172.50) <i>over</i>
383.400.000 CAPACITY FEES & ASSESSMENT REV	42,913.86	15,180.00	(27,733.86)	(282.70)
389.000.000 MISCELLANEOUS REVENUE	1,550.59	50.00	(1,500.59)	(3,101.18) ✓
389.003.000 FEE REVENUE	40.00	20.00	(20.00)	(200.00) ✓
391.100.000 SALE OF FIXED ASSETS REVENUE	0.00	1,000.00	1,000.00	0.00
392.095.000 TRANSFER IN FROM CAPITAL PROJ	0.00	651,000.00	651,000.00	0.00
Total Revenues	912,839.98	2,430,915.00	1,518,075.02	(37.55)

Expenses

448.112.000 SALARY EXPENSE	224,488.15	428,000.00	203,511.85	52.45
448.180.000 OVERTIME WAGES EXPENSE	10,065.50	30,000.00	19,934.50	33.55
448.190.000 OTHER BENEFITS EXPENSE	50.00	0.00	(50.00)	0.00 <i>over - not bud.</i>
448.191.000 WORKBOOTS EXPENSE	2,800.00	2,400.00	(400.00)	0.00 <i>over</i>
448.192.000 SOCIAL SECURITY EXPENSE	17,443.70	35,000.00	17,556.30	49.84
448.193.000 ENROLLMENT/ADMIN EXP-RETIREMEN	139.20	175.00	35.80	79.54
448.196.000 HEALTH INSURANCE EXPENSE	40,747.91	35,000.00	(5,747.91)	116.42 <i>over</i>
448.197.000 RETIREMENT EXPENSE	13,636.28	38,000.00	24,363.72	35.88
448.198.000 HEALTH CARE EXPENSE - IN HOUSE	3,105.48	6,500.00	3,394.52	47.78
448.199.000 LIFE INSURANCE EXPENSE	510.78	920.00	409.22	55.52
448.210.000 OFFICE SUPPLIES EXPENSE	164.69	900.00	735.31	18.30
448.215.000 POSTAGE EXPENSE	2,216.67	2,600.00	383.33	85.26
448.221.000 CHEMICAL EXPENSE	11,360.01	27,000.00	15,639.99	42.07
448.231.000 FUEL EXPENSE	4,547.30	12,750.00	8,202.70	35.67
448.238.000 CLOTHING & UNIFORM EXPENSE	1,188.31	3,100.00	1,911.69	38.33
448.246.000 REPAIR/MAINT/MISC SUPP EXP	18,081.58	27,500.00	9,418.42	65.75
448.249.000 COMPUTER SOFTWARE EXPENSE	5,297.77	11,750.00	6,452.23	45.09
448.251.000 VEHICLE & EQUIP MAINT EXP	4,441.65	28,500.00	24,058.35	15.58
448.253.000 REPAIRS TO WATER SYSTEM EXP	11,548.09	70,000.00	58,451.91	16.50
448.254.000 PUMP MAINT/REPAIRS EXPENSE	864.50	3,500.00	2,635.50	24.70
448.255.000 WATER METER MAINT/REPLACE EXP	202,815.54	340,000.00	137,184.46	59.65

BUDGET VS ACTUAL
Borough of Bellefonte
For 6/30/2025

	Y-T-D Actual	Annual Budget	Variance	Percent of Budget
WATER				
448.260.000 TOOLS & MINOR EQUIPMENT EXP	563.93	5,000.00	4,436.07	11.28
448.311.000 AUDIT EXPENSE	0.00	7,100.00	7,100.00	0.00
448.313.000 ENGINEERING EXPENSE	15,077.13	35,000.00	19,922.87	43.08
448.314.000 LEGAL EXPENSE	188.50	4,000.00	3,811.50	4.71
448.316.000 WATER TESTING EXPENSE	2,156.30	11,000.00	8,843.70	19.60
448.317.000 DATA PROCESSING EXPENSE	673.41	1,700.00	1,026.59	39.61
448.318.000 SERVICE AGREEMENT EXPENSE	0.00	3,600.00	3,600.00	0.00
448.319.000 PEST CONTROL EXPENSE	368.00	1,200.00	832.00	30.67
448.320.000 IT SERVICES EXPENSE	1,628.76	5,000.00	3,371.24	32.58
448.321.000 TELEPHONE EXPENSE	2,234.38	5,300.00	3,065.62	42.16
448.324.000 CELL PHONE/IPAD EXPENSE	1,980.60	3,900.00	1,919.40	50.78
448.325.000 INTERNET EXPENSE	3,663.25	7,750.00	4,086.75	47.27
448.329.000 SCADA SYSTEM EXPENSE	0.00	9,500.00	9,500.00	0.00
448.331.000 TRAVEL EXPENSE	0.00	50.00	50.00	0.00
448.341.000 ADVERTISING EXPENSE	47.96	350.00	302.04	13.70
448.342.000 PRINTING EXPENSE	65.63	500.00	434.37	13.13
448.344.000 COPY EXPENSE	98.88	275.00	176.12	35.96
448.351.000 COMMERCIAL INS EXPENSE	20,905.68	41,000.00	20,094.32	50.99
448.354.000 WORKERS COMP INS EXPENSE	6,000.00	17,750.00	11,750.00	33.80
448.361.000 ELECTRICITY EXPENSE	106,812.17	218,500.00	111,687.83	48.88
448.362.000 HEATING OIL EXP - PUMP HOUSE	1,081.59	3,500.00	2,418.41	30.90
448.375.000 PREVENTATIVE MAINTENANCE EXP	0.00	20,000.00	20,000.00	0.00
448.376.000 MAINT OF PUMP HOUSES EXPENSE	388.33	3,000.00	2,611.67	12.94
448.377.000 MAINTENANCE OF RESERVOIR EXP	1,415.00	21,000.00	19,585.00	6.74
448.378.000 MAINT OF STREETS EXPENSE	154.78	35,000.00	34,845.22	0.44
448.384.000 EQUIPMENT RENTAL EXPENSE	0.00	1,000.00	1,000.00	0.00
448.420.000 DUES/MEMBERSHIP/SUB EXP	531.00	1,000.00	469.00	53.10
448.450.000 CONTRACTED SERVICES EXPENSE	20,282.50	15,500.00	(4,782.50)	130.85
448.460.000 TRAINING/MEETING EXPENSE	4,160.00	4,200.00	40.00	99.05
448.470.000 CDL/OTHER LICENSE EXPENSE	0.00	225.00	225.00	0.00
448.471.000 DRUG TESTING EXPENSE	0.00	350.00	350.00	0.00
448.473.000 OPERATORS LICENSE FEE EXP	0.00	120.00	120.00	0.00
448.474.000 REPAIRS TO PERSONAL PROP EXP	0.00	1,000.00	1,000.00	0.00
448.475.000 OTHER FEES EXPENSE	5,100.53	11,000.00	5,899.47	46.37
448.478.000 SALES TAX EXPENSE	24.56	250.00	225.44	9.82
448.700.000 CAPITAL EXPENDITURES	19,643.78	402,000.00	382,356.22	4.89
448.701.000 CAPITAL EXPENDITURE-WATER LINE	10,086.00	315,000.00	304,914.00	3.20
492.001.000 TRANSFER TO GENERAL FUND	50,000.00	100,000.00	50,000.00	50.00
492.095.000 TRANSFER TO CAPITAL PROJECTS	14,700.00	14,700.00	0.00	100.00
Total Expenses	865,545.76	2,430,915.00	1,565,369.24	35.61
Net Income	\$ 47,294.22 \$	0.00 \$	(47,294.22) \$	0.00

net income

over repair big spring cover

done

Don

WATER FUND

Cash Balances @ 6/30/25

checking	\$466,416.99
sweep account	\$1,086,422.03

Balance in Capital Projects Fund @ 6/30/25

water	\$1,263,694.66
corning water	\$174,250.00

BUDGET VS ACTUAL

Borough of Bellefonte

For 6/30/2025

SEWER

Revenues

341.005.000	INTEREST INCOME-MONEY MARKET
341.010.000	INTEREST INCOME - CKG, SVGS
364.110.000	SEWER COLLECTION REVENUE
364.111.000	SEWER CAPITAL IMPROVEMENTS REV
364.171.000	SURCHARGE REVENUE
364.172.000	PRETREATMENT REVENUE
364.174.000	WASTE DISPOSAL REVENUE
364.180.000	BULK WATER LOADS REVENUE
364.901.000	BULK HAULING PERMIT REVENUE
364.904.000	CAPITAL IMPROVEMENTS-SBW
364.905.000	OPERATING SPRING,BENNER,WALKER
399.001.000	USE OF RESERVES

Total Revenues

Y-T-D Actual	Annual Budget	Variance	Percent of Budget
28,127.38	47,000.00	18,872.62	(59.85)
3,324.07	175.00	(3,149.07)	(1,899.47) over
988,443.48	1,847,000.00	858,556.52	(53.52)
0.00	15,000.00	15,000.00	0.00
495.08	1,200.00	704.92	(41.26)
113.10	2,800.00	2,686.90	(4.04)
37,847.98	84,000.00	46,152.02	(45.06)
574.00	2,500.00	1,926.00	(22.96)
0.00	120.00	120.00	0.00
62,444.39	241,500.00	179,055.61	(25.86)
948,910.37	1,763,200.00	814,289.63	(53.82)
0.00	47,685.00	47,685.00	0.00 bud.* only
2,070,279.85	4,052,180.00	1,981,900.15	(51.09)

Expenses

429.112.000	SALARY EXPENSE-FACILITY
429.112.000	SALARY EXPENSE-SYSTEM
429.180.000	OVERTIME WAGES EXPENSE-FAC
429.180.000	OVERTIME WAGES EXPENSE-SYS
429.191.000	WORKBOOTS EXPENSE
429.192.000	SOCIAL SECURITY EXPENSE-FAC
429.192.000	SOCIAL SECURITY EXPENSE-SYS
429.193.000	ENROLLMENT/ADMIN EXP-RETIREMEN
429.194.000	UNEMPLOYMENT COMP EXPENSE
429.196.000	HEALTH INSURANCE EXPENSE-FAC
429.196.000	HEALTH INS EXPENSE-SYSTEM
429.197.000	RETIREMENT EXPENSE-FAC
429.197.000	RETIREMENT EXPENSE-SYSTEM
429.198.000	HEALTH CARE EXPENSE - IN HOUSE
429.199.000	LIFE INSURANCE EXPENSE-FAC
429.199.000	LIFE INS EXPENSE-SYSTEM
429.210.000	OFFICE SUPPLIES EXP - FACILITY
429.210.000	OFFICE SUPPLIES EXPENSE - SYSTEM
429.215.000	POSTAGE EXPENSE - FACILITY
429.215.000	POSTAGE EXPENSE-SYSTEM
429.217.000	SHIPPING FEES EXP-FAC
429.217.000	SHIPPING FEES EXP-SYS
429.221.000	CHEMICAL EXPENSE
429.225.000	LABORATORY SUPPLIES EXPENSE
429.231.000	FUEL EXPENSE - FACILITY
429.231.000	FUEL EXPENSE - SYSTEM
429.238.000	CLOTHING & UNIFORM EXPENSE

354,044.15	782,500.00	428,455.85	45.25
53,499.45	57,500.00	4,000.55	93.04 done
16,495.08	35,000.00	18,504.92	47.13
843.10	1,500.00	656.90	56.21 done
4,317.81	4,800.00	482.19	89.95
27,340.35	62,500.00	35,159.65	43.74
4,048.51	4,500.00	451.49	89.97 done
225.60	210.00	(15.60)	107.43 over
584.00	0.00	(584.00)	0.00 over-not bud.
96,071.22	205,000.00	108,928.78	46.86
6,361.80	7,750.00	1,388.20	82.09
7,156.10	75,000.00	67,843.90	9.54
0.00	5,900.00	5,900.00	0.00
919.43	10,150.00	9,230.57	9.06
830.65	1,950.00	1,119.35	42.60
118.08	125.00	6.92	94.46
75.00	1,100.00	1,025.00	6.82
141.52	150.00	8.48	94.35
135.08	200.00	64.92	67.54
1,331.58	1,500.00	168.42	88.77
137.18	150.00	12.82	91.45
0.00	25.00	25.00	0.00
73,375.99	245,000.00	171,624.01	29.95
2,534.57	7,000.00	4,465.43	36.21
5,323.70	7,000.00	1,676.30	76.05
271.87	1,500.00	1,228.13	18.12
1,256.90	4,750.00	3,493.10	26.46

BUDGET VS ACTUAL
Borough of Bellefonte
For 6/30/2025

SEWER	Y-T-D Actual	Annual Budget	Variance	Percent of Budget
429.248.000 COMPUTER SOFTWARE EXPENSE-FAC	570.38	1,200.00	629.62	47.53
429.248.A00 COMPUTER SOFTWARE EXPENSE-SYS	4,997.42	8,400.00	3,402.58	59.49
429.249.000 MATERIALS & SUPPLIES EXPENSE - FAC	1,260.81	2,000.00	739.19	63.04
429.249.A00 MATERIALS & SUPPLIES EXP - SYSTEM	1,387.74	3,000.00	1,612.26	46.26
429.251.A00 VEHICLE MAINT EXP - SYSTEM	0.00	1,000.00	1,000.00	0.00
429.252.000 EQUIPMENT MAINT EXP - FAC	153,021.56	190,000.00	36,978.44	80.54
429.252.A00 EQUIPMENT MAINT EXP - SYS	57,662.28	10,000.00	(47,662.28)	576.62
429.257.000 FACILITY MAINTENANCE EXPENSE	15,865.31	31,000.00	15,134.69	51.18
429.258.A00 SYSTEM MAINTENANCE EXPENSE	319,350.50	30,000.00	(289,350.50)	1,064.50
429.260.000 MINOR EQUIPMENT EXPENSE-FAC	572.31	4,000.00	3,427.69	14.31
429.260.A00 MINOR EQUIPMENT EXP - SYSTEM	1,269.27	1,500.00	230.73	84.62
429.276.000 SERVICE CONTRACT EXP - FAC	9,074.17	34,000.00	24,925.83	26.69
429.310.A00 I & I EXPENSE - SYSTEM	0.00	30,000.00	30,000.00	0.00
429.311.000 AUDIT EXPENSE	0.00	8,800.00	8,800.00	0.00
429.313.000 ENGINEERING EXPENSE - FACILITY	36,564.10	100,000.00	63,435.90	36.56
429.313.A00 ENGINEERING EXPENSE - SYSTEM	0.00	500.00	500.00	0.00
429.314.000 LEGAL EXPENSE-FACILITY	217.00	3,000.00	2,783.00	7.23
429.314.A00 LEGAL EXPENSE - SYSTEM	865.50	3,100.00	2,234.50	27.92
429.316.000 ANALYTICAL TESTING EXP	13,832.18	47,500.00	33,667.82	29.12
429.317.000 DATA PROCESSING EXPENSE	544.67	1,475.00	930.33	36.93
429.319.000 PEST CONTROL EXPENSE	176.00	575.00	399.00	30.61
429.320.000 IT SERVICES EXPENSE-FAC	2,654.74	9,500.00	6,845.26	27.94
429.320.A00 IT SERVICES EXPENSE-SYSTEM	0.00	250.00	250.00	0.00
429.321.000 TELEPHONE EXPENSE-FACILITY	600.43	2,000.00	1,399.57	30.02
429.321.A00 TELEPHONE EXPENSE-SYSTEM	400.31	1,750.00	1,349.69	22.87
429.324.000 CELL PHONE/TABLET EXPENSE-FACILITY	1,057.15	3,000.00	1,942.85	35.24
429.324.A00 CELL PHONE EXPENSE - SYSTEM	180.00	180.00	0.00	100.00
429.325.000 INTERNET EXPENSE	1,020.25	2,250.00	1,229.75	45.34
429.329.000 SCADA SYSTEM MAINT EXP	1,379.21	0.00	(1,379.21)	0.00
429.331.000 TRAVEL EXPENSES-FACILITY	0.00	25.00	25.00	0.00
429.331.A00 TRAVEL EXPENSES-SYSTEM	52.60	25.00	(27.60)	210.40
429.341.000 ADVERTISING EXPENSE	324.06	500.00	175.94	64.81
429.342.000 PRINTING EXPENSE - FACILITY	113.47	200.00	86.53	56.74
429.342.A00 PRINTING EXPENSE - SYSTEM	0.00	300.00	300.00	0.00
429.344.000 COPY EXPENSE-FACILITY	0.00	300.00	300.00	0.00
429.344.A00 COPY EXPENSE - SYSTEM	0.00	100.00	100.00	0.00
429.350.000 INSURANCE EXPENSE	0.00	2,300.00	2,300.00	0.00
429.351.000 COMMERCIAL INSURANCE EXPENSE	11,000.00	66,000.00	55,000.00	16.67
429.354.000 WORKERS COMP INS EXP-FACILITY	16,890.00	31,200.00	14,310.00	54.13
429.354.A00 WORKER'S COMP INS EXP-SYSTEM	2,250.00	2,250.00	0.00	100.00
429.361.000 ELECTRICITY EXPENSE	153,434.68	338,750.00	185,315.32	45.29
429.362.000 NATURAL GAS EXPENSE	10,143.42	10,500.00	356.58	96.60
429.374.000 COPIER RENTAL/MAINT EXP	660.00	1,400.00	740.00	47.14
429.378.A00 MAINT OF STREETS EXP - SYSTEM	915.60	18,000.00	17,084.40	5.09
429.384.000 EQUIPMENT RENTAL EXP-FACILITY	0.00	2,500.00	2,500.00	0.00
429.384.A00 EQUIPMENT RENTAL EXP-SYSTEM	0.00	500.00	500.00	0.00
429.399.000 LEASE PAYMENT EXP-FAC	6,602.82	13,205.00	6,602.18	50.00

sewer
repairs to street
over - bring

done
over - not bud.

over

done

BUDGET VS ACTUAL

Borough of Bellefonte

For 6/30/2025

SEWER	Y-T-D Actual	Annual Budget	Variance	Percent of Budget
429.420.000 DUES/MEMBERSHIPS/SUB EXP-FAC	531.00	550.00	19.00	96.55
429.420.A00 SUBSCRIPTION EXP-SYSTEM	0.00	30.00	30.00	0.00
429.450.000 CONTRACTED SERVICES EXP - FAC	539.74	3,000.00	2,460.26	17.99
429.450.A00 CONTRACTED SERVICES EXP - SYSTEM	420.00	15,000.00	14,580.00	2.80
429.460.000 TRAINING EXPENSE	830.00	17,000.00	16,170.00	4.88
429.469.000 BIOSOLIDS RECYCLING EXPENSE	42,860.28	71,000.00	28,139.72	60.37
429.470.000 CDI/OTHER LICENSE EXPENSE	85.00	1,500.00	1,415.00	5.67
429.471.000 DRUG TESTING EXPENSE	0.00	200.00	200.00	0.00
429.472.000 PERMIT FEES EXPENSE	3,750.00	4,000.00	250.00	93.75
429.473.000 OPERATORS LICENSE EXP-FAC	450.00	1,000.00	550.00	45.00
429.473.A00 OPERATORS LICENSE EXP-SYS	120.00	180.00	60.00	66.67
429.475.A00 REPAIRS TO PERSONAL PROP EXP-SYS	7,173.10	2,000.00	(5,173.10)	358.66
429.476.000 OTHER FEES EXPENSE	146.53	1,100.00	953.47	13.32
429.480.000 MISCELLANEOUS EXPENSE-FACILITY	42,535.47	0.00	(42,535.47)	0.00
429.700.000 CAPITAL EXPENDITURES - FACILITY	52,450.07	575,000.00	522,549.93	9.12
429.905.000 MISCELLANEOUS EXPENSE-FAC	0.00	50.00	50.00	0.00
472.403.A00 PENN WORKS LOAN EXP - PRINCIPAL	16,521.92	332,205.00	332,205.00	0.00
472.404.A00 PENN WORKS LOAN EXP - INTEREST	8,321.18	14,985.00	6,663.82	55.53
472.405.A00 RELIANCE LOAN EXP - PRINCIPAL	3,006.82	62,455.00	62,455.00	0.00
472.406.A00 RELIANCE LOAN EXP - INTEREST	0.00	5,900.00	2,893.18	50.96
472.411.A00 NORTHWEST LOAN #3892 PRINCIPAL	37,194.88	175,130.00	175,130.00	0.00
472.412.A00 NORTHWEST LOAN #3892 INTEREST	0.00	73,000.00	35,805.12	50.95
475.000.A00 TRUSTEE FEE EXPENSE	0.00	1,100.00	1,100.00	0.00
492.001.B00 TRANSFER TO GENERAL FUND	70,000.00	140,000.00	70,000.00	50.00
492.095.B00 TRANSFER TO CAPITAL PROJ FUND	15,000.00	15,000.00	0.00	100.00
Total Expenses	1,769,762.73	4,052,180.00	2,282,417.27	43.67
Net Income	\$ 300,517.12 \$	0.00 \$	(300,517.12) \$	0.00

not
income

0.005
average share filled

done

dm

SEWER FUND

Cash Balances @ 6/30/25

checking	\$450,512.60
money market	\$1,689,945.80

Loan Balances @ 6/30/25

Reliance	\$161,233.52
Northwest	\$2,706,742.98
PennWorks	\$735,575.43

Balance in Capital Projects Fund @ 6/30/25

\$224,100.00

Bellefonte Borough Authority Meeting August 5th 2025 WWTP Report

Bulk Water sales for the month of July were approx. 275,000 gals.

7/1/25 – Contacted by pump installer wanting another site visit for piping verifications. Checked on status of Control Bldg. chiller replacement. Waiting on parts to construct.

7/2/25 – South swing zone jet pump went OOS. Maintenance performed diagnostic testing and deemed 2 more on the S.A.S. and 1 on the N.A.S. close to failing. Crane on site 7/7 and switched out 4 pumps. – PM Supply picked up 2 of the pumps for repair and a 3rd one for parts.

7/9/25 – Received an email from EPA that a headworks analysis sampling plan was to have been submitted within 3 months of the NPDES issuance. (2/25/2025 issued)

7/10/25 – Jean on site. Touched base on PFAS results & documentation, review of the questionnaire for prospective IU's and game plan for an alternative to the WiLo jet pumps. Jean to respond to EPA email on the sampling plan and Headwork's analysis.

7/14/25 – Okayed Shannon's revision of the Biosolids sampling plan which he forwarded to our DEP contact.

7/16/26 – Received a DEP acceptance letter for our 2024 Chapter 94 report.

7/22/25 – Alyssa emailed an affidavit of publication for Piezo Kinetics SNC which I then forwarded to the EPA auditor contacts. – Mid-afternoon received the finalized Pretreatment Compliance Inspection Report (PCI) from EPA, 80 pages. Spoke with Jean about receiving and placed in a drop box for B&L viewing.

7/24/25 – SCADA battery backup was replaced by maintenance after sending multiple false alarms. – Trouble shooting performed on UV bank 1A, module #2 which constantly trips out.

7/28/25 – Diaphragm pump for the Biomag feed went OOS, maintenance rebuilt and back in service the following day.

7/29/25 – Shannon and the head of maintenance had a conference call with Trojan UV about the ongoing issue with Bank 1A. Possibly in need of a board replacement within the control cabinet. Switch between modules did not work.

- 2nd Quarter flow comparison: SBWJA 72.1% BB 27.9%

Water Report August 2025

7/1/25	Repair 6" valve for fire hydrant @ Penn Tech Dr (replace stem)
7/2-3/25	Camera sewer mains / laterals, trace water lines @ E. Linn St
7/7/25	Hydro excavate Corning water line @ 2932 Benner Pike (for Candlewood Hotel)
7/8/25	Repair service line @ 254 Upper Coleville Rd (clamp)
7/9/25	Repair sewer main @ E. Linn St / Ridge St
7/10-11/25	Jett / camera sewer main / laterals on E. Linn St (Columbia Gas project)
7/15/25	Replace sewer lateral @ 733 Wood St
7/16/25	Replace water service lines @ 317 & 319 E. Howard St (galvanized)
7/17/25	Replace water service line @ 539 Valentine St
7/21/25	Leak detection @ Burgundy Lane
7/22/25	Repair water service line @ 360 N. Thomas St (clamp)
7/22/25	Hydro excavate shut off @ 120 Midway Dr (replace curb box)
7/23/25	Hydro excavate shut off @ Brown Ave / Burgundy Ln
7/24/25	Replace water line and shut off at 354 E. High St
7/25/25	Hydro excavate shut off @ Mt Nittany on Medical Park Ln
7/28/25	Repair 10" water main @ E. Rolling Ridge Dr / Benner Pike (clamp)
7/29/25	Jett / camera sewer main on E. Bishop St (Wilson St to Hughes St)
7/30/25	Replace VFD on pump #1 at Big Spring Pump House
7/28-31/25	Corning water main relocation daily inspection

Marked 59 PA 1 Calls

Replaced 98 water meters

Niagara Filling Station 103,000 gallons

DAILY WATER WITHDRAWAL/INSTREAM FLOW REQUIREMENT REPORT			
BELLEFONTE BOROUGH		CENTRE	23A
NAME-PUBLIC WATER SUPPLY AGENCY		COUNTY	WA Permit No.
(814) 355-1501			313588
TELEPHONE NO.			SF Permit ID
Report for MONTH:		July	Matt Auman
Year:		2025	REPORT PREPARER NAME
Source ID	7939		Total
Name Day	Borough System Big Spring	Corning System Spring	Big
1	2,671,104	988,160	3,659,264
2	2,728,448	1,018,624	3,747,072
3	2,678,272	1,012,096	3,690,368
4	2,700,800	998,912	3,699,712
5	2,578,176	996,736	3,574,912
6	2,741,504	951,424	3,692,928
7	2,704,128	983,808	3,687,936
8	2,755,584	988,800	3,744,384
9	2,711,808	1,020,544	3,732,352
10	2,612,992	992,512	3,605,504
11	2,695,936	1,011,200	3,707,136
12	2,727,424	936,960	3,664,384
13	2,666,496	993,920	3,660,416
14	2,711,808	1,058,688	3,770,496
15	2,642,944	515,200	3,158,144
16	2,665,216	1,964,544	4,629,760
17	2,580,224	707,840	3,288,064
18	2,658,560	1,485,312	4,143,872
19	2,416,384	967,296	3,383,680
20	2,409,472	1,073,280	3,482,752
21	2,440,192	977,792	3,417,984
22	2,438,912	1,054,464	3,493,376
23	2,418,688	1,038,464	3,457,152
24	2,481,664	1,027,200	3,508,864
25	2,424,320	1,068,416	3,492,736
26	2,418,432	1,068,800	3,487,232
27	2,411,264	1,019,392	3,430,656
28	2,443,776	998,144	3,441,920
29	2,444,800	835,968	3,280,768
30	2,441,472	1,311,104	3,752,576
31	2,298,880	1,064,192	3,363,072
TOTAL	79,719,680		111,849,472
AVERAGE	2,571,603	1,036,445	3,608,047
MAXIMUM	2,755,584	1,964,544	4,629,760
MINIMUM	2,298,880	515,200	3,158,144

Cell Site No.: PAL04386
Cell Site Name: N College Township
Fixed Asset No.: 10030666
Market: E.PA S.NJ DE
Address: 254 Transfer Rd. State College, PA 16801

FOURTH AMENDMENT TO LEASE AGREEMENT

THIS FOURTH AMENDMENT TO LEASE AGREEMENT ("Fourth Amendment") dated as of the later date below is by and between Borough of Bellefonte, having a mailing address at 236 West Lamb Street, Bellefonte, PA 16823 (hereinafter referred to as "Lessor") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address at 1025 Lenox Park Blvd NE 3rd Floor Atlanta, GA 30319 (hereinafter referred to as "Lessee").

WHEREAS, Lessor and Lessee (or their predecessors in interest) entered into a Lease Agreement dated December 30, 2002, as amended by First Amendment to Lease Agreement dated June 29, 2006 and a Second Amendment to Lease Agreement dated February 12, 2008, and a Third Amendment dated July 15, 2013, (hereinafter, collectively, the "Agreement"), whereby Lessor leased to Lessee certain Premises, therein described, that are a portion of the Property located at 254 Transfer Road (Tax Parcel No. 19-2-29D), Bellefonte, PA 16823 ("Property"); and

WHEREAS, Lessor and Lessee desire to extend the term of the Agreement; and

WHEREAS, Lessor and Lessee desire to modify, as set forth herein, the Rent (as defined below) payable under the Agreement; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to clarify the scope of Licensee's permitted use of the Premises; and

WHEREAS, Lessor and Lessee, in their mutual interest, further wish to amend the Agreement as set forth below.

- 1. Term.** The Term of the Lease Agreement shall be amended to provide that commencing on April 1, 2025, will be automatically renewed, upon the same terms and conditions of the Agreement, for five (5) additional sixty (60) month terms (each an "Extension Term"). Hereafter, "Term" shall include the Current Term and any applicable Extension Term. The Terms will automatically renew without further action by Lessee, unless Lessee notifies Lessor in writing of Lessee's intention not to renew the Agreement at least sixty (60) days prior to the expiration of the Current Term or any Extension Term. Lessor agrees and acknowledges that, except as such permitted use or other rights may be amended herein, Lessee may continue to use and exercise its rights under the Agreement as permitted prior to the first Extension Term.
- 2. Acknowledgement.** Lessor acknowledges that: 1) this Amendment is entered into of the Lessor's free will and volition; 2) Lessor has read and understands this Amendment and the underlying Agreement and, prior to execution of the Amendment, was free to consult with counsel of its choosing regarding Lessor's decision to enter into this Amendment and to have counsel review the terms and conditions of the Amendment; 3) Lessor has been advised and is informed that should Lessor not enter into this Amendment, the underlying Agreement between Lessor and Lessee, including any termination or non-renewal provision therein, would remain in full force and effect.

Cell Site No.: PAL04386
Cell Site Name: N College Township
Fixed Asset No.: 10030666
Market: E.PA S.NJ DE
Address: 254 Transfer Rd. State College, PA 16801

3. **Modification of Rent.** Commencing on April 1, 2025, the current Rent payable under the Agreement shall be Two Thousand Three Hundred Forty-Five Dollars and 85/100 (\$2,345.85) per month, and shall continue during the Term, subject to adjustment as provided herein. In the event of any overpayment of Rent prior to or after the Effective Date, Tenant shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount.
4. **Notices.** Section 17 of the Agreement is hereby deleted in its entirety and replaced with the following:

All notices, requests, payments of Rent, demands, and other communications required or permitted hereunder shall be given as follows:

For Notices of Default to Tenant:

- a) To Tenant's Lease Administration Department at NoticeIntake@att.com; and
- b) To Tenant's Law Department via First Class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid:

New Cingular Wireless PCS, LLC
Attn.: Legal Dept – Network Operations
Site No. PAL04386; Cell Site Name: N College Township (PA)
Fixed Asset:10030666
208 S. Akard Street
Dallas, TX 75202-4206

For Notices of Default to Landlord:

- a) To Landlord at (adoherty@bellefontepa.gov); and
- b) To Landlord's Law Department via First Class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid:

Borough of Bellefonte
236 West Lamb Street
Bellefonte, PA 16823

All other Notices will be sent:

- c) To Tenant's Lease Administration Department at NoticeIntake@att.com; and
- d) To Landlord at (adoherty@bellefontepa.gov);

Cell Site No.: PAL04386
Cell Site Name: N College Township
Fixed Asset No.: 10030666
Market: E.PA S.NJ DE
Address: 254 Transfer Rd. State College, PA 16801

Notices by email will be effective on the first calendar day after it was sent unless the sender receives an automated message that the email has not been delivered. Electronic mail shall be sent with a read receipt, but a read receipt shall not be required to establish that notice was given and received. All other Notices shall be effective when received unless returned undelivered. Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other party hereto as provided herein.

- 5. Removal/Restoration.** In addition to the terms set forth in the Agreement, Lessor agrees that the Communications Facility and any related equipment brought to the Premises by Lessee, its agents, contractors, predecessors-in-interest or sublessees, shall be and remain Lessee's personal property or the personal property of its sublessee(s), as the case may be. Lessor waives any and all rights it may have, including any rights it may have in its capacity as Lessor under the Agreement to assert any liens, encumbrances or adverse claims, statutory or otherwise, related to or in connection with the Communications Facility or any portion thereof. Lessee, in its sole discretion, may remove the Communications Facility or any portion of the Communications Facility at any time during the Term of the Agreement, without notice to Lessor and without Lessor's consent. Notwithstanding any terms to contrary, Lessee will not be responsible for the replacement of any trees, shrubs or other vegetation, nor will Lessee be required to remove from the Premises or the Property any foundations or underground utilities. Tenant may, in its sole discretion, transfer any improvements or alterations to the Premises to Lessor at any time during the Term of the Agreement without notice to Lessor and without the Lessor's consent.

6. SALE OF PROPERTY.

(a) Lessor shall not be prohibited from the selling, leasing or use of any of the Property or the Surrounding Property except as provided below.

(b) If Lessor, at any time during the Term of this Agreement, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Premises, or all or any part of the Property or Surrounding Property, to a purchaser other than Lessee, Lessor shall promptly notify Lessee in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Agreement and Lessee's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Lessor or its successor shall send the documents listed below in this subsection (b) to Lessee. Until Lessee receives all such documents, Lessee shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement.

- i. Old deed to Property
- ii. New deed to Property
- iii. Bill of Sale or Transfer
- iv. Copy of current Tax Bill
- v. New IRS Form W-9
- vi. Completed and Signed AT&T Payment Direction Form
- vii. Full contact information for new Lessor including phone number(s)

Cell Site No.: PAL04386
Cell Site Name: N College Township
Fixed Asset No.: 10030666
Market: E.PA S.NJ DE
Address: 254 Transfer Rd. State College, PA 16801

(c) Lessor agrees not to sell, lease or use any areas of the Property or Surrounding Property for the installation, operation or maintenance of other wireless Communications Facility if such installation, operation or maintenance would interfere with Lessee's Permitted Use or communications equipment as determined by radio propagation tests performed by Lessee in its sole discretion. Lessor or Lessor's prospective purchaser shall reimburse Lessee for any costs and expenses of such testing. If the radio frequency propagation tests demonstrate levels of interference unacceptable to Lessee, Lessor shall be prohibited from selling, leasing or using any areas of the Property or the Surrounding Property for purposes of any installation, operation or maintenance of any other wireless Communications Facility or equipment.

(d) The provisions of this Section shall in no way limit or impair the obligations of Lessor under this Agreement, including interference and access obligations.

7. **RIGHT OF FIRST REFUSAL.** Notwithstanding any other provisions contained in the Agreement, if at any time after the Effective Date, Lessor receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with this Agreement or an offer to purchase an easement with respect to the Premises ("**Offer**"), Lessor shall immediately furnish Lessee with a copy of the Offer. Lessee shall have the right within ninety (90) days after it receives such copy to match the financial terms of the Offer and agree in writing to match such terms of the Offer. Such writing shall be in the form of a contract substantially similar to the Offer, but Lessee may assign its rights to a third party. If Lessee chooses not to exercise this right or fails to provide written notice to Lessor within the ninety (90) day period, Lessor may sell, convey, assign or transfer such property interest in or related to the Premises pursuant to the Offer, subject to the terms of this Agreement. If Lessor attempts to sell, convey, assign or transfer such property interest in or related to the Premises without complying with this Section, the sale, conveyance, assignment or transfer shall be void. Lessee shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement until Lessor complies with this Section. Lessee's failure to exercise the right of first refusal shall not be deemed a waiver of the rights contained in this Section with respect to any future proposed conveyances as described herein.

8. **Sublease Rights.** Lessee may sublease all or any portion of the leased Property to any person or entity licensed by the FCC to operate wireless communications services (hereinafter, a "Sublessee") upon such terms and conditions as Lessee and Sublessee shall agree (each such Agreement a "Sublease"). From and after the Effective Date hereof, provided a Sublease is subject to the terms and conditions of the Lease Agreement as amended hereby and in consideration of the amended terms herein, Lessor's consent to a Sublessee or Sublease will not be required. Notwithstanding any terms in the Lease Agreement to the contrary, no revenue sharing from sublessees shall be due to Lessor nor shall Lessor be responsible to review plans from Lessee or its sublessees.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

Cell Site No.: PAL04386
Cell Site Name: N College Township
Fixed Asset No.: 10030666
Market: E.PA S.NJ DE
Address: 254 Transfer Rd. State College, PA 16801

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Fourth Amendment on the date and year below.

LESSOR:
Borough of Bellefonte,

LESSEE:
New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____

By: _____

Print Name: _____

Print Name: _____

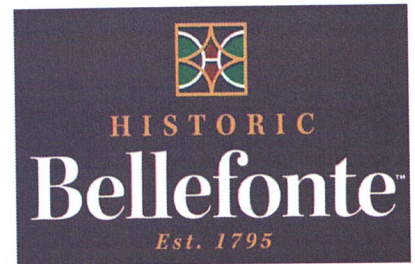
Title: _____

Title: _____

Date: _____

Date: _____

VOLUNTEER APPLICATION
Borough of Bellefonte



Date Received (office): _____

STEP 1: APPLICANT INFORMATION

Name:

Ralph Stewart

Address:

347 East Linn Street
Bellefonte, PA 16823

Contact: (phone, email)

rstewart@bbauthoritypa.net

Are you a resident of Bellefonte Borough?

☒ YES ☐ NO

If yes, for how many years?

15 years

Voting Ward (circle):

NORTH SOUTH WEST

Have you ever been or are currently an elected or appointed official? If yes, please provide of position and duties involved:

I served as an appointed official for the Borough and the Authority for many years - borough manager/secretary; authority secretary

ABC(s) that you are interested in being appointed to:

Bellefonte Borough Authority

Special skills that you have which related to the ABC applied for:

Completed both PA DEP exams for water/wastewater, Operator-in-Training for water and wastewater systems; knowledgeable of the finances, regulations, and system components

Please list any relatives or relationships you may have with any current member of a Bellefonte Authority, Board or Commission. FYI, our nepotism policy states: "[Our] prohibition [on hiring] shall not apply to employment in a temporary, seasonal position, nor to internships or volunteer work, as long as there is no direct or indirect supervisor/subordinate relationship between the relative or individual involved in a personal relationship with an employee or a personal relationship with an independent contractor of the Borough." (You can find a complete copy of Bellefonte's nepotism policy on the Borough's website.)

None

STEP 4. ADDITIONAL INFORMATION

Other information that may be relevant in requesting appointment to the ABC(s):

Are you attaching any other relevant information, such as a CV/resume, references (OPTIONAL)

☐ YES ☒ NO

Signature of Applicant

Date

July 17, 2025

2025 Monthly Water Usage

<u>Month</u>	<u>Milesburg Water Used</u>	<u>Niagara Water Used</u>	<u>Used (Niagara/Milesb</u>	<u>Billed Date</u>	<u>Milesburg Date Paid</u>	<u>Niagara Date Paid</u>
January	9,016,000	11,302,000	20,318,000	2/5/2025	2/13/2025	4/4/2025
February	9,674,000	15,048,000	24,722,000	3/28/2025	4/9/2025	4/23/2025
March	9,890,000	16,554,000	26,444,000	4/15/2025	5/2/2025	5/13/2025
April	7,285,000	14,592,000	21,877,000	5/20/2025	6/16/2025	8/1/2025
May	6,922,000	15,948,000	22,870,000	6/23/2025	7/3/2025	7/21/2025
June	6,746,000	7,125,000	13,871,000	7/14/2025	8/1/2025	8/1/2025
July			0			
August			0			
September			0			
October			0			
November			0			
December			0			

2025 Total Usage: **49,533,000** **80,569,000** **130,102,000**

Total Amount Billed: \$ 50,523.66 \$ 93,460.04

Milesburg Water Authority billed at \$1.02/1000 gal
Niagara Bottling billed at \$1.16/1000 gal