

SPRING-BENNER-WALKER JOINT AUTHORITY

REGULAR MEETING

May 12, 2025

ATTENDANCE:

AUTHORITY MEMBERS:	Spring	Joseph Galbraith Rodney Maney Douglas McKee Christie McMurtrie
	Benner	Brian Book Willis Houser, Jr. William Hughes
	Walker	Dennis Brown

GUESTS: None present

CONSULTING SOLICITOR: Michael Levandoski, Esq.

CONSULTING ENGINEER: Andy Johnson, P.E.

EXECUTIVE DIRECTOR: N. Warren Miller

EMPLOYEES: Will Barton, Tasha Dutton & Kelly Gill

CALL TO ORDER:

The May 12, 2025, Regular Meeting of the Spring-Benner-Walker Joint Authority was called to order at 4:00 P.M. by Joseph Galbraith, Vice-Chairman. Mr. Galbraith thanked everyone for attending and stated that the meeting would be recorded for transcription purposes.

ROLL CALL:

Willis Houser, Jr., Secretary, took Roll Call, recording eight members present. Mr. McDowell was excused from the meeting. Mr. Galbraith, Vice-Chairman, noted that with a quorum present, the Spring-Benner-Walker Joint Authority was permitted to conduct business under the laws of Pennsylvania.

PLEGE OF ALLEGIANCE:

Mr. Galbraith, Vice-Chairman, led the Board members, Professional Services and Employees in the Pledge of Allegiance.

APPROVAL OF MEETING MINUTES:

Mr. Galbraith asked the Board if there were any questions and/or changes to the April 28, 2025 meeting minutes as presented. **Mr. Brown moved, seconded by Mr. Book to approve the Minutes of the April 28, 2025 Regular Meeting as presented.** 8 ayes, 0 nays, 1 absent. **The motion carried.**

CORRESPONDENCE:

Jersey Shore State Bank – We received a letter from Karen Young, Jersey Shore State Bank (JSSB), informing the Authority of their upcoming merger with Northwest Bank in the third quarter of 2025. The letter indicated the JSSB Bellefonte branch office located at 835 East Bishop Street will permanently close as of 2:00 p.m. on Friday, July 25, 2025; however, banking can continue at the Northwest Bank located along Zion Road in Bellefonte. Mr. Miller anticipates the Authority will likely incur additional banking fees with Northwest Bank. Mrs. Gill suggested the Authority may want to consider sending out request for proposals for banking services at this time.

PennTerra Engineering, Inc. - We received a letter from Ron Borger, PennTerra Engineering, requesting a letter of intent to provide sewer service for the proposed warehouse for Burrowes, LLC. The proposed project will be located at 2197 High Tech Road, State College in Benner Township and will require 1.00 EDU. ***Mr. Borger was provided with a letter of intent in the amount of 1.00 EDU for the proposed project in Benner Township on April 29, 2025.***

Abbas Khan/Right-to-Know Request – We received a Right-to-Know Request from Abbas Khan on April 25, 2025 on behalf of Inovo AI Solutions, LLC. Abbas Khan requested copies of all purchasing records from 07/01/2022 to date. ***The requested information was denied because it is overly broad and unduly burdensome; therefore, a letter explaining the denial was sent to the requestor on May 1, 2025.*** Mr. Miller indicated he received a follow-up email narrowing the scope and asking for data from 01/01/2024 to date. As a result, Mr. Miller provided a response indicating the request is still overly burdensome; however, the Authority's revenue requisitions for that timeframe were provided to Abbas Khan. Mr. Miller indicated to date he has not received any further requests from Abbas Khan.

Allie Harris/Right-to-Know Request – We received a Right-to-Know Request from Allie Harris on May 6, 2025 on behalf of Juniper Environmental. Allie Harris requested land use information for parcel number 12-004-,054, located in the Airport Park Subdivision. *On May 6, 2025, Mr. Miller informed the requestor that SBWJA provides public sewer service to properties in this area and intends to provide public sewer service to this parcel when it's developed. The requestor was also informed to contact Benner Township directly for any information pertaining to zoning, land use, etc.*

APPROVAL OF PAYMENTS:

Approval of Requisitions:

Revenue Fund Requisition 2020-119– Mr. McMurtrie presented the Board with Revenue Requisition #2020-119 in the amount of \$520,307.62. Mr. Galbraith asked if there were questions regarding the presentation of Revenue Fund Requisition 2020-119. **Mr. Brown moved, seconded by Mr. Maney to approve Revenue Requisition 2020-119 payable to SBWJA in the amount of \$520,307.62.** 8 ayes, 0 nays, 1 absent. **The motion carried.**

GUESTS: There were no Guests present for the meeting.

SYSTEM OVERVIEW REPORT:

Will Barton, Maintenance Crew Leader, provided an overview of the work completed on the sanitary sewer system for the month of April 2025.

In-Home Inspections - There were 27 in-home inspections completed in the month of April.

Sewer Permits and/or Lateral Inspections - Our maintenance department completed 16 sewer lateral inspections. The office staff received 11 new sewer permit applications in the amount of 11.00 EDUs and issued the permits.

System Maintenance: A new pump was delivered today for Pump Station #1A (Springfield) which will be installed early this week. We repaired root intrusion on two (2) of our manholes that are connected to our Spring Creek Meter Pit and cleaned the equalization tank at Pump Station #6 (Rockview). Our crew assisted with a sewer backup at 320 W. College Avenue in Pleasant Gap. A new grinder pump was installed at 155 Serenity Lane and we cleaned all of our force main air release valves.

The maintenance department repaired leaking manholes on Centre Hall Mountain and within the Spring Creek Interceptor. There were several manhole markers installed throughout the system due to being mowed over or broken off.

Video Truck – We recorded 29,414 feet of sewer mainline and inspected 118 manholes in April. The maintenance department also videoed lines for Murmac Farms to assist in resolving reoccurring issues with their manure disposal system.

Vector Truck – We cleaned 31,414 feet of sewer mainline throughout our system and 400 feet of plugged sewer line for SCI Rockview and SCI Benner. We also assisted with vacuum and jetting lines to a manure pit at Murmac Farms. The maintenance department jetted a total of 31,814 feet of sewer main in April.

Sewer Extensions – We began project inspections at Tru Hotel on the Benner Pike near G.M. McCrossin, which was completed as of today. Mr. Barton indicated record drawings are the only outstanding item with us for the Tru Hotel project. Our staff reviewed and redlined the construction drawings for the Zion Back Road sewer extension and Autumn Ridge development. Mr. Barton reminded everyone there will be two (2) additional pump stations installed with the Autumn Ridge development. We reviewed and approved the record drawings for Logan Greene, Phase 2A. The inspections at the Amazon Warehouse in Benner Township have also been completed. Our employees spent 41.75 hours inspecting the new Amazon Warehouse and 41.50 hours inspecting the Tru Hotel for a total of 83.25 hours for the month of April.

Benner Township Water Authority – Our staff collected samples for compliance monitoring. We responded to six (6) PA One Calls in April.

Call Outs/ PA One Calls – There were seven (7) call outs for the month of April. The staff handled several high/low alarms, a grinder pump alarm and several pump fails. Mr. Barton ended the report with a total of 119 PA One Calls being located in April.

Vector Truck – Mr. Barton stated A&H Equipment is currently repairing the transfer case to our vac truck and the job should be completed by the end of this week.

Project Inspections – Mr. Book questioned the billing procedure for project inspections. Mr. Miller indicated the Developer is invoiced on a monthly basis and they are charged \$65.00 per hour.

Vector Truck/Murmac Farms – Mr. Galbraith asked if there is a lot of wear and tear on our vac truck due to the repetitive work performed at Murmac Farms. Mr. Barton indicated the sand that is used at Murmac Farms is more abrasive than what is in our sewer system. Mr. Miller reminded everyone that Murmac Farms is billed accordingly. Mr. Miller also added it is unlikely that the current repairs to our vac truck had anything to do with the work at Murmac Farms.

EXECUTIVE SESSION – Mr. Galbraith recessed the Board for an Executive Session at 4:21 p.m. to discuss Real Estate. The meeting reconvened at 4:35 p.m.

EXECUTIVE DIRECTOR'S REPORT:

Easement Agreement – Walker Township (Zion Back Road) – Mr. Miller attended Walker Township Supervisors' meeting on 05/07/2025 to follow up on the easement agreement for the Zion Back Road Sewer Line Extension. It was noted the Supervisors executed the easement agreement for the Zion Road Sewer Line Extension that will extend through the future park.

SOLICITOR'S REPORT:

Shiloh Road Sewer Extension Right-of-Ways – Mr. Levandoski informed the Board of an email he received from attorney Gary Delafield. The email indicated Virgen Delafield of 580 Rock Road has agreed to execute her easement agreement due to the additional compensation that was offered to her.

ENGINEER'S REPORT:

Shiloh Road Sewer Extension Project – Mr. Johnson stated Gwin Dobson & Foreman (GD&F) continues to make revisions to easements involved with the Shiloh Road Sewer Extension Project and have been addressing the requirements of the State College Regional Airport and FAA. GD&F is also working with the PA Fish & Boat Commission to acquire approval for PA DEP's new riparian buffer requirements.

Rockview Forestry Pump Station #6A Upgrades – GD&F is currently working on the pump calculations and obtaining pump information for the upgrades to Rockview Forestry Pump Station #6A.

Zion Back Road Sewer Line Extension – Mr. Johnson stated that Mr. Miller provided him with the construction drawings for the Zion Back Road Sewer Line Extension which will require a few minor changes. Mr. Miller stated that construction drawings will be provided to the Developers so they may obtain quotes for construction.

OLD BUSINESS:

Benner Township Water Authority – Mr. Gailbraith reminded the Board that a work session is scheduled with the Benner Township Supervisors on May 19, 2025 to discuss the terminated contract with the BTWA and the Supervisors' request for SBWJA to operate the water system as their own. The work session will be held at the SBWJA office at 4:00 p.m. Mr. Miller will draft an agenda for the work session and provide it to the SBWJA Board for approval.

EXECUTIVE SESSION – Mr. Galbraith recessed the Board for an Executive Session at 4:45 p.m. to discuss Legal matters. The meeting reconvened at 5:09 p.m.

NEW BUSINESS:

Logan Greene, Phase 2A (28 EDUs) – Mr. Miller indicated Logan Greene, Phase 2A in the amount of 28 EDUs has met all of our requirements and is ready for approval. **Mr. Book moved, seconded by Mr. Brown to approve the Agreement of Dedication for Logan Greene, Phase 2A in the amount of 28 EDUs.** 8 ayes, 0 nays, 1 absent. **The motion carried.**

QUESTIONS FOR THE EXECUTIVE DIRECTOR: There were no questions asked of the Executive Director.

COMMITTEE REPORTS:

Personnel & Community Relations Committee: Mr. Galbraith had nothing to report.

Facilities Committee: Mr. Houser had nothing to report.

Financial Committee: Mr. McMurtrie had nothing to report.

ADJOURNMENT:

Mr. Book moved, seconded by Mr. Houser to adjourn the meeting at 5:10 p.m. 8 ayes, 0 nays, 1 absent. **The motion carried.**

Respectfully submitted,


Willis Houser, Jr., Secretary


Tasha L. Dutton, Recording Secretary

CC: Benner Township_____
Spring Township_____
Walker Township_____