



HISTORIC  
**Bellefonte™**

*Est. 1795*

**AGENDA**

**BELLEFONTE BOROUGH AUTHORITY**

**Meeting of Tuesday, August 4<sup>th</sup>, 2026 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. Stewart   |
| Mr. Falcone |               |

**APPROVAL OF MINUTES: July 7<sup>th</sup>, 2026**

**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:**

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**FINANCE:**

|                            |
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| Budget v. Actual June 2026 |
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**ENGINEER REPORT:**

|                                           |
|-------------------------------------------|
| Jean Ryan, Barton and Loguidice July 2026 |
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**REPORTS – SEWER:**

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| Superintendent's Report July 2026 |
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**REPORTS – WATER:**

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| Superintendent's Report July 2026 |
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**OLD BUSINESS:**

**Talleyrand Park Big Spring Master Plan Materials**

Suggested Motion: That the Bellefonte Borough Water Authority approve the Talleyrand Park Big Spring Landscape Improvements Master Plan and Conceptual Cost Estimate.

**Approval of Lease Agreement with New Cingular Wireless PCS, LLC (AT&T).**

Suggested Motion: That the Bellefonte Borough Water Authority approves the Lease Agreement between the Borough of Bellefonte, the Bellefonte Borough Authority, and New Cingular Wireless PCS, LLC (AT&T) for the communications facility located at 254 Transfer Road, and to authorize the Authority Chairman and Secretary to execute the agreement and any related documents on behalf of the Borough.

**Upcoming Work Session Reminder**

Reminder that the Authority's next Work Session is scheduled for Tuesday, August 11, at 5:00 p.m. in the Oak Room (1st Floor) of the Bellefonte Borough Administration Building, 301 N. Spring Street, Bellefonte, PA 16823. *FYI. No Authority action is requested.*

**NEW BUSINESS:**

**Daily Water Withdrawal July 2026.**

*FYI. No Authority action is requested.*

**2026 Bulk Water Billing and Usage for Milesburg and Niagara January-June 2026.**

*FYI. No Authority action is requested.*

**Consider Approval of Contractor's Application for Payment No. 3 – Valentine Hill Road Water Main Replacement Project**

Suggested Motion: That the Bellefonte Borough Authority approve Contractor's Application for Payment No. 3 to Keystone Water Group, Inc. for the Valentine Hill Road Water Main Replacement Project (Contract No. 2025-01 – General Construction) in the amount of \$64,850.00, as recommended by Barton & Loguidice, D.P.C.

**Consider approval of Professional Services Agreement with Albright Institute for Nonprofit & Civic Administration**

Suggested Motion: That the Bellefonte Borough Authority authorize the Borough Manager to execute the Professional Services Agreement with the Albright Institute for Nonprofit & Civic Administration to provide interim Finance Department support, with an estimated cost not to exceed \$10,000, with funding to be paid from the 2026 Budget.

**Wastewater Treatment Plant Facility Assessment Proposal**

Suggested Motion: That the Bellefonte Borough Authority authorize Barton & Loguidice, D.P.C. to perform a comprehensive Wastewater Treatment Plant Facility Assessment in accordance with the submitted proposal, for a cost not to exceed \$105,000.

**Resolution No. 2026-5 – Adoption of Revised EPA-Approved Local Limits**

Suggested Motion: That the Bellefonte Borough Authority adopt Resolution No. 2026-5 approving the revised Local Limits for the Bellefonte Borough Authority Pretreatment Program, as accepted by the U.S. Environmental Protection Agency, and authorize the appropriate Authority officials to execute all documents necessary to implement the revised Local Limits and satisfy applicable NPDES permit requirements.

**Adoption of the 2027–2031 Capital Improvement Program.**

Suggested Motion: That the Bellefonte Borough Authority adopt Resolution No. 2026-6, approving the Bellefonte Borough 2027–2031 Capital Improvement Program, as presented and revised through August 4, 2026, with any amendments approved by the Authority.

**GPRS Water System Leak Survey Report**

Staff will provide a brief overview of the results of the recent GPRS leak survey, which identified several leak locations and areas requiring additional investigation within the Borough's water distribution system. The report will assist staff in prioritizing future maintenance and repair efforts. No action is required.

**McQuaide Blasko Legal Invoice July 2026.**

Suggested Motion: That the Bellefonte Borough Water Authority approves the McQuaide Blasko Legal Invoice for June 2026.

**AUTHORITY MEMBER COMMENTS/FOR THE GOOD OF THE ORDER**

*Please try to limit all comments/rebuttals to three minutes maximum.*



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

**July 7, 2026 – 6 p.m.  
301 N. Spring Street, Suite 200 – The Oak Room  
Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**CALL TO ORDER**

The meeting was called to order July 7, 2026 at 6 p.m. An executive session was held prior to tonight's meeting at 5:30pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL Authority members present:**

|                           |                                        |
|---------------------------|----------------------------------------|
| Mr. Joe Beigle            |                                        |
| Mr. Greg Brown (EXCUSED)  | Mr. Frank (Buddy) Halderman (Chairman) |
| Mr. Jon Eaton             | Mr. Doug Johnson                       |
| Mr. Joe Falcone (EXCUSED) | Mr. Ralph Stewart                      |

**Staff**

Mr. Dave Pribulka, Borough Manager  
Mr. Frank Noll, WWTP Superintendent  
Mr. Matt Auman, Public Works Superintendent  
Mr. Shannon Struble, WWTP Assistant Superintendent

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**MINUTES**

*A motion was made by Beigle and seconded by Eaton to approve the minutes from June 2, 2026. 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.*

Mr. Pribulka requested that a presentation be added to the agenda regarding the Big Spring Enhancement project with the option to take action.

*(? not announced 2:44) motioned and Beigle seconded to add the above listed item to the agenda. No discussion. Voice vote. Motion carried.*

**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.*



NONE

**COMMUNICATIONS (Written)**

NONE

**FINANCIALS (Mr. Pribulka)**

- Mr. Pribulka presented the financial report through May 31, 2026.
- Budget v. Actual May, 2026
- Water Revenue \$787,063.49
- Water Expenditures \$1,208,132.02 (-\$421,000)
- Sewer Revenue \$1,499,348.32
- Sewer Expenditures \$1,325,599.35 (+173,748.97)

*(? not announced) motioned to approve the Financial Report. Stewart seconded. No discussion. Voice vote. Motion carried.*

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

- Water:
  - Jean reported on several projects and permits being completed, including:
    - Water side:
    - General engineering - no updates
    - Valentine Hill Road – contractor did another round of disinfection testing (no longer had a chlorine residual)
    - The pipe tie in work should be finished this week or next week.
    - Change order - \$59,850 (due to additional time due to the water conditions)
      - the change order was initially \$250,000 and the Authority negotiated it down to the above listed amount.
- Big Spring Cover Replacement
  - Permits and proposals are in progress. There were no comments or concerns regarding the proposal for the RFP.
  - The Stucky Pool development was received and they will have responses back to them within 2 weeks.
- Sewer:
  - General Engineering: There were several outstanding items that were discussed.
  - A draft memo was completed regarding alternatives for the WILO pumps
    - 4 options:
      - replacement with Flight pumps
      - going with indent mixers
      - going to aqua aerobics mixing system
      - OR – Engineering investigation which may help to solve the problem without a major capital expense
    - The memo offers pros/cons and cost breakdowns of each option.
  - The evaluation of the WWTP was started. Jean plans to finish this and get the proposal to the board before the next meeting.

- The generator proposal is ongoing.

### **SEWER REPORT (Superintendent - Frank)**

- The Superintendent highlighted the details of various projects and repairs completed in June 2026.
- Bulk Water sales for June were 399,400g.
- A water quality specialist visited the plant and completed a full inspection on June 2, 2026.
- 2 notices of violations were submitted for industrial users in the pretreatment program.

### **WATER REPORT (Matt)**

- Details were offered regarding projects and repairs completed in June 2026.
  - PAONE calls – not announced
  - Installed - new water meters – not announced
  - Niagara – 0 gallons

### **OLD BUSINESS**

Big Spring Cover Replacement. Call for a motion/2nd to award the Request for Proposals (RFP) for the Big Spring Cover Replacement Project to ALCO, in the amount of \$235,000.00.

*(? not announced) motioned and Stewart seconded to award the above listed RFP to ALCO. No discussion. Motion to approve carried unanimously.*

*\*Item added to the Agenda – Presentation regarding the Big Spring Cover Replacement*

- Details were offered regarding recent updates to the project.
- Costs continue to be an issue. Construction costs are estimated at \$840,000. For everything in the plan the overall total cost is estimated at \$1.1M.
- Members viewed the rendering options and discussed each option – pros and cons.
- Members discussed keeping the project “low maintenance” (landscaping) given the staffing available to maintain the landscaping.
- Discussion regarding a water feature. Members discussed that not including a water feature may help to simplify the overall scope of the project.
- Discussion regarding the DCD grant funding that was awarded – the deadline to use that grant money is December 21, 2027. There will be no extensions on this deadline, so the board is encouraged to make a decision so grant money can be used for this project.

Bellefonte Borough Authority Water Leak Adjustment Policy. Call for a motion/2nd to approve the Water Leak Adjustment Policy. The policy was updated to allow forgiveness for up to 2 quarters, rather than just 1 quarter of forgiveness. There was also a discussion regarding for profit vs nonprofit businesses and organizations and if the policy should reflect a difference.

*(? – not announced 1:14) motioned and Beigle seconded to approve the Bellefonte Borough Authority Water Leak Adjustment Policy. No discussion. Motion to approve carried unanimously.*

2025 Bellefonte Borough Authority Audit Report. Call for a motion/2nd to accept the 2025 Bellefonte Borough Authority Audit Report, as presented by the Authority's independent auditors, and authorize its receipt into the official record.

*Beigle motioned and Johnson seconded to approve the Audit Report. No discussion. Motion to approve carried unanimously.*

### **NEW BUSINESS**

Daily Water Withdrawal June 2026. No Authority action is requested.

2026 Bulk Water Billing and Usage for Milesburg and Niagara January-May 2026. No Authority action is requested.

Hussain Settlement Agreement. Call for a motion/2nd to ratify the Settlement Agreement between the Borough and Hussain, as presented, and authorize the appropriate Borough officials to execute any documents necessary to carry out the terms of the agreement.

*(? – not announced 1:22) motioned and Beigle seconded to approve the Settlement Agreement listed above. No discussion. Motion to approve carried unanimously.*

McQuaide Blasko Legal Invoice June 2026. Call for a motion/2nd to approve the McQuaide Blasko Legal Invoice for June 2026.

*Eaton motioned and Beigle seconded to approve the above listed Invoice. No discussion. Motion to approve carried unanimously.*

Keystone Water Group Valentine Hill Road Water Line Replacement Change Order No. 4. Call for a motion/2nd to approve Keystone Water Group Change Order No. 4 in the amount of \$59,850.00 for the Valentine Hill Road Water Line Replacement project.

*Johnson motioned and Stewart seconded to approve the above listed change order. No discussion. Motion to approve carried unanimously.*

### **DISCUSSIONS/ACTION ITEMS**

There was an announcement regarding a meeting that will be held on July 8<sup>th</sup> regarding the Stage project. The meeting will be at 10am at the Borough Office.

Discussion regarding proposals for leak detection services, rates and availability.

Discussion regarding Corning. No design has been completed as Jean has not received authorization to start a design.

Discussion regarding grants, the water tower (advertisements), etc .

Discussion regarding a project on Potter Street (water main) and grant awards.

**ADJOURNMENT**

*(?) motioned and (?) seconded to adjourn tonight's meeting. Meeting adjourned at 7:44? pm. Names for motion and second for adjournment were not announced. The meeting end time was not announced.*

**\*\*NOTE FROM THE TRANSCRIPTIONIST:** *Please announce the names for all motions and seconds. I cannot discern individual voices from an audio recording. This will help avoid difficult audio fees. Thank you.*

# BUDGET VS ACTUAL Borough of Bellefonte For 6/30/2026

|                                                 | Y-T-D<br>Actual   | Annual<br>Budget    | Variance            | Percent<br>of Budget            |
|-------------------------------------------------|-------------------|---------------------|---------------------|---------------------------------|
| <b>WATER</b>                                    |                   |                     |                     |                                 |
| <b>Revenues</b>                                 |                   |                     |                     |                                 |
| 341.010.000 INTEREST INCOME - CKG, SVGS         | 4,066.98          | 7,500.00            | 3,433.02            | (54.23)                         |
| 341.020.000 INTEREST INCOME - SWEEP ACCT        | 18,768.89         | 40,000.00           | 21,231.11           | (46.92)                         |
| 342.401.000 RENTAL INCOME-SHENTEL               | 3,605.00          | 6,000.00            | 2,395.00            | (60.08)                         |
| 378.000.000 WATER COLLECTIONS REVENUE           | 856,293.92        | 1,981,645.00        | 1,125,351.08        | (43.21)                         |
| 378.001.000 SALE OF BULK WATER REVENUE          | 7,925.40          | 40,000.00           | 32,074.60           | (19.81)                         |
| 378.002.000 CW LINE CAPITAL PROJECTS REV        | 10,452.24         | 15,000.00           | 4,547.76            | (69.68)                         |
| 378.122.000 BULK WATER REV-NIAGARA-HOWARD PLANT | 41,926.69         | 73,000.00           | 31,073.31           | (57.43)                         |
| 378.700.000 BULK WATER REVENUE-MILESBURG        | 20,927.56         | 48,000.00           | 27,072.44           | (43.60)                         |
| 378.901.000 METER/PIT/PARTS/ETC SALES REVENUE   | 6,560.51          | 3,000.00            | (3,560.51)          | (218.68) <i>over</i>            |
| 378.903.000 VACANCY APPLICATION REVENUE         | 150.00            | 210.00              | 60.00               | (71.43)                         |
| 378.904.000 WATER ON/OFF FEE REVENUE            | 35.00             | 120.00              | 85.00               | (29.17)                         |
| 378.905.000 SERVICES PROVIDED BY WATER DEP      | 1,286.33          | 400.00              | (886.33)            | (321.58) <i>over</i>            |
| 378.906.000 POSTING FEE REVENUE                 | 1,960.00          | 750.00              | (1,210.00)          | (261.33)                        |
| 383.400.000 CAPACITY FEES & ASSESSMENT REV      | 607.20            | 19,090.00           | 18,482.80           | (3.18)                          |
| 389.000.000 MISCELLANEOUS REVENUE               | 0.00              | 250.00              | 250.00              | 0.00                            |
| 389.003.000 FEE REVENUE                         | 80.00             | 20.00               | (60.00)             | (400.00) <i>over - not bud.</i> |
| 391.100.000 SALE OF FIXED ASSETS REVENUE        | 11,311.00         | 0.00                | (11,311.00)         | 0.00 <i>over - not bud.</i>     |
| 392.096.000 TRANSFER IN FROM HEALTH INS FUND    | 1,655.00          | 1,655.00            | 0.00                | (100.00) <i>done</i>            |
| 399.001.000 USE OF FUND BALANCE                 | 0.00              | 791,000.00          | 791,000.00          | 0.00 <i>done # only</i>         |
| <b>Total Revenues</b>                           | <b>987,611.72</b> | <b>3,027,640.00</b> | <b>2,040,028.28</b> | <b>(32.62)</b>                  |

## Expenses

|                                            |            |            |            |                    |
|--------------------------------------------|------------|------------|------------|--------------------|
| 448.112.000 SALARY EXPENSE                 | 252,894.27 | 510,500.00 | 257,605.73 | 49.54              |
| 448.180.000 OVERTIME WAGES EXPENSE         | 18,155.25  | 27,500.00  | 9,344.75   | 66.02              |
| 448.191.000 WORKBOOTS EXPENSE              | 2,800.00   | 2,800.00   | 0.00       | 100.00 <i>done</i> |
| 448.192.000 SOCIAL SECURITY EXPENSE        | 20,119.79  | 40,250.00  | 20,130.21  | 49.99              |
| 448.193.000 ENROLLMENT/ADMIN EXP-RETIREMEN | 119.04     | 175.00     | 55.96      | 68.02              |
| 448.196.000 HEALTH INSURANCE EXPENSE       | 39,272.01  | 116,000.00 | 76,727.99  | 33.86              |
| 448.197.000 PENSION EXPENSE                | 12,940.61  | 42,225.00  | 29,284.39  | 30.65              |
| 448.198.000 HEALTH CARE EXPENSE - IN HOUSE | 3,500.15   | 6,200.00   | 2,699.85   | 56.45              |
| 448.199.000 LIFE INSURANCE EXPENSE         | 511.68     | 1,070.00   | 558.32     | 47.82              |
| 448.210.000 OFFICE SUPPLIES EXPENSE        | 96.60      | 1,000.00   | 903.40     | 9.66               |
| 448.215.000 POSTAGE EXPENSE                | 1,123.34   | 3,700.00   | 2,576.66   | 30.36              |
| 448.221.000 CHEMICAL EXPENSE               | 17,923.87  | 29,500.00  | 11,576.13  | 60.76              |
| 448.231.000 FUEL EXPENSE                   | 5,558.03   | 12,000.00  | 6,441.97   | 46.32              |
| 448.238.000 CLOTHING & UNIFORM EXPENSE     | 1,191.58   | 3,200.00   | 2,008.42   | 37.24              |
| 448.246.000 REPAIR/MAINT/MISC SUPP EXP     | 16,150.58  | 31,500.00  | 15,349.42  | 51.27              |
| 448.249.000 COMPUTER SOFTWARE EXPENSE      | 4,897.03   | 11,000.00  | 6,102.97   | 44.52              |
| 448.251.000 VEHICLE & EQUIP MAINT EXP      | 8,526.40   | 22,000.00  | 13,473.60  | 38.76              |
| 448.253.000 REPAIRS TO WATER SYSTEM EXP    | 27,048.60  | 70,000.00  | 42,951.40  | 38.64              |
| 448.254.000 PUMP MAINT/REPAIRS EXPENSE     | 2,138.53   | 11,000.00  | 8,861.47   | 19.44              |
| 448.255.000 WATER METER MAINT/REPLACE EXP  | 107,332.49 | 200,000.00 | 92,667.51  | 53.67              |

# BUDGET VS ACTUAL

## Borough of Bellefonte

### For 6/30/2026

|                                            | Y-T-D<br>Actual    | Annual<br>Budget | Variance      | Percent<br>of Budget                         |
|--------------------------------------------|--------------------|------------------|---------------|----------------------------------------------|
| WATER                                      |                    |                  |               |                                              |
| 448.260.000 TOOLS & MINOR EQUIPMENT EXP    | 1,438.73           | 4,500.00         | 3,061.27      | 31.97                                        |
| 448.311.000 AUDIT EXPENSE                  | 0.00               | 7,400.00         | 7,400.00      | 0.00                                         |
| 448.313.000 ENGINEERING EXPENSE            | 13,449.31          | 39,000.00        | 25,550.69     | 34.49                                        |
| 448.314.000 LEGAL EXPENSE                  | 6,490.40           | 4,000.00         | (2,490.40)    | 162.26 <i>over</i>                           |
| 448.316.000 WATER TESTING EXPENSE          | 1,909.60           | 11,000.00        | 9,090.40      | 17.36                                        |
| 448.317.000 DATA PROCESSING EXPENSE        | 521.04             | 1,850.00         | 1,328.96      | 28.16                                        |
| 448.318.000 SERVICE AGREEMENT EXPENSE      | 5,849.00           | 3,850.00         | (1,999.00)    | 151.92 <i>DWL - mapping</i>                  |
| 448.319.000 PEST CONTROL EXPENSE           | 184.00             | 1,200.00         | 1,016.00      | 15.33                                        |
| 448.320.000 IT SERVICES EXPENSE            | 1,786.00           | 4,500.00         | 2,714.00      | 39.69                                        |
| 448.321.000 TELEPHONE EXPENSE              | 2,230.65           | 5,300.00         | 3,069.35      | 42.09                                        |
| 448.324.000 CELL PHONE/IPAD EXPENSE        | 1,798.66           | 3,900.00         | 2,101.34      | 46.12                                        |
| 448.325.000 INTERNET EXPENSE               | 3,935.37           | 10,500.00        | 6,564.63      | 37.48                                        |
| 448.329.000 SCADA SYSTEM EXPENSE           | 6,759.84           | 14,750.00        | 7,990.16      | 45.83                                        |
| 448.331.000 TRAVEL EXPENSE                 | 0.00               | 50.00            | 50.00         | 0.00                                         |
| 448.341.000 ADVERTISING EXPENSE            | 20.90              | 350.00           | 329.10        | 5.97                                         |
| 448.342.000 PRINTING EXPENSE               | 0.00               | 500.00           | 500.00        | 0.00                                         |
| 448.344.000 COPY EXPENSE                   | 0.00               | 275.00           | 275.00        | 0.00                                         |
| 448.351.000 COMMERCIAL INS EXPENSE         | 32,000.00          | 40,000.00        | 8,000.00      | 80.00                                        |
| 448.354.000 WORKERS COMP INS EXPENSE       | 5,000.00           | 19,750.00        | 14,750.00     | 25.32                                        |
| 448.361.000 ELECTRICITY EXPENSE            | 188,451.35         | 450,000.00       | 261,548.65    | 41.88                                        |
| 448.362.000 HEATING OIL EXP - PUMP HOUSE   | 876.17             | 3,200.00         | 2,323.83      | 27.38                                        |
| 448.375.000 PREVENTATIVE MAINTENANCE EXP   | 0.00               | 20,000.00        | 20,000.00     | 0.00                                         |
| 448.376.000 MAINT OF PUMP HOUSES EXPENSE   | 199.00             | 3,000.00         | 2,801.00      | 6.63                                         |
| 448.377.000 MAINTENANCE OF RESERVOIR EXP   | 746.15             | 15,000.00        | 14,253.85     | 4.97                                         |
| 448.378.000 MAINT OF STREETS EXPENSE       | 13,711.74          | 34,000.00        | 20,288.26     | 40.33                                        |
| 448.384.000 EQUIPMENT RENTAL EXPENSE       | 0.00               | 1,000.00         | 1,000.00      | 0.00                                         |
| 448.385.000 WATER TANK MAINT EXP           | 354.22             | 0.00             | (354.22)      | 0.00 <i>over - new</i>                       |
| 448.399.000 LEASE PAYMENTS EXPENSE         | 1,100.47           | 13,645.00        | 12,544.53     | 8.07                                         |
| 448.420.000 DUES/MEMBERSHIP/SUB EXP        | 548.00             | 1,000.00         | 452.00        | 54.80                                        |
| 448.450.000 CONTRACTED SERVICES EXPENSE    | 2,591.45           | 15,000.00        | 12,408.55     | 17.28                                        |
| 448.460.000 TRAINING/MEETING EXPENSE       | 4,250.00           | 4,500.00         | 250.00        | 94.44                                        |
| 448.470.000 CDL/OTHER LICENSE EXPENSE      | 261.00             | 3,600.00         | 3,339.00      | 7.25                                         |
| 448.471.000 DRUG TESTING EXPENSE           | 96.21              | 250.00           | 153.79        | 38.48                                        |
| 448.473.000 OPERATORS LICENSE FEE EXP      | 360.00             | 150.00           | (210.00)      | 240.00 <i>over</i>                           |
| 448.474.000 REPAIRS TO PERSONAL PROP EXP   | 160.00             | 1,000.00         | 840.00        | 16.00                                        |
| 448.475.000 OTHER FEES EXPENSE             | 5,100.00           | 11,000.00        | 5,900.00      | 46.36                                        |
| 448.478.000 SALES TAX EXPENSE              | 1,416.61           | 1,000.00         | (416.61)      | 141.66 <i>over - revenue not transferred</i> |
| 448.480.000 SERVICE LINE INVENTORY EXPENSE | 0.00               | 100,000.00       | 100,000.00    | 0.00                                         |
| 448.700.000 CAPITAL EXPENDITURES           | 3,900.00           | 271,000.00       | 267,100.00    | 1.44                                         |
| 448.701.000 CAPITAL EXPENDITURE-WATER LINE | 497,672.99         | 640,000.00       | 142,327.01    | 77.76                                        |
| 492.001.000 TRANSFER TO GENERAL FUND       | 55,000.00          | 110,000.00       | 55,000.00     | 50.00                                        |
| 492.095.000 TRANSFER TO CAPITAL PROJECTS   | 0.00               | 15,000.00        | 15,000.00     | 0.00                                         |
| Total Expenses                             | 1,402,468.71       | 3,027,640.00     | 1,625,171.29  | 46.32 <i>under</i>                           |
| Net Income                                 | \$ (414,856.99) \$ | 0.00 \$          | 414,856.99 \$ | 0.00                                         |

net  
1053

dm

WATER FUND

| <u>Cash Balances @ 6/30/26</u> |              | Interest<br>Rate |                     |
|--------------------------------|--------------|------------------|---------------------|
| checking                       | \$533,860.38 | 1.49%            | Northwest           |
| sweep account                  | \$727,291.38 | 3.72%            | First National Bank |

Balance in Capital Projects Fund @ 6/30/26

|               |                |       |                     |
|---------------|----------------|-------|---------------------|
| water         | \$1,263,694.66 | 3.72% | First National Bank |
| corning water | \$174,250.00   |       |                     |

# BUDGET VS ACTUAL

## Borough of Bellefonte

### For 6/30/2026

Percent  
of Budget

Variance

Annual  
BudgetY-T-D  
Actual

## SEWER

## Revenues

|                                              |              |              |              |          |
|----------------------------------------------|--------------|--------------|--------------|----------|
| 341.005.000 INTEREST INCOME-MONEY MARKET     | 4,219.99     | 50,000.00    | 45,780.01    | (8.44)   |
| 341.010.000 INTEREST INCOME - CKG, SVGS      | 3,602.47     | 5,000.00     | 1,397.53     | (72.05)  |
| 341.020.000 INTEREST INCOME - SWEEP ACCT     | 25,959.72    | 0.00         | (25,959.72)  | 0.00     |
| 364.110.000 SEWER COLLECTION REVENUE         | 1,010,565.32 | 2,223,145.00 | 1,212,579.68 | (45.46)  |
| 364.111.000 SEWER CAPITAL IMPROVEMENTS REV   | 0.00         | 15,000.00    | 15,000.00    | 0.00     |
| 364.171.000 SURCHARGE REVENUE                | 390.39       | 1,200.00     | 809.61       | (32.53)  |
| 364.172.000 PRETREATMENT REVENUE             | 1,800.00     | 3,775.00     | 1,975.00     | (47.68)  |
| 364.174.000 WASTE DISPOSAL REVENUE           | 52,248.75    | 100,000.00   | 47,751.25    | (52.25)  |
| 364.180.000 BULK WATER LOADS REVENUE         | 1,211.54     | 3,000.00     | 1,788.46     | (40.38)  |
| 364.901.000 BULK HAULING PERMIT REVENUE      | 0.00         | 120.00       | 120.00       | 0.00     |
| 364.904.000 CAPITAL IMPROVEMENTS-SBW         | 80,796.43    | 147,000.00   | 66,203.57    | (54.96)  |
| 364.905.000 OPERATING SPRING,BENNER,WALKER   | 930,819.27   | 1,907,700.00 | 976,880.73   | (48.79)  |
| 364.910.000 SEWER DYE TEST REVENUE           | 675.00       | 400.00       | (275.00)     | (168.75) |
| 383.400.000 TAP FEES & ASSESSMENTS REVENUE   | 1,156.18     | 0.00         | (1,156.18)   | 0.00     |
| 391.100.A00 SALE OF FIXED ASSETS REV-SYST    | 1,350.00     | 0.00         | (1,350.00)   | 0.00     |
| 392.096.000 TRANSFER IN FROM HEALTH INS FUND | 4,325.00     | 4,325.00     | 0.00         | (100.00) |
| 399.001.000 USE OF FUND BALANCE              | 0.00         | 250,000.00   | 250,000.00   | 0.00     |

Total Revenues

2,119,120.06 4,710,665.00 2,591,544.94 (44.99)

## Expenses

|                                              |            |            |            |        |
|----------------------------------------------|------------|------------|------------|--------|
| 429.112.000 SALARY EXPENSE-FACILITY          | 411,540.31 | 832,000.00 | 420,459.69 | 49.46  |
| 429.112.A00 SALARY EXPENSE-SYSTEM            | 63,837.15  | 62,500.00  | (1,337.15) | 102.14 |
| 429.180.000 OVERTIME WAGES EXPENSE-FAC       | 9,139.61   | 35,500.00  | 26,360.39  | 25.75  |
| 429.180.A00 OVERTIME WAGES EXPENSE-SYS       | 746.08     | 1,500.00   | 753.92     | 49.74  |
| 429.191.000 WORKBOOTS EXPENSE                | 4,400.00   | 4,800.00   | 400.00     | 91.67  |
| 429.192.000 SOCIAL SECURITY EXPENSE-FAC      | 31,350.92  | 64,000.00  | 32,649.08  | 48.99  |
| 429.192.A00 SOCIAL SECURITY EXPENSE-SYS      | 4,811.94   | 4,875.00   | 63.06      | 98.71  |
| 429.193.000 ENROLLMENT/ADMIN EXP-RETIREMEN   | 235.14     | 210.00     | (25.14)    | 111.97 |
| 429.194.000 UNEMPLOYMENT COMP EXPENSE        | 2,120.88   | 0.00       | (2,120.88) | 0.00   |
| 429.196.000 HEALTH INSURANCE EXPENSE-FAC     | 67,724.15  | 156,000.00 | 88,275.85  | 43.41  |
| 429.196.A00 HEALTH INS EXPENSE-SYSTEM        | 8,760.72   | 14,500.00  | 5,739.28   | 60.42  |
| 429.197.000 PENSION EXPENSE-FAC              | 15,074.02  | 62,800.00  | 47,725.98  | 24.00  |
| 429.197.A00 PENSION EXPENSE-SYSTEM           | 0.00       | 5,850.00   | 5,850.00   | 0.00   |
| 429.198.000 HEALTH CARE EXPENSE - IN HOUSE   | 1,807.68   | 9,500.00   | 7,692.32   | 19.03  |
| 429.199.000 LIFE INSURANCE EXPENSE-FAC       | 865.48     | 1,800.00   | 934.52     | 48.08  |
| 429.199.A00 LIFE INS EXPENSE-SYSTEM          | 118.08     | 125.00     | 6.92       | 94.46  |
| 429.210.000 OFFICE SUPPLIES EXP - FACILITY   | 45.48      | 1,100.00   | 1,054.52   | 4.13   |
| 429.210.A00 OFFICE SUPPLIES EXPENSE - SYSTEM | 0.00       | 175.00     | 175.00     | 0.00   |
| 429.215.000 POSTAGE EXPENSE - FACILITY       | 36.86      | 200.00     | 163.14     | 18.43  |
| 429.215.A00 POSTAGE EXPENSE-SYSTEM           | 936.47     | 1,800.00   | 863.53     | 52.03  |
| 429.217.000 SHIPPING FEES EXP-FAC            | 0.00       | 150.00     | 150.00     | 0.00   |
| 429.217.A00 SHIPPING FEES EXP-SYS            | 0.00       | 25.00      | 25.00      | 0.00   |



# BUDGET VS ACTUAL Borough of Bellefonte For 6/30/2026

| SEWER                                          | Y-T-D<br>Actual | Annual<br>Budget | Variance   | Percent<br>of Budget                 |
|------------------------------------------------|-----------------|------------------|------------|--------------------------------------|
| 429.221.000 CHEMICAL EXPENSE                   | 107,617.69      | 357,210.00       | 249,592.31 | 30.13                                |
| 429.225.000 LABORATORY SUPPLIES EXPENSE        | 2,851.72        | 6,500.00         | 3,648.28   | 43.87                                |
| 429.231.000 FUEL EXPENSE - FACILITY            | 4,471.89        | 7,300.00         | 2,828.11   | 61.26                                |
| 429.231.A00 FUEL EXPENSE - SYSTEM              | 1,946.62        | 1,675.00         | (271.62)   | 116.22 <i>OK</i>                     |
| 429.238.000 CLOTHING & UNIFORM EXPENSE         | 1,357.23        | 4,750.00         | 3,392.77   | 28.57                                |
| 429.248.000 COMPUTER SOFTWARE EXPENSE-FAC      | 1,015.50        | 1,300.00         | 284.50     | 78.12                                |
| 429.248.A00 COMPUTER SOFTWARE EXPENSE-SYS      | 4,304.50        | 8,900.00         | 4,595.50   | 48.37                                |
| 429.249.000 MATERIALS & SUPPLIES EXPENSE - FAC | 1,434.88        | 2,000.00         | 565.12     | 71.74                                |
| 429.249.A00 MATERIALS & SUPPLIES EXP - SYSTEM  | 1,121.97        | 3,000.00         | 1,878.03   | 37.40                                |
| 429.251.A00 VEHICLE MAINT EXP - SYSTEM         | 694.03          | 1,000.00         | 305.97     | 69.40                                |
| 429.252.000 EQUIPMENT MAINT EXP - FAC          | 60,334.34       | 205,000.00       | 144,665.66 | 29.43                                |
| 429.252.A00 EQUIPMENT MAINT EXP - SYS          | 13,822.08       | 10,000.00        | (3,822.08) | 138.22 <i>OK - vac truck repairs</i> |
| 429.257.000 FACILITY MAINTENANCE EXPENSE       | 13,209.22       | 31,500.00        | 18,290.78  | 41.93                                |
| 429.258.A00 SYSTEM MAINTENANCE EXPENSE         | 5,645.10        | 30,000.00        | 24,354.90  | 18.82                                |
| 429.260.000 MINOR EQUIPMENT EXPENSE-FAC        | 1,599.94        | 4,000.00         | 2,400.06   | 40.00                                |
| 429.260.A00 MINOR EQUIPMENT EXP - SYSTEM       | 0.00            | 1,500.00         | 1,500.00   | 0.00                                 |
| 429.276.000 SERVICE CONTRACT EXP - FAC         | 7,697.37        | 31,300.00        | 23,602.63  | 24.59                                |
| 429.310.A00 I & I EXPENSE - SYSTEM             | 1,532.00        | 30,000.00        | 28,468.00  | 5.11                                 |
| 429.311.000 AUDIT EXPENSE                      | 0.00            | 9,000.00         | 9,000.00   | 0.00                                 |
| 429.313.000 ENGINEERING EXPENSE - FACILITY     | 59,060.16       | 135,000.00       | 75,939.84  | 43.75                                |
| 429.313.A00 ENGINEERING EXPENSE - SYSTEM       | 0.00            | 500.00           | 500.00     | 0.00                                 |
| 429.314.000 LEGAL EXPENSE-FACILITY             | 2,992.50        | 3,000.00         | 7.50       | 99.75                                |
| 429.314.A00 LEGAL EXPENSE - SYSTEM             | 4,895.39        | 5,500.00         | 604.61     | 89.01                                |
| 429.316.000 ANALYTICAL TESTING EXP             | 23,217.57       | 47,000.00        | 23,782.43  | 49.40                                |
| 429.317.000 DATA PROCESSING EXPENSE            | 571.25          | 1,550.00         | 978.75     | 36.85                                |
| 429.319.000 PEST CONTROL EXPENSE               | 88.00           | 575.00           | 487.00     | 15.30                                |
| 429.320.000 IT SERVICES EXPENSE-FAC            | 2,088.81        | 9,500.00         | 7,411.19   | 21.99                                |
| 429.320.A00 IT SERVICES EXPENSE-SYSTEM         | 0.00            | 250.00           | 250.00     | 0.00                                 |
| 429.321.000 TELEPHONE EXPENSE-FACILITY         | 816.69          | 2,000.00         | 1,183.31   | 40.83                                |
| 429.321.A00 TELEPHONE EXPENSE-SYSTEM           | 272.23          | 1,400.00         | 1,127.77   | 19.45                                |
| 429.324.000 CELL PHONE/TABLET EXPENSE-FACILITY | 1,024.86        | 2,650.00         | 1,625.14   | 38.67                                |
| 429.324.A00 CELL PHONE EXPENSE - SYSTEM        | 240.00          | 240.00           | 0.00       | 100.00 <i>done</i>                   |
| 429.325.000 INTERNET EXPENSE                   | 757.45          | 2,350.00         | 1,592.55   | 32.23                                |
| 429.329.000 SCADA SYSTEM MAINT EXP             | 200.00          | 2,200.00         | 2,000.00   | 9.09                                 |
| 429.331.000 TRAVEL EXPENSES-FACILITY           | 0.00            | 50.00            | 50.00      | 0.00                                 |
| 429.331.A00 TRAVEL EXPENSES-SYSTEM             | 40.27           | 50.00            | 9.73       | 80.54                                |
| 429.341.000 ADVERTISING EXPENSE                | 51.92           | 2,000.00         | 1,948.08   | 2.60                                 |
| 429.342.000 PRINTING EXPENSE - FACILITY        | 0.00            | 200.00           | 200.00     | 0.00                                 |
| 429.342.A00 PRINTING EXPENSE - SYSTEM          | 0.00            | 300.00           | 300.00     | 0.00                                 |
| 429.344.000 COPY EXPENSE-FACILITY              | 137.07          | 300.00           | 162.93     | 45.69                                |
| 429.344.A00 COPY EXPENSE - SYSTEM              | 0.00            | 100.00           | 100.00     | 0.00                                 |
| 429.350.000 INSURANCE EXPENSE                  | 0.00            | 2,450.00         | 2,450.00   | 0.00                                 |
| 429.351.000 COMMERCIAL INSURANCE EXPENSE       | 17,000.00       | 63,000.00        | 46,000.00  | 26.98                                |
| 429.354.000 WORKERS COMP INS EXP-FACILITY      | 6,969.91        | 31,000.00        | 24,030.09  | 22.48                                |
| 429.354.A00 WORKER'S COMP INS EXP-SYSTEM       | 2,300.00        | 2,300.00         | 0.00       | 100.00 <i>done</i>                   |
| 429.361.000 ELECTRICITY EXPENSE                | 278,973.15      | 597,000.00       | 318,026.85 | 46.73                                |
| 429.362.000 NATURAL GAS EXPENSE                | 9,290.40        | 15,900.00        | 6,609.60   | 58.43                                |

# BUDGET VS ACTUAL Borough of Bellefonte For 6/30/2026

|                                                | Y-T-D<br>Actual  | Annual<br>Budget | Variance        | Percent<br>of Budget |
|------------------------------------------------|------------------|------------------|-----------------|----------------------|
| SEWER                                          |                  |                  |                 |                      |
| 429.365.000 DISPOSAL OF SLUDGE EXPENSE         | 0.00             | 15,000.00        | 15,000.00       | 0.00                 |
| 429.366.000 WATER EXPENSE                      | 0.00             | 200,000.00       | 200,000.00      | 0.00                 |
| 429.374.000 COPIER RENTAL/MAINT EXP            | 550.00           | 1,320.00         | 770.00          | 41.67                |
| 429.378.A00 MAINT OF STREETS EXP - SYSTEM      | 0.00             | 18,000.00        | 18,000.00       | 0.00                 |
| 429.384.000 EQUIPMENT RENTAL EXP-FACILITY      | 0.00             | 2,000.00         | 2,000.00        | 0.00                 |
| 429.384.A00 EQUIPMENT RENTAL EXP-SYSTEM        | 0.00             | 500.00           | 500.00          | 0.00                 |
| 429.399.000 LEASE PAYMENT EXP-FAC              | 5,502.35         | 7,705.00         | 2,202.65        | 71.41                |
| 429.399.A00 LEASE PAYMENT EXP-SYSTEM           | 0.00             | 8,140.00         | 8,140.00        | 0.00                 |
| 429.420.000 DUES/ MEMBERSHIPS/SUB EXP-FAC      | 908.00           | 1,000.00         | 92.00           | 90.80                |
| 429.420.A00 SUBSCRIPTION EXP-SYSTEM            | 0.00             | 30.00            | 30.00           | 0.00                 |
| 429.450.000 CONTRACTED SERVICES EXP - FAC      | 42.64            | 4,500.00         | 4,457.36        | 0.95                 |
| 429.450.A00 CONTRACTED SERVICES EXP - SYSTEM   | 440.00           | 20,000.00        | 19,560.00       | 2.20                 |
| 429.460.000 TRAINING EXPENSE                   | 1,925.00         | 6,000.00         | 4,075.00        | 32.08                |
| 429.469.000 BIOSOLIDS RECYCLING EXPENSE        | 49,842.58        | 100,800.00       | 50,957.42       | 49.45                |
| 429.470.000 CDI/OTHER LICENSE EXPENSE          | 180.00           | 1,000.00         | 820.00          | 18.00                |
| 429.471.000 DRUG TESTING EXPENSE               | 0.00             | 200.00           | 200.00          | 0.00                 |
| 429.472.000 PERMIT FEES EXPENSE                | 3,750.00         | 4,150.00         | 400.00          | 90.36                |
| 429.473.000 OPERATORS LICENSE EXP-FAC          | 545.00           | 1,500.00         | 955.00          | 36.33                |
| 429.473.A00 OPERATORS LICENSE EXP-SYS          | 60.00            | 60.00            | 0.00            | 100.00               |
| 429.475.A00 REPAIRS TO PERSONAL PROP EXP-SYS   | 0.00             | 4,000.00         | 4,000.00        | 0.00                 |
| 429.476.000 OTHER FEES EXPENSE                 | 885.10           | 1,100.00         | 214.90          | 80.46                |
| 429.700.C00 CAPITAL EXPENDITURES - FACILITY    | 132,413.41       | 350,000.00       | 217,586.59      | 37.83                |
| 429.705.A00 CAPITAL EXPENDITURES - SYSTEM      | 14,948.00        | 200,000.00       | 185,052.00      | 7.47                 |
| 429.905.000 MISCELLANEOUS EXPENSE-FAC          | 0.00             | 50.00            | 50.00           | 0.00                 |
| 472.403.A00 PENN WORKS LOAN EXP - PRINCIPAL    | 0.00             | 338,910.00       | 338,910.00      | 0.00                 |
| 472.404.A00 PENN WORKS LOAN EXP - INTEREST     | 4,985.26         | 8,280.00         | 3,294.74        | 60.21                |
| 472.405.A00 RELIANCE LOAN EXP - PRINCIPAL      | 0.00             | 65,035.00        | 65,035.00       | 0.00                 |
| 472.406.A00 RELIANCE LOAN EXP - INTEREST       | 2,016.66         | 3,320.00         | 1,303.34        | 60.74                |
| 472.411.A00 NORTHWEST LOAN #3892-PRINCIPAL EXP | 0.00             | 180,100.00       | 180,100.00      | 0.00                 |
| 472.412.A00 NORTHWEST LOAN #3892-INTEREST EXP  | 34,821.32        | 68,055.00        | 33,233.68       | 51.17                |
| 475.000.A00 TRUSTEE FEE EXPENSE                | 0.00             | 1,200.00         | 1,200.00        | 0.00                 |
| 492.001.B00 TRANSFER TO GENERAL FUND           | 75,000.00        | 150,000.00       | 75,000.00       | 50.00                |
| 492.095.B00 TRANSFER TO CAPITAL PROJ FUND      | 0.00             | 15,000.00        | 15,000.00       | 0.00                 |
| Total Expenses                                 | 1,594,010.00     | 4,710,665.00     | 3,116,655.00    | 33.84 under          |
| Net Income                                     | \$ 525,110.06 \$ | 0.00 \$          | (525,110.06) \$ | 0.00                 |

net  
income

lme

**SEWER FUND**

| <u>Cash Balances @ 6/30/26</u> |                | Interest Rate       |
|--------------------------------|----------------|---------------------|
| checking                       | \$660,602.93   | 1.49%               |
| Sweep Acct                     | \$1,741,164.90 | 3.92%               |
| money market                   | \$5,000.00     | 3.92%               |
|                                |                | Northwest Savings   |
|                                |                | First National Bank |
|                                |                | First National Bank |

| <u>Loan Balances @ 6/30/26</u> |                | Interest Rate |
|--------------------------------|----------------|---------------|
| Reliance                       | \$97,382.56    | 3.32%         |
| Northwest                      | \$2,529,651.71 | 2.67%         |
| PennWorks                      | \$400,034.05   | 2.00%         |

| <u>Balance in Capital Projects Fund @ 6/30/26</u> |              |                     |
|---------------------------------------------------|--------------|---------------------|
|                                                   | \$224,100.00 | 3.72%               |
|                                                   |              | First National Bank |



Bellefonte Borough Authority  
Engineer's Report – August 4, 2026

**WATER**

General Engineering

- B&L is providing a cost evaluation for the Corning Water Tank (Repair or Replacement), which is anticipated to be provided for the September Meeting.
- B&L has developed several standard details to provide to the BBA for developer use.
  - A discussion with Matt was had on 7/30/2026 regarding the preferred meter pit for developments.
  - B&L recommends the BBA discuss and determine its preferences regarding all standard details in order to finalize a standard details document.

Valentine Hill Road Water Main Replacement

- In an email exchange on 7/31/26, the Contractor indicated plans to return to the site mid-next week to flush, fill, chlorinate, and sample again.
  - Any additional flushing and filling of the water main will be billed to the Contractor.
- Pay Application #3 in the amount of \$87,720 was provided for execution.

Big Spring Cover Replacement

- B&L submitted the PWS to DEP on 7/7/26.
  - No response received, B&L will contact DEP for a follow-up.
- B&L provided a Notice of Award to ALCO and has received the required forms and an executed Agreement. At this time, B&L recommends the board execute the Agreement.

Big Spring Pump House Electrical Work

- No updates

PennDOT SR 3006 Water Main Relocation

- No updates.

Developer Reviews

- Stuckey Poole Development plans comments were sent on 07/23/2026.



## SEWER

### General Engineering

- B&L is waiting for directions from the board on the alternatives for the Wilo Pumps. A technical memo was provided on 7/7/2026.
- B&L has provided a proposal to do an evaluation of the WWTP on 7/31/2026.

Commented [PA1]: Anything on the Sand Filter for the WWTP side of things?

### Industrial Pretreatment

- B&L reviewed and provided revisions for BBA's IU Survey. These comments were provided on 7/10/2026.
- EPA has approved the proposed local limits for the BBA WWTP on 7/27/2026. A resolution adopting these local limits is required.
  - B&L provided suggested language for the resolution adopting the local limits.
  - After adoption of the local limits, the new local limits will need to be shared with local municipalities, and public notification will be required.
  - Once all public notification has been completed, B&L will submit documentation to the EPA for final acceptance.
  - After final acceptance, B&L will revise all IU permits to reflect the accepted and revised local limits.
- B&L is working to complete an Excel spreadsheet that will assist the WWTP staff with monitoring and tracking reporting requirements from the IUs. This document is anticipated to be provided this month.

### Developer Reviews

- None at this time.

## **Bellefonte Borough Authority Meeting, August 4<sup>th</sup> 2026 WWTP Report**

Bulk Water sales for the month of July were approx. 318,000 gals.

7/6/26 – Received a repaired WiLo pump from PM Supply. – Bryan Muthler medically cleared to return to work.

7/8/26 – Martz Tech in to start BNR filter VFD replacement & communication repair (3 days). Drained E.Q. basin #2, filled #1 to exercise those mixers and repair tank communication issues.

7/10/26 – Received B&L's draft copy of the IU discharge survey revision.

7/13/26 – WiLo pump failure in south swing zone. Two more operating are showing signs of pending failure.

7/14/26 – Polymer scale, operating for the belt thickener, failed. – SBWJA 2<sup>nd</sup> Qtr. flow report received along with notification of their amending the gallons/EDU to 175 gal. from 240 gal.

7/15/26 – UAJA notified they are ready to receive our biosolids for processing. – VFD at the bio-mag building went OOS. – Mr. Beigle on site for Control building HVAC assessment.

7/17/26 – Crane on site to pull two WiLo pumps and switch location on another. -Susquehanna Fire on site to finish alarm bell replacement and circuit repair.

7/20/26 – Field spreading equipment moved to the Bennett farm. Completed application of 124 wet tons on 7/23/26 after doing mobile repair of a hydraulic line on Volvo loader. – Submitted the June eDMR report to DEP.

7/24/26 – Maintenance spread out & rowed the biosolids on the pad to dry prior to UAJA trips.

7/28/26 – Received preliminary EPA acceptance of our Local Limits and discussed with Jean.

7/29 & 7/30 – FN & SS to Harrisburg for PSAB presentation for “Employment Law Workshop”.

7/30/26 – PM on final clarifier drive motor and chain revealed urgent need for replacement.

# Water Report August 2026

|            |                                                                             |
|------------|-----------------------------------------------------------------------------|
| 7/1-3/26   | Marked 1 calls on Bishop St, High St and Howard St for paving project       |
| 7/8-9/26   | Raised water box's on Bishop St                                             |
| 7/13/26    | Leak located at 161 Rosehill Dr (customers leak)                            |
| 7/14/26    | New sewer tap at Robin Rd                                                   |
| 7/15/26    | Leak detection                                                              |
| 7/16/26    | Repair 4" water main @ Willowbank St / W. Water St (clamp)                  |
| 7/17/26    | Leak detection @ Nittany Terrace, Paradise Hill Rd                          |
| 7/21/26    | Replace service line @ 131 Kelsey Ln (plastic both sides)                   |
| 7/21/26    | Locate leak @ 150 Dorchester Ln (customers leak)                            |
| 7/22/26    | Hydro excavate storm pipe on Laura Ln for repair                            |
| 7/23-24/26 | Help with leak detection on Benner Pike                                     |
| 7/27/26    | Repair 4" main @ 329 E. Beaver St (clamp)                                   |
| 7/28/26    | Locate leaking 6" valve at 100 Rolling Ridge Dr (scheduling shut down soon) |
| 7/29/26    | Replace corp and shut off @ 177 Belair Hill Rd                              |
| 7/29/26    | Tank inspections at Hughes St, Reservoir and Buckaroo Ln                    |
| 7/30/26    | Install new service lines for 1023 & 1025 Airport Rd                        |
| 7/31/26    | Repair sewer main @ Church Ln and Ridge St                                  |

Installed 51 new water meters

Marked 76 PA-1 Calls

# Talleyrand Park Big Spring Landscape Improvements

MASTER PLAN

JULY 2026

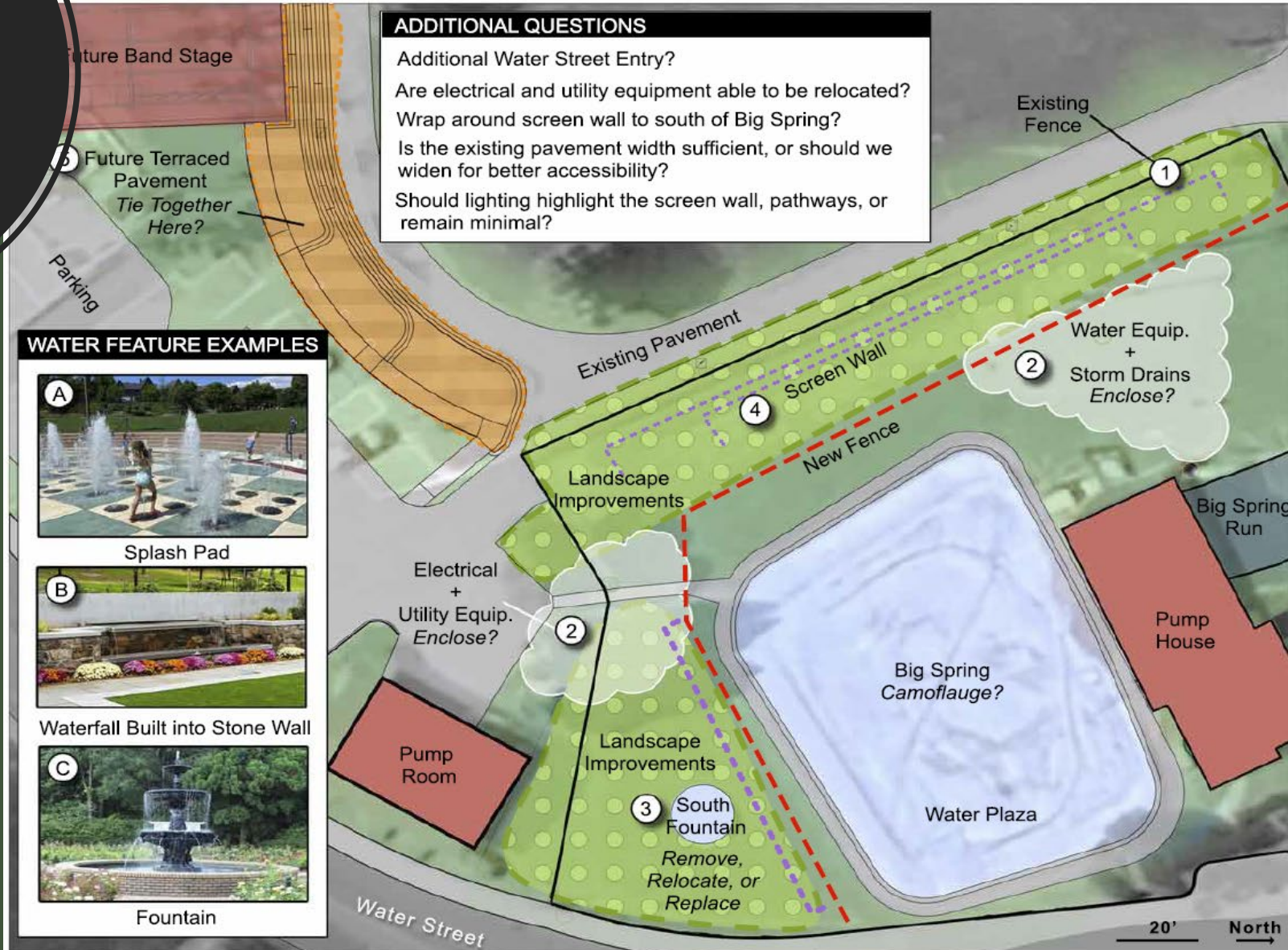


# PROJECT GOALS

- Provide a phased master plan to enhance the aesthetics, functionality, and security of the area immediately adjacent to the Big Spring:
- Fencing: Adjustment and replacement of the existing fence with similar design to secure the Big Spring area.
- Screen Wall: Stone wall with planting beds (preferably tiered) to visually screen the Big Spring cover from the remainder of the park.
- Water Feature: Removal of existing water fountain and replacement with new, modern water feature within the Phase 1 area.
- Site Lighting: Replacement of light fixtures to be energy efficient and in character with the historical nature of the park
- Plantings: General refresh of plantings within the area of work to introduce seasonal color year-round and minimize maintenance costs.
- Service Walk: Replacement and or repair of concrete service walk around perimeter of the Big Spring.



# INITIAL CONCEPTS





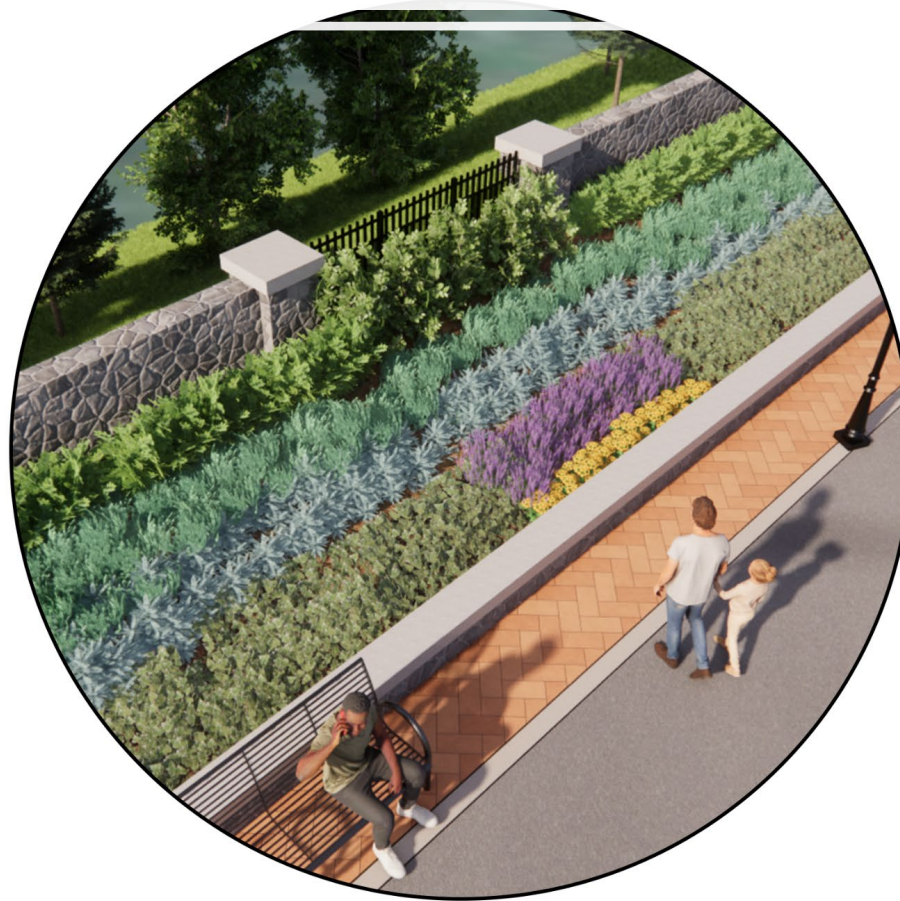
# RETAINING WALL OPTIONS



## Option 1

Single Stone Wall

~ \$500,000



## Option 2

Double Stone Wall

~ \$700,000

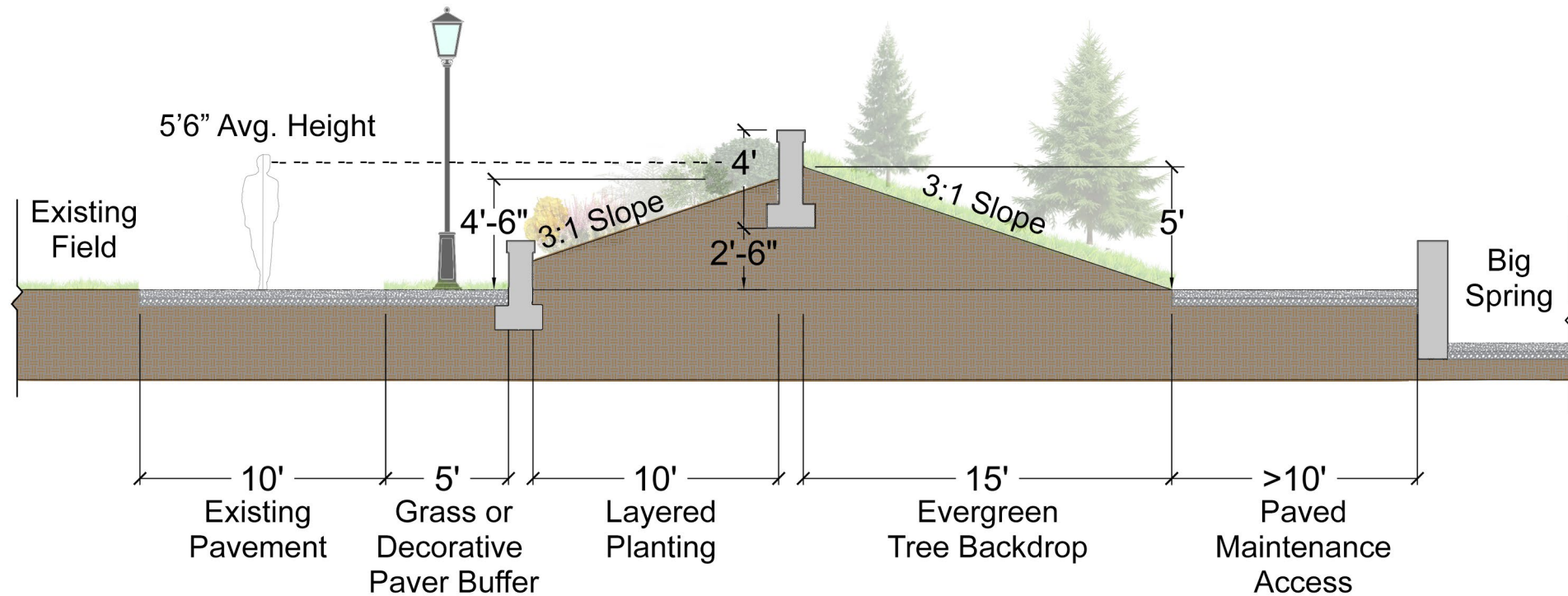


## Option 3

Water Feature + Double Stone Walls

~ \$800,000

# RETAINING WALL CROSS-SECTION





# MASTER PLAN







CONCEPTUAL  
RENDERING



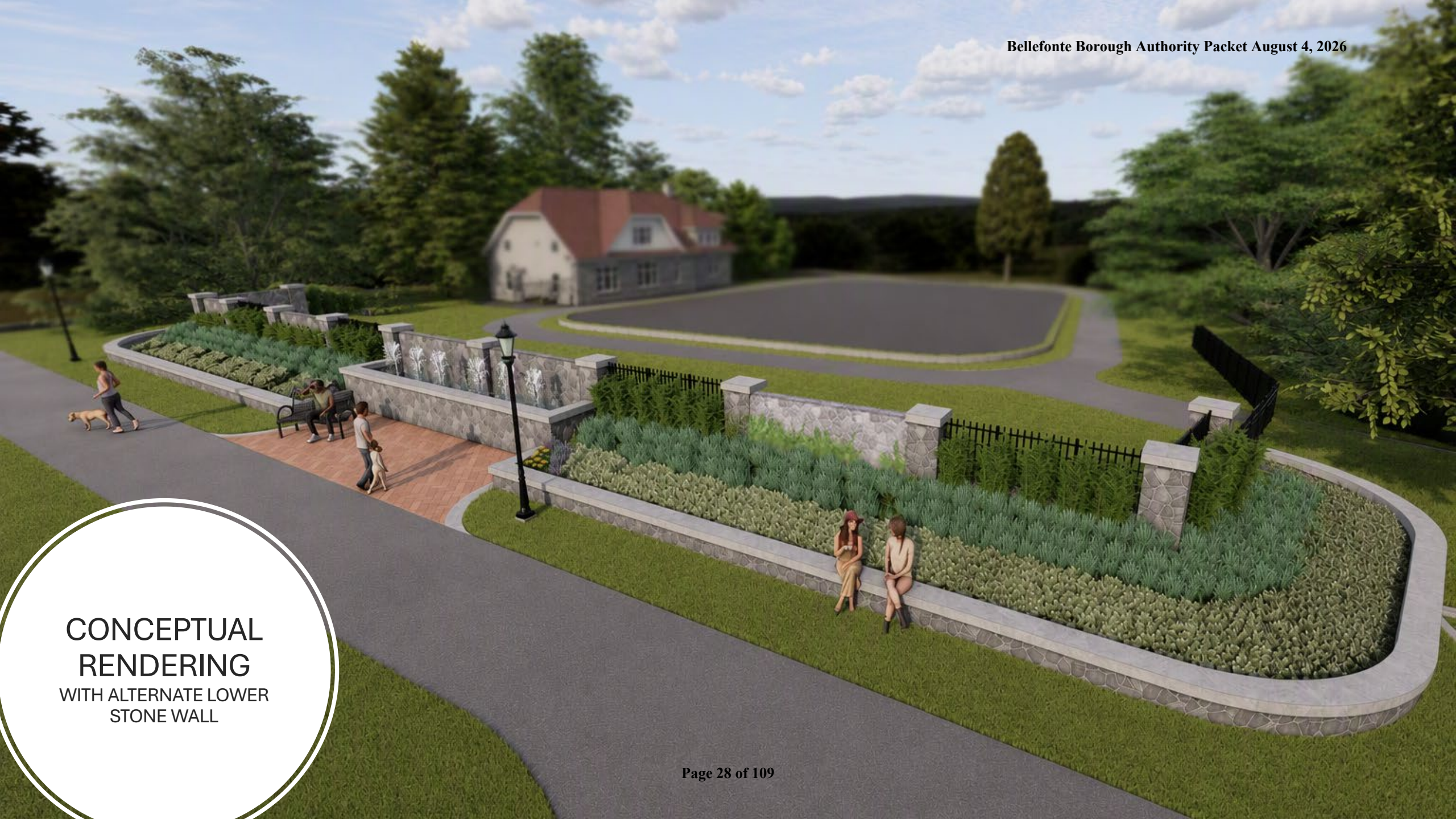
# MASTER PLAN

WITH ALTERNATE LOWER STONE WALL





CONCEPTUAL  
RENDERING  
WITH ALTERNATE LOWER  
STONE WALL







PROJECT: Talleyrand Park Big Spring Landscape

Date Prepared: 2026-01-16

WMF: 2025.116.00

Updated: 2026-07-29

Phase: Conceptual

Sq Ft: (Gsf) 10,418

File Location: S:\Cloud Projects\2025.116.00 - Talleyrand Park Big Spring Landscape\001 General\02 Estimates\Conceptual EST- JCK

Estimator: JCK

| Conceptual                               |     |    |                 |
|------------------------------------------|-----|----|-----------------|
| Item Description                         |     |    | Cost            |
| BASE SCOPE                               |     |    |                 |
| SOFT COSTS                               | 9%  | \$ | 623,521.91      |
| CONSTRUCTION CONTINGENCY                 | 10% | \$ | 56,116.97       |
| SUBTOTAL                                 |     |    | 62,352.19       |
| ALTERNATE 1: LOWER STONE WALL            |     |    |                 |
| SOFT COSTS                               | 9%  | \$ | 741,991.08      |
| CONSTRUCTION CONTINGENCY                 | 10% | \$ | 221,509.60      |
| SUBTOTAL                                 |     |    | 19,935.86       |
| ALTERNATE 2: PERIMETER STONE WALL REPAIR |     |    |                 |
| SOFT COSTS                               | 9%  | \$ | 22,150.96       |
| CONSTRUCTION CONTINGENCY                 | 10% | \$ | 107,134.56      |
| SUBTOTAL                                 |     |    | 9,642.11        |
| ALTERNATE 3: PUMP HOUSE RESTORATION      |     |    |                 |
| SOFT COSTS                               | 9%  | \$ | 10,713.46       |
| CONSTRUCTION CONTINGENCY                 | 10% | \$ | 127,490.13      |
| SUBTOTAL                                 |     |    | 225,390.62      |
| ALTERNATE 4: SCENIC OVERLOOK             |     |    |                 |
| SOFT COSTS                               | 9%  | \$ | 20,285.16       |
| CONSTRUCTION CONTINGENCY                 | 10% | \$ | 22,539.06       |
| SUBTOTAL                                 |     |    | 268,214.84      |
| OVERALL PROJECT TOTAL                    |     |    |                 |
|                                          |     |    | \$ 1,559,523.34 |

# Talleyrand Park Big Spring Landscape Improvements

MASTER PLAN  
JULY 2026

Prepared for the Borough of Bellefonte  
By Weber Murphy Fox



BOROUGH OF HISTORIC  
**Bellefonte**<sup>TM</sup>

ARCHITECTURE  
INTERIORS  
CONSTRUCTION MANAGEMENT  
PLANNING & LANDSCAPE ARCHITECTURE

**WMF**  
WEBER MURPHY FOX

PROJECT: Talleyrand Park Big Spring Landscape

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Estimator: JCK

| Conceptual                               |  |     |                 |
|------------------------------------------|--|-----|-----------------|
| Item Description                         |  |     | Cost            |
|                                          |  |     |                 |
| BASE SCOPE                               |  |     |                 |
| SOFT COSTS                               |  | 9%  | \$ 623,521.91   |
| CONSTRUCTION CONTINGENCY                 |  | 10% | \$ 56,116.97    |
| SUBTOTAL                                 |  |     | \$ 62,352.19    |
|                                          |  |     |                 |
| ALTERNATE 1: LOWER STONE WALL            |  |     |                 |
| SOFT COSTS                               |  | 9%  | \$ 221,509.60   |
| CONSTRUCTION CONTINGENCY                 |  | 10% | \$ 19,935.86    |
| SUBTOTAL                                 |  |     | \$ 22,150.96    |
|                                          |  |     |                 |
| ALTERNATE 2: PERIMETER STONE WALL REPAIR |  |     |                 |
| SOFT COSTS                               |  | 9%  | \$ 107,134.56   |
| CONSTRUCTION CONTINGENCY                 |  | 10% | \$ 9,642.11     |
| SUBTOTAL                                 |  |     | \$ 10,713.46    |
|                                          |  |     |                 |
| ALTERNATE 3: PUMP HOUSE RESTORATION      |  |     |                 |
| SOFT COSTS                               |  | 9%  | \$ 225,390.62   |
| CONSTRUCTION CONTINGENCY                 |  | 10% | \$ 20,285.16    |
| SUBTOTAL                                 |  |     | \$ 22,539.06    |
|                                          |  |     |                 |
| ALTERNATE 4: SCENIC OVERLOOK             |  |     |                 |
| SOFT COSTS                               |  | 9%  | \$ 132,967.12   |
| CONSTRUCTION CONTINGENCY                 |  | 10% | \$ 11,967.04    |
| SUBTOTAL                                 |  |     | \$ 13,296.71    |
|                                          |  |     |                 |
| OVERALL PROJECT TOTAL                    |  |     | \$ 1,559,523.34 |





PROJECT: Talleyrand Park Big Spring Landscape

Date Prepared: 2026-01-16

WMF: 2025.116.00

Updated: 2026-07-29

Phase: Conceptual

Sq Ft: (Gsf) 10,418

File Location: S:\Cloud Projects\2025.116.00 - Talleyrand Park Big Spring Landscape\001 General\02 Estimates\Conceptual EST- JCK

Estimator: JCK

| Conceptual                                                                                                                                                         |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------|------|-------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Division                                                                                                                                                           | Description                                                                  | QTY  | Unit | U/P         | Estimate      | Comments                                                                                                                                                                                          |
| Existing Conditions                                                                                                                                                |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
|                                                                                                                                                                    | Relocate Water Feature                                                       |      |      |             |               |                                                                                                                                                                                                   |
| 02.41                                                                                                                                                              | Selective Demo – Existing Fountain & Basin                                   | 1    | ls   | \$ 4,500.00 | \$ 4,500.00   | Drain system; disassemble fountain assembly; selective demo of basin as required; salvage components for reuse.                                                                                   |
| 03.30                                                                                                                                                              | New Concrete Pad / Basin Base                                                | 1    | ls   | \$ 6,000.00 | \$ 6,000.00   | New concrete pad or reconstructed basin base at new location; includes forming, reinforcing, placement.                                                                                           |
| 22.00                                                                                                                                                              | Water Feature Plumbing Extension                                             | 100  | lf   | \$ 55.00    | \$ 5,500.00   | Extend supply/return, overflow, drain piping to new location; includes fittings and connections.                                                                                                  |
| 22.00                                                                                                                                                              | System Startup, Testing & Commissioning                                      | 1    | ls   | \$ 2,500.00 | \$ 2,500.00   | Fill, test pumps, adjust flow, leak testing, startup.                                                                                                                                             |
| 26.56                                                                                                                                                              | Electrical Extension for Water Feature                                       | 100  | lf   | \$ 48.00    | \$ 4,800.00   | Extend conduit and wiring to new fountain location; reconnect controls; assumes adequate existing capacity.                                                                                       |
| 31.00                                                                                                                                                              | Trenching for Utilities (Water Feature Relocation)                           | 100  | lf   | \$ 65.00    | \$ 6,500.00   | Trench, bedding, backfill for plumbing and electrical; assumes open lawn area, no rock.                                                                                                           |
| 32.13                                                                                                                                                              | Reinstall Fountain Assembly & Mechanical Components                          | 1    | ls   | \$ 7,200.00 | \$ 7,200.00   | Reset fountain, reconnect piping and electrical, alignment, sealing, anchorage.                                                                                                                   |
| 32.17                                                                                                                                                              | Restoration at Original Fountain Location                                    | 1    | ls   | \$ 1,500.00 | \$ 1,500.00   | Backfill, topsoil, seed or sod patch at original location.                                                                                                                                        |
| 32.17                                                                                                                                                              | General Conditions / Coordination Allowance                                  | 1    | ls   | \$ 1,000.00 | \$ 1,000.00   | Coordination, protection, minor unknowns.                                                                                                                                                         |
|                                                                                                                                                                    | Miscellaneous                                                                |      |      |             |               |                                                                                                                                                                                                   |
| 02.41                                                                                                                                                              | Tree Removal – Mature Evergreen (35–45 ft)                                   | 4    | ea   | \$ 4,500.00 | \$ 18,000.00  | Remove mature evergreen trees; sectional removal due to height and proximity to utilities; includes stump grinding and haul-off.                                                                  |
| 02.41                                                                                                                                                              | Decorative Steel Fence Demolition                                            | 373  | lf   | \$ 20.00    | \$ 7,460.00   | Cut/remove custom steel picket fence; remove posts; sawcut or pull concrete footings; haul and dispose.                                                                                           |
|                                                                                                                                                                    | Total Existing Conditions                                                    |      |      |             | \$ 64,960.00  |                                                                                                                                                                                                   |
| Double Wall + Water Feature                                                                                                                                        |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
|                                                                                                                                                                    | Retaining Wall & Fence                                                       |      |      |             |               |                                                                                                                                                                                                   |
| 03.30                                                                                                                                                              | Concrete Footings – Retaining Wall                                           | 80   | lf   | \$ 180.00   | \$ 14,400.00  | Continuous reinforced footing.                                                                                                                                                                    |
| 31.00                                                                                                                                                              | Earthwork & Structural Excavation – Retaining Wall                           | 80   | lf   | \$ 220.00   | \$ 17,600.00  | Deepened excavation.                                                                                                                                                                              |
| 04.20                                                                                                                                                              | Retaining Wall Finish – Lick/Stick Veneer (ONE SIDE) + Painted Opposite Face | 80   | lf   | \$ 720.00   | \$ 57,600.00  | One-sided thin stone veneer incl flats/corners/returns, lath/scratch coat, mortar, caps, cuts/waste/staging; opposite face painted.                                                               |
| 09.91                                                                                                                                                              | Paint – Retaining Wall Opposite Face                                         | 80   | lf   | \$ 60.00    | \$ 4,800.00   | Prime + 2 coats on exposed concrete face; includes surface prep; final paint system TBD.                                                                                                          |
| 32.13                                                                                                                                                              | Structural Concrete Wall Core & Basin                                        | 80   | lf   | \$ 420.00   | \$ 33,600.00  | Reinforced concrete wall core and water basin.                                                                                                                                                    |
| 32.17                                                                                                                                                              | Concrete / Unit Paver Walk (Promenade)                                       | 600  | sf   | \$ 31.00    | \$ 18,600.00  | 5–6 ft wide promenade; unit pavers on aggregate base; excludes decorative pattern upcharge.                                                                                                       |
| 32.17                                                                                                                                                              | Turf / Restoration                                                           | 100  | lf   | \$ 45.00    | \$ 4,500.00   | Disturbed areas only.                                                                                                                                                                             |
| 32.31                                                                                                                                                              | New Decorative Steel Picket Fence                                            | 75   | lf   | \$ 130.00   | \$ 9,750.00   | Custom decorative steel fence w/ arched picket detail; posts set in concrete; shop-fabricated or specialty panels; field fit along water edge.                                                    |
| 32.90                                                                                                                                                              | Planting Beds Along Retaining Wall                                           | 1340 | sf   | \$ 42.00    | \$ 56,280.00  | Includes soil prep, amendments, shrubs, mulch, planting labor; excludes trees and irrigation.                                                                                                     |
|                                                                                                                                                                    | Total Retaining Wall/Fence                                                   |      |      |             | \$ 217,130.00 |                                                                                                                                                                                                   |
|                                                                                                                                                                    | Water Feature                                                                |      |      |             |               |                                                                                                                                                                                                   |
| 22.00                                                                                                                                                              | Water Feature Mechanical Systems                                             | 36   | lf   | \$ 450.00   | \$ 16,200.00  | Basin, Pumps, filtration, piping.                                                                                                                                                                 |
| 26.56                                                                                                                                                              | Electrical (Water Feature)                                                   | 36   | lf   | \$ 210.00   | \$ 7,560.00   | Power, controls, GFCI.                                                                                                                                                                            |
| 33.40                                                                                                                                                              | Drainage & Overflow Systems                                                  | 36   | lf   | \$ 90.00    | \$ 3,240.00   |                                                                                                                                                                                                   |
|                                                                                                                                                                    | Total Water Feature                                                          |      |      |             | \$ 27,000.00  |                                                                                                                                                                                                   |
| Site Development                                                                                                                                                   |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
| 32.31                                                                                                                                                              | New Decorative Steel Picket Fence                                            | 150  | lf   | \$ 130.00   | \$ 19,500.00  | Custom decorative steel fence w/ arched picket detail; posts set in concrete; shop-fabricated or specialty panels.                                                                                |
| 32.33                                                                                                                                                              | Historic-Style Decorative Steel Double-Swing Gate (10'-0" clear)             | 2    | ea   | \$ 7,500.00 | \$ 15,000.00  | Custom steel gate to match historic fence (pickets/top detail), (2) leaves; includes heavy hinges, latch, drop rods, lock provision, (2) steel posts set in concrete footings, shop finish black. |
| 32.90                                                                                                                                                              | Local Shrub / Flower Bed w/ Basic Edging                                     | 530  | sf   | \$ 21.00    | \$ 11,130.00  | Includes sod removal, bed prep, steel edging, soil, evergreen shrub/perennial mix, mulch, planting.                                                                                               |
|                                                                                                                                                                    | Expanded Sidewalk                                                            |      |      |             |               |                                                                                                                                                                                                   |
| 02.41                                                                                                                                                              | Sawcut & Demo Existing Sidewalk Edge for Tie-In**                            | 300  | lf   | \$ 18.00    | \$ 3,600.00   | Sawcut neat line at existing walk edge; demo/remove strip as needed for new 10' width tie-in; includes disposal (assume ~200 lf tie perimeter – adjust).                                          |
| 03.30                                                                                                                                                              | Dowels / Tie Bars into Existing Concrete                                     | 200  | lf   | \$ 12.00    | \$ 2,400.00   | Drill and epoxy dowels at tie-in; spacing typical 18" O.C.; includes epoxy and bars.                                                                                                              |
| 03.30                                                                                                                                                              | Concrete Sidewalk – 5" CIP, Reinforced, Broom Finish                         | 2512 | sf   | \$ 12.50    | \$ 31,400.00  | 5" reinforced concrete sidewalk widening; joints, edging, curing; includes standard reinforcement (WWF or rebar).                                                                                 |
| 03.30                                                                                                                                                              | Concrete Placement Logistics / Short-Pour                                    | 1    | ls   | \$ 2,500.00 | \$ 2,500.00   | Mobilization, short placements around existing walk/curves; avoids underpricing for segmented pours.                                                                                              |
| 31.00                                                                                                                                                              | Subgrade Prep & Proof roll for Walk Widening                                 | 2512 | sf   | \$ 1.25     | \$ 3,140.00   | Strip organics, fine grade, compact subgrade; minor cut/fill within widening area.                                                                                                                |
| 31.23                                                                                                                                                              | Aggregate Base Course (4" compacted 2A)                                      | 2512 | sf   | \$ 2.75     | \$ 6,908.00   | Place and compact 4" stone base for new concrete widening.                                                                                                                                        |
| 32.17                                                                                                                                                              | Restoration at Walk Edges (Topsoil/Seed)                                     | 1    | ls   | \$ 1,800.00 | \$ 1,800.00   | Restore disturbed lawn edges along widened walk; fine grade, topsoil, seed.                                                                                                                       |
|                                                                                                                                                                    | Total Site Development                                                       |      |      |             | \$ 97,378.00  |                                                                                                                                                                                                   |
| **Tie-ins include saw cutting, doweling, epoxy anchorage, and reinforcing laps at new-to-existing interfaces; quantities based on assumed interface lengths shown. |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
| Summary                                                                                                                                                            |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
| EXISTING CONDITIONS                                                                                                                                                |                                                                              |      |      | \$          | 64,960.00     |                                                                                                                                                                                                   |
| RETAINING WALL/FENCE                                                                                                                                               |                                                                              |      |      | \$          | 217,130.00    |                                                                                                                                                                                                   |
| WATER FEATURE                                                                                                                                                      |                                                                              |      |      | \$          | 27,000.00     |                                                                                                                                                                                                   |
| SITE DEVELOPMENT                                                                                                                                                   |                                                                              |      |      | \$          | 97,378.00     |                                                                                                                                                                                                   |
| SUBTOTAL RAW CONSTRUCTION COST                                                                                                                                     |                                                                              |      |      | \$          | 406,468.00    | Raw Cost/sf \$39.02                                                                                                                                                                               |
| GENERAL CONDITIONS                                                                                                                                                 |                                                                              |      |      | \$          | 48,776.16     |                                                                                                                                                                                                   |
| GENERAL CONTRACTOR OH&P                                                                                                                                            |                                                                              |      |      | \$          | 60,970.20     |                                                                                                                                                                                                   |
| BONDS                                                                                                                                                              |                                                                              |      |      | \$          | 12,194.04     |                                                                                                                                                                                                   |
| SUBTOTAL CONSTRUCTION COST                                                                                                                                         |                                                                              |      |      | \$          | 121,940.40    |                                                                                                                                                                                                   |
| ESCALATION / INFLATION TO 2027                                                                                                                                     |                                                                              |      |      | \$          | 15,852.25     |                                                                                                                                                                                                   |
| DESIGN PHASE CONTINGENCY                                                                                                                                           |                                                                              |      |      | \$          | 79,261.26     |                                                                                                                                                                                                   |
| SUBTOTAL CONTINGENCIES                                                                                                                                             |                                                                              |      |      | \$          | 95,113.51     |                                                                                                                                                                                                   |
| BID DAY COST                                                                                                                                                       |                                                                              |      |      | \$          | 623,521.91    | Construction cost/sf \$59.85                                                                                                                                                                      |



| Bellefonte Borough Authority Packet August 4, 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                   |      |      |             |               |                                                                                                                                                                                                         |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|-------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OPTIONS:                                           |                                                                                                                                                                                                                                                                                                                                                                                                                   |      |      |             |               |                                                                                                                                                                                                         |
| ALTERNATE 1: LOWER STONE WALL                      |                                                                                                                                                                                                                                                                                                                                                                                                                   |      |      |             |               |                                                                                                                                                                                                         |
| Division                                           | Description                                                                                                                                                                                                                                                                                                                                                                                                       | QTY  | Unit | Unit Price  | Estimate      | Comments                                                                                                                                                                                                |
| 03.30                                              | Concrete Footings – Low Wall                                                                                                                                                                                                                                                                                                                                                                                      | 190  | If   | \$ 140.00   | \$ 26,600.00  | Shallow continuous footing.                                                                                                                                                                             |
| 04.20                                              | Stone Masonry Seat / Low Wall                                                                                                                                                                                                                                                                                                                                                                                     | 190  | If   | \$ 550.00   | \$ 104,500.00 | Low-height decorative wall; single-sided lick/stick stone assumed; caps included.                                                                                                                       |
| 31.00                                              | Earthwork & Subgrade Prep – Low Wall                                                                                                                                                                                                                                                                                                                                                                              | 190  | If   | \$ 70.00    | \$ 13,300.00  | Shallow excavation, minor grading.                                                                                                                                                                      |
|                                                    | SUBTOTAL RAW CONSTRUCTION COST                                                                                                                                                                                                                                                                                                                                                                                    |      |      |             | \$ 144,400.00 |                                                                                                                                                                                                         |
|                                                    | SUBTOTAL CONSTRUCTION COST                                                                                                                                                                                                                                                                                                                                                                                        | 30%  |      |             | \$ 43,320.00  |                                                                                                                                                                                                         |
|                                                    | SUBTOTAL CONTINGENCIES                                                                                                                                                                                                                                                                                                                                                                                            | 18%  |      |             | \$ 33,789.60  |                                                                                                                                                                                                         |
|                                                    | BID DAY COST                                                                                                                                                                                                                                                                                                                                                                                                      |      |      |             | \$ 221,509.60 |                                                                                                                                                                                                         |
| ALTERNATE 2: PERIMETER STONE WALL REPAIR           |                                                                                                                                                                                                                                                                                                                                                                                                                   |      |      |             |               |                                                                                                                                                                                                         |
| Division                                           | Description                                                                                                                                                                                                                                                                                                                                                                                                       | QTY  | Unit | U/P         | Estimate      | Comments                                                                                                                                                                                                |
| 04.01                                              | Historic Stone Wall Cleaning & Repointing                                                                                                                                                                                                                                                                                                                                                                         | 582  | sf   | \$ 120.00   | \$ 69,840.00  | Clean, rake, and repoint historic limestone wall (~2'-6" high); lime-compatible mortar; hand tooling; includes minor stone reset; excludes full stone replacement and coping replacement (233lf total). |
|                                                    | SUBTOTAL RAW CONSTRUCTION COST                                                                                                                                                                                                                                                                                                                                                                                    |      |      |             | \$ 69,840.00  |                                                                                                                                                                                                         |
|                                                    | SUBTOTAL CONSTRUCTION COST                                                                                                                                                                                                                                                                                                                                                                                        | 30%  |      |             | \$ 20,952.00  |                                                                                                                                                                                                         |
|                                                    | SUBTOTAL CONTINGENCIES                                                                                                                                                                                                                                                                                                                                                                                            | 18%  |      |             | \$ 16,342.56  |                                                                                                                                                                                                         |
|                                                    | BID DAY COST                                                                                                                                                                                                                                                                                                                                                                                                      |      |      |             | \$ 107,134.56 |                                                                                                                                                                                                         |
| ALTERNATE 3: PUMP HOUSE RESTORATION                |                                                                                                                                                                                                                                                                                                                                                                                                                   |      |      |             |               |                                                                                                                                                                                                         |
| Division                                           | Description                                                                                                                                                                                                                                                                                                                                                                                                       | QTY  | Unit | Unit Price  | Estimate      | Comments                                                                                                                                                                                                |
| 04.01                                              | Historic Stone Wall Cleaning & Repointing                                                                                                                                                                                                                                                                                                                                                                         | 526  | sf   | \$ 150.00   | \$ 78,900.00  | Clean, rake, and repoint historic stone masonry; lime-compatible mortar; hand tooling; excludes full rebuild. 50% of walls due to openings (1,052sf total).                                             |
| 07.31                                              | Asphalt Shingle Roof Replacement (Historic)                                                                                                                                                                                                                                                                                                                                                                       | 2328 | sf   | \$ 8.50     | \$ 19,788.00  | Remove and replace asphalt shingles; underlayment and flashing.                                                                                                                                         |
| 07.71                                              | Gutters & Downspouts                                                                                                                                                                                                                                                                                                                                                                                              | 222  | If   | \$ 18.00    | \$ 3,996.00   | Replace metal gutters and downspouts; reconnect to existing drainage.                                                                                                                                   |
| 08.11                                              | Historic Wood Door Repair & Refinish                                                                                                                                                                                                                                                                                                                                                                              | 3    | ea   | \$ 1,800.00 | \$ 5,400.00   | Repair and refinish existing wood doors; hardware tune-up and weatherstripping.                                                                                                                         |
| 08.51                                              | Historic Wood Window Repair & Reglazing (3 frame)                                                                                                                                                                                                                                                                                                                                                                 | 9    | ea   | \$ 950.00   | \$ 8,550.00   | Repair, reglaze, weatherstrip, and repaint existing historic wood windows; no full replacement. ALLOWANCE: Each window replaced \$3,200 each.                                                           |
| 08.51                                              | Historic Window Repair & Reglaze (1 Frame)                                                                                                                                                                                                                                                                                                                                                                        | 15   | ea   | \$ 712.00   | \$ 10,680.00  | Repair, reglaze, weatherstrip, and repaint existing historic wood windows; no full replacement. ALLOWANCE: Each window replaced \$2,400.                                                                |
| 09.24                                              | Historic Stucco Repair & Refinish                                                                                                                                                                                                                                                                                                                                                                                 | 562  | sf   | \$ 18.00    | \$ 10,116.00  | Patch, crack repair, skim coat, and refinish historic stucco; color to match existing (75% of walls due to openings (750sf total).                                                                      |
| 09.91                                              | Exterior Painting – Trim, Windows, Doors                                                                                                                                                                                                                                                                                                                                                                          | 1    | ls   | \$ 6,500.00 | \$ 6,500.00   | Scrape, prime, and repaint exterior trim, doors, and window frames.                                                                                                                                     |
| 32.17                                              | Site Restoration Adjacent to Building                                                                                                                                                                                                                                                                                                                                                                             | 1    | ls   | \$ 3,000.00 | \$ 3,000.00   | Minor concrete patching, soil repair, and turf restoration at building perimeter.                                                                                                                       |
|                                                    | SUBTOTAL RAW CONSTRUCTION COST                                                                                                                                                                                                                                                                                                                                                                                    |      |      |             | \$ 146,930.00 |                                                                                                                                                                                                         |
|                                                    | SUBTOTAL CONSTRUCTION COST                                                                                                                                                                                                                                                                                                                                                                                        | 30%  |      |             | \$ 44,079.00  |                                                                                                                                                                                                         |
|                                                    | SUBTOTAL CONTINGENCIES                                                                                                                                                                                                                                                                                                                                                                                            | 18%  |      |             | \$ 34,381.62  |                                                                                                                                                                                                         |
|                                                    | BID DAY COST                                                                                                                                                                                                                                                                                                                                                                                                      |      |      |             | \$ 225,390.62 |                                                                                                                                                                                                         |
|                                                    | <b>Key assumptions</b><br>Exterior envelope restoration only<br>Historic repair methods prioritized over replacement<br>No interior mechanical, electrical, or structural scope                                                                                                                                                                                                                                   |      |      |             |               |                                                                                                                                                                                                         |
| ALTERNATE 4: SCENIC OVERLOOK                       |                                                                                                                                                                                                                                                                                                                                                                                                                   |      |      |             |               |                                                                                                                                                                                                         |
| Division                                           | Description                                                                                                                                                                                                                                                                                                                                                                                                       | QTY  | Unit | U/P         | Estimate      | Comments                                                                                                                                                                                                |
| 01.00                                              | General Conditions & Coordination Allowance                                                                                                                                                                                                                                                                                                                                                                       | 1    | ls   | \$ 6,000.00 | \$ 6,000.00   | Creek-adjacent coordination, protection, sequencing, minor unknowns.                                                                                                                                    |
| 03.30                                              | Cast-in-Place Concrete Retaining Wall / Grade Beam                                                                                                                                                                                                                                                                                                                                                                | 40   | If   | \$ 650.00   | \$ 26,000.00  | Concrete retaining wall at creek edge to support sidewalk; includes footing, reinforcing steel, forming, placement; approx. 3–4 ft exposed height.                                                      |
| 03.30                                              | Reinforced Concrete Sidewalk (Overlook Slab)                                                                                                                                                                                                                                                                                                                                                                      | 780  | sf   | \$ 16.00    | \$ 12,480.00  | 8-ft wide CIP sidewalk; reinforced; broom finish; tied into wall/grade beam.                                                                                                                            |
| 31.00                                              | Excavation & Subgrade Prep for Overlook                                                                                                                                                                                                                                                                                                                                                                           | 40   | If   | \$ 85.00    | \$ 3,400.00   | Excavate embankment; shape subgrade; includes haul-off and working near creek edge.                                                                                                                     |
| 31.23                                              | Granular Base & Drainage Behind Wall                                                                                                                                                                                                                                                                                                                                                                              | 40   | If   | \$ 95.00    | \$ 3,800.00   | Stone backfill, compaction, drainage fabric, and weep provisions.                                                                                                                                       |
| 32.17                                              | Embankment & Turf Restoration                                                                                                                                                                                                                                                                                                                                                                                     | 1    | ls   | \$ 4,500.00 | \$ 4,500.00   | Topsoil, grading, seed/stabilization adjacent to overlook.                                                                                                                                              |
| 32.33                                              | Metal Fence – Install (Overlook Edge)                                                                                                                                                                                                                                                                                                                                                                             | 100  | If   | \$ 175.00   | \$ 17,500.00  | Install new metal fence to match project standard; posts anchored into concrete.                                                                                                                        |
| 32.33                                              | Metal Fence – Material Allowance                                                                                                                                                                                                                                                                                                                                                                                  | 100  | If   | \$ 130.00   | \$ 13,000.00  | Allowance: Material allowance for black metal spear-top fence system.                                                                                                                                   |
|                                                    | SUBTOTAL RAW CONSTRUCTION COST                                                                                                                                                                                                                                                                                                                                                                                    |      |      |             | \$ 86,680.00  |                                                                                                                                                                                                         |
|                                                    | SUBTOTAL CONSTRUCTION COST                                                                                                                                                                                                                                                                                                                                                                                        | 30%  |      |             | \$ 26,004.00  |                                                                                                                                                                                                         |
|                                                    | SUBTOTAL CONTINGENCIES                                                                                                                                                                                                                                                                                                                                                                                            | 18%  |      |             | \$ 20,283.12  |                                                                                                                                                                                                         |
|                                                    | BID DAY COST                                                                                                                                                                                                                                                                                                                                                                                                      |      |      |             | \$ 132,967.12 |                                                                                                                                                                                                         |
|                                                    | <b>Key assumptions</b><br>Length: ~97.5 lf (per plan)<br>Width assumed: 8'-0" sidewalk<br>Overlook is flush with embankment, not cantilevered<br>Retaining wall height assumed at ~3–4 ft exposed; no cofferdams or stream diversion included.<br>Creek edge requires retaining / support wall or grade beam<br>Fence matches project standard (black metal, spear-top)<br>No in-stream work (all work from bank) |      |      |             |               |                                                                                                                                                                                                         |

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

## LEASE AGREEMENT

THIS LEASE AGREEMENT ("**Agreement**"), dated as of the 1st day of \_\_\_\_\_, 2026, is entered into by and between the Bellefonte Borough Authority and Borough of Bellefonte, having a mailing address at 301 North Spring Street, Bellefonte, PA 16823 (hereinafter collectively 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 3<sup>rd</sup> Floor Atlanta, GA 30319 (hereinafter referred to as "**Lessee**"). This Agreement shall be effective as of the latter of the signature dates below (the "**Effective Date**").

## BACKGROUND

Subject to the terms of a Non-Exclusive Lease Agreement between Borough of Bellefonte and Bellefonte Borough Authority, the Borough of Bellefonte is the non-exclusive lessee of that certain plot, parcel or tract of land, and a water tower (the "**Tower**") as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, located in the Township of College at 254 Transfer Road, Bellefonte, in the County of Centre, Commonwealth of Pennsylvania (TPN: 19-002-029D) (collectively, the "**Property**"). The Borough of Bellefonte and Lessee are currently lessor and lessee under that certain Communications Site Lease Agreement (Water Tower), executed on or around May 8, 2001 (as amended and assigned, the "Existing Lease") related to Lessee's use of a portion of the Property in connection with its federally licensed communications business, which shall expire on March 31, 2028. Lessor and Lessee intend this Agreement to supersede and replace the Existing Lease in its entirety, as referenced above and including all amendments thereto, and such Existing Lease shall have no further force or effect upon the Effective Date of this Agreement.

The parties agree as follows:

**1. LEASE OF PREMISES.** Lessor hereby leases to Lessee:

(i) Approximately 500 square feet of land and space on the Tower and all access and utility easements, as described on attached **Exhibit 1** for the placement of Lessee's Communication Facility (defined below);

(ii) space for any structural steel or other improvements to support Lessee's equipment (collectively, the space referenced in (i) and (ii) is the "**Equipment Space**");

(iii) that certain space on the Structure, as generally depicted on attached **Exhibit 1**, where Lessee shall have the right to install its antennas and other equipment (collectively, the "**Antenna Space**"); and

(iv) those certain areas where Lessee's conduits, wires, cables, cable trays and other necessary connections are located between the Equipment Space and the Antenna Space, and between the Equipment Space and the electric power, telephone, and fuel sources for the Property (hereinafter collectively referred to as the "**Connection Space**"). Lessor agrees that Lessee shall have the right to install connections between Lessee's equipment in the Equipment Space and Antenna Space; and between Lessee's equipment in the Equipment Space and the electric power, telephone, and fuel sources for the Property, and any other improvements. Lessor

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

further agrees that Lessee shall have the right to install, replace and maintain utility lines, wires, poles, cables, conduits, pipes and other necessary connections over or along any right-of-way extending from the nearest public right-of-way to the Premises. Notwithstanding the foregoing, Lessee, to the extent feasible, shall locate all lines, wires, conduits and cables on existing poles extending from the roadway into Lessor's Property. The Equipment Space, Antenna Space, and Connection Space are hereinafter collectively referred to as the "**Premises.**"

2. **PERMITTED USE.** Lessee may use the Premises for the transmission and reception of communications signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of its communications fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure, associated antennas, I beams, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (collectively, the "**Communication Facility**"), as well as the right to test, survey and review title on the Property; Lessee further has the right but not the obligation to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, at no additional cost to Lessee or Lessor (collectively, the "**Permitted Use**"). Lessor and Lessee agree that any portion of the Communication Facility that may be conceptually described on **Exhibit 1** will not be deemed to limit Lessee's Permitted Use. If **Exhibit 1** includes drawings of the initial installation of the Communication Facility, Lessor's execution of this Agreement will signify Lessor's approval of **Exhibit 1**. For a period of ninety (90) days following the start of construction, Lessor grants Lessee, its sublessees, licensees and sublicensees, the right to use such portions of Lessor's contiguous, adjoining or surrounding property (the "**Surrounding Property**" which includes without limitation, the remainder of the Structure) as may reasonably be required during construction and installation of the Communication Facility. Lessee has the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the Property's main entry point to the equipment shelter or cabinet, and to make other improvements, alterations, upgrades or additions appropriate for Lessee's Permitted Use including the right to construct a fence around the Premises and undertake any other appropriate means to secure the Premises at Lessee's expense. Lessee has the right to modify, supplement, replace, upgrade, expand the equipment, increase the number of antennas or relocate the Communication Facility at any time during the term of this Agreement. Lessee will be allowed to make such alterations to the Property in order to ensure that Lessee's Communication Facility complies with all applicable federal, state or local laws, rules or regulations. In the event Lessee desires to modify or upgrade the Communication Facility, in a manner that requires an additional portion of the Property (the "**Additional Premises**") for such modification or upgrade, Lessor agrees to lease to Lessee the Additional Premises, upon the same terms and conditions set forth herein, except that the Rent shall increase, in conjunction with the lease of the Additional Premises by the amount equivalent to the then-current per square foot rental rate charged by Lessor to Lessee times the square footage of the Additional Premises. Lessor agrees to take such actions and enter into and deliver to Lessee such documents as Lessee reasonably requests in order to effect and memorialize the lease of the Additional Premises to Lessee.

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. TERM.**

(a) The initial lease term will be five (5) years ("**Initial Term**"), commencing on April 1, 2028. The Initial Term will terminate on the fifth (5<sup>th</sup>) anniversary of the Effective Date.

(b) This Agreement will automatically renew for four (4) additional five (5) year term(s) (each five (5) year term shall be defined as an "**Extension Term**"), upon the same terms and conditions unless Lessee notifies Lessor in writing of Lessee's intention not to renew this Agreement at least sixty (60) days prior to the expiration of the Initial Term or then-existing Extension Term.

(c) Unless (i) Lessor or Lessee notifies the other in writing of its intention to terminate this Agreement at least six (6) months prior to the expiration of the final Extension Term, or (ii) the Agreement is terminated as otherwise permitted by this Agreement prior to the end of the final Extension Term, then upon the final Extension Term this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter (each an "**Annual Term**") until terminated by either party by giving to the other written notice of its intention to so terminate at least six (6) months prior to the end of any such Annual Term. Monthly rental during such Annual Terms shall be equal to the Rent paid for the last month of the final Extension Term. If Lessee remains in possession of the Premises after the termination of this Agreement, then Lessee will be deemed to be occupying the Premises on a month-to-month basis (the "**Holdover Term**"), subject to the terms and conditions of this Agreement.

(d) The Initial Term, any Extension Terms, any Annual Terms and any Holdover Term are collectively referred to as the Term ("**Term**").

**4. RENT.**

(a) Commencing on April 1, 2028 (the "**Rent Commencement Date**"), Lessee will pay Lessor on or before the fifth (5<sup>th</sup>) day of each calendar 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.

(b) In year one (1) of each Extension Term, the monthly Rent will increase by ten percent (10 %) over the Rent paid during the previous five (5) year term.

(c) Lessee shall pay for the electricity it consumes in its operations at the rate charged by the servicing utility company. Lessee shall have the right to draw electricity and other utilities from the existing utilities on the Property or obtain separate utility service from any utility company (that will provide service to the Property (including a standby power generator for Lessee's exclusive use). Lessor agrees to sign such documents or easements as may be required by said utility companies to provide such service to the Premises, including the grant to Lessee or to the servicing utility company at no cost to the Lessee, of an easement in, over, across or through the Land as required by such servicing utility company to provide Utility services as provided herein.

**5. APPROVALS.**

(a) Lessor agrees that Lessee's ability to use the Premises is contingent upon the suitability of the Premises and Property for Lessee's Permitted Use and Lessee's ability to obtain



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

and maintain all governmental licenses, permits, approvals or other relief required of or deemed necessary or appropriate by Lessee for its use of the Premises, including without limitation applications for zoning variances, zoning ordinance, amendments, special use permits, and construction permits (collectively, the "**Government Approvals**"). Lessor authorizes Lessee to prepare, execute and file all required applications to obtain Government Approvals for Lessee's Permitted Use under this Agreement and agrees to reasonably assist Lessee with such applications and with obtaining and maintaining the Government Approvals. In addition, Lessee shall have the right to initiate the ordering and/or scheduling of necessary utilities.

(b) Lessee has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice.

(c) Lessee may also perform and obtain, at Lessee's sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if Lessee's use of the Premises will be compatible with Lessee's engineering specifications, system, design, operations or Government Approvals.

**6. TERMINATION.** This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days' prior written notice, if the other party remains in default under Section 15 of this Agreement after the applicable cure periods;

(b) by Lessee upon written notice to Lessor, if Lessee is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Lessee; or if Lessee determines, in its sole discretion, that the cost of obtaining or retaining the same is commercially unreasonable;

(c) by Lessee, upon written notice to Lessor, if Lessee determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory for its intended uses;

(d) by Lessee upon written notice to Lessor for any reason or no reason, at any time prior to commencement of construction by Lessee; or

(e) by Lessee upon ninety (90) days' prior written notice to Lessor for any reason or no reason.

**7. INSURANCE.**

(a) During the Term, Lessee will carry, at its own cost and expense, the following insurance: (i) workers' compensation insurance as required by law; and (ii) commercial general liability (CGL) insurance with respect to its activities on the Property, such insurance to afford protection of up to Three Million Dollars (\$3,000,000) per occurrence and Six Million Dollars (\$6,000,000) general aggregate, based on Insurance Services Office (ISO) Form CG 00 01 or a substitute form providing substantially equivalent coverage. Lessee's CGL insurance shall contain an endorsement including Lessor as an additional insured as respects this agreement. Such additional insured coverage:

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

(i) shall be limited to bodily injury, property damage or personal and advertising injury caused, in whole or in part, by Lessee, its employees, agents or independent contractors;

(ii) shall not extend to claims for punitive or exemplary damages arising out of the acts or omissions of Lessor, its employees, agents or independent contractors or where such coverage is prohibited by law or to claims arising out of the gross negligence of Lessor, its employees, agents or independent contractors; and

(iii) shall not exceed Lessee's indemnification obligation under this Agreement, if any.

(b) Notwithstanding the foregoing, Lessee shall have the right to self-insure the coverages required in subsection (a). In the event Lessee elects to self-insure its obligation to include Lessor as an additional insured, the following provisions shall apply (in addition to those set forth in subsection (a)):

(i) Lessor shall promptly and no later than thirty (30) days after notice thereof provide Lessee with written notice of any claim, demand, lawsuit, or the like for which it seeks coverage pursuant to this Section and provide Lessee with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like;

(ii) Lessor shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of Lessee; and

(iii) Lessor shall fully cooperate with Lessee in the defense of the claim, demand, lawsuit, or the like.

## **8. INTERFERENCE.**

(a) Prior to or concurrent with the execution of this Agreement, Lessor has provided or will provide Lessee with a list of radio frequency user(s) and frequencies used on the Property as of the Effective Date. Lessee warrants that its use of the Premises will not interfere with those existing radio frequency uses on the Property, as long as the existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations.

(b) Lessor will not grant, after the date of this Agreement, a lease, license or any other right to any third party, if exercise of such grant may in any way adversely affect or interfere with the Communication Facility, the operations of Lessee or the rights of Lessee under this Agreement. Lessor will notify Lessee in writing prior to granting any third party the right to install and operate communications equipment on the Property.

(c) Lessor will not, nor will Lessor permit its employees, Lessees, licensees, invitees, agents or independent contractors to interfere in any way with the Communication Facility, the operations of Lessee or the rights of Lessee under this Agreement. Lessor will cause such interference to cease within twenty-four (24) hours after receipt of notice of interference from Lessee. In the event any such interference does not cease within the aforementioned cure period, Lessor shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

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

(d) For the purposes of this Agreement, “interference” may include, but is not limited to, any use on the Property or Surrounding Property that causes electronic or physical obstruction with, or degradation of, the communications signals from the Communication Facility.

**9. INDEMNIFICATION.**

(a) Lessee agrees to indemnify, defend and hold Lessor harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising directly from the installation, use, maintenance, repair or removal of the Communication Facility or Lessee's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Lessor, its employees, agents or independent contractors.

(b) Lessor agrees to indemnify, defend and hold Lessee harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising directly from the actions or failure to act of Lessor, its employees or agents, or Lessor's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Lessee, its employees, agents or independent contractors.

(c) The indemnified party: (i) shall promptly provide the indemnifying party with written notice of any claim, demand, lawsuit, or the like for which it seeks indemnification pursuant to this Section and provide the indemnifying party with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of the indemnifying party; and (iii) shall fully cooperate with the indemnifying party in the defense of the claim, demand, lawsuit, or the like. A delay in notice shall not relieve the indemnifying party of its indemnity obligation, except (1) to the extent the indemnifying party can show it was prejudiced by the delay; and (2) the indemnifying party shall not be liable for any settlement or litigation expenses incurred before the time when notice is given.

**10. WARRANTIES.**

(a) Lessee and Lessor each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power and authority to enter into this Agreement and bind itself hereto through the party set forth as signatory for the party below.

(b) Lessor represents, warrants and agrees that: (i) Lessor controls the Property by lease or license and solely owns the structure; (ii) the Property is not and will not be encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would adversely affect Lessee's Permitted Use and enjoyment of the Premises under this Agreement; (iii) as long as Lessee is not in default then Lessor grants to Lessee sole, actual, quiet and peaceful use, enjoyment and possession of the Premises without hindrance or ejection by any persons lawfully claiming under Lessor; (iv) Lessor's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Lessor; and (v) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, Lessor will provide promptly to Lessee a mutually agreeable subordination, non-disturbance and attornment agreement executed by Lessor and the holder of such security interest.

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) Lessee acknowledges that Lessor's possessory interest in the Property arises pursuant to a Non-Exclusive Lease Agreement between Lessor and the Authority for purposes of erecting, locating, constructing, repairing or replacing, towers, poles, brackets, platforms, meters, wiring, conduit, lights, antennas, satellite dishes, and other electronic equipment for sending and receiving transmissions over the airwaves for communications or other purposes. Lessee has been provided with a copy of the Non-Exclusive Lease Agreement, and agrees that this Agreement is subject to the terms thereof. Notwithstanding the foregoing, Lessee is not bound by Paragraph 4 of the Non-Exclusive Lease Agreement as it pertains to insurance terms. Instead, Lessor and Lessee agree that Paragraph 7 of this Agreement shall control the insurance terms. Additionally, the expiration or termination of the Non-Exclusive Lease Agreement shall have no effect on this Agreement and this Agreement shall remain in full force and effect unless it is terminated or it expires.

#### **11. ENVIRONMENTAL.**

(a) Lessor represents and warrants, except as may be identified in **Exhibit 11** attached to this Agreement, (i) the Property, as of the date of this Agreement, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Lessor and Lessee agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.

(b) Lessor and Lessee agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("**Claims**"), to the extent arising from that party's breach of its obligations or representations under Section 11(a). Lessor agrees to hold harmless and indemnify Lessee from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Lessor for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the Effective Date of this Agreement or from such contamination caused by the acts or omissions of the Lessor during the Term. Lessee agrees to hold harmless and indemnify Lessor from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Lessee for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Lessee.

(c) The indemnifications of this Section 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 11 will survive the expiration or termination of this Agreement.

(d) In the event Lessee becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property, that, in Lessee'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

sole determination, renders the condition of the Premises or Property unsuitable for Lessee's use, or if Lessee believes that the leasing or continued leasing of the Premises would expose Lessee to undue risks of liability to a government agency or third party, Lessee will have the right, in addition to any other rights it may have at law or in equity, to terminate this Agreement upon written notice to Lessor.

**12. ACCESS.** At all times throughout the Term of this Agreement, and at no additional charge to Lessee, Lessee and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access ("**Access**") to and over the Property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the ,n ,nm Communication Facility and any utilities serving the Premises. As may be described more fully in **Exhibit 1**, Lessor grants to Lessee an easement for such Access and Lessor agrees to provide to Lessee such codes, keys and other instruments necessary for such access at no additional cost to Lessee. Upon Lessee's request, Lessor will execute a separate recordable easement evidencing this right. Lessor shall execute a letter granting Lessee Access to the Property substantially in the form attached as **Exhibit 12**; upon Lessee's request, Lessor shall execute additional letters during the Term. Lessor acknowledges that in the event Lessee cannot obtain Access to the Premises, Lessee shall incur significant damage. If Lessor fails to provide the Access granted by this Section 12, such failure shall be a default under this Agreement. In connection with such default, in addition to any other rights or remedies available to Lessee under this Agreement or at law or equity, Lessor shall pay Lessee, as liquidated damages and not as a penalty, \$500.00 per day in consideration of Lessee's damages until Lessor cures such default. Lessor and Lessee agree that Lessee's damages in the event of a denial of Access are difficult, if not impossible, to ascertain, and the liquidated damages set forth above are a reasonable approximation of such damages.

**13. REMOVAL/RESTORATION.** All portions of the Communication Facility brought onto the Property by Lessee will be and remain Lessee's personal property and, at Lessee's option, may be removed by Lessee at any time during or after the Term. Lessor covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Lessee will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Lessor that all improvements of every kind and nature constructed, erected or placed by Lessee on the Premises will be and remain the property of Lessee and may be removed by Lessee at any time during or after the Term. Lessee will repair any damage to the Property resulting from Lessee's removal activities. Any portions of the Communication Facility that Lessee does not remove within one hundred twenty (120) days after the later of the end of the Term and cessation of Lessee's operations at the Premises shall be deemed abandoned and owned by Lessor. Notwithstanding the foregoing, Lessee will not be responsible for the replacement of any trees, shrubs or other vegetation.

**14. MAINTENANCE/UTILITIES.**

(a) Lessee will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Lessor will maintain and repair the Property and access thereto, the Structure, and all areas of the Premises where Lessee does not have exclusive control, in good and leasable condition, subject to reasonable wear and tear and

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

damage from the elements. Lessor will be responsible for maintenance of landscaping on the Property, including any landscaping installed by Lessee as a condition of this Agreement or any required permit.

(b) Lessee will be responsible for paying on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Lessee on the Premises. In the event Lessee cannot secure its own metered electrical supply, Lessee will have the right, at its own cost and expense, to submeter from Lessor. When submetering is required under this Agreement, Lessor will read the meter and provide Lessee with an invoice and usage data on a monthly basis. Lessor agrees that it will not include a markup on the utility charges. Lessor further agrees to provide the usage data and invoice on forms provided by Lessee and to send such forms to such address and/or agent designated by Lessee. Lessee will remit payment within forty-five (45) days of receipt of the usage data and required forms. As noted in Section 4(c) above, any utility fee recovery by Lessor is limited to a twelve (12) month period. If Lessee submeters electricity from Lessor, Lessor agrees to give Lessee at least twenty-four (24) hours advance notice of any planned interruptions of said electricity. Lessor acknowledges that Lessee provides a communication service which requires electrical power to operate and must operate twenty-four (24) hours per day, seven (7) days per week. If the interruption is for an extended period of time, in Lessee's reasonable determination, Lessor agrees to allow Lessee the right to bring in a temporary source of power for the duration of the interruption. Lessor will not be responsible for interference with, interruption of or failure, beyond the reasonable control of Lessor, of such services to be furnished or supplied by Lessor.

(c) Lessor hereby grants to any company providing utility or similar services, including electrical power and telecommunications, to Lessee an easement over the Property, from an open and improved public road to the Premises, and upon the Premises, for the purpose of constructing, operating and maintaining such lines, wires, circuits, and conduits, associated equipment cabinets and such appurtenances thereto, as such companies may from time to time require in order to provide such services to the Premises. Upon Lessee's or the service company's request, Lessor will execute a separate recordable easement evidencing this grant, at no cost to Lessee or the service company.

#### **15. DEFAULT AND RIGHT TO CURE.**

(a) The following will be deemed a default by Lessee and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days after written notice from Lessor of such failure to pay; or (ii) Lessee's failure to perform any other term or condition under this Agreement within forty-five (45) days after written notice from Lessor specifying the failure. No such failure, however, will be deemed to exist if Lessee has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Lessee. If Lessee remains in default beyond any applicable cure period, Lessor will have the right to exercise any and all rights and remedies available to it under law and equity.

(b) The following will be deemed a default by Lessor and a breach of this Agreement: (i) Lessor's failure to provide Access to the Premises as required by Section 12 of this Agreement within twenty-four (24) hours after written notice of such failure; (ii) Lessor's failure to cure an interference problem as required by Section 8 of this Agreement within twenty-four

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

(24) hours after written notice of such failure; or (iii) Lessor's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days of written notice from Lessee specifying the failure. No such failure, however, will be deemed to exist if Lessor has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Lessor. If Lessor remains in default beyond any applicable cure period, Lessee will have: (i) the right to cure Lessor's default and to deduct the costs of such cure from any monies due to Lessor from Lessee, and (ii) any and all other rights available to it under law and equity.

**16. ASSIGNMENT/SUBLEASE.** Lessee will have the right to assign this Agreement or sublease the Premises and its rights herein, in whole or in part, without Lessor's consent. Upon notification to Lessor of such assignment, Lessee will be relieved of all future performance, liabilities and obligations under this Agreement to the extent of such assignment.

**17. NOTICES.** 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](mailto: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](mailto: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  
301 North Spring Street  
Bellefonte, PA 16823

All other Notices will be sent:

- (a) To Tenant's Lease Administration Department at [NoticeIntake@att.com](mailto:NoticeIntake@att.com); and
- (b) To Landlord at ([adoherty@bellefontepa.gov](mailto:adoherty@bellefontepa.gov));

*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*

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

*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.*

**18. CONDEMNATION.** In the event Lessor receives notification of any condemnation proceedings affecting the Property, Lessor will provide notice of the proceeding to Lessee within forty-eight (48) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Lessee's sole determination, to render the Premises unsuitable for Lessee, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Lessee will include, where applicable, the value of its Communication Facility, moving expenses, prepaid Rent, and business dislocation expenses. Lessee will be entitled to reimbursement for any prepaid Rent on a prorata basis.

**19. CASUALTY.** Lessor will provide notice to Lessee of any casualty or other harm affecting the Property within forty-eight (48) hours of the casualty or other harm. If any part of the Communication Facility or Property is damaged by casualty or other harm as to render the Premises unsuitable, in Lessee's sole determination, then Lessee may terminate this Agreement by providing written notice to Lessor, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Lessee will be entitled to collect all insurance proceeds payable to Lessee on account thereof and to be reimbursed for any prepaid Rent on a prorata basis. Lessor agrees to permit Lessee to place temporary transmission and reception facilities on the Property, but only until such time as Lessee is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Lessor or Lessee undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Lessor agrees to permit Lessee to place temporary transmission and reception facilities on the Property at no additional Rent until the reconstruction of the Premises and/or the Communication Facility is completed. If Lessor determines not to rebuild or restore the Property, Lessor will notify Lessee of such determination within thirty (30) days after the casualty or other harm. If Lessor does not so notify Lessee, and Lessee decides not to terminate under this Section, then Lessor will promptly rebuild or restore any portion of the Property interfering with or required for Lessee's Permitted Use of the Premises to substantially the same condition as existed before the casualty or other harm. Lessor agrees that the Rent shall be abated until the Property and/or the Premises are rebuilt or restored, unless Lessee places temporary transmission and reception facilities on the Property.

**20. WAIVER OF LESSOR'S LIENS.** Lessor waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law; Lessor



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

consents to Lessee's right to remove all or any portion of the Communication Facility from time to time in Lessee's sole discretion and without Lessor's consent.

**21. TAXES.**

(a) Lessor shall be responsible for timely payment of all taxes and assessments levied upon the lands, improvements and other property of Lessor, including any such taxes that may be calculated by the taxing authority using any method, including the income method. Lessee shall be responsible for any taxes and assessments attributable to and levied upon Lessee's leasehold improvements on the Premises if and as set forth in this Section 21. Nothing herein shall require Lessee to pay any inheritance, franchise, income, payroll, excise, privilege, rent, capital stock, stamp, documentary, estate or profit tax, or any tax of similar nature, that is or may be imposed upon Lessor.

(b) In the event Lessor receives a notice of assessment with respect to which taxes or assessments are imposed on Lessee's leasehold improvements on the Premises, Lessor shall provide Lessee with copies of each such notice immediately upon receipt, but in no event later than thirty (30) days after the date of such notice of assessment. If Lessor does not provide such notice or notices to Lessee within such time period, Lessor shall be responsible for payment of the tax or assessment set forth in the notice, and Lessor shall not have the right to reimbursement of such amount from Lessee. If Lessor provides a notice of assessment to Lessee within such time period and requests reimbursement from Lessee as set forth below, then Lessee shall reimburse Lessor for the tax or assessments identified on the notice of assessment on Lessee's leasehold improvements, which has been paid by Lessor. If Lessor seeks reimbursement from Lessee, Lessor shall, no later than thirty (30) days after Lessor's payment of the taxes or assessments for the assessed tax year, provide Lessee with written notice including evidence that Lessor has timely paid same, and Lessor shall provide to Lessee any other documentation reasonably requested by Lessee to allow Lessee to evaluate the payment and to reimburse Lessor.

(c) For any tax amount for which Lessee is responsible under this Agreement, Lessee shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as Lessee may deem appropriate. This right shall include the ability to institute any legal, regulatory or informal action in the name of Lessor, Lessee, or both, with respect to the valuation of the Premises. Lessor shall cooperate with respect to the commencement and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Lessee and any refunds or rebates secured as a result of Lessee's action shall belong to Lessee, to the extent the amounts were originally paid by Lessee. In the event Lessee notifies Lessor by the due date for assessment of Lessee's intent to contest the assessment, Lessor shall not pay the assessment pending conclusion of the contest, unless required by applicable law.

(d) Lessor shall not split or cause the tax parcel on which the Premises are located to be split, bifurcated, separated or divided without the prior written consent of Lessee.

(e) Lessee shall have the right but not the obligation to pay any taxes due by Lessor hereunder if Lessor fails to timely do so, in addition to any other rights or remedies of Lessee. In

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

the event that Lessee exercises its rights under this Section 21(e) due to such Lessor default, Lessee shall have the right to deduct such tax amounts paid from any monies due to Lessor from Lessee as provided in Section 15(b), provided that Lessee may exercise such right without having provided to Lessor notice and the opportunity to cure per Section 15(b).

(f) Any tax-related notices shall be sent to Lessee in the manner set forth in Section 17 and, in addition, of a copy of any such notices shall be sent to the following address. Promptly after the Effective Date of this Agreement, Lessor shall provide the following address to the taxing authority for the authority's use in the event the authority needs to communicate with Lessee. In the event that Lessee's tax addresses changes by notice to Lessor, Lessor shall be required to provide Lessee's new tax address to the taxing authority or authorities.

New Cingular Wireless PCS, LLC

Attn: Network Real Estate Administration -- Taxes

Re: Cell Site # PAL04386; Cell Site Name: N College Township (PA)

Fixed Asset No: 10030666

5405 Windward Parkway

Alpharetta, GA 30004

(g) Notwithstanding anything to the contrary contained in this Section 21, Lessee shall have no obligation to reimburse any tax or assessment for which the Lessor is reimbursed or rebated by a third party.

## **24. MISCELLANEOUS.**

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Lessor and Lessee. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **Memorandum/Short Form Lease.** Contemporaneously with the execution of this Agreement, the parties may execute a recordable Memorandum or Short Form of Lease. Either party may record this Memorandum or Short Form of Lease at any time during the Term, in its absolute discretion. Thereafter during the Term of this Agreement, either party will, at any time upon fifteen (15) business days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum or Short Form of Lease.

(c) **Limitation of Liability.** Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Agreement, Lessee and Lessor each waives any claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability.

(d) **Compliance with Law.** Lessee agrees to comply with all federal, state and local laws, orders, rules and regulations ("**Laws**") applicable to Lessee's use of the Communication Facility on the Property. Lessor agrees to comply with all Laws relating to Lessor's ownership and use of the Property and any improvements on the Property.

(e) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

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

(f) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement. Exhibits are numbered to correspond to the Section wherein they are first referenced. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

(h) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement; (viii) the singular use of words includes the plural where appropriate and (ix) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

(i) **Affiliates.** All references to "Lessee" shall be deemed to include any Affiliate of New Cingular Wireless PCS, LLC using the Premises for any Permitted Use or otherwise exercising the rights of Lessee pursuant to this Agreement. "Affiliate" means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "Control" of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

(j) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(k) **W-9.** As a condition precedent to payment, Lessor agrees to provide Lessee with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Lessee, including, any change in Lessor's name or address.

(l) **Execution/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by

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

Lessor and Lessee. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(m) **Attorneys' Fees.** In the event that any dispute between the parties related to this Agreement should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including without limitation, reasonable attorneys' fees and expenses. Prevailing party means the party determined by the court to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than Lessor, Lessee and their respective Affiliates to recover their fees and expenses.

(n) **WAIVER OF JURY TRIAL.** EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING UNDER ANY THEORY OF LIABILITY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE TRANSACTIONS IT CONTEMPLATES.

[SIGNATURES APPEAR 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 this Agreement to be effective as of the last date written below.

**"LESSOR"**

Borough of Bellefonte

By: \_\_\_\_\_

Print Name: Doug Johnson

Its: President, Bellefonte Borough Council

Date: \_\_\_\_\_

**"ATTEST"**

By: \_\_\_\_\_

Print Name: David Pribulka

Its: Secretary, Bellefonte Borough Council

Date: \_\_\_\_\_

Bellefonte Borough Authority

By: \_\_\_\_\_

Print Name: Frank Halderman

Its: Chairman, Bellefonte Borough Authority

Date: \_\_\_\_\_

**"ATTEST"**

By: \_\_\_\_\_

Print Name: David Pribulka

Its: Secretary, Bellefonte Borough Authority

Date: \_\_\_\_\_

**"LESSEE"**

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

By: AT&T Mobility Corporation

Its: Manager

By: \_\_\_\_\_

Print Name: Christopher J. Gehlhaus

Its: Lead Network Access C&E

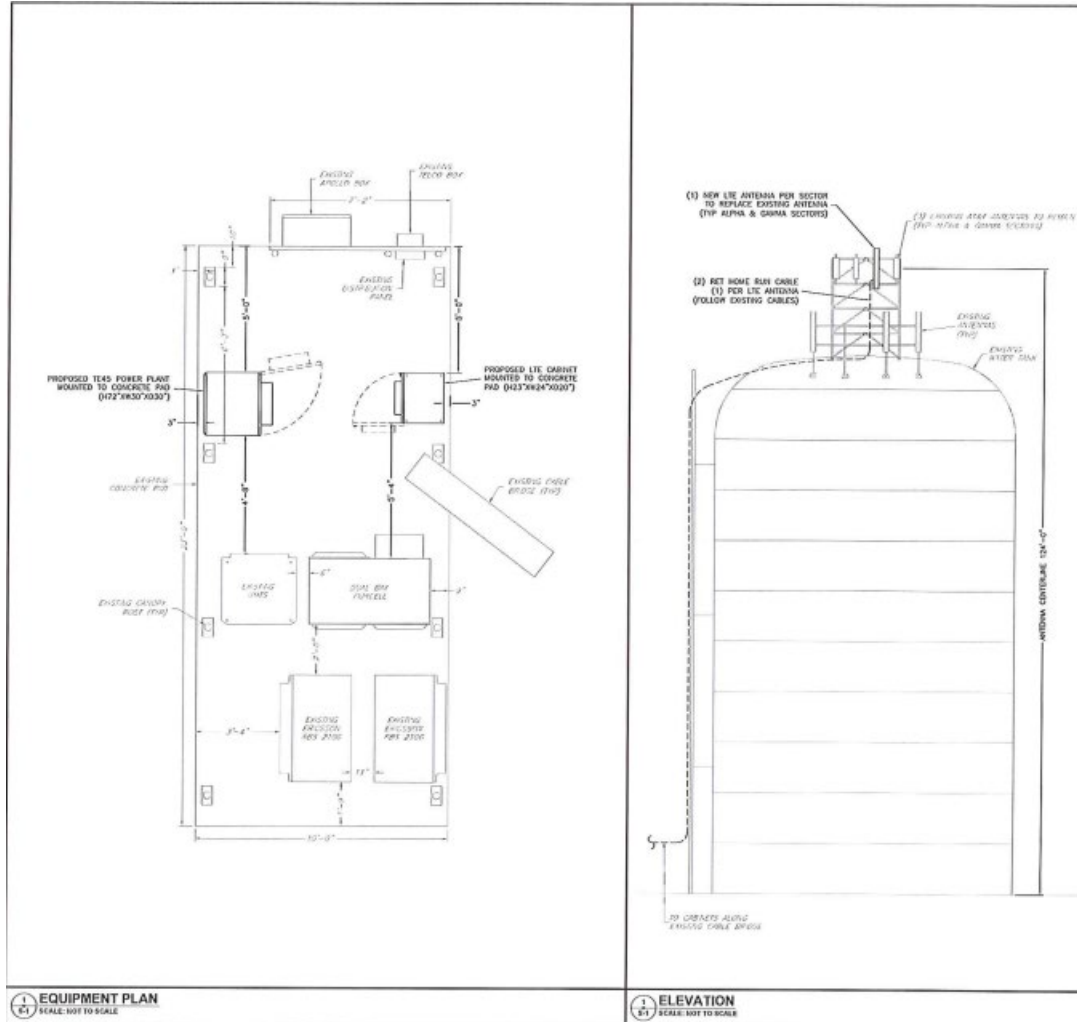
Date: \_\_\_\_\_

EXHIBIT 1

DESCRIPTION OF PREMISES

to the Structure Lease Agreement dated \_\_\_\_\_, 20\_\_\_\_, by and between Borough of Bellefonte, as Lessor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Lessee.

The Premises are described and/or depicted as follows:



**Notes:**

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY LESSEE.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

**EXHIBIT 11**

**ENVIRONMENTAL DISCLOSURE**

Lessor represents and warrants that the Property, as of the date of this Agreement, is free of hazardous substances except as follows:

1. NONE.

**EXHIBIT 12**

**STANDARD ACCESS LETTER**

**[FOLLOWS ON NEXT PAGE]**

[Lessor Letterhead]

DATE

Building Staff / Security Staff

Lessor, Lessee, Licensee

Street Address

City, State, Zip

Re Authorized Access granted to AT&T

Dear Building and Security Staff,

Please be advised that we have signed a lease with AT&T permitting AT&T to install, operate and maintain telecommunications equipment at the property. The terms of the lease grant AT&T and its representatives, employees, agents and subcontractors (“representatives”) 24 hour per day, 7 day per week access to the leased area.

To avoid impact on telephone service during the day, AT&T representatives may be seeking access to the property outside of normal business hours. AT&T representatives have been instructed to keep noise levels at a minimum during their visit.

Please grant the bearer of a copy of this letter access to the property and to the leased area. Thank you for your assistance.

---

Lessor Signature



| DAILY WATER WITHDRAWAL/INSTREAM FLOW REQUIREMENT REPORT |                              |                                 |                      |
|---------------------------------------------------------|------------------------------|---------------------------------|----------------------|
| <b>BELLEFONTE BOROUGH</b>                               |                              | <b>CENTRE</b>                   | <b>23A</b>           |
| NAME-PUBLIC WATER SUPPLY AGENCY                         |                              | COUNTY                          | WA Permit No.        |
| <b>(814) 355-1501</b>                                   |                              |                                 | <b>313588</b>        |
| TELEPHONE NO.                                           |                              |                                 | SF Permit ID         |
| Report for MONTH:                                       |                              | July                            | Matt Auman           |
| Year:                                                   |                              | 2026                            | REPORT PREPARER NAME |
| Source ID                                               | 7939                         |                                 | Total                |
| Name<br>Day                                             | Borough System Big<br>Spring | Corning System<br>Big<br>Spring |                      |
| 1                                                       | 2,451,456                    | 965,248                         | 3,416,704            |
| 2                                                       | 2,524,672                    | 994,688                         | 3,519,360            |
| 3                                                       | 2,504,704                    | 1,021,312                       | 3,526,016            |
| 4                                                       | 2,497,024                    | 751,872                         | 3,248,896            |
| 5                                                       | 2,448,896                    | 1,159,552                       | 3,608,448            |
| 6                                                       | 2,449,920                    | 907,136                         | 3,357,056            |
| 7                                                       | 2,463,232                    | 1,026,560                       | 3,489,792            |
| 8                                                       | 2,463,732                    | 913,280                         | 3,377,012            |
| 9                                                       | 2,461,184                    | 1,014,400                       | 3,475,584            |
| 10                                                      | 2,513,920                    | 953,344                         | 3,467,264            |
| 11                                                      | 2,455,312                    | 980,992                         | 3,436,304            |
| 12                                                      | 2,494,464                    | 957,686                         | 3,452,150            |
| 13                                                      | 2,504,704                    | 955,264                         | 3,862,272            |
| 14                                                      | 2,501,632                    | 998,565                         | 3,500,197            |
| 15                                                      | 2,528,768                    | 1,029,888                       | 3,558,656            |
| 16                                                      | 2,513,408                    | 971,904                         | 3,485,312            |
| 17                                                      | 2,478,592                    | 1,017,984                       | 3,496,576            |
| 18                                                      | 2,393,600                    | 970,368                         | 3,363,968            |
| 19                                                      | 2,409,984                    | 979,840                         | 3,359,232            |
| 20                                                      | 2,403,840                    | 954,240                         | 3,358,080            |
| 21                                                      | 2,452,480                    | 987,648                         | 3,440,128            |
| 22                                                      | 2,368,512                    | 987,520                         | 3,356,032            |
| 23                                                      | 2,425,344                    | 971,520                         | 3,396,864            |
| 24                                                      | 2,441,216                    | 995,200                         | 3,436,416            |
| 25                                                      | 2,444,288                    | 994,432                         | 3,438,720            |
| 26                                                      | 2,457,088                    | 953,088                         | 3,410,176            |
| 27                                                      | 2,445,312                    | 985,472                         | 3,430,784            |
| 28                                                      | 2,441,216                    | 988,928                         | 3,430,144            |
| 29                                                      | 2,380,800                    | 962,688                         | 3,343,488            |
| 30                                                      | 2,450,944                    | 920,576                         | 3,371,520            |
| 31                                                      | 2,378,240                    | 953,600                         | 3,331,840            |
| TOTAL                                                   | 76,148,484                   |                                 | 106,744,991          |
| AVERAGE                                                 | 2,456,403                    | 974,993                         | 3,443,387            |
| MAXIMUM                                                 | 2,528,768                    | 1,159,552                       | 3,862,272            |
| MINIMUM                                                 | 2,368,512                    | 751,872                         | 3,248,896            |

# 2026 Monthly Water Usage

| <u>Month</u> | <u>Milesburg<br/>Water Used</u> | <u>Niagara Water<br/>Used</u> | <u>Total Water Used<br/>(Niagara/Milesburg)</u> | <u>Billed Date</u> | <u>Due Date</u> | <u>Milesburg Date<br/>Paid</u> | <u>Niagara Date<br/>Paid</u> |
|--------------|---------------------------------|-------------------------------|-------------------------------------------------|--------------------|-----------------|--------------------------------|------------------------------|
| January      | 8,100,000                       | 5,886,000                     | 13,986,000                                      | 2/20/2026          | 3/20/2026       | 3/3/2026                       | 3/17/2026                    |
| February     | 11,817,000                      | 11,106,000                    | 22,923,000                                      | 3/24/2026          | 4/24/2026       | 4/6/2026                       | 6/30/2026                    |
| March        | 10,978,000                      | 12,840,000                    | 23,818,000                                      | 4/21/2026          | 5/21/2026       | 4/27/2026                      | 6/30/2026                    |
| April        | 8,967,000                       | 20,325,000                    | 29,292,000                                      | 5/4/2026           | 6/4/2026        | 6/10/2026                      |                              |
| May          | 7,634,000                       | 18,635,000                    | 26,269,000                                      | 6/29/2026          | 7/29/2026       | 7/15/2026                      |                              |
| June         | 8,584,000                       | 18,901,000                    | 27,485,000                                      | 7/14/2026          | 8/14/2026       |                                |                              |
| July         |                                 |                               |                                                 |                    |                 |                                |                              |
| August       |                                 |                               |                                                 |                    |                 |                                |                              |
| September    |                                 |                               |                                                 |                    |                 |                                |                              |
| October      |                                 |                               |                                                 |                    |                 |                                |                              |
| November     |                                 |                               |                                                 |                    |                 |                                |                              |
| December     |                                 |                               |                                                 |                    |                 |                                |                              |

|                          |                   |                   |                    |
|--------------------------|-------------------|-------------------|--------------------|
| <b>2026 Total Usage:</b> | <b>56,080,000</b> | <b>87,693,000</b> | <b>143,773,000</b> |
|--------------------------|-------------------|-------------------|--------------------|

|                                |                  |                      |
|--------------------------------|------------------|----------------------|
| <b>Total Amount Billed: \$</b> | <b>58,884.00</b> | <b>\$ 104,354.67</b> |
|--------------------------------|------------------|----------------------|

Milesburg Water Authority billed at \$1.05/1000 gal  
Niagara Bottling billed at \$1.19/1000 gal



Contractor's Application for Payment No. 3

|                                                                |                                                                                                |                                               |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------|
| To<br>Bellefonte Borough Authority                             | Application Period:<br>5/1/26 to 6/30/26                                                       | Application Date:<br>6/30/2026                |
| (Owner):                                                       | From (Contractor):<br>KEYSTONE WATER GROUP, INC.<br>347 REAR MAIN ST<br>DICKSON CITY, PA 18519 | Via (Engineer):<br>Barton & Loguidice, D.P.C. |
| Project:<br>Valentine Hill Road Water Main Replacement Project | Contract:<br>NO.2025-01 - General Construction                                                 |                                               |
| Owner's Contract No.:<br>2025-01                               | Contractor's Project No.:                                                                      | Engineer's Project No.:                       |

Application For Payment  
Change Order Summary

| Approved Change Orders         |             |            | 1. ORIGINAL CONTRACT PRICE.....                                | \$ 572,315.00 |
|--------------------------------|-------------|------------|----------------------------------------------------------------|---------------|
| Number                         | Additions   | Deductions | 2. Net change by Change Orders.....                            | \$ 87,270.00  |
| #1                             |             | \$1,000.00 | 3. Current Contract Price (Line 1 ± 2).....                    | \$ 659,585.00 |
| #2                             | \$13,240.00 |            | 4. TOTAL COMPLETED AND STORED TO DATE                          |               |
| #3                             | \$15,180.00 |            | (Column F total on Progress Estimates).....                    | \$ 507,170.00 |
| #4                             | \$59,850.00 |            | 5. RETAINAGE:                                                  |               |
|                                |             |            | a. X Work Completed.....                                       | \$            |
|                                |             |            | b. X Stored Material.....                                      | \$            |
|                                |             |            | c. Total Retainage (Line 5.a + Line 5.b).....                  | \$            |
|                                |             |            | 6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....            | \$ 507,170.00 |
|                                |             |            | 7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... | \$ 442,320.00 |
|                                |             |            | 8. AMOUNT DUE THIS APPLICATION.....                            | \$ 64,850.00  |
|                                |             |            | 9. BALANCE TO FINISH, PLUS RETAINAGE                           |               |
|                                |             |            | (Column G total on Progress Estimates + Line 5.c above).....   | \$ 152,415.00 |
| TOTALS                         | \$88,270.00 | \$1,000.00 |                                                                |               |
| NET CHANGE BY<br>CHANGE ORDERS | \$87,270.00 |            |                                                                |               |

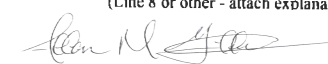
Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:  
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;  
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and  
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By:  Date: 6-25-26

Payment of: \$ 64,850.00  
(Line 8 or other - attach explanation of the other amount)

is recommended by:  07/08/2026  
(Engineer) (Date)

Payment of: \$ 64,850.00  
(Line 8 or other - attach explanation of the other amount)

is approved by: \_\_\_\_\_  
(Owner) (Date)

Approved by: \_\_\_\_\_  
Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work

Contractor's Application

|                                                   |                                      |                      |          |             |                          |                              |                                 |                                       |                                            |           |                           |
|---------------------------------------------------|--------------------------------------|----------------------|----------|-------------|--------------------------|------------------------------|---------------------------------|---------------------------------------|--------------------------------------------|-----------|---------------------------|
| For (Contract): NO.2025-01 - General Construction |                                      |                      |          |             |                          | Application Number: 3        |                                 |                                       |                                            |           |                           |
| Application Period: 5/1/26 to 6/30/26             |                                      |                      |          |             |                          | Application Date: 6/30/2026  |                                 |                                       |                                            |           |                           |
| A                                                 |                                      |                      |          |             | B                        | C                            | D                               | E                                     | F G                                        |           |                           |
| Item                                              |                                      | Contract Information |          |             |                          | Estimated Quantity Installed | Value of Work Installed to Date | Materials Presently Stored (not in C) | Total Completed and Stored to Date (D + E) | % (F / B) | Balance to Finish (B - F) |
| Bid Item No.                                      | Description                          | Item Quantity        | Units    | Unit Price  | Total Value of Item (\$) |                              |                                 |                                       |                                            |           |                           |
| #1-1                                              | Moblization and Demobilization       | 1                    | Lump Sum | \$15,000.00 | \$15,000.00              | 0.75                         | \$11,250.00                     |                                       | \$11,250.00                                | 75.0%     | \$3,750.00                |
| #1-2                                              | 20" DIP Main & Appurtenances         | 1295                 | LF       | \$325.00    | \$420,875.00             | 1242                         | \$403,650.00                    |                                       | \$403,650.00                               | 95.9%     | \$17,225.00               |
| #1-3                                              | Connection to Existing Water Main    | 2                    | Each     | \$38,000.00 | \$76,000.00              |                              |                                 |                                       |                                            |           | \$76,000.00               |
| #1-4                                              | Disinfection                         | 1                    | Lump Sum | \$5,000.00  | \$5,000.00               | 1                            | \$5,000.00                      |                                       | \$5,000.00                                 | 100.0%    |                           |
| #1-5                                              | Asphalt Roadway Pavement Restoration | 3960                 | SF       | \$14.00     | \$55,440.00              |                              |                                 |                                       |                                            |           | \$55,440.00               |
| CO#1                                              | Insurance Credit                     | 1                    | Lump Sum | -\$1,000.00 | -\$1,000.00              | 1                            | -\$1,000.00                     |                                       | -\$1,000.00                                | 100.0%    |                           |
| CO#2                                              | 15" Cross Pipe Storm Drain Repair    | 1                    | Lump Sum | \$13,240.00 | \$13,240.00              | 1                            | \$13,240.00                     |                                       | \$13,240.00                                | 100.0%    |                           |
| CO#3                                              | Extra Stone                          | 1                    | Lump Sum | \$15,180.00 | \$15,180.00              | 1                            | \$15,180.00                     |                                       | \$15,180.00                                | 100.0%    |                           |
| CO#4                                              | Additional Time                      | 1                    | Lump Sum | \$59,850.00 | \$59,850.00              | 1                            | \$59,850.00                     |                                       | \$59,580.00                                | 100.0%    |                           |
| Totals                                            |                                      |                      |          |             | \$659,585.00             |                              | \$507,170.00                    |                                       | \$507,170.00                               | 76.9%     | \$152,415.00              |

## CONTRACT FOR SERVICES

**THIS CONTRACT FOR SERVICES** (this “Agreement”),

BY AND BETWEEN

**ALBRIGHT COLLEGE, ALBRIGHT INSTITUTE FOR NONPROFIT & CIVIC ADMINISTRATION (THE INSTITUTE)**, a Pennsylvania 501 (c ) 3 nonprofit company with its office located at 1621 N 13<sup>TH</sup> STREET, READING, PA, 19612 (“Institute”);

AND

**BOROUGH OF BELLEFONTE**, a MUNICIPALITY of Centre County with its office at 301North Spring Street, Suite 200, Bellefonte PA 16823 (“Client”).

### RECITALS

**WHEREAS**, Client desires the Institute to provide, and the Institute desires to provide, certain consulting and/or management services, as identified and described in detail in **Exhibit A** attached hereto and incorporated herein (the “Services”); and

**NOW THEREFORE**, in consideration of the mutual promises, covenants, and conditions contained herein, and intending to be legally bound hereby, the parties mutually agree as follows, incorporating the above recitals by reference:

### AGREEMENT

1. **SCOPE OF SERVICES.** The Institute shall perform, as a work made for hire, the Services, as set forth in **Exhibit A**. The Services shall include all activities necessary for the proper execution and completion of the Services. Client shall make available in a timely manner for the Institutes’ use in performing the Services all technical data, reports, files, documentation, or other information and resources required by the Institute for the performance of the Services.
2. **INVOICING, COMPENSATION, AND PAYMENT.** The Institute shall invoice Client and Client shall compensate the Institute for the Services pursuant to the following terms and in the following manner:
  - (a) Client shall compensate the Institute in accordance with the rates and fees set forth in **Exhibit A**.
  - (b) The Institute shall invoice Client on a monthly basis in arrears and within ten (10) days after the end of each month during which the Services are performed. If, however, the Services are to be completed within a single month, the Institute shall invoice Client within ten (10) days of its completion of the Services. All invoices shall provide:



- i. Description of the Services performed;
  - ii. The dates the Services were performed;
  - iii. The amount of time spent performing the Services; and
  - iv. If applicable, a list of all reasonable expenses incurred by the Institute in performance of the Services, including without limitation mileage, copying, printing, and other administrative costs (the “Expenses”).
- (c) Client shall pay the Institute for the Services invoiced within thirty (30) days of Client’s receipt of an invoice. All invoices that remain unpaid, either in whole or in part, thirty (30) days after Client’s receipt of the same shall be subject to a late payment charge at the rate of one and one-half percent (1.5%) of the total invoice amount each month the invoice remains unpaid.
- (d) All Expenses shall be billed at direct, actual costs as explained in more detail and as otherwise set forth in **Exhibit A**.
- (e) For time spent by the Institute traveling to meetings, events, and/or other in-person obligations associated with, or necessary for completion of, the Services, where the one-way travel time exceeds more than one hour, a maximum of one hour of billable time will be charged to the Client, each direction and mileage will be billed at the current federal rate.
3. TERM. This Agreement shall commence upon the date the last party executed this Agreement (the “Effective Date”) and shall expire upon completion of the Services, unless terminated earlier by either party pursuant Section 7 of this Agreement.
4. COMPLIANCE WITH LAWS. The Institute shall comply with all applicable laws, ordinances, and regulations, specifically including those related to employment such as unemployment compensation, workers’ compensation, disability, Social Security, and the Fair Standards Act. In the event that one or more of the provisions contained in this Agreement shall, for any reason, conflict with any applicable state or local employment or labor laws or ordinances, such laws or ordinances shall control.
5. ASSIGNMENT BY CLIENT. No portion of this Agreement or the rights and obligations hereunder shall be assignable or delegable by Client, by operation of law or otherwise, without the express prior written consent of the Institute.
6. MODIFICATIONS TO THE SCOPE OF WORK. Client may, at any time prior to the completion of the Services, request, in writing, changes or modifications to the Services, including but not limited to the revision of the Services’ scope, time period, or schedule of performance. Any such changes or modifications shall be set forth in an Addendum to this Agreement, approved by both Parties.

7. SUSPENSION OR TERMINATION.

(a) Client may terminate the Services for cause by providing the Institute written notice of said termination. If Client terminates the Services for cause prior to completion, upon receipt of written notice thereof, the Institute shall cease its activities related to the Services. Client shall pay the Institute for all Services performed up to and until the Institute received written notice of termination.

(b) The Institute may suspend the Services and/or terminate this Agreement, with or without cause, including without limitation for Client's failure to submit timely payment for Services pursuant to Section 2 of this Agreement, prior to the completion of the Services by providing Client written notice of said suspension or termination. In the event the Institute suspends or terminates the Services, the Institute shall cease all activities related to the Services, invoice Client for all Services performed up to and until suspension or termination and have no further obligations to Client under this Agreement.

8. DEFAULT. Should either party materially breach any provision of this Agreement the non-breaching party shall have the rights and remedies provided by law or under this Agreement.

9. INSURANCE. The Institute shall maintain insurance in types and amounts commensurate with industry standards, at its own cost and expense, during the entire period of performance under this Agreement. Certificates of insurance will be made available to Client upon request.

10. INDEMNIFICATION. Client shall indemnify, hold harmless, and defend the Institute from and against any and all claims, causes of action, suits, penalties, losses, fines, liabilities, damages, costs and expenses, and all other liabilities whatsoever, whether at law or in equity, direct or indirect, including without limitation reasonable legal, accounting, expert and/or other professional fees, costs, and expenses, incurred or sustained by the Institute arising out of, by reason of, or related to: (i) a breach of this Agreement by Client, (ii) a violation by Client of any applicable law, rule, regulation or order issued by any governmental or regulatory authority, (iii) negligence, misrepresentation, or fraud of the Client, (iv) claims made against the Institute by any individual or entity, including a governmental agency and current or previous employees, agents, subcontractors and anyone directly or indirectly employed by Client for whose acts they may be liable, arising out of action by or alleged errors or omission of the Client, and (v) claims, causes of action, or suits made by any individual or entity, including a governmental agency and current or previous employees, agents, subcontractors and anyone directly or indirectly employed by Client, naming the Institute as a party by virtue of its retention to the Client for the Services. Client's indemnification obligations under this Section 10 shall survive the expiration or termination of this Agreement. "Client" being construed for purposes of this paragraph to mean Client, and its employees, agents,

subcontractors, elected and appointed officials, representatives, and anyone directly or indirectly employed by them or for whose acts they may be liable.

**11. LIMITATION OF LIABILITY.** Excluding proceeds of insurance, Client agrees to limit the Institutes' liability to Client and to all parties for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to the Services and/or this Agreement from any cause or causes including but not limited to the Institutes' willful acts, negligence, errors, omissions, strict liability, breach of contract, or breach of warranty, such that the total aggregate of liability of the Institute to all those named in such circumstances shall not exceed \$50,000 or the total fee for the Services rendered by the Institute, whichever is less.

**12. CONFIDENTIALITY.** The Institute and Client each acknowledge that, during the term of this Agreement, each may have access to proprietary or confidential information of the other party, including, without limitation, documents or other items which have been marked or otherwise identified as confidential or proprietary in nature, including, without limitation, the business or business practices of the other party ("Confidential Information"). Each party shall use its best efforts to protect such Confidential Information of the other party in the same manner in which it would protect its own Confidential Information, but to no less a standard of care than reasonableness and shall not use Confidential Information of the other party for its own benefit or the benefit of any other person or entity, except as may be specifically permitted under this Agreement. The obligations of confidentiality and non-use shall not apply to any Confidential Information of one party which:

- (a) is shown to have been known by the other party prior to the date of this Agreement and was not obtained or derived, directly or indirectly, from such party, as shown by contemporaneous written recorded provided to the disclosing party within thirty (30) days of receipt of such information by the receiving party;
- (b) is or becomes public or available to the general public other than through a breach of this obligation of confidentiality and non-use;
- (c) is obtained or derived prior or subsequent to the date of this Agreement in good faith from a third party which is lawfully in possession of such information and does not hold such information subject to any confidentiality or non-use obligations;
- (d) is required to be disclosed by the other party pursuant to subpoena or other validly issued administrative or judicial process requesting Confidential Information; provided, however, that (i) the obligations of confidentiality and non-use shall continue to the fullest extent not in conflict with such process, and (ii) if and when a party is required to disclose such Confidential Information pursuant to any such process, such party shall promptly advise the party owning such information and permit such party to obtain a protective order or take such other actions as will prevent or limit, to the fullest extent possible, public access to, or disclosure of, such Confidential Information,

and (iii) where disclosure is required, to limit disclosure to those items of Confidential Information which, in the belief of counsel for the disclosing party, complies with such subpoena or other process to the extent required by law; or

(e) is independently developed by a party without the use of Confidential Information.

The obligations contained under this Section 12 shall survive the expiration or termination of this Agreement.

13. BINDING EFFECT. Subject to the provisions of this Agreement relating to assignability, this Agreement will be binding upon and inure to the benefit of the parties, and their respective permitted successors and assigns.
14. FORCE MAJEURE. In no event shall either party have any claim or right against the other party for any failure of performance where such failure of performance is caused by or is the result of causes beyond the reasonable control of the party due to any occurrence commonly known as a “force majeure,” including, but not limited to: acts of God; fire, flood, or other natural catastrophe; acts of any governmental body, including without limitations shutdowns related to or resulting from a pandemic; labor dispute or shortage; national emergency; insurrection; riot; or war.
15. INDEPENDENT CONTRACTOR;LEGALADVICE/ATTORNEY-CLIENT DISCLAIMER. The Institute acknowledges that it is performing the Services contemplated by this Agreement as an independent contractor, and not as an employee or agent of Client or any of its affiliates. The Institute also disclaims, and Client hereby acknowledges, that (i) at no time during the Term of this Agreement will the Institute and/or any of its officers, employees, agents, or subcontractors (specifically including the Institutes’) provide, nor does it intend to provide or serve as a source of, legal advice to Client, and (ii) nothing in this Agreement nor the subsequent provision of Services hereunder will create, nor is intended to create an expectation of, an attorney-client relationship between Client and the Institute and/or any of its officers, employees, agents, or subcontractors.
16. PUBLIC ANNOUNCEMENTS. No publicity releases (including news releases, print, advertising, online announcements, and/or postings on social media, including but not limited to Facebook, Twitter, LinkedIn, and/or Instagram) relating to this Agreement, the relationship between the parties, or the services performed hereunder, shall be issued by either party without the prior written consent of the other party.
17. NOTICES. Any notices required by this Agreement shall be in writing and shall be sent certified mail, postage paid, return receipt requested, or by express delivery service, and by electronic mail to the address, as appropriate, listed below.

COMPANY:

Albright College  
Albright Institute for Nonprofit and Civic Administration  
Attn: James Gaddy, Executive Vice President  
1621 N 13<sup>th</sup> Street  
Reading, PA 19613  
jgaddy@albright.edu

CLIENT:

Borough of Bellefonte  
Attn: David Pribulka, Borough Manager  
301 North Spring Street, Suite 200  
Bellefonte. PA 16823  
Mailing Address:  
301 N Spring Street, Suite 200  
Bellefonte PA 16823  
[dpribulka@bellefontepa.gov](mailto:dpribulka@bellefontepa.gov)

18. SEVERABILITY. If any term, covenant, condition or provision of this Agreement is found by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect, and shall in no way be affected, impaired or invalidated thereby.
19. WAIVER. The waiver by either party of a breach or violation of any provision of this Agreement shall not operate as or be construed to be a waiver of any subsequent breach.
20. HEADINGS. Headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants, and conditions of this Agreement.
21. ARBITRATION. The parties agree that, in the event a dispute arises between them, they will attempt, in good faith, to resolve such disputes promptly in an amicable and equitable manner. If the parties are unable to resolve the dispute between them, the parties shall proceed through dispute resolution pursuant to this Section.
- (a) All matters in dispute between the parties, including but not limited to claims for personal injuries or any controversy or claim arising out of or relating to this Agreement or breach thereof or for the provision of the Services, including the scope of this Section and the arbitrability of any claim or dispute, with the exception of subsection (b) hereunder, shall be resolved exclusively by binding arbitration. Such arbitration shall be conducted in Berks County, Pennsylvania, and in accordance with the terms of this Agreement and the Pennsylvania Uniform Arbitration Act, judgment on the award entered by the arbitrator may be entered in any court having jurisdiction thereof.



- (b) If the Institute is sued by a third party in a court of law for matters relating to this Agreement or the Services, this arbitration provision shall not preclude the Institute from joining Client to the litigation for purposes of indemnification and/or contribution.
  - (c) Any party may give the other party written notice of any dispute not resolved, and request arbitration therein.
  - (d) To the extent the parties can agree upon a single, neutral, qualified arbitrator, all matters up to \$100,000.00 in controversy shall be heard and decided by that single arbitrator. If the parties cannot initially agree upon a single arbitrator, each party shall select a single arbitrator, and those two arbitrators shall select a third arbitrator to serve as Chair on the three-arbitrator panel to decide the controversy. All matters in excess of \$100,000.00 in controversy shall be decided by a three-arbitrator panel. In such case, each party shall select a single arbitrator, and those two arbitrators shall select a third arbitrator to serve as Chair on the three-arbitrator panel.
  - (e) The arbitrator(s) shall have not authority to award punitive damages.
  - (f) Each party shall bear its own attorneys' fees, and the costs of arbitration shall be evenly split between the parties.
22. GOVERNING LAWS. The validity or construction of this Agreement, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the Commonwealth of Pennsylvania without regard to its choice of law provisions.
23. COUNTERPARTS; FACSIMILE SIGNATURES. This Agreement may be executed in counterparts and with electronic signatures, and such counterparts together constitute one and the same instrument. The parties expressly agree that if a signature on this Agreement is not an original, but is a digital or electronic reproduction (such as, but not limited to, a photocopy, fax, email, PDF, Adobe image, jpeg, or telecopy), then such digital or electronic reproduction shall be enforceable, valid, and binding as, and the legal equivalent to, an authentic and traditional ink-on-paper, original wet-signature.
24. ENTIRE AGREEMENT. This Agreement constitutes the whole agreement between the parties with respect to the subject matter contained herein, and there are no terms other than those contained herein. No modification or amendment of this Agreement shall be valid unless in writing and signed by both parties.

**[Signatures appear on the following page]**

Contract for Services

Institute for Nonprofit & Civic Administration – Borough of Bellefonte

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IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties have caused this Agreement to be executed and delivered as of the Effective Date.

**ALBRIGHT COLLEGE  
INSTITUTE FOR NONPROFIT AND CIVIC  
ADMINISTRATION**

By: \_\_\_\_\_

James Gaddy

Executive Vice President

Albright College

Date: \_\_\_\_\_

By: \_\_\_\_\_

John Mizrak

Director

Albright College

Institute for Nonprofit and Civic Administration

Date: \_\_\_\_\_

WITNESS:

**BOROUGH OF BELLEFONTE, CENTRE COUNTY**

\_\_\_\_\_

By: \_\_\_\_\_

Name: David Pribulka

Title: Borough Manager

Date: \_\_\_\_\_

**Exhibit A**

**BOROUGH OF BELLEFONTE, CENTRE COUNTY**

**I. SCOPE OF SERVICES**

Provide Borough of Bellefonte with Finance Department support to supplement the Borough fiscal / administrative staff in maintaining current and accurate finance records as directed by the Borough Manager and Finance Director. To include but not be limited to:

- Provide Support for transaction processing during the vacancy and replacement of fiscal accounting support. Including but not limited to:
  - Accounts Payable (AP)
    - Entering invoices into AccuFund accounting system
    - Verifies AP source documents and coding in compliance with procedures
    - Assist with check and ACH payment processing
  - Accounts Receivable (AR)
    - Validates receipting from Utility Billing function and other receipts processing for accuracy
    - Prepares and enters receipts into Accufund
  - General Ledger (GL)
    - Performs daily GL standard and adjusting general journal entries
    - Reviews details of entries for accuracy and consistency and supporting documentation
    - Assists with closing of accounting periods
- Assists with recruitment of candidate fiscal accounting position
- Reviews and provides feedback on:
  - Current transaction processes and identify opportunities for efficiencies
  - Review task assignments for operational efficiencies & / or skills development

This scope of services and related fees have been prepared based on the following assumptions:

- Duties assigned to the Institute that exceed the time estimated will be brought to the Borough Manager and Finance Director to determine if the estimated hours should be adjusted or duties reassigned.
- The Institute will be given appropriate access to accounting systems and files as deemed necessary to conduct duties as assigned.
- The Institute will not provide legal advice and will defer to the Borough's Solicitor.

## **II. INVOICING, COMPENSATION AND PAYMENT**

**1. FEES** - Fees are in effect from August 3, 2026, and for six (6) months, after which time they may be subject to change for the above referenced services.

- Work performed by Jennifer Steigelman, Finance Manager, will be billed at a rate of \$200 per hour.
- Work performed by Susan Saylor, Finance Specialist, will be billed at the rate of \$165 per hour.
- The estimated cost of this engagement based on staff availability is not anticipated to exceed \$10,000 over six (6) weeks. If the work requires additional time, we will obtain approval to proceed with work from the Borough Manager and Finance Director.

**2. EXPENSES** - Reasonable and ordinary expenses will be billed monthly and will include but are not limited to mileage, per diem, and lodging. Mileage will be billed based on the current IRS rate. Lodging and per diem will be based on current Federal GSA rates.

## **III. SCHEDULING**

Staffing will be at a minimum consist of one (1) staff person for a minimum of one (1) days a week working in person or remotely in support of the Borough on the services as defined in the scope.

## **IV. COMMUNICATION**

Meetings will be held with the Borough Manager as requested to discuss progress and additional needs and an estimated number of hours to perform the duties as requested.

Additional support either in-person or remotely depending on Borough's needs and will be based on Staff's availability and approval by Borough Manager.



July 31, 2026

Mr. David Pribulka, Borough Manager  
Bellefonte Borough Authority  
301 North Spring Street, Suite 200  
Bellefonte, Pennsylvania 16823

Re: Bellefonte WWTP  
Facility Assessment

File: 702.5493

Dear Mr. Pribulka:

Barton & Loguidice, D.P.C. (B&L) is pleased to submit this proposal to the Bellefonte Borough Authority (BBA) for a comprehensive evaluation of its wastewater treatment plant (WWTP).

#### **Project Understanding**

The Bellefonte Borough Authority owns and operates the Bellefonte Wastewater Treatment Plant under NPDES Permit No. PA0020484. The facility is located in Spring Township, Centre County, Pennsylvania, and discharges treated effluent to Spring Creek, a tributary within the Chesapeake Bay watershed. The WWTP has a permitted design flow of 3.22 million gallons per day (MGD). The most recent major facility upgrade was completed in 2017.

BBA is currently developing a capital improvements plan for the WWTP and has requested that B&L perform a comprehensive evaluation of the existing facility. The evaluation will assess the condition, capacity, and performance of the plant's treatment processes, equipment, buildings, and supporting utilities and will identify recommended improvements.

B&L will document its findings and recommendations in a comprehensive technical memorandum. The memorandum will provide BBA with a planning tool for prioritizing near- and long-term capital improvements, addressing existing and anticipated facility needs, and supporting future funding applications.

#### **Scope of Services**

Based on the project understanding described above, B&L will perform the following tasks as part of the comprehensive WWTP evaluation:



Mr. David Pribulka, Borough Manager  
 Bellefonte Borough Authority  
 July 31, 2026  
 Page 2

### Task 1 – Facilities and Unit Process Evaluation

B&L will assess the physical condition, operational performance, and apparent remaining service life of the WWTP's major treatment processes, equipment, buildings, and supporting infrastructure. Water resources and facilities staff will conduct site visits to observe existing conditions and develop a detailed understanding of plant operations.

During the site visits, B&L will meet with WWTP staff to discuss operational history, known deficiencies, maintenance concerns, and preliminary findings.

Treatment processes and systems to be evaluated include, but may not be limited to, the following:

- **Headworks:** bar screen, fine screen, and grit removal
- **Equalization Basins**
- **Secondary Treatment:** activated sludge tanks, anoxic tanks, the BioMag process and recovery system, and final clarifiers
- **Advanced Treatment:** BNR sand filters
- **Disinfection:** ultraviolet disinfection system
- **Solids Handling:** sludge holding tank, mechanical thickener, aerobic digester, and dewatering press
- **Site Dewatering Pump Station**

The building assessment will include an evaluation of HVAC systems, lighting, building envelopes, and structural and architectural components. Buildings to be evaluated include, but are not limited to, the Control Building, BNR Filter Building, Pretreatment Building, Pump Building, Blower Building, Activated Sludge Building, and BioMag Recovery Building.

B&L will also evaluate utility usage, capacity, and requirements, including potable water, plant utility water, and electrical demand. Three years of records will be reviewed.

### Task 2 – Flow and Loading Evaluation

B&L will collect and evaluate three years of available historical flow, influent loading, and operating data to develop near- and long-term flow and loading projections. These projections will be used to evaluate treatment capacity, identify potential upgrade needs, and support long-term facility planning.

### Task 3 – Updated Biowin™ Modeling (Optional)

Biowin™ is a wastewater treatment process modeling program used to simulate biological, chemical, and physical treatment processes. An updated model can provide a planning-level tool for evaluating current plant performance and comparing potential process modifications or upgrade alternatives.

A Biowin™ model was developed for the BBA WWTP in 2017 to support the design of the facility upgrades. If authorized, B&L will create an updated model using current facility configuration, operating conditions, influent characteristics, and available performance data. The updated model may then be used to evaluate proposed process changes and future operating scenarios.





Mr. David Pribulka, Borough Manager  
Bellefonte Borough Authority  
July 31, 2026  
Page 3

#### Task 4 – Recommendations

Based on the findings of Tasks 1 and 2 and, if authorized, Task 3, B&L will develop recommendations for maintaining reliable operations, correcting identified deficiencies, improving treatment performance, and addressing anticipated future needs.

Recommendations will be organized into a proposed 10-year capital improvement program. B&L will prioritize the recommended improvements based on factors such as regulatory compliance, health and safety, operational reliability, equipment condition, treatment performance, and implementation urgency.

#### Task 5 – Cost Estimates

B&L will prepare planning-level opinions of probable project cost for the improvements recommended under Task 4. The estimates will be based on available information and appropriate planning-level assumptions and will include applicable construction, engineering, contingency, and related project costs.

#### Task 6 – Progress Meetings

B&L will conduct periodic progress meetings with BBA staff and other key stakeholders. The following meetings are anticipated:

1. **Project Kickoff Meeting:** The kickoff meeting will be conducted in conjunction with the initial site visit. B&L team members who are not present onsite may participate virtually.
2. **Preliminary Findings Meeting:** B&L will present and discuss preliminary findings from the facility and unit process assessment, the flow and loading evaluation, and, if authorized, the updated BioWin™ model.
3. **Draft Technical Memorandum Review Meeting:** B&L will present the draft technical memorandum and proposed recommendations to BBA. Comments received during the meeting will be addressed in the final technical memorandum.
4. **Final Technical Memorandum Meeting:**  
If requested, B&L will provide a final presentation to the BBA summarizing the findings of the comprehensive evaluation.

#### **Assumptions and Clarifications**

The following assumptions have been made:

- BBA will provide available historical flow, loading, sampling, operations, maintenance, energy-use, and equipment information requested by B&L.
- The Task 3 fee does not include sampling or laboratory costs that may be required to calibrate the BioWin™ model. Those fees would be paid directly by BBA.
- The evaluation will be based on visual observations, available records, and discussions with BBA staff. Destructive testing, detailed structural analysis, hazardous-material investigations, and equipment disassembly are not included unless specifically authorized.



Mr. David Pribulka, Borough Manager  
 Bellefonte Borough Authority  
 July 31, 2026  
 Page 4

### Fee Estimate

B&L proposes to provide the services described herein under the existing Master Services Agreement on a time-and-expense basis for a total fee not to exceed \$130,000, as summarized below. The comprehensive WWTP evaluation has a not-to-exceed fee of \$105,000. The optional BioWin™ modeling task will be performed only upon written authorization from BBA and has a not-to-exceed fee of \$25,000. B&L will not exceed an authorized fee without prior written approval from BBA.

|                                    | B&L Fee (Time and Expense) |
|------------------------------------|----------------------------|
| Comprehensive WWTP Evaluation      | \$105,000                  |
| Updated BioWin Modeling (Optional) | \$25,000                   |
| <b>Total</b>                       | <b>\$130,000</b>           |

Thank you for the opportunity to assist BBA with this important project. Please contact our team if you have any questions or require additional information.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in black ink, appearing to read 'Donald H. Fletcher'.

Donald H. Fletcher  
 Executive Vice President

JR/tlh

### Authorization

Barton & Loguidice, D.P.C. is hereby authorized by the Bellefonte Borough Authority ("Owner") to proceed with the services described herein in accordance with the original Master Services Agreement.

\_\_\_\_\_  
 David Pribulka Borough Manager  
 Bellefonte Borough Authority

\_\_\_\_\_  
 Date

RESOLUTION NO. 2026-05

A RESOLUTION OF THE **BELLEFONTE BOROUGH AUTHORITY, CENTRE COUNTY, PENNSYLVANIA**, ADOPTING REVISED PRETREATMENT LOCAL LIMITS FOR THE DISCHARGES INTO BELLEFONTE WASTEWATER TREATMENT PLANT (POTW); AUTHORIZING IMPLEMENTATION ACROSS THE SERVICE REGION; AND DIRECTING NOTIFICATION TO CONTRIBUTING MUNICIPALITIES/TOWNSHIPS

**WHEREAS**, the Bellefonte Borough Authority (the “Authority”) is a municipal authority organized and existing under the Pennsylvania Municipality Authorities Act, 53 PA.C.S Ch. 56, owning and operating a regional Publicly Owned Treatment Works (POTW) system under the Pennsylvania Department of Environmental Protection (PADEP) NPDES Permit No. PA0020486; and

**WHEREAS**, pursuant to the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), the General Pretreatment Regulations for Existing and New Sources of Pollution (40 CFR Part 403), Chapter 92a of the Pennsylvania Code, and the Authority’s approved Industrial Pretreatment Program, the Authority is mandated to re-evaluate and maintain site-specific Local Limits to prevent Pass-Through, Interference, worker hazards, and sludge contamination; and

**WHEREAS**, following the reissuance of its NPDES Permit, the Authority completed a comprehensive Headworks Analysis and Local Limits Re-evaluation in full compliance with EPA Region 3 Industrial Pretreatment Program guidelines; and

**WHEREAS**, the United States Environmental Protection Agency (EPA) Region 3 and PADEP have completed their regulatory review and issued formal approval of the revised Local Limits on July 27, 2026; and

**WHEREAS**, the Authority provides regional wastewater treatment services to contributing municipalities pursuant to existing inter-Municipality/Townships Agreements, requiring uniform implementation and enforcement of pretreatment standards across all connected sewer service boundaries.

**WHEREAS**, the POTW desires to formally adopt these local limits and incorporate them into its sewer user ordinance, rules and regulations, and industrial user control mechanisms in accordance with Section § 455-37 (Local limits) of Ordinance No. 002222022-01; and

**NOW, THEREFORE, BE IT RESOLVED**, by Bellefonte Borough Authority, Centre County, Pennsylvania, as follows:

#### Section 1. Adoption of EPA-Approved Local Limits

The Authority hereby formally adopts the following revised maximum allowable headworks/discharge Local Limits applicable to all Industrial Users (IUs) and Significant Industrial Users (SIUs) discharging into the Authority's wastewater collection and treatment facilities:

| Parameter Pollutant         | Maximum Daily Limit, mg/l | EPA Notification Needed? |
|-----------------------------|---------------------------|--------------------------|
| Aluminum                    | 11.80                     | No                       |
| Arsenic                     | 0.07790                   | No                       |
| Bis(2-ethylhexyl) phthalate | 0.1485                    | No                       |
| Cadmium                     | 0.01540                   | No                       |
| Chromium                    | 3.450                     | No                       |
| Copper                      | 0.4636                    | No                       |
| Cyanide                     | 0.7100                    | No                       |
| Lead                        | 0.5000                    | No                       |
| Mercury                     | 0.006900                  | No                       |
| Molybdenum                  | 0.178                     | No                       |
| Nickel                      | 1.270                     | No                       |
| Silver                      | 0.2700                    | No                       |
| Zinc                        | 0.5                       | Yes                      |
| Oil & Grease                | 100                       | No                       |

Attached hereto and incorporated herein as **Exhibit A** is the approved documentation by the EPA.

#### Section 2. Administration and Enforcement

The **Pretreatment Coordinator** is hereby authorized and directed to administer, monitor, and enforce these revised Local Limits through the issuance and modification of Industrial Discharge Permits, execution of the Authority's Enforcement Response Plan (ERP), and enforcement of the Authority's Rates, Rules, and Regulations.

### Section 3. Inter-Municipal/Township Notification & Action

In accordance with applicable Inter-Municipal/Township Service Agreements, the **Pretreatment Coordinator** shall promptly transmit certified copies of this Resolution and the EPA Approval Letter to the governing bodies of all contributing municipalities. Contributing municipalities shall be requested to execute corresponding municipal code/ordinance administrative updates or resolutions, as necessary, to maintain uniform regional pretreatment enforcement authority.

### Section 4. Public Notification & Action

In compliance with 40 CFR § 403.5(c)(3) and EPA Local Limits Development Guidance, the **Pretreatment Coordinator** is hereby directed to publish public notice of these adopted Local Limits in a newspaper of general circulation within the service area and/or post notice on the Authority's official website. The public notice shall inform affected industrial users, commercial dischargers, and interested parties of the revised limits, the timelines for effective implementation, and the opportunity to submit written comments or request technical details regarding the evaluation that underlies the limits.

### Section 5. Effective Date

This Resolution shall take effect immediately upon execution by the Bellefonte Borough Authority.

DULY ADOPTED AND EXECUTED this 4<sup>th</sup> day August, 2026 by Bellefonte Borough Authority at a public meeting held in accordance with the Pennsylvania Sunshine Act.

ATTEST:

\_\_\_\_\_, Authority Secretary

Bellefonte Borough Authority

By: \_\_\_\_\_

\_\_\_\_\_, Chairman/President

**From:** Frank Noll

**Sent:** Tuesday, July 28, 2026 10:16 AM

**To:** Jean Ryan <[jryan@bartonandloguidice.com](mailto:jryan@bartonandloguidice.com)>; Paola Argueta <[pargueta@bartonandloguidice.com](mailto:pargueta@bartonandloguidice.com)>  
Attachment A - EPA Acceptance of BBA Local Limits (07/27/2026)  
Bellefonte Borough Authority Packet August 4, 2026

**Subject:** FW: PA0020486 Bellefonte Local Limits Acceptance

FYI

Frank Noll

Plant Superintendent

Bellefonte WWTP

615 Pleasant View Blvd.

Bellefonte, PA 16823

814-353-2627

---

**From:** Possler, Aron <[Possler.Aron@epa.gov](mailto:Possler.Aron@epa.gov)>

Page 75 of 109

**Sent:**<sup>1</sup> Monday, July 27, 2026 3:49 PM



**To:** Jean Ryan <[jryan@bartonandloguidice.com](mailto:jryan@bartonandloguidice.com)>  
**Cc:** Paola Argueta <[pargueta@bartonandloguidice.com](mailto:pargueta@bartonandloguidice.com)>; Frank Noll <[fnoll@bellefontepa.gov](mailto:fnoll@bellefontepa.gov)>; Shannon Struble <[sstruble@bellefontepa.gov](mailto:sstruble@bellefontepa.gov)>; Doug Watson <[dwatson@bellefontepa.gov](mailto:dwatson@bellefontepa.gov)>; Stuart, Ryan <[stuart.ryan@epa.gov](mailto:stuart.ryan@epa.gov)>; Sanchez Gonzalez, Natalie <[sanchez-gonzalez.natalie@epa.gov](mailto:sanchez-gonzalez.natalie@epa.gov)>; Maurer, Sarah <[Maurer.Sarah@epa.gov](mailto:Maurer.Sarah@epa.gov)>  
**Subject:** PA0020486 Bellefonte Local Limits Acceptance

Jean:

Thank you for submitting the revised local limits reevaluation on behalf of the Bellefonte Borough Authority POTW Pretreatment Program (Authority). I have completed review of the Authority’s headworks analysis, which was submitted in accordance with section C.II(E) of the POTW’s NPDES permit (issued February 25, 2025) and dated July 22, 2026. Based on this review, the proposed reevaluation of the Authority’s local limits is acceptable.

Attached for your reference is a monitoring data workbook illustrating the influent, effluent, and sludge goals for the Authority’s POTW based on the reevaluation. Such goals will be used in the evaluation of the monitoring data submitted with future pretreatment program annual reports. If a sample result is reported as non-detectable and the detection limit is above the influent and/or effluent goal, the result is considered an exceedance unless the analysis was done using the most sensitive EPA-approved method.

This workbook additionally shows the monitoring frequency for each pollutant. A monitoring frequency of “4” for the influent, effluent, and sludge parameters generally means that the Authority has proposed a local limit for that pollutant. (Exclusions include biochemical oxygen demand, carbonaceous biochemical oxygen demand, total suspended solids, ammonia nitrogen, total Kjeldahl nitrogen, total nitrogen, nitrate nitrogen, total phosphorus, and oil and grease for effluent and sludge and total dissolved solids and chlorides for sludge.) A frequency of “1” for the influent and sludge, and “0” for effluent parameters indicates a pollutant that is a priority pollutant and for which a maximum allowable headworks loading was calculated, but for which no limit was proposed. A frequency of “0” for all sampling points designates a pollutant that is *not* a priority pollutant but for which an evaluation was done, and no limit was proposed.

Because some of the proposed local limits are less stringent than the currently approved local limits (namely benzene, ethylbenzene, toluene, xylene, and zinc), the revision to the limits is considered a substantial program modification as defined under 40 CFR 403.18(b)(2). As such, the EPA, the Approval Authority, will issue a public notice pursuant to 40 CFR 403.11(b) providing for a period of not less than 30 days during which interested persons may submit their written views on the substantial program modification. The public notice will be issued once adoption of the revised local limits is found to be satisfactory.

In addition, please note that the POTW’s NPDES permit requires the Authority to adopt the revised limits (see, Table 1.) within four months of this acceptance by the EPA. The NPDES permit also requires, if necessary, the Authority to notify any and all contributing municipalities of the need to adopt the revised local limits within the same four-month period to ensure that the limits are enforceable throughout the service area. After receipt of copies of both the adopted limits for the Authority and for any and all contributing municipalities, the EPA will provide the Authority with a formal decision of approval or disapproval taking into consideration comments submitted during the comment period and the record of the public hearing, if held.

**Table 1. – Accepted Local Limits at Uniform Concentration (Average Monthly)**

| Pollutant                   | LL (mg/L) | Basis of Limitation |
|-----------------------------|-----------|---------------------|
| Aluminum                    | 11.8      | Water Quality       |
| Arsenic                     | 0.0779    | Existing            |
| Bis(2-ethylhexyl) phthalate | 0.1485    | Water Quality       |
| Cadmium                     | 0.0154    | Water Quality       |
| Chromium                    | 3.45      | Inhibition          |
| Copper                      | 0.4636    | Existing            |
| Cyanide                     | 0.71      | Water Quality       |
| Lead                        | 0.5       | Sludge              |
| Mercury                     | 0.0069    | Water Quality       |
| Molybdenum                  | 0.178     | Sludge              |
| Nickel                      | 1.27      | Sludge              |
| Oil and grease              | 100       | Existing            |

|        |      |               |
|--------|------|---------------|
| Silver | 0.27 | Water Quality |
| Zinc   | 0.5  | Inhibition    |

**Bellefonte Borough Authority Packet August 4, 2026**

If you have any questions or comments regarding this matter, please contact me or any member of the EPA Region 3 Pretreatment Team.

Thank you.

**Aron Possler**

NPDES Permits Section

U.S. EPA Region 3

(215) 814-2780



HISTORIC  
**Bellefonte**<sup>™</sup>  
*Est. 1795*

**RESOLUTION 2026-6**

**A RESOLUTION OF BELLEFONTE BOROUGH AUTHORITY, CENTRE COUNTY, PENNSYLVANIA, ADOPTING THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2027 THROUGH 2031.**

**WHEREAS**, a five-year Capital Improvement Program has been determined by Bellefonte Borough Authority to be an essential tool in planning for large-scale capital expenditures across all governmental and enterprise funds; and

**WHEREAS**, Bellefonte Borough Authority has determined that, for the purposes of this plan, capital expenditure is any single item with a unit cost of two thousand five hundred dollars (\$2,500) or more and an estimated useful life of at least one year; and

**WHEREAS**, the 2027 – 2031 Capital Improvement Program for Bellefonte Borough Authority is attached hereto as Exhibit “A” and made part of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, the 2027 – 2031 Capital Improvement Program for the Borough of Bellefonte, as presented by the Borough Manager and revised through August 4, 2026, at a Regular Meeting of Bellefonte Borough Authority is hereby adopted.

**RESOLVED**, this 4th day of August, 2026.

**ATTEST:**

**BELLEFONTE BOROUGH: AUTHORITY**

---

David Pribulka, Secretary

---

Frank Halderman, Chairman

Exhibit “A”



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**BELLEFONTE BOROUGH**  
**Capital Improvement Program**  
**FISCAL YEARS 2027 - 2031**

# Table of Contents

**1. Introduction..... 3**

**2. Program Summary..... 5**

**3. Public Works..... 7**

    Street Department.....7

    Refuse Department.....8

    Building & Grounds, Public Works.....8

    Building & Grounds, Administration Building.....9

    Parks & Recreation.....9

    Water Department.....10

    Sewer Department (System).....11

**4. Police Department..... 13**

**5. Wastewater Treatment Plant — Operations..... 14**

**6. Wastewater Treatment Plant — Engineering..... 16**

**7. Office of Community Affairs..... 17**

**8. General Administration..... 17**

**Appendix A. Staffing Requests (All Departments)..... 18**

**Appendix B. Items Not Included in the CIP..... 19**

## 1. Introduction

This document presents the Borough of Bellefonte's first Capital Improvement Program (CIP), covering the 2027 through 2031 program years. It consolidates the capital requests submitted by each Borough department into a single five-year forecast, giving Borough Council, the Bellefonte Borough Authority, and the public a comprehensive view of the investment anticipated to maintain and improve the Borough's facilities, infrastructure, equipment, and services.

### What is a Capital Improvement Program?

A CIP is a five-year planning document that forecasts the financial requirements necessary to fulfill the capital needs of the Borough. Because of the significant costs associated with certain purchases such as vehicles, equipment, infrastructure, and land acquisition, planning for expenditures on a year-to-year basis makes it difficult to make informed decisions that maintain financial sustainability. The CIP addresses this challenge by looking ahead five years and identifying, to the extent practicable, what capital needs are anticipated in each program year.

The Borough has defined a capital asset as one with an initial cost equal to or exceeding \$2,500 per unit and a useful life of longer than one year. In addition to traditional capital assets, this program also captures staffing requests and software acquisition and replacement, recognizing that these represent significant long-term cost commitments that benefit from advance planning.

### What the CIP is Not

It is equally important to clarify what the CIP *is not*. The CIP is not an official authorization to expend funds. Inclusion of a proposed expenditure in the CIP does not guarantee approval to budget or spend for that item in the designated program year. As priorities change and circumstances evolve, items may be advanced, deferred, or removed. Conversely, new capital needs that arise may be incorporated through the annual budget process, which represents Council's formal appropriation of funding to pursue projects.

### Development of the Program

Department Directors were asked to develop capital requests across the five-year program horizon, including cost estimates, brief narratives describing each item and the need it addresses, and consideration of ancillary costs such as vehicle upfitting or associated equipment. The Manager held open office hours in June to assist departments in preparing their submissions, and requests were due on July 10. The Borough Manager and Finance Director subsequently met with each Department Director to review submissions, and the draft CIP was reviewed by Borough Council and the Borough Authority work session on July 20, August 3, and August 4 (BBA). This document reflects the results of those reviews.

Cost figures represent the best estimates available at the time of submission, and are projected based on their program years. They have not been independently re-priced and will be refined as each item approaches its program year and firm quotes or engineering estimates are obtained.

### How to Read This Document

Section 2 summarizes the program as a whole, presenting total cost by component and by fiscal year along with supporting visuals. Sections 3 through 8 present the detailed requests of each department, organized by program year, with a brief description and cost estimate for every item. Appendix A consolidates all personnel requests, including estimated benefits and payroll taxes, and Appendix B documents items that were submitted but excluded from the program, along with the reason for each exclusion.

### Summary of the Program

The 2027–2031 Capital Improvement Program identifies **\$13,424,240** in anticipated capital investment across all Borough departments and functions. Several characteristics of the program merit Council's attention:

**Investment is heavily concentrated in the first program year.** Fiscal year 2027 accounts for **\$5,095,440**, or approximately 38 percent of the entire five-year program. This reflects a number of long-deferred needs reaching the point of replacement or rehabilitation at the same time, most notably the rehabilitation of the Corning water tank



(\$1,300,000), upgrades to the Big Spring pumphouse (\$260,000), and replacement of the Borough's 2012 street sweeper (\$450,000). This is not unusual in capital planning, and projects will smooth out over the course of the CIP years when the Annual Budget is developed.

**The majority of the program supports water, sewer, and wastewater functions.** These functions represent **\$8,322,390**, or approximately 62 percent of the program. Costs in these areas are ordinarily supported by user rates and enterprise fund revenues rather than general tax revenue, and falls under the purview of the Bellefonte Borough Authority.

**A small number of projects account for a large share of the total.** The Talleyrand Park to Masullo Park connector trail represents \$1,450,000 across design (\$250,000 in 2028) and construction (\$1,200,000 in 2030), and is the single largest general government commitment in the program. Together with the Corning water tank rehabilitation, the Hughes Street tank rehabilitation (\$700,000), the shared vacuum/hydro excavating truck (\$650,000), and the reservoir rehabilitation (\$500,000), these five items comprise roughly one-third of the total program costs.

**Several items may be eligible for grant funding.** Planning and preservation initiatives identified in Section 7 may be supported in whole or in part by the DCED Municipal Assistance Program, DCNR Community Conversation Partnerships Program grants, and grants administered by the Pennsylvania Historical and Museum Commission. Larger recreation and trail investments may also be candidates for external funding. Pursuit of these opportunities would reduce the local share of the program and should be a continuing focus as individual items advance toward their program years.

**Personnel requests are presented separately.** New staffing requests are consolidated in Appendix A rather than included in the capital totals above. These positions represent between \$195,000 and \$234,000 in annual salary, or between \$317,967 and \$422,404 annually once estimated benefits and payroll taxes are included. Because these are recurring operating commitments rather than one-time capital expenditures, they are shown separately so their ongoing budget impact is clear.

## Next Steps

Once adopted by Borough Council and the Authority Board, the CIP will serve as the framework for the annual budget process, in which individual items are formally considered for funding authorization. Staff will consider operational needs, revenue projections based on conservative estimates, and overall fiscal stability of the Borough when including capital requests in the Annual Budget development. The CIP is intended to be reviewed and updated annually so that it continues to reflect current conditions, priorities, and cost estimates.

## 2. Program Summary

The table below summarizes the estimated cost of each capital program component. Personnel costs are excluded here and consolidated in Appendix A (Staffing). All capital components are allocated to fiscal years developed in detail throughout the document.

| Program Component                           | Basis                                               | Approximate Cost      |
|---------------------------------------------|-----------------------------------------------------|-----------------------|
| Public Works (all departments)              | FY-allocated; excl. staffing                        | \$10,248,000          |
| Police Department                           | FY-allocated; excl. staffing                        | \$215,100 – \$228,100 |
| WWTP – Operations Replacement Schedule      | FY-allocated                                        | \$1,634,890           |
| WWTP – Engineered Capital Projects          | FY-allocated                                        | \$1,065,000           |
| Office of Community Affairs                 | FY-allocated; excl. staffing                        | \$175,000             |
| General Administration                      | FY-allocated                                        | \$86,250              |
| Staffing – all departments (see Appendix A) | Salary and estimates of benefits and taxes included | \$317,967 – \$422,404 |

### Estimated CIP Spending by Fiscal Year

| Component                | 2027               | 2028               | 2029               | 2030               | 2031             |
|--------------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| Public Works             | \$3,742,000        | \$1,930,500        | \$1,478,500        | \$2,545,500        | \$551,500        |
| Police                   | \$17,600           | \$53,500           | \$36,000           | \$32,000           | \$76,000         |
| WWTP – Operations        | \$799,590          | \$310,500          | \$81,800           | \$130,000          | \$313,000        |
| WWTP – Engineered        | \$500,000          | \$70,000           | \$470,000          | \$25,000           | —                |
| Community Affairs        | —                  | —                  | \$60,000           | \$60,000           | \$55,000         |
| General Administration   | \$36,250           | \$50,000           | —                  | —                  | —                |
| <b>Total (allocated)</b> | <b>\$5,095,440</b> | <b>\$2,414,500</b> | <b>\$2,126,300</b> | <b>\$2,792,500</b> | <b>\$995,500</b> |

**Five-year allocated capital total: \$13,424,240** (station carpet included at the low end of its \$17,000–\$30,000 range; the high end would add an estimated \$13,000 in FY2028)

**Staffing (Appendix A):** \$195,000 – \$234,000 salary only; estimates including benefits & taxes are between \$317,967 and \$422,404

The following figures illustrate the distribution of the program across program years, functions, and funding source categories.

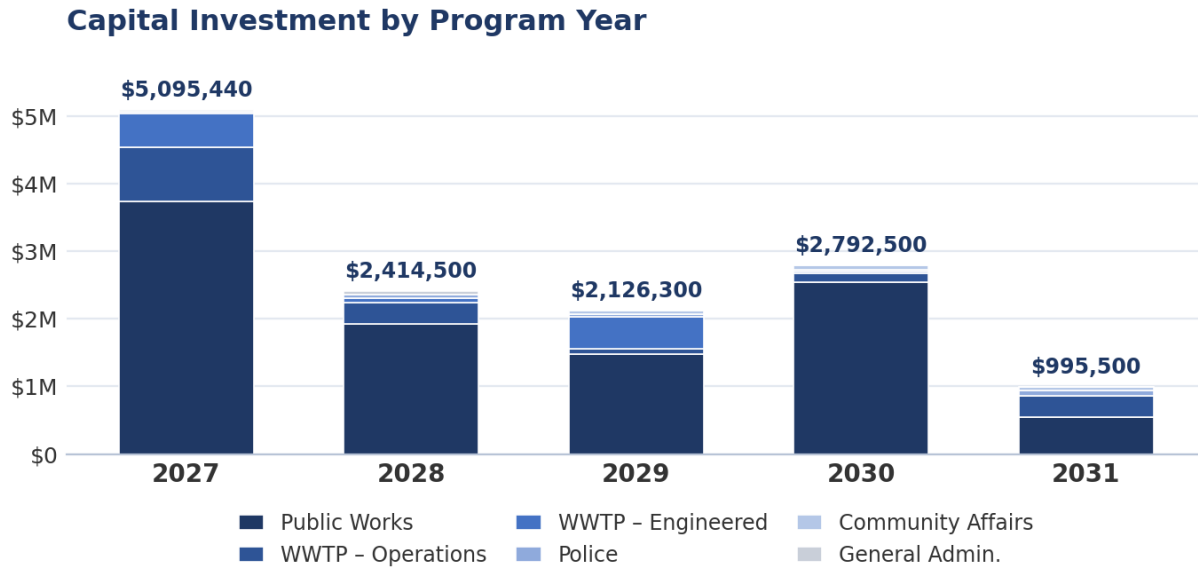


Figure 1. Anticipated capital investment by program year and component, 2027–2031.

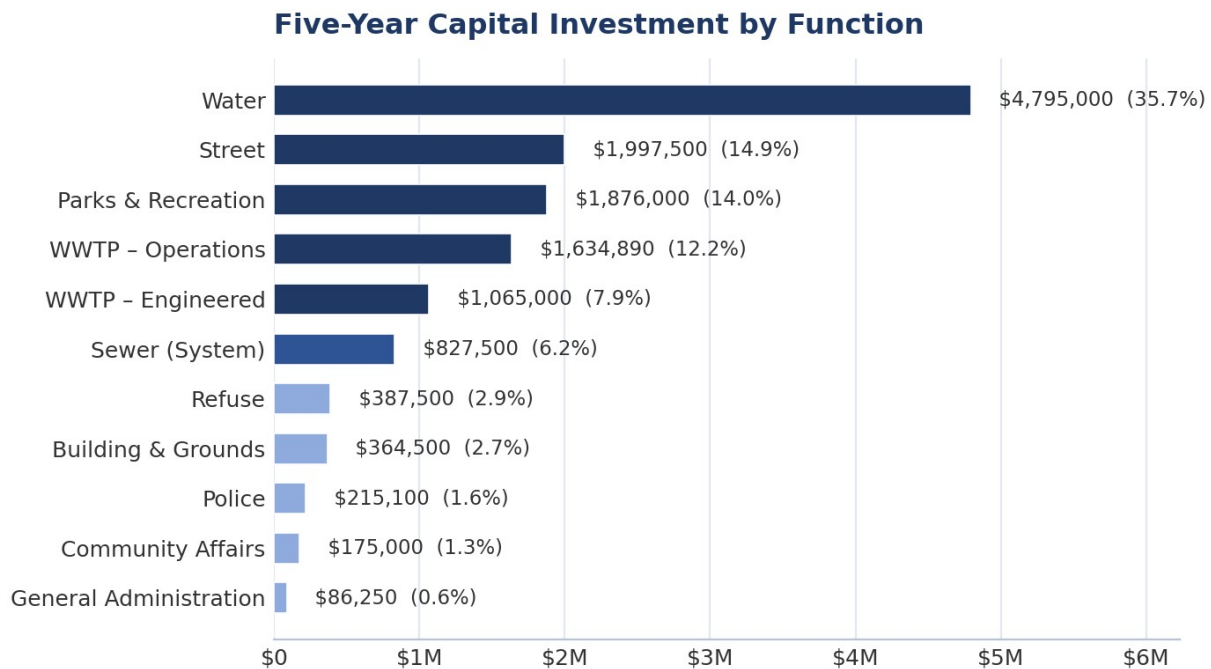


Figure 2. Five-year capital investment by department and function.

### Program by Funding Source Category



Figure 3. Distribution between utility/enterprise functions and general government functions.

### 3. Public Works

#### Street Department — \$1,997,500

| FY   | Item                                                                  | Description                                                                                   | Est. Cost          |
|------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------|
| 2027 | New Truck – Ford F350 w/ Plow & Spreader Upfit                        | Replacing a 2017 F350 w/ new truck, plow, and spreader                                        | \$80,000           |
|      | New Street Sweeper                                                    | Replacing a 2012 Johnston sweeper                                                             | \$450,000          |
|      | Miscellaneous Tools                                                   | PPE, shovels, asphalt lutes, broken/worn tools                                                | \$2,500            |
|      | Street Paving Project                                                 | Hughes, Robin, Summit, E Linn (north lane only), W Church Lane, Badger, Locust, Cowdrick Lane | \$100,000          |
|      | Storm Water Project – Shady Lane                                      | Replacing failed catch basin and pipe                                                         | \$125,000          |
|      | New Street Lights & Infrastructure – W Linn / 200–300 blk N Allegheny | Existing lights & infrastructure failing                                                      | \$200,000          |
|      | Street/Road Sign Replacement / Traffic Cones                          | Replacing damaged signs and worn cones                                                        | \$5,000            |
|      | New Vehicle                                                           | Replacing a 2003 Ford Explorer                                                                | \$50,000           |
|      | <b>2027 subtotal</b>                                                  |                                                                                               | <b>\$1,012,500</b> |
| 2028 | New Truck – Ford F550 w/ Dump Bed, Plow & Spreader                    | Replacing a 2018 F550 dump truck                                                              | \$110,000          |
|      | Miscellaneous Tools                                                   | PPE, shovels, asphalt lutes, broken/worn tools                                                | \$2,500            |
|      | Street Paving Project                                                 | E Cherry Lane, Parkwood, Hamilton, E Logan, E Church, Morning Aire, E Lamb, Cowdrick Lane     | \$100,000          |
|      | Street/Road Sign Replacement / Traffic Cones                          | Replacing damaged signs & worn cones                                                          | \$5,000            |
|      | Storm Water Project – E Lamb St / Wilson St                           | 2 storm boxes & pipe on E Lamb; 2 on N Wilson; connect to main at E Howard                    | \$150,000          |
|      | New Vehicle                                                           | Replacing a 2011 Chevrolet Colorado                                                           | \$50,000           |
|      | <b>2028 subtotal</b>                                                  |                                                                                               | <b>\$417,500</b>   |
| 2029 | New Truck – Ford F350 w/ Plow & Spreader                              | Replacing a 2019 F350                                                                         | \$82,000           |
|      | New Mini Excavator                                                    | Replacing a 2017 CASE CX37                                                                    | \$80,000           |
|      | New Equipment Trailer                                                 | Replacing a 2017 equipment trailer                                                            | \$9,000            |
|      | Miscellaneous Tools                                                   | PPE, shovels, asphalt lutes, broken/worn tools                                                | \$2,500            |
|      | Street Paving Project                                                 | Phoenix, S Spring/W Crawford, E Church Ln, E Ardell, Cowdrick, Tanney, Summit, E Linn         | \$100,000          |
|      | Street/Road Sign Replacement / Traffic Cones                          | Replacing damaged signs & worn cones                                                          | \$5,000            |
|      | <b>2029 subtotal</b>                                                  |                                                                                               | <b>\$278,500</b>   |
| 2030 | Miscellaneous Tools                                                   | PPE, shovels, asphalt lutes, broken/worn tools                                                | \$2,500            |
|      | Street Paving Project                                                 | W Logan, Blanchard, Humes, Halfmoon, Scott Lane, Meek Lane, Shoemaker, E Linn                 | \$100,000          |

| FY          | Item                                     | Description                                                               | Est. Cost        |
|-------------|------------------------------------------|---------------------------------------------------------------------------|------------------|
|             | <b>2030 subtotal</b>                     |                                                                           | <b>\$102,500</b> |
| <b>2031</b> | New Truck – Ford F350 w/ Plow & Spreader | Replacing a 2021 F350                                                     | \$84,000         |
|             | Miscellaneous Tools                      | PPE, shovels, asphalt lutes, broken/worn tools                            | \$2,500          |
|             | Street Paving Project                    | W Beaver, W Church, Shugert Ln, Locust Ln, W Lamb, Ridge, E Cherry, Shope | \$100,000        |
|             | <b>2031 subtotal</b>                     |                                                                           | <b>\$186,500</b> |

**Refuse Department — \$387,500**

| FY          | Item                                      | Description                                                                                          | Est. Cost        |
|-------------|-------------------------------------------|------------------------------------------------------------------------------------------------------|------------------|
| <b>2027</b> | Miscellaneous Tools                       | PPE, replacing broken/worn tools                                                                     | \$2,500          |
|             | Paving Driveway – RCD Facility, Musser Ln | The driveway at the Musser Lane composting facility is in poor condition and is in need of repaving. | \$25,000         |
|             | <b>2027 subtotal</b>                      |                                                                                                      | <b>\$27,500</b>  |
| <b>2028</b> | Miscellaneous Tools                       | PPE, replacing broken/worn tools                                                                     | \$2,500          |
|             | <b>2028 subtotal</b>                      |                                                                                                      | <b>\$2,500</b>   |
| <b>2029</b> | Miscellaneous Tools                       | PPE, replacing broken/worn tools                                                                     | \$2,500          |
|             | <b>2029 subtotal</b>                      |                                                                                                      | <b>\$2,500</b>   |
| <b>2030</b> | New Rear Load Garbage Truck               | Replacing a 2014 Peterbilt                                                                           | \$350,000        |
|             | Miscellaneous Tools                       | PPE, replacing broken/worn tools                                                                     | \$2,500          |
|             | <b>2030 subtotal</b>                      |                                                                                                      | <b>\$352,500</b> |
| <b>2031</b> | Miscellaneous Tools                       | PPE, replacing broken/worn tools                                                                     | \$2,500          |
|             | <b>2031 subtotal</b>                      |                                                                                                      | <b>\$2,500</b>   |

**Building & Grounds, Public Works — \$230,000**

| FY          | Item                                    | Description                                      | Est. Cost        |
|-------------|-----------------------------------------|--------------------------------------------------|------------------|
| <b>2027</b> | Water Street Sidewalk & Rear Lot Paving | Sidewalk & asphalt in poor condition             | \$60,000         |
|             | <b>2027 subtotal</b>                    |                                                  | <b>\$60,000</b>  |
| <b>2028</b> | Replace Roof Over Police Department     | Aging roof; replacement per RH Marcon inspection | \$30,000         |
|             | <b>2028 subtotal</b>                    |                                                  | <b>\$30,000</b>  |
| <b>2030</b> | Pave Employee Parking Lot               | Existing asphalt old & failing                   | \$40,000         |
|             | <b>2030 subtotal</b>                    |                                                  | <b>\$40,000</b>  |
| <b>2031</b> | New Roof Over Public Works Building     | Aging roof; replacement per RH Marcon inspection | \$100,000        |
|             | <b>2031 subtotal</b>                    |                                                  | <b>\$100,000</b> |

## Building & Grounds, Administration Building — \$134,500

| FY          | Item                                                          | Description                                                                                                                                | Est. Cost        |
|-------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>2027</b> | 2 HVAC Units – Ground-Level Rental Units (FyreRok & Frontier) | Units 25+ years old; parts unavailable (\$20,000/unit)                                                                                     | \$40,000         |
|             | Upgrade Lighting – Borough Office Space                       | The areas near the entryway to the administration offices are dimly lit and new wiring and light fixtures are proposed.                    | \$12,000         |
|             | Repair Granite Steps – N Spring St Entrance                   | The granite front entryway steps are heaving and need to be reconstructed. A lower cost option to install concrete steps is also feasible. | \$40,000         |
|             | AV Upgrades for Council Chambers                              | Includes installation of TVs and visual enhancements to present to Council and public.                                                     | \$10,000         |
|             | Office Furniture/Improvements                                 | Refrigerator, dishwasher, lounge sofa, and curtains                                                                                        | \$7,500          |
|             | <b>2027 subtotal</b>                                          |                                                                                                                                            | <b>\$109,500</b> |
| <b>2030</b> | Remodel Admin Office Space – Conference/Break Room            | Includes remodeling existing space for better utilization.                                                                                 | \$25,000         |
|             | <b>2030 subtotal</b>                                          |                                                                                                                                            | <b>\$25,000</b>  |

## Parks & Recreation — \$1,876,000

| FY          | Item                                                        | Description                                                                                                    | Est. Cost        |
|-------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------|
| <b>2027</b> | Tree Work                                                   | Removal of dead/dying trees                                                                                    | \$10,000         |
|             | Brick Walkway Restoration – Talleyrand Park Pergola         | Restore brick walkway around the pergola and stone wall near creek. This may be cheaper with stamped concrete. | \$50,000         |
|             | Fence Replacement – Mill Race Entrance, Talleyrand Park     | Replace fencing at the mill race entrance                                                                      | \$20,000         |
|             | Restroom Design – Talleyrand Park                           | Design services for new park restroom                                                                          | \$10,000         |
|             | <b>2027 subtotal</b>                                        |                                                                                                                | <b>\$90,000</b>  |
| <b>2028</b> | Tree Work                                                   | Removal of dead/dying trees                                                                                    | \$10,000         |
|             | New Zero-Turn Mower                                         | Replacing 20-year-old mower                                                                                    | \$18,000         |
|             | Restroom Construction – Talleyrand Park                     | Construction of new park restroom                                                                              | \$200,000        |
|             | Talleyrand to Masullo Connector Trail – Design & Permitting | Design & permitting, Talleyrand Park to Masullo Park connector trail                                           | \$250,000        |
|             | <b>2028 subtotal</b>                                        |                                                                                                                | <b>\$478,000</b> |
| <b>2029</b> | Tree Work                                                   | Removal of dead/dying trees                                                                                    | \$10,000         |
|             | Restore Sculpture Garden Entrance – Talleyrand Park         | Restore the entrance to the sculpture garden                                                                   | \$10,000         |
|             | Universal Play Equipment – Governor’s Park                  | Accessible/universal play equipment                                                                            | \$25,000         |
|             | <b>2029 subtotal</b>                                        |                                                                                                                | <b>\$45,000</b>  |



| FY          | Item                                               | Description                                                   | Est. Cost          |
|-------------|----------------------------------------------------|---------------------------------------------------------------|--------------------|
| <b>2030</b> | Tree Work                                          | Removal of dead/dying trees                                   | \$10,000           |
|             | New Zero-Turn Mower                                | Replacing 20-year-old mower                                   | \$18,000           |
|             | Restore 'Horse Trough' Sculpture – Talleyrand Park | Restoration of the horse trough sculpture                     | \$5,000            |
|             | Bike Racks – Various Borough Locations             | Install bike racks at various locations                       | \$5,000            |
|             | Talleyrand–Masullo Connector Trail – Construction  | Construction, Talleyrand Park to Masullo Park connector trail | \$1,200,000        |
|             | <b>2030 subtotal</b>                               |                                                               | <b>\$1,238,000</b> |
| <b>2031</b> | Tree Work                                          | Removal of dead/dying trees                                   | \$10,000           |
|             | Replace Park Benches                               | Replace two park benches in Borough parks                     | \$5,000            |
|             | Stormwater Improvements – Talleyrand Park          | Stormwater improvements within Talleyrand Park                | \$10,000           |
|             | <b>2031 subtotal</b>                               |                                                               | <b>\$25,000</b>    |

## Water Department — \$4,795,000

| FY          | Item                                                   | Description                                                                       | Est. Cost          |
|-------------|--------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------|
| <b>2027</b> | Rehab Corning Water Tank                               | Rehabbing a 60-year-old storage tank                                              | \$1,300,000        |
|             | Fire Hydrant Replacement Program                       | Replacing old/aging hydrants                                                      | \$20,000           |
|             | Big Spring Upgrade Project                             | Electrical service, SCADA & chlorine room at Big Spring pump house                | \$260,000          |
|             | Meter Replacement Program                              | Replacing meters that are more than 20 years old                                  | \$200,000          |
|             | Flexnet Meter Software Upgrade                         | 3 radio towers & software for remote reads                                        | \$340,000          |
|             | Replace 2" Water Main – S Potter St (new 4")           | Existing main in poor condition                                                   | \$50,000           |
|             | Service Line Inventory                                 | DEP-required service line inventory                                               | \$100,000          |
|             | Water Line Leak Repair / Maintenance                   | Emergency leak repair, maintenance, restoration                                   | \$75,000           |
|             | Leak Detection                                         | Water loss prevention                                                             | \$15,000           |
|             | Miscellaneous Tools                                    | PPE, shovels, broken/worn tools                                                   | \$2,500            |
|             | <b>2027 subtotal</b>                                   |                                                                                   | <b>\$2,362,500</b> |
| <b>2028</b> | New Vac/Hydro Excavating Truck (25% – shared w/ Sewer) | Replacing a 2006 Sterling vac truck; \$650,000 total; 25% Water / 75% Sewer share | \$162,500          |
|             | Fire Hydrant Replacement Program                       | Replacing old/aging hydrants                                                      | \$20,000           |
|             | Replace 1.25" Main & Services – Pike Alley (new 2")    | Existing main in poor condition                                                   | \$75,000           |
|             | Water Meter Replacement Program                        | Replacing meters that are more than 20 years old                                  | \$100,000          |
|             | Water Line Leak Repair / Maintenance                   | Emergency leak repair, maintenance, restoration                                   | \$75,000           |

| FY          | Item                                             | Description                                                                                  | Est. Cost          |
|-------------|--------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------|
|             | Leak Detection                                   | Water loss prevention                                                                        | \$15,000           |
|             | Miscellaneous Tools                              | PPE, shovels, broken/worn tools                                                              | \$2,500            |
|             | <b>2028 subtotal</b>                             |                                                                                              | <b>\$450,000</b>   |
| <b>2029</b> | Forge Rd Water Main & Service Line Replacement   | 1.25" galvanized in poor condition & location                                                | \$150,000          |
|             | Hughes Street Water Storage Tank Rehab           | Aging tank needing rehabilitation                                                            | \$700,000          |
|             | Halfmoon Hill Pump Station Upgrade / Replacement | New pump station at S Potter St., abandoning & decommissioning pump station at Halfmoon Hill | \$125,000          |
|             | Water Line Leak Repair / Maintenance             | Emergency leak repair, maintenance, restoration                                              | \$75,000           |
|             | Fire Hydrant Replacement Program                 | Replacing old/aging hydrants                                                                 | \$20,000           |
|             | Leak Detection                                   | Water loss prevention                                                                        | \$15,000           |
|             | Miscellaneous Tools                              | PPE, shovels, broken/worn tools                                                              | \$2,500            |
|             | <b>2029 subtotal</b>                             |                                                                                              | <b>\$1,087,500</b> |
| <b>2030</b> | Reservoir Rehab / Engineering                    | Construct new standpipe/pump system                                                          | \$500,000          |
|             | Water Line Leak Repair / Maintenance             | Emergency leak repair, maintenance, restoration                                              | \$75,000           |
|             | Fire Hydrant Replacement Program                 | Replacing old/aging hydrants                                                                 | \$20,000           |
|             | New Ford F550 Service Truck                      | Replacing a 2023 Ford F350 service truck                                                     | \$110,000          |
|             | Leak Detection                                   | Water loss prevention                                                                        | \$15,000           |
|             | Miscellaneous Tools                              | PPE, shovels, broken/worn tools                                                              | \$2,500            |
|             | <b>2030 subtotal</b>                             |                                                                                              | <b>\$722,500</b>   |
| <b>2031</b> | New Meter Service Truck                          | Replacing a 2010 Chevrolet Colorado                                                          | \$60,000           |
|             | Water Line Leak Repair / Maintenance             | Emergency leak repair, maintenance, restoration                                              | \$75,000           |
|             | Fire Hydrant Replacement Program                 | Replacing old/aging hydrants                                                                 | \$20,000           |
|             | Leak Detection                                   | Water loss prevention                                                                        | \$15,000           |
|             | Miscellaneous Tools                              | PPE, shovels, broken/worn tools                                                              | \$2,500            |
|             | <b>2031 subtotal</b>                             |                                                                                              | <b>\$172,500</b>   |

### Sewer Department (System) — \$827,500

| FY          | Item                                  | Description                                                                   | Est. Cost       |
|-------------|---------------------------------------|-------------------------------------------------------------------------------|-----------------|
| <b>2027</b> | Sewer System Preventative Maintenance | Camera lines; repair/line problem areas to reduce inflow & infiltration (I&I) | \$65,000        |
|             | GIS Mapping of Sewer Mains & Manholes | Updated mapping; current mapping outdated                                     | \$15,000        |
|             | <b>2027 subtotal</b>                  |                                                                               | <b>\$80,000</b> |
| <b>2028</b> | New Vac/Hydro Excavating Truck        | Replacing a 2006 Sterling vac truck; \$650,000 total;                         | \$487,500       |

| FY          | Item                                  | Description                                           | Est. Cost        |
|-------------|---------------------------------------|-------------------------------------------------------|------------------|
|             | (75% – shared w/ Water)               | 75% Sewer / 25% Water share                           |                  |
|             | Sewer System Preventative Maintenance | Camera lines; repair/line problem areas to reduce I&I | \$65,000         |
|             | <b>2028 subtotal</b>                  |                                                       | <b>\$552,500</b> |
| <b>2029</b> | Sewer System Preventative Maintenance | Camera lines; repair/line problem areas to reduce I&I | \$65,000         |
|             | <b>2029 subtotal</b>                  |                                                       | <b>\$65,000</b>  |
| <b>2030</b> | Sewer System Preventative Maintenance | Camera lines; repair/line problem areas to reduce I&I | \$65,000         |
|             | <b>2030 subtotal</b>                  |                                                       | <b>\$65,000</b>  |
| <b>2031</b> | Sewer System Preventative Maintenance | Camera lines; repair/line problem areas to reduce I&I | \$65,000         |
|             | <b>2031 subtotal</b>                  |                                                       | <b>\$65,000</b>  |

**Public Works five-year total (capital, excl. staffing): \$10,248,000** — the \$650,000 Vac/Hydro truck (FY2028) is split 75/25, \$487,500 to the Sewer Department (75%) and \$162,500 to the Water Department (25%) for hydro excavating.

## 4. Police Department

| FY   | Item                              | Description                                                 | Est. Cost                  |
|------|-----------------------------------|-------------------------------------------------------------|----------------------------|
| 2027 | Police Vehicle Lease (1 vehicle)  | 2027 vehicle, Year 1 of 5-yr term; \$14,000/year            | \$14,000                   |
|      | Bullet-Proof Vests (2)            | Replacement vests (2 units)                                 | \$3,600                    |
|      | <b>2027 subtotal</b>              |                                                             | <b>\$17,600</b>            |
| 2028 | Police Vehicle Lease (1 vehicle)  | 2027 vehicle; \$14,000/year                                 | \$14,000                   |
|      | Used Detective Vehicle            | Used vehicle for detective use                              | \$15,000                   |
|      | In-Car Computer                   | Mobile data computer                                        | \$3,500                    |
|      | Replace Station Carpet            | Station carpet last replaced 2006                           | \$17,000 – \$30,000        |
|      | Bullet-Proof Vest                 | Replacement vest                                            | \$4,000                    |
|      | <b>2028 subtotal</b>              |                                                             | <b>\$53,500 – \$66,500</b> |
| 2029 | Police Vehicle Lease (2 vehicles) | 2027 + 2029 vehicles; \$14,000 + \$14,500                   | \$28,500                   |
|      | In-Car Computer                   | Mobile data computer                                        | \$3,500                    |
|      | Bullet-Proof Vest                 | Replacement vest                                            | \$4,000                    |
|      | <b>2029 subtotal</b>              |                                                             | <b>\$36,000</b>            |
| 2030 | Police Vehicle Lease (2 vehicles) | 2027 + 2029 vehicles; \$14,000 + \$14,500                   | \$28,500                   |
|      | In-Car Computer                   | Mobile data computer                                        | \$3,500                    |
|      | <b>2030 subtotal</b>              |                                                             | <b>\$32,000</b>            |
| 2031 | Police Vehicle Lease (3 vehicles) | 2027 + 2029 + 2031 vehicles; \$14,000 + \$14,500 + \$15,000 | \$43,500                   |
|      | In-Car Computer                   | Mobile data computer                                        | \$3,500                    |
|      | Computer Server                   | Replacement / new server                                    | \$25,000                   |
|      | Bullet-Proof Vest                 | Replacement vest                                            | \$4,000                    |
|      | <b>2031 subtotal</b>              |                                                             | <b>\$76,000</b>            |

**Police five-year total (capital): \$215,100 – \$228,100** - Range reflects the station-carpet estimate.

## 5. Wastewater Treatment Plant — Operations Replacement Schedule

| FY   | Item                                                 | Description                                                                                     | Est. Cost        |
|------|------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------|
| 2027 | Mag-Drum Skin Replacement                            | Magnetite recovery drums require skin replacement as wear appears. This is for two drums.       | \$75,550         |
|      | Control Bldg. Steel Door Replacement                 | 4 single, 2 double, 2 single w/ glass side units                                                | \$38,900         |
|      | 3ea. T2A Gorman-Rupp Motors & Rotating Assemblies    | Repair parts for GR pumps: BioMag bldg., activated sludge ("A.S.") waste pumps, final clarifier | \$26,400         |
|      | 3ea. T10 Gorman-Rupp Motors & Rotating Assemblies    | Repair parts for GR pumps: BNR, influent pumps & E.Q. return                                    | \$47,200         |
|      | North Final Clarifier Rehabilitation                 | Chains, sprockets, skimmer pipes, ¼" metal overlay on flight guide rails                        | \$49,500         |
|      | BNR Filter Media Supplement                          | 1 truckload of media super sacks (~45,000 lbs.) to raise media level                            | \$59,800         |
|      | Plant Back-up Generator Proposal                     | Size & locate power sources to maintain operations during extended outages                      | \$21,000         |
|      | 2ea. Tunnel Sump Pumps                               | Replace 1 OOS unit, 1 for standby                                                               | \$12,000         |
|      | Magnetite Concentration Meter                        | Replace obsolete meter; measures magnetite concentration for process efficiency                 | \$6,100          |
|      | E.Q. Digester Orifices & Adaptors – 10ea.            | Replacements for originals installed 2008; replacing when fractured                             | \$10,000         |
|      | GB-540-75 Centrifugal Exhaust Fan                    | Replacement for OOS unit servicing the A.S. blower room                                         | \$12,000         |
|      | BNR Filter Control Panel & Control Valve Replacement | 4 air control panels; control valves, HOA, air distribution/pressure/flow, status               | \$170,140        |
|      | UV Trojan Retrofit Upgrade (phases)                  | Upgrade to latest Trojan system; UV bank A cannot consistently meet effluent limits             | \$175,000        |
|      | South Final Clarifier Rehabilitation                 | Chains, sprockets, skimmer pipe, re-fab top rails                                               | \$49,500         |
|      | 2ea. New Polymer Pumps                               | Existing are 1990s originals; repair parts obsolete; rebuilt many times                         | \$29,500         |
|      | 3ea. Hach SC-4500 Controllers                        | Replace SC-100s obsolete 15 years ago; plan 3/year replacement                                  | \$17,000         |
|      | <b>2027 subtotal</b>                                 |                                                                                                 | <b>\$799,590</b> |
| 2028 | Gravity Belt Thickener Overhaul                      | Thickener refurbishment: components, rollers, plows                                             | \$50,000         |
|      | Vulcan Rotary Drum Screen Overhaul                   | Complete overhaul of BioMag drum screen; ran 24 hours/day since 2019, minimal parts replaced    | \$150,000        |
|      | Volute Press Overhaul (PW Tech service)              | Overhaul of Volute press & polymer pump; inlet bushing, auger, polymer pump rehab               | \$50,000         |
|      | Influent Bar Screen Overhaul (Saveco)                | First process equipment; removes rags/debris; stock spares (Italy-based manufacturer)           | \$32,000         |
|      | 3ea. Hach SC-4500 Controllers                        | Replace remaining SC-100s; begin SC-200 replacement (SC-200 being phased out)                   | \$18,000         |
|      | 10ea. E.Q. Digester Orifices & Adaptors              | Replacements for originals installed 2008; replacing when failure occurs                        | \$10,500         |
|      | <b>2028 subtotal</b>                                 |                                                                                                 | <b>\$310,500</b> |

| <b>FY</b>   | <b>Item</b>                                     | <b>Description</b>                                                                                     | <b>Est. Cost</b> |
|-------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------|
| <b>2029</b> | 3ea. Hach SC-4500 Controllers                   | Replacing SC-200 controllers; obsolete, repair parts unavailable                                       | \$18,000         |
|             | 10ea. E.Q. Digester Orifices & Adaptors         | Replacements for originals installed 2008                                                              | \$11,000         |
|             | Plant Surge Protection Package                  | Facility protection from power surges                                                                  | \$52,800         |
|             | <b>2029 subtotal</b>                            |                                                                                                        | <b>\$81,800</b>  |
| <b>2030</b> | Rehabilitation of Transfer Moyno Pump           | Required parts for rebuild of Moyno pump installed ~2009                                               | \$28,000         |
|             | 3ea. Aerzen Blower Rebuild                      | Blowers installed 2019 (sludge holding & intermediate digesters); recommended rebuild every ten years. | \$96,000         |
|             | Pneumatic Diaphragm Pump (1 new, 1 rebuild kit) | Slurry feed of magnetite to BioMag bldg.; sand transfer to BNR filters                                 | \$6,000          |
|             | <b>2030 subtotal</b>                            |                                                                                                        | <b>\$130,000</b> |
| <b>2031</b> | Air Lifts for BNR Filter – 32ea.                | Lifespan is approx. 7 years; replaced early 2025                                                       | \$62,500         |
|             | Used Front End Wheel Loader (Case 621G)         | Existing "2003" machine bought used 2009; loads/transfers biosolids                                    | \$125,000        |
|             | Plant Pick-Up Truck                             | Existing 2016 Chevy Silverado will be 15 years old                                                     | \$40,000         |
|             | Mag-Drum Skin Replacement                       | Skin replacement required ~every 5 years                                                               | \$85,500         |
|             | <b>2031 subtotal</b>                            |                                                                                                        | <b>\$313,000</b> |

**WWTP operations five-year total: \$1,634,890**

## 6. Wastewater Treatment Plant — Engineered Capital Projects

| FY   | Project                                                                                                                                                 | Eng.             | Capital          | Total (+30%)       | Budget             |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|--------------------|--------------------|
| 2027 | WiLo Pump Replacement – Activated Sludge Tanks — Replace all 8 WiLo pumps in the activated-sludge tanks; includes shutdowns and piping/guide-rail work. | \$63,000         | \$280,000        | \$445,900          | \$450,000          |
|      | Plant-Wide HVAC Evaluation — Full plant-wide HVAC evaluation with recommendations.                                                                      | \$36,000         | \$0              | \$46,800           | \$50,000           |
|      | <b>2027 subtotal (budget)</b>                                                                                                                           |                  |                  |                    | <b>\$500,000</b>   |
| 2028 | Sludge Holding / BioMag Bottleneck Study — Technical memo on the WAS/sludge-holding bottleneck ahead of BioMag recovery and digestion.                  | \$21,600         | \$0              | \$28,080           | \$30,000           |
|      | Industrial Pretreatment Ordinance Update — Update the pretreatment ordinance to accommodate additional industrial users.                                | \$28,800         | \$0              | \$37,440           | \$40,000           |
|      | <b>2028 subtotal (budget)</b>                                                                                                                           |                  |                  |                    | <b>\$70,000</b>    |
| 2029 | Site Dewatering Pump Replacement (4 pumps) — Replace all four site dewatering pumps (30+ years old, beyond useful life).                                | \$39,600         | \$320,000        | \$467,480          | \$470,000          |
|      | <b>2029 subtotal (budget)</b>                                                                                                                           |                  |                  |                    | <b>\$470,000</b>   |
| 2030 | Plant Automation Assessment — Identify plant automation opportunities (e.g., wasting-valve automation) for staff savings and remote monitoring.         | \$18,000         | \$0              | \$23,400           | \$25,000           |
|      | <b>2030 subtotal (budget)</b>                                                                                                                           |                  |                  |                    | <b>\$25,000</b>    |
|      | <b>TOTAL</b>                                                                                                                                            | <b>\$207,000</b> | <b>\$600,000</b> | <b>\$1,049,100</b> | <b>\$1,065,000</b> |

Total column includes a 30% contingency on each project.



## 7. Office of Community Affairs (Planning, Zoning & Historic Preservation)

| FY   | Item                                          | Est. Cost       | Potential Funding / Notes                                                     |
|------|-----------------------------------------------|-----------------|-------------------------------------------------------------------------------|
| 2029 | Comprehensive Zoning Ordinance Amendment      | \$50,000        | This may be funded with a DCED Municipal Assistance Program Grant.            |
|      | Wayfinding Signage Implementation             | \$10,000        | Fabrication & installation of approved signage.                               |
|      | <b>2029 subtotal</b>                          | <b>\$60,000</b> |                                                                               |
| 2030 | Recreation, Parks & Open Space (RPOS) Plan    | \$50,000        | This may be eligible for grant funding from DCNR.                             |
|      | Wayfinding Signage Implementation             | \$10,000        | Fabrication & installation of approved signage.                               |
|      | <b>2030 subtotal</b>                          | <b>\$60,000</b> |                                                                               |
| 2031 | Official Map                                  | \$30,000        | This may be funded with a DCED Municipal Assistance Program Grant.            |
|      | Historic Resource Inventory Update & Database | \$15,000        | This may be funded through grants from the PA Historic and Museum Commission. |
|      | Wayfinding Signage Implementation             | \$10,000        | Fabrication & installation of approved signage.                               |
|      | <b>2031 subtotal</b>                          | <b>\$55,000</b> |                                                                               |

Community Affairs five-year total: **\$175,000**

## 8. General Administration

| FY   | Item                                        | Description                                                                                                                                                                                                                         | Est. Cost       |
|------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 2027 | Website Redesign / Upgrade                  | Redesign and modernize the Borough website.                                                                                                                                                                                         | \$10,000        |
|      | Main Server Replacement                     | The server that hosts all of the applications in the Administration Offices will no longer be supported in 2027, creating a potential security risk and requiring replacement                                                       | \$26,250        |
|      | <b>2027 subtotal</b>                        |                                                                                                                                                                                                                                     | <b>\$36,250</b> |
| 2028 | Enterprise Resource Planning (ERP) Software | Evaluate and implement a single ERP platform to consolidate accounting, HR, utility billing, and other administrative systems now run on separate software — improving efficiency, data management, security, and customer service. | \$50,000        |
|      | <b>2028 subtotal</b>                        |                                                                                                                                                                                                                                     | <b>\$50,000</b> |

General Administration five-year total: **\$86,250**

## Appendix A. Staffing Requests (All Departments)

All personnel requests across the CIP are consolidated below. These figures are excluded from the capital totals in Sections 2–8. These reflect new staffing only, and not replacement for existing or future vacancies.

| Department        | Position                                     | Year | Type                   | Base Salary (Annual)            | Benefits & Taxes               | Total Salary + Benefits/Taxes    |
|-------------------|----------------------------------------------|------|------------------------|---------------------------------|--------------------------------|----------------------------------|
| Police            | Patrol Officer                               | 2029 | Additional             | \$35,000 (P/T) / \$74,000 (F/T) | \$2,678 (P/T) / \$68,115 (F/T) | \$37,678 (P/T) / \$142,115 (F/T) |
| Community Affairs | Director of Planning & Community Development | 2027 | Part-Time to Full-Time | \$70,000                        | \$57,854                       | \$127,854                        |
| Community Affairs | Planning & Community Development Coordinator | 2031 | New Part-Time          | \$35,000                        | \$2,678                        | \$37,678                         |
| Public Works      | Parks Maintenance Supervisor                 | 2028 | New Full-Time          | \$55,000                        | \$59,757                       | \$114,757                        |
| <b>Subtotal</b>   |                                              |      |                        | <b>\$195,000 – \$234,000</b>    | <b>\$122,967 – \$188,404</b>   | <b>\$317,967 – \$422,404</b>     |

## Benefits & Taxes — Assumptions & Detail

| Position                                           | Start Yr | Pension (10%) | Health Family Plan - (Borough) | Empl. Taxes (7.65%) | Benefits & Taxes |
|----------------------------------------------------|----------|---------------|--------------------------------|---------------------|------------------|
| Director of Planning & Community Development (F/T) | 2027     | \$7,000       | \$45,499                       | \$5,355             | <b>\$57,854</b>  |
| Parks Maintenance Supervisor (F/T)                 | 2028     | \$5,500       | \$50,049                       | \$4,208             | <b>\$59,757</b>  |
| Patrol Officer — Full-Time option                  | 2029     | \$7,400       | \$55,054                       | \$5,661             | <b>\$68,115</b>  |
| Patrol Officer — Part-Time option                  | 2029     | —             | —                              | \$2,678             | <b>\$2,678</b>   |
| Planning & Community Development Coordinator (P/T) | 2031     | —             | —                              | \$2,678             | <b>\$2,678</b>   |

## Appendix B. Items Not Included in the CIP

*For transparency and usefulness of the CIP, the items below were submitted by departments but excluded from the capital program. They are documented here with their reasons for exclusion so Council and the public have a complete record of what was considered.*

| Item                        | Dept.  | Year(s)          | Est. Cost                                               | Reason for Exclusion                                                           |
|-----------------------------|--------|------------------|---------------------------------------------------------|--------------------------------------------------------------------------------|
| Contract Completion Bonuses | Police | 2027–2031        | \$160,000 total (\$45k / \$30k / \$35k / \$25k / \$25k) | Operating expense (personnel incentive under contract) and not a capital item. |
| HP Station Computers        | Police | 2027, 2030, 2031 | \$2,000 – \$2,300 / unit                                | Below the \$2,500 per-unit CIP eligibility threshold.                          |
| Department Handguns         | Police | 2027–2030        | \$2,000 ea.                                             | Below the \$2,500 per-unit CIP eligibility threshold.                          |
| Parking System              | Police | TBD              | TBD                                                     | This is a “placeholder” for now and to be addressed separately.                |
| Lighting as Masullo Park    | Parks  | TBD              | TBD                                                     | The scope of work and program year are yet to be determined.                   |



# JOB SUMMARY REPORT

|                      |                           |                         |                                                                                            |
|----------------------|---------------------------|-------------------------|--------------------------------------------------------------------------------------------|
| <b>Order Number:</b> | Work Order #938511        | <b>Job Date:</b>        | Jul 24, 2026, 5:56:00 AM                                                                   |
| <b>Customer:</b>     | 175448 BELLEFONTE BOROUGH | <b>Billing Address:</b> | BELLEFONTE BOROUGH<br>3101 N Spring St.<br>Ste 200<br>Bellefonte PA 16823<br>United States |

## JOB DETAILS

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Jobsite Location  | Myrtle Street and Willowbank Street, Bellefonte, Pennsylvania 16823 |
| Work Order Number | Work Order #938511                                                  |
| Job Number        |                                                                     |
| PO Number         |                                                                     |

**GPRS Project Manager:** Jeremy Holder

Thank you for using GPRS on your project. We appreciate the opportunity to work with you. If you have questions regarding the results of this scanning, please contact the lead GPRS project manager on this project.

## EQUIPMENT USED

The following equipment was used on this project:

- **EM Pipe Locator:** Electromagnetic Pipe and Cable Locator. Detects electromagnetic fields. Used to actively trace conductive pipes and tracer wires, or passively detect power and radio signals traveling along conductive pipes and utilities. For more information, please visit: [Link](#)
- **GPS:** This handheld unit offers accuracy down to 4 inches; however, the accuracy achieved will depend on the satellite environment at the time of collection and is not considered survey-grade. Features can be collected as points, lines, or areas and then exported as a KML/KMZ or overlaid on a CAD drawing. For more information, please visit: [Link](#)
- **Leak Noise Amplification:** A leak noise amplification system will be used to listen for leak noise at various contact points (valves, hydrants, etc.) in order to identify a general location of a potential water leak. This same system can also be used with a ground microphone in order to attempt to pinpoint the leak from the surface. Its effectiveness depends on a variety of factors such as pipe size and material, water pressure, leak size, soil type, and noise interference from traffic, machinery, etc. If found, a potential leak will be marked on the surface and documented as needed. For more information, please visit: [Link](#)
- **Leak Noise Correlator:** The Leak Noise Correlator consists of sensors placed on water system contact points. The device will process sound signals between the contact points to provide a position of the leak between the two points. The Leak Noise Correlator's accuracy depends on the feasibility of locating the pipe and requires accurate information from the client regarding pipe attributes such as size and material. For more information, please visit: [Link](#)





# JOB SUMMARY REPORT

## WORK PERFORMED

### LEAK DETECTION

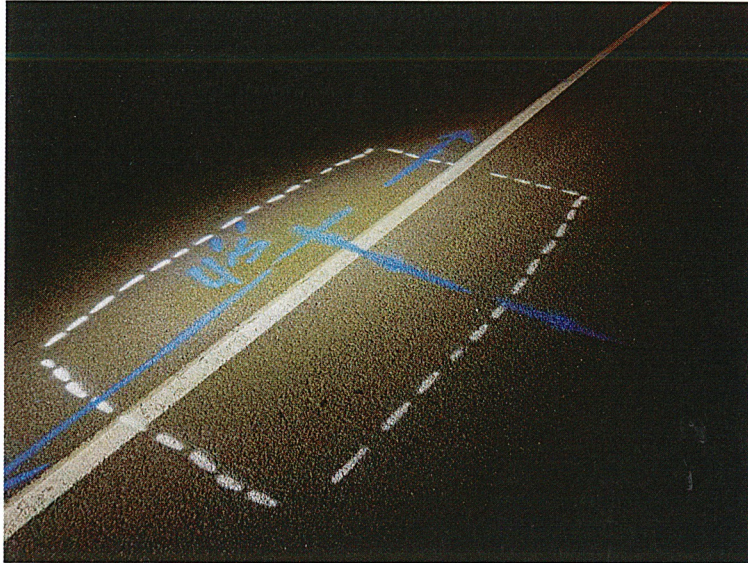
|                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Client Provided Drawings                                        | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Scope of Work                                                   | Conduct a leak survey on towns water system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Leak Job Type                                                   | Leak Survey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Total Length of Pipe Reviewed                                   | 15 miles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Pipe Material                                                   | <ul style="list-style-type: none"> <li>- Plastic/PVC</li> <li>- Ductile Iron</li> <li>- Copper</li> <li>- Unknown/Other</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Quantity of Contact Points (Hydrants, Valves, Meter Pits, etc.) | 300                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Total Quantity of Leaks Detected                                | 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Supplementary Leak Report?                                      | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Leak Location Method                                            | - Both                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Leak Ground Type                                                | - Pavement/asphalt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Marking Medium                                                  | - Spray Paint                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Results Notes                                                   | <p>Conducted a leak survey on the Corning line and some of the sections on the other line in the other part of town. During this survey we located 6 leaks and 9 locations of interest that need further investigation. All leak that we located the city water dept. was onsite with us. Main issues to address are the line near the sheetz going up the hill we have a leak area marked off, the line in front of the of the candle wood suits that we have an area marked off and finally the line at W Beaver in front of gas station where we have two areas marked off. The other leaks we know for sure one was on the prison line and it was addressed one on the hydrant near Giant and the water dept took care of the hydrant that was leaking and lastly the line on bel air hills the city made plans to Vac that location. Attached to the photos are the brief notes that indicate all areas of concern we had during the survey. We only located water lines and nothing else during this survey please use caution when going to dig.</p> |





# JOB SUMMARY REPORT

## JOB SITE IMAGES



Jobsite Photo #1

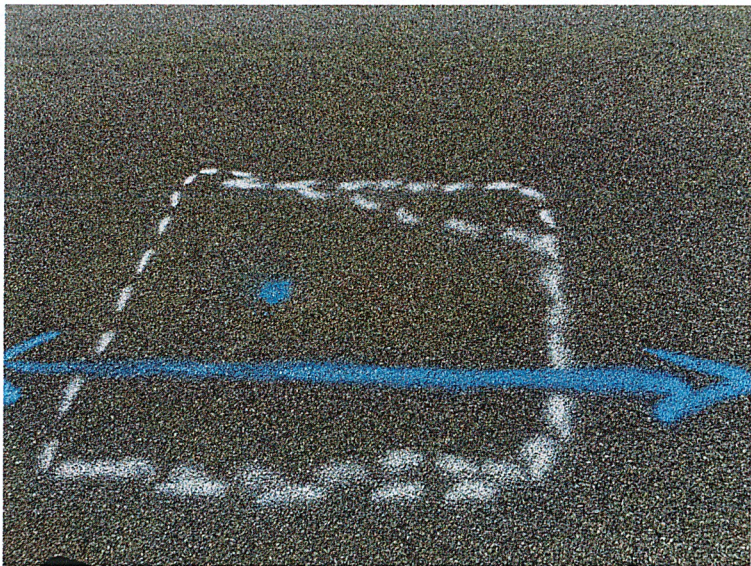


Jobsite Photo #2





# JOB SUMMARY REPORT



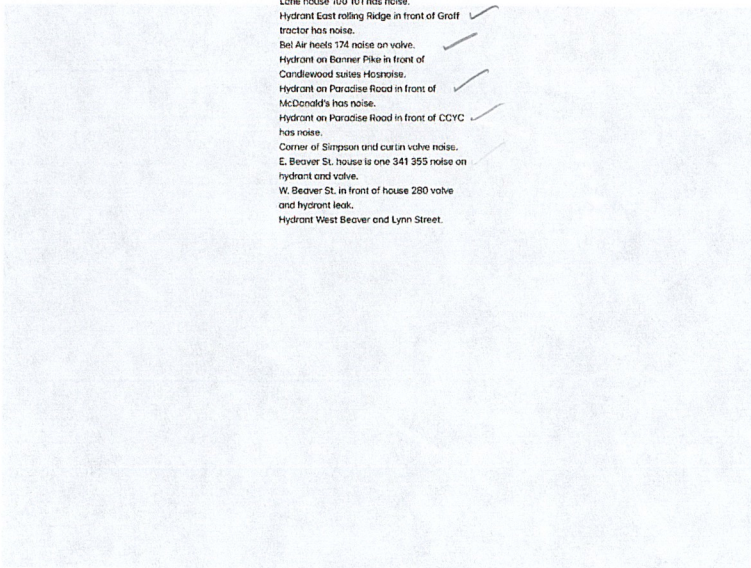
Jobsite Photo #3

July 24, 2026 at 10:07PM

**Leak survey, Bellefonte,  
Pennsylvania.**

- Valve on old Ivy Road near 325 and 324 noise.
- Valve on Isabelle Circle and Thomwood Lane house 100 101 has noise.
- Hydrant East rolling Ridge in front of Graft tractor has noise. ✓
- Bel Air heels 174 noise on valve. ✓
- Hydrant on Banner Pike in front of Candlewood suites has noise. ✓
- Hydrant on Paradise Road in front of McDonald's has noise. ✓
- Hydrant on Paradise Road in front of CCYC has noise. ✓
- Corner of Simpson and curbin valve noise.
- E. Beaver St. house is one 341 355 noise on hydrant and valve. ✓
- W. Beaver St. in front of house 280 valve and hydrant leak.
- Hydrant West Beaver and Lynn Street.

Jobsite Photo #4







# JOB SUMMARY REPORT

## CONTACT / SIGNATURE INFORMATION

### SIGNATURE

A handwritten signature in black ink, appearing to read "Matt Auman", is written over a light gray rectangular background.

### Contact Information

Contact Name Matt Auman

Email

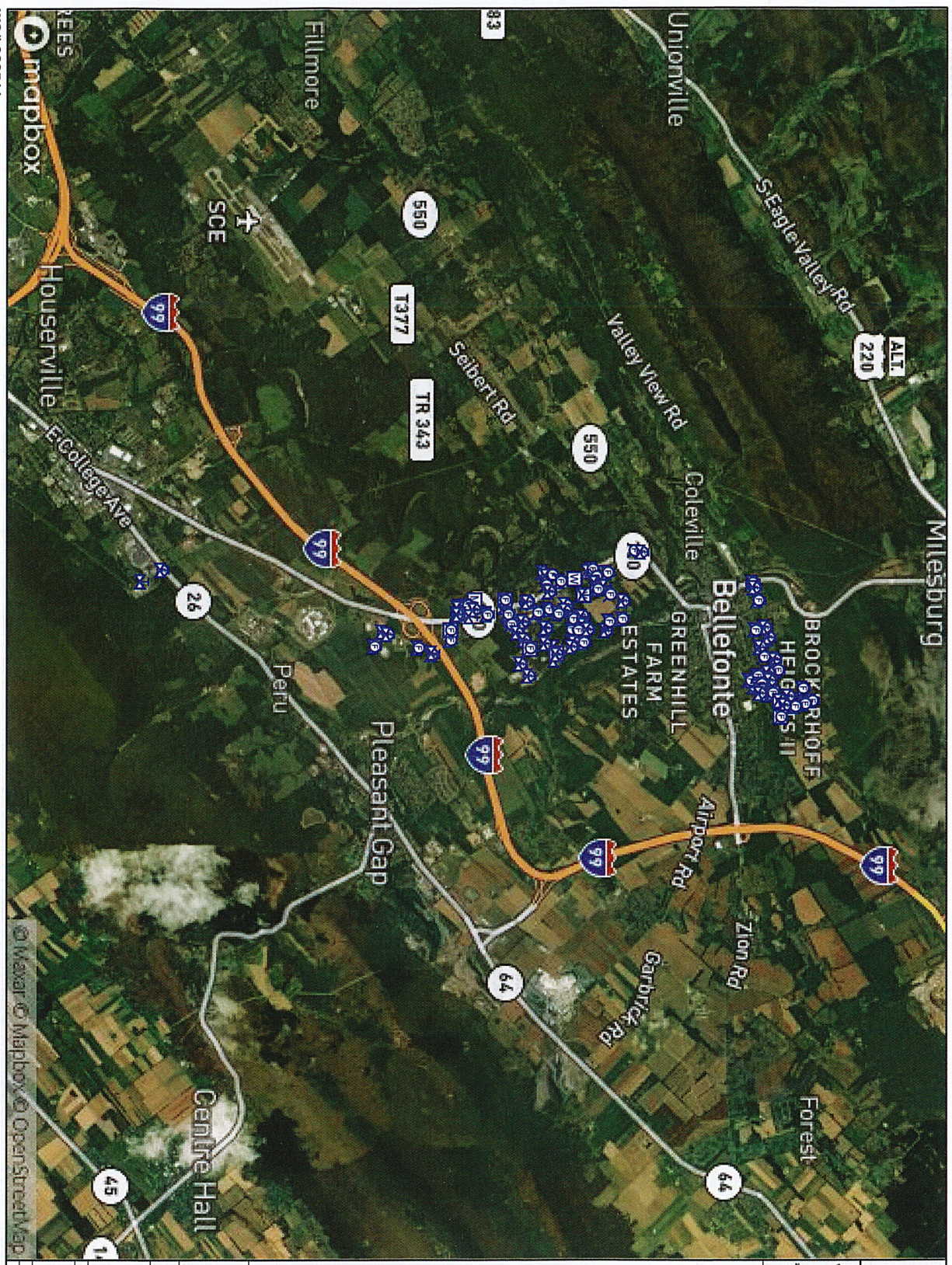
mauman@bellefontepa.gov

## TERMS & CONDITIONS

<http://www.gprsinc.com/termsandconditions.html>



WO# 938511





**MAP NOTES**

1. GPRS UTILITY LOCATIONS ARE SHOWN AS BLUE CIRCLES WITH NUMBERS. THE NUMBERS INDICATE THE DEPTH OF THE UTILITY IN FEET. THE DEPTHS WERE DETERMINED BY GROUND PENETRATING RADAR (GPR) SURVEYS. THE GPR SURVEYS WERE CONDUCTED ON JULY 24, 2024. THE GPR SURVEYS WERE CONDUCTED BY JEREMY HODGENS, P.E., OF JEREMY HODGENS & ASSOCIATES, INC. (JHA). THE GPR SURVEYS WERE CONDUCTED IN ACCORDANCE WITH THE STANDARD & SPECIFICATIONS FOR GPR SURVEYS, 3RD EDITION, 2018, PUBLISHED BY THE INTERNATIONAL SOCIETY OF GEOPHYSICAL ENGINEERING (ISGE). THE GPR SURVEYS WERE CONDUCTED IN ACCORDANCE WITH THE STANDARD & SPECIFICATIONS FOR GPR SURVEYS, 3RD EDITION, 2018, PUBLISHED BY THE INTERNATIONAL SOCIETY OF GEOPHYSICAL ENGINEERING (ISGE). THE GPR SURVEYS WERE CONDUCTED IN ACCORDANCE WITH THE STANDARD & SPECIFICATIONS FOR GPR SURVEYS, 3RD EDITION, 2018, PUBLISHED BY THE INTERNATIONAL SOCIETY OF GEOPHYSICAL ENGINEERING (ISGE).

**LEGEND**

LEAK DETECTION

WATER

SCAN LIMIT



0° 22'18.4550" 66°28'31.00"

**GPRS UTILITY FINDINGS MAP (NOT SURVEY GRADE)**

PREPARED FOR:  
BELLEFONTE BOROUGH

LOCATION:  
WILLOWBANK STREET  
WILLOWBANK STREET  
BELLEFONTE, PA

PROJECT MANAGER:  
JEREMY HODGENS  
JEREMY.HODGENS@JHA.COM

DATE: 2024 JUL 24

DRAWING NO. 1 REV. 0






**MAP NOTES**

1. SATELLITE IMAGERY IS OBTAINED FROM AERIAL PHOTOGRAPHY AND MAY NOT BE 100% ACCURATE. GPRS WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. GPRS WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. GPRS WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

2. GPRS WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. GPRS WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. GPRS WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

**LEGEND**

**LEAK DETECTION**

**WATER**

**SCAN LIMIT**



**GPRS UTILITY FINDINGS MAP (NOT SURVEY GRADE)**

PREPARED FOR: BELLEFONTE BOROUGH

LOCATION: WILLOWBANK STREET, BELLEFONTE, PA

PROJECT MANAGER: JEREMY HOLDER, JEREMY.HOLDER@GPRSINC.COM

DATE: 2025 JUL 24

DRAWING NO. 2 REV. 0

**AIR RISER**

**AIR PUMP**

**AIR MISC**

**AIR VALVE**

**AIR MANHOLE**

**AIR COMPRESSOR**

**CHEM VALVE**

**CHEM TANK**

**CHEM AST**

**CHEM MISC**

**CHEM PUMP**

**CHEM MANHOLE**

**COMM BOX**

**COMM PEDESTAL**

**COMM VAULT**

**COMM HANDHOLE**

**COMM MISC**

**COMM MANHOLE**

**COMM POLE**

**COMM CAMERA**

**COMM CONDUIT**

**COMM LOOP**

**COMM SPLICE**

**ELEC BOX**

**ELEC CABINET**

**ELEC METER**

**ELEC PANEL**

**ELEC RISER**

**TRANSFORMER**

**ELEC MANHOLE**

**UTILITY POLE**

**POWERPOLE**

**ELEC EQUIPMENT**

**ELEC SIGN**

**ELEC VAULT**

**ELEC MISC**

**LANDSCAPE LIGHT**

**RUNWAY LIGHT**

**SITE LIGHT**

**FIRE VALVE**

**P.I. VALVE**

**FIRE RISER**

**FIRE MISC**

**FIRE METER**

**FIRE MANHOLE**

**HYDRANT**

**BACKFLOW PREV**

**FUEL VENT**

**FUEL VAULT**

**FUEL VALVE**

**FUEL UST**

**FUEL LAST**

**FUEL RISER**

**FUEL PUMP**

**FUEL MISC**

**FUEL MANHOLE**

**GAS RISER**

**GAS PUMP**

**GAS MISC**

**GAS METER**

**GAS MANHOLE**

**GAS AST**

**GAS VENT**

**GAS VAULT**

**GAS VALVE**

**GAS UST**

**IRR SPRINKLER**

**IRR RISER**

**IRR MISC**

**BACKFLOW PREV**

**IRR CNTRL VALVE**

**OIL RISER**

**OIL PUMP**

**OIL MISC**

**OIL MANHOLE**

**OIL TANK**

**OIL VENT**

**OIL VAULT**

**OIL VALVE**

**OIL UST**

**SAN MANHOLE**

**SAN CLEANOUT**

**SAN VENT**

**SEPTIC TANK**

**SAN VAULT**

**SAN MISC**

**SAN MARKER**

**SAN LIFTSTATION**

**SAN LATERAL**

**SAN INVERT**

**SAN GREASE TRAP**

**SEWER TRAP**

**SEWER BASIN**

**SEWER CLEANOUT**

**GREASE TRAP**

**STEAM MISC**

**STEAM MANHOLE**

**STEAM VALVE**

**CATCH BASIN**

**CATCH BASIN**

**ENDPIPE**

**CURBINLET**

**YARD BASIN**

**STRM VENT**

**STRM MISC**

**STRM LIFTSTATION**

**STRM MANHOLE**

**STRM VAULT**

**STRM UST**

**TRENCH DRAIN**

**ROOF DRAIN**

**STRM CLEANOUT**

**TRAF SIGNAL**

**TRAF SIGN**

**PARKING METER**

**TRAF MISC**

**TRAF CABINET**

**TRAF BOX**

**TRAF PEDESTAL**

**TRAF STREET LIGHT**

**UNKN VALVE**

**UNKN MANHOLE**

**UNKN MISC**

**WTR VALVE**

**HYDRANT**

**WTR MANHOLE**

**WELL HEAD**

**P.I. VALVE**

**BACKFLOW PREV**

**WTR VAULT**

**WTR RISER**

**WTR MISC**

**WTR METER**

**LD VALVE LEAK**

**LD SERVICE LEAK**

**LD MAIN BREAK**

**LD HYDRANT LEAK**

**POINT**

**MAILBOX**

**SOIL BORING**

**SOIL BORING**

**SIGN**

**SATELLITE**

**FLAGPOLE**

**BUILDING CORNER**

**BOULDER**

**BOLLARD**

**HEADSTONE NO GRAVE**

**GRAVE WITHOUT HEADSTONE**

**GRAVE WITH HEADSTONE**

**TREE DECIDUOUS**

**TREE CONIFEROUS**

**MAILBOX**

WO# 938511

July 24, 2026

Bellefonte Borough Authority  
301 N Spring Street  
Suite 200  
Bellefonte, PA 16823

Invoice 223127

ID: 3436-003436 - TSS  
Re: General Administration

For Services Rendered Through July 24, 2026

|                  |                              |                   |
|------------------|------------------------------|-------------------|
| Previous Balance |                              | \$7,503.79        |
| Payments         |                              | (\$5,748.79)      |
| Current Fees     | \$2,567.00                   |                   |
|                  | <b>Total Current Charges</b> | <b>\$2,567.00</b> |

**TOTAL AMOUNT DUE \$4,322.00**

Bellefonte Borough Authority  
 Re: General Administration  
 I.D. 3436-003436 - TSS

July 24, 2026  
 Invoice 223127  
 Page 2

## Professional Services Rendered

| Date     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Atty | Hours | Amount |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------|--------|
| 06/02/26 | Email correspondence with D Pribulka re Logan Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TSS  | 0.20  | 30.00  |
| 06/02/26 | Email correspondence with L McGowan re audit response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | TSS  | 0.20  | 30.00  |
| 06/02/26 | Continued drafting of Hussain Boundary Line Agreement and implemented various revisions; Implemented revisions to draft Settlement Agreement to be used in conjunction with Boundary Line Agreement to settle Hussain matter; Email correspondence with W Burnett, circulating all updated/revised documents; Follow-up review of W Burnett proposed redlined revisions and responded to W Burnett re same, circulating revised redlines over his existing redline revisions with explanation for reasoning; Read W Burnett response, with focus on jurisdiction retention | JCB  | 1.70  | 255.00 |
| 06/02/26 | Brief follow-up perpetual contracts research and email correspondence, transmitting findings to T Schrack by email                                                                                                                                                                                                                                                                                                                                                                                                                                                         | JCB  | 0.20  | 30.00  |
| 06/04/26 | Receipt and review of documentation re Benner Mills waterline easement; Ascertain information necessary for Deed of Easement for the Authority re the same                                                                                                                                                                                                                                                                                                                                                                                                                 | KNB  | 0.50  | 75.00  |
| 06/04/26 | Email correspondence with S Smitchko, J Stover, J Bauer, and S Peachey re scheduling hearing on Joint Motion for Taxable Costs and Counsel Fees                                                                                                                                                                                                                                                                                                                                                                                                                            | JCB  | 0.10  | 15.00  |
| 06/05/26 | Review and analyze 1976 Agreement with SBWJA and Municipality Authorities Act re potential path for dissolution                                                                                                                                                                                                                                                                                                                                                                                                                                                            | KNB  | 0.60  | 90.00  |
| 06/05/26 | Email correspondence with W Burnett re status of Hussain settlement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | JCB  | 0.10  | 15.00  |
| 06/08/26 | Preparation of Deed of Easement for Benner Mills Town homes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | KNB  | 0.40  | 60.00  |
| 06/10/26 | Review of Logan Green dedication deed documents and CCA rate dispute issue and meeting with D Pribulka re same (.4)                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TSS  | 0.40  | 60.00  |
| 06/11/26 | Preparation of Deed of Easement for Benner Mills Townhomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | KNB  | 1.30  | 195.00 |
| 06/11/26 | Accepted all revisions to draft Settlement Agreement and Boundary Line Agreement and transmitted same to D Engle for review and comment prior to circulation to BBA representatives                                                                                                                                                                                                                                                                                                                                                                                        | JCB  | 0.20  | 30.00  |
| 06/12/26 | Email correspondence with D Pribulka                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | TSS  | 0.40  | 60.00  |
| 06/12/26 | Waterline dedication agreement for Benner Mills; Review of documentation re BBA and Borough Lease Agreement re Cingular Lease                                                                                                                                                                                                                                                                                                                                                                                                                                              | KNB  | 0.60  | 90.00  |
| 06/15/26 | Review and analyze information on record with Recorder of Deeds re sewer easement for West Logan properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                | KNB  | 0.40  | 60.00  |
| 06/16/26 | Legal research re implications of sewer easement on plan approved by Township in re Logan Street sewer easement                                                                                                                                                                                                                                                                                                                                                                                                                                                            | KNB  | 0.50  | 75.00  |
| 06/16/26 | Follow-up email correspondence with D Engle re Hussain Settlement document drafts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | JCB  | 0.10  | 15.00  |
| 06/17/26 | Preparation for argument on Petition for Counsel fees against J Beck, attended oral argument and related travel time to and from Centre County                                                                                                                                                                                                                                                                                                                                                                                                                             | JCB  | 1.50  | 225.00 |



Bellefonte Borough Authority  
 Re: General Administration  
 I.D. 3436-003436 - TSS

July 24, 2026  
 Invoice 223127  
 Page 3

| Date     | Description                                                                                                                                                                                                                                                                                                                                 | Atty | Hours | Amount |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------|--------|
|          | Courthouse                                                                                                                                                                                                                                                                                                                                  |      |       |        |
| 06/17/26 | Follow-up email correspondence with D Engle re Hussain proposed settlement 5                                                                                                                                                                                                                                                                | JCB  | 0.10  | 15.00  |
| 06/18/26 | Follow-up email correspondence with D Engle and S Peachey re implementation of minor revision to proposed/draft Settlement Agreement for circulation to BBA representatives 5                                                                                                                                                               | JCB  | 0.20  | 30.00  |
| 06/18/26 | Email correspondence with D Pribulka and T Schrack, circulating draft Hussain settlement documents and seeking confirmation of authority to proceed 5                                                                                                                                                                                       | JCB  | 0.20  | 30.00  |
| 06/24/26 | Receipt and review of proposed undetected water leak policy; Proposed revisions to the same W                                                                                                                                                                                                                                               | KNB  | 0.80  | 120.00 |
| 06/26/26 | Legal research re implications of approval of subdivision plans depicting sewer easements re West Logan shared sewer lateral 5                                                                                                                                                                                                              | KNB  | 0.30  | 45.00  |
| 06/29/26 | Legal research and review of case law in connection with West Logan Street shared sewer lateral matter 5                                                                                                                                                                                                                                    | KNB  | 0.30  | 45.00  |
| 06/30/26 | Review of and revisions to water leak adjustment policy; Email correspondence with D Pribulka and M Auman re West Logan sewer lateral W                                                                                                                                                                                                     | KNB  | 0.30  | 45.00  |
| 06/30/26 | Review and revise billing adjustment policy and email correspondence with D Pribulka et al re same W                                                                                                                                                                                                                                        | TSS  | 0.70  | 105.00 |
| 06/30/26 | Follow-up email correspondence with D Pribulka re proposed settlement in Hussain litigation and advising of 7/15 conference date and requesting BBA position; Follow-up email correspondence with D Pribulka re basis for settlement amount and current status of negotiations and Court interaction with counsel for the various parties 5 | JCB  | 0.30  | 45.00  |
| 07/01/26 | Follow-up email correspondence with D Pribulka re executive session and potential attendance 5                                                                                                                                                                                                                                              | JCB  | 0.10  | 15.00  |
| 07/02/26 | Email correspondence with D Pribulka 5                                                                                                                                                                                                                                                                                                      | TSS  | 0.20  | 30.00  |
| 07/02/26 | Follow-up email correspondence with D Pribulka and S Peachey re attendance at BBA executive session this upcoming Tuesday and circulation of a calendar invite for WebEx meeting/call 5                                                                                                                                                     | JCB  | 0.10  | 15.00  |
| 07/03/26 | Email correspondence with D Pribulka re wastewater sampling issue 5                                                                                                                                                                                                                                                                         | TSS  | 0.40  | 60.00  |
| 07/06/26 | Review email correspondence with D Pribulka et al re wastewater sample issue and telephone call with D Pribulka, F Noll re wastewater sampling issue 5                                                                                                                                                                                      | TSS  | 0.90  | 135.00 |
| 07/06/26 | Discussion re wastewater testing agreement 5                                                                                                                                                                                                                                                                                                | JLB  | 0.30  | 45.00  |
| 07/06/26 | Follow-up email correspondence with W Burnett re implemented D Engle revision request for Hussain/Manginos settlement and advising of status (discussing with BBA Board tomorrow afternoon); Email correspondence with A Doherty re zoom invite for BBA executive session tomorrow 5                                                        | JCB  | 0.10  | 15.00  |



Bellefonte Borough Authority  
 Re: General Administration  
 I.D. 3436-003436 - TSS

July 24, 2026  
 Invoice 223127  
 Page 4

| Date               | Description                                                                                                                                                                                                                                                                   | Atty | Hours                         | Amount          |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------------------|-----------------|
| 07/07/26           | Attended virtual executive session (by zoom) for Bellefonte Borough Authority re Hussain settlement; Follow-up email correspondence with D Pribulka, T Schrack and J Bauer re signed settlement documents and getting hands on them                                           | JCB  | 0.50                          | 75.00           |
| 07/08/26           | Follow-up email correspondence with J Bauer, D Pribulka and T Schrack re picking up signed Hussain settlement documents; Follow-up email correspondence with W Burnett re circulating partially signed documents and obtaining other parties' signature                       | JCB  | 0.20                          | 30.00           |
| 07/09/26           | Follow-up email correspondence with D Pribulka re signed settlement documents and no need for notarization on non-recordable documents; Follow-up email correspondence with court staff re settlement and requesting removal from calendar of pretrial conference next week   | JCB  | 0.20                          | 30.00           |
| 07/10/26           | Multiple telephone contacts with W Burnett re W Hussain signing of Settlement Agreement and Boundary Line Agreement; Travel to Bellefonte to Notarize W Hussain signature and collect check; Email correspondence with D Engle re Manginos signatures to Settlement Agreement | SAP  | 1.40                          | 77.00           |
| 07/10/26           | Email correspondence with W Burnett, D Engle, and S Peachey re circulation of settlement documents for signature and collection of settlement payment checks                                                                                                                  | JCB  | 0.30                          | 45.00           |
| 07/14/26           | Email correspondence with D Pribulka, F Noll re wastewater sampling agreement                                                                                                                                                                                                 | TSS  | 0.40                          | 60.00           |
| 07/14/26           | Email correspondence with D Engle re Manginos settlement payment check and identified preference for MKC trust check (as opposed to personal check) and explained reasoning                                                                                                   | JCB  | 0.10                          | 15.00           |
| 07/16/26           | Email correspondence with S Peachey and review of fully signed Settlement Agreement; Follow-up email correspondence with D Engle and W Burnett re MKC check                                                                                                                   | JCB  | 0.20                          | 30.00           |
| <b>Total Hours</b> |                                                                                                                                                                                                                                                                               |      | <b>18.00</b>                  |                 |
|                    |                                                                                                                                                                                                                                                                               |      | <b>Total Fee for Services</b> | <b>2,567.00</b> |

#### Fee Recap

|                     |             |              |        |                 |
|---------------------|-------------|--------------|--------|-----------------|
| Thomas S Schrack    | Shareholder | 3.80         | 150.00 | 570.00          |
| John C Bee          | Shareholder | 6.50         | 150.00 | 975.00          |
| Jennifer L Bauer    | Associate   | 0.30         | 150.00 | 45.00           |
| Katelyn N Barber    | Associate   | 6.00         | 150.00 | 900.00          |
| Stephanie A Peachey | Paralegal   | 1.40         | 55.00  | 77.00           |
| <b>Totals</b>       |             | <b>18.00</b> |        | <b>2,567.00</b> |

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Bellefonte Borough Authority  
Re: General Administration  
I.D. 3436-003436 - TSS

July 24, 2026  
Invoice 223127  
Page 5

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|                              |                 |
|------------------------------|-----------------|
| <b>Total Current Charges</b> | <b>2,567.00</b> |
|------------------------------|-----------------|