

BELLEFONTE BOROUGH WATER AUTHORITY
MEETING MINUTES
REGULAR MEETING
September 1, 2026 – 6 p.m.
301 N. Spring Street, Suite 200 – The Oak Room
Bellefonte, PA 16823
www.bellefonte.net

CALL TO ORDER

The meeting was called to order September 1, 2026 at 6 p.m by Doug Johnson. The meeting was held via Zoom.

PLEDGE OF ALLEGIANCE

ROLL CALL Authority members present:

Mr. Joe Beigle	
Mr. Greg Brown	Mr. Frank (Buddy) Halderman (Chairman)
Mr. Jon Eaton	Mr. Doug Johnson
Mr. Joe Falcone	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

Guests

MINUTES

- *A motion was made by Beigle and seconded by Eaton to approve the minutes from August 4, 2026. Voice vote. Motion carried unanimously.*

ADDITIONS TO AGENDA

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

- NONE

PUBLIC COMMENT/COMMUNICATIONS - ORAL

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

- NONE

COMMUNICATIONS (Written)

- NONE

FINANCIALS (Mr. Falcone)

- Mr. Falcone presented the financial report through July, 2026.
- Budget v. Actual July, 2026
- There is a net loss of \$478,000 due to a capital expenditure totaling \$574,000.
- Sewer side net income of \$397,925.

? motioned to approve the Financial Report. ?seconded. No discussion. No vote.

ENGINEER'S REPORT (Paola Argueta, Barton and Loguidice)

- Water:
 - Report on several projects and permits being completed, including:
 - Water side / General engineering
 - Corning water tank discussion (Nate Knipe – Barton and Loguidice)
 - current tank is 93ft high / 43 ft diameter / 2Mgallons / built in mid 1960's
 - 3 options:
 - Option 1 – Repair existing tank (~1M to repair)
 - Surface prep is key and can be tricky
 - Bypass pumping during repairs
 - Recoating can be very costly
 - The general rule for routine maintenance for older water towers is every 20 years you will spend approximately 60% of the cost of a new tank to repair the old tank – minor maintenance – in this case – approximately \$4.5M every 20 years to maintain.
 - Option 2 – replace tank with 1M gallon Glass lined tank
 - \$2.8 million (without land acquisition)
 - \$4.5 million with land
 - height limitations with glass lined tanks
 - additional land needed
 - similar diameter as existing tank

- Option 3 - 2million gallon glass lined tank
 - \$5Million with land and pump station
 - Maintenance on the newer tanks/glass lined tanks is substantially less
 - shorter in height but 104 ft diameter
 - requires pump system to maintain pressure
 - a final option is to install 2 1Million gallon tanks which is a larger cost – but offers duplicity
 - 4-6 months to install a completely new tank
 - The 1million gallon tank option would be the same height and could accommodate the existing cell towers.
 - It was noted that the system is no longer serving the customer it was built for – Corning.
 - The general consensus of the members is to eliminate option 2 and either repair the existing tank or replace the existing tank with a new 2M gallon capacity tank. Members recognized that if they erect a new tank they will need to acquire more land as the bigger tank has a larger footprint.
- Valentine Hill Road Water Line Replacement –
 - 8/20 – tie ins completed
 - Paving will be completed but complete replacement will be too expensive.
 - Payment application #4 - \$84,775
- Big Spring Cover Replacement
 - Permit review is still ongoing – no updates
 - The Auth and Mr. Pribulka met with ALCO to discuss color options and lead times. ALCO is still waiting for a few more details to be able to provide more information.
- Sewer:
 - General Engineering:
 - WILO pumps are ongoing
 - WWTP evaluation
 - Applying for a grant for the WWTP evaluation.
- Industrial Pre-Treatment Program
 - A excel spreadsheet is being developed to help staff be able to track and monitor and report industrial users and usage. This spreadsheet will be finished and ready for review by the October meeting.
 - EPA has approved the proposed local limits. They are writing draft notification letters for the other municipalities and once the local limits are adopted by all municipalities, the EPA will issue a 30 day public comment period before issuing final approval.

SEWER REPORT (Superintendent - Frank)

- The Superintendent highlighted the details of various projects and repairs completed in August 2026.
- Bulk Water sales for August were 292,000g.

WATER REPORT (Matt)

- Details were offered regarding projects and repairs completed in August 2026.
 - Lots of leaks detected and fixed in August
 - 57 PAONE calls
 - Installed 24 new water meters
 - Niagara – 0 gallons

OLD BUSINESS

- Talleyrand Park Big Spring Master Plan Materials
 - Geena Druzak, Weber Muphy Fox, presented a conceptual rendering of a scenic overlook along the Big Spring bank (Alternate 4), clarifying that the bank would be straight, not curved (panoramic photo created optical illusion).
 - Base scope (plantings outside the Big Spring area) remains unchanged.
 - Alternate 1 — Additional stone wall (\$229,000). Alternate 2 — Perimeter wall and fence repair, updated to include gate repairs and fence painting (\$130,000+).
 - Alternate 3 — Pump house restoration, updated to include historic slate shingle roof replacement.
 - Alternate 4 — Scenic overlook with cast stone work (new addition).
 - Total project cost including all alternates, soft costs, design, permitting, and contingency: approximately \$1,889,000.
 - The board questioned whether the pump house roof actually needs to be repaired/replaced; noted recent repair work was done on a hatch, not the full roof. Suggested an evaluation before including it in the bid.
 - Mr. Pribulka recommended that a design professional be retained via RFP to conduct detailed engineering analysis and prepare bid documents; this process would determine which items are critical needs. He commented that an RFP is ready to be issued; a grant clock expires at end of next year so action is needed in a timely manner.
 - The Board discussed value engineering alternates post-award; consensus that the base scope and Alternate 1 (stone wall) are priorities. They also expressed concern about potential archaeological finds during excavation near the spring. Members noted the area has been previously disturbed and is likely not a significant risk.
 - A member noted that with Niagara's \$100,000 contribution and existing grant funds (~\$800,000 remaining after Weber Murphy fees of ~\$30,000), the project budget is approximately \$1.4–1.55 million, which covers the base scope and selected alternates.
 - Genna confirmed stone walls will use cultured stone (lick-and-stick) with cast stone caps, flashing, and grouted solid masonry backup, consistent with existing park materials.
 - Suggested Motion: That the Bellefonte Borough Water Authority approve the Talleyrand Park Big Spring Landscape Improvements Master Plan and Conceptual Cost Estimate and color selection for the cover.

Johnson motioned and Eaton seconded that the Bellefonte Borough Water Authority approve the Talleyrand Park Big Spring Landscape Improvements Master Plan and Conceptual Cost Estimate and color selection for the cover. Voice vote. No further discussion. Motion carried unanimously.

- 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.

Falcone motioned and Brown seconded 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. Voice vote. No further discussion. Motion carried unanimously.

NEW BUSINESS

- Pennsylvania Rural Water Association Energy Audit of the Wastewater Treatment Plant
 - Discussion and presentation by Chad Heister of the Pennsylvania Rural Water Association regarding the energy audit conducted at the Wastewater Treatment Plant.
 - The audit identified some electrical inefficiencies and some potential saving/cost cutting options including digester blowers and replacing some older transformers.
- Daily Water Withdrawal August 2026. No Authority action is requested.
- 2026 Bulk Water Billing and Usage for Milesburg and Niagara January – August 2026. No Authority action is requested.
- Personnel Assignments – Departmental Support
 - Informational Purposes Only. Document identifying employees’ primary departmental assignments and noting instances where employees may cross departments during the workday to assist with projects, operational needs, or other departmental activities.
- WiLo Alternative Pump Assessment
 - Suggested Motion: That the Bellefonte Borough Water Authority approves the WiLo Alternative Pump Assessment as presented.

Beigle motioned and Stewart seconded that the Bellefonte Borough Water Authority approves the WiLo Alternative Pump Assessment as presented, with a cost not to exceed \$50,000. Voice vote. No further discussion. Motion carried unanimously.

- Review of Revised Rules and Regulations for Master Meter Service to Developments Outside of the Borough
 - Review and discussion of proposed revisions to the Rules and Regulations governing master meter service provided to developments located outside of the Borough.

- Mr. Pribulka clarified that the proposed amendment would require new outside-borough residential developments to connect at a master meter, with the property owners association (HOA) responsible for all infrastructure beyond that point.
- It was further clarified that the primary motivation is to reduce the authority's maintenance burden and water loss liability beyond the master meter. Example - Logan Green subdivision issues. Members suggested language requiring HOA formation and maintenance obligations be included as a condition of service connection approval.
- A motion was made and seconded to discuss and vote on this item, but there was no vote taken at the meeting tonight – this item was tabled for further discussion.
- Review of Authority Asset Ownership Memorandum
 - Discussion regarding the August 2026 memorandum prepared by Borough Manager David Pribulka concerning the ownership of Bellefonte Borough Authority assets and the accounting treatment of the Authority's sewer system.
 - Conclusion: Audit is believed to be technically correct; presentation and explanation at the prior meeting were inadequate.
 - Future audit engagements to include supplemental Borough audit components.
 - Audit services to be evaluated competitively; RFP recommended on a five-year cycle.
- Consider Approval of Contractor's Application for Payment No. 4 – Valentine Hill Road Water Main Replacement Project
 - Suggested Motion: That the Bellefonte Borough Authority approve Contractor's Application for Payment No. 4 to Keystone Water Group, Inc. for the Valentine Hill Road Water Main Replacement Project (Contract No. 2025-01 – General Construction) in the amount of \$84,775.00, as recommended by Barton & Loguidice, D.P.C.

Beigle motioned and Eaton seconded that the Bellefonte Borough Authority approve Contractor's Application for Payment No. 4 to Keystone Water Group, Inc. for the Valentine Hill Road Water Main Replacement Project (Contract No. 2025-01 – General Construction) in the amount of \$84,775.00, as recommended by Barton & Loguidice, D.P.C. Voice vote. No further discussion. Motion carried unanimously.

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

Falcone motioned and Stewart seconded that the Bellefonte Borough Water Authority approves the McQuaide Blasko Legal Invoice for August 2026 in the amount of \$236.00. No discussion. Voice vote. Motion carried unanimously.

DISCUSSIONS/ACTION ITEMS

- Discussion regarding pipe sizes and pressures in various water systems.
- Frank requested to get the board's approval to order 2 more WiLo pumps. He has ordered new pumps but has no pumps that could be used as replacement pumps if any pumps fail. The pumps are \$23,395 each.

Beigle motioned and Falcone seconded to approve ordering 2 more WiLo pumps. No discussion. Voice vote. Motion carried unanimously.

ADJOURNMENT

- **Eaton? motioned** and Falcone seconded to adjourn tonight's meeting. Meeting adjourned at 8:16 pm. Names for motion and second for adjournment were not announced. The meeting end time was not announced.

****NOTE FROM THE TRANSCRIPTIONIST:** *Announcements for motions and seconds were better tonite. Thank you.*