

SPRING-BENNER-WALKER JOINT AUTHORITY

REGULAR MEETING

October 13, 2025

ATTENDANCE:

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

GUESTS: None present

CONSULTING SOLICITOR: Michael Levandoski, Esq.

CONSULTING ENGINEER: Steve Gibson, P.E.

EXECUTIVE DIRECTOR: N. Warren Miller

EMPLOYEES: Will Barton, Tasha Dutton & Kelly Gill

CALL TO ORDER:

The October 13, 2025, Regular Meeting of the Spring-Benner-Walker Joint Authority was called to order at 4:00 P.M. by Dennis McDowell, Chairman. Mr. McDowell 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 nine members present. Mr. McDowell, 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. McDowell, Chairman, led the Board members, Professional Services and Employees in the Pledge of Allegiance.

APPROVAL OF MEETING MINUTES:

Mr. McDowell asked the Board if there were any questions and/or changes to the September 22, 2025 meeting minutes as presented. **Mr. Brown moved, seconded by Mr. Book to approve the Minutes of the September 22, 2025 Regular Meeting as presented.** 9 ayes, 0 nays. **The motion carried.**

CORRESPONDENCE:

PA DEP - We received a letter from Curtis Barrick, Pennsylvania Department of Environmental Protection (PA DEP), identifying technical deficiencies that were noted with our Chapter 105 (Water obstruction and Encroachment) permit application for the Shiloh Road Sewer Extension Project.

APPROVAL OF PAYMENTS:

Approval of Requisitions:

Revenue Fund Requisition 2020-129 – Mr. McMurtrie presented the Board with Revenue Requisition #2020-129 in the amount of \$95,689.58. Mr. McDowell asked if there were questions regarding the presentation of Revenue Fund Requisition 2020-129. **Mr. Brown moved, seconded by Mr. Maney to approve Revenue Requisition 2020-129 payable to SBWJA in the amount of \$95,689.58.** 9 ayes, 0 nays. **The motion carried.**

GUESTS: There were no Guests present for the meeting.

SYSTEM OVERVIEW REPORT:

Will Barton, Maintenance Supervisor, provided an overview of the work completed on the sanitary sewer system for the month of September 2025.

In-Home Inspections - There were 30 in-home inspections completed in the month of September.

Sewer Permits and/or Lateral Inspections - Our maintenance department completed 7 sewer lateral inspections. The office staff received 3 new sewer permit applications in the amount of 3.00 EDUs and issued the permits.

System Maintenance:

We repaired the chlorine feed system at Pump Station #5 (Mingoville) and completed a significant amount of smoke testing throughout the system. Our staff finished the scheduled 3-year grinder tank maintenance and noted several repairs that will require follow up. The floats and level sensors were cleaned at all of the pump stations as well as the force main air release valves throughout our system.

We also installed a sewer tap at 124 Kyree Lane, which is located off of Valley View Road in Benner Township. Mr. Barton indicated Eby Paving completed the digging and SBWJA installed the sewer tap. This particular tap was difficult due to the depth, which was approximately 18 to 19 feet deep.

Vactor Truck – We jetted 1,368 feet of sewer mainline at the Centre County Correctional Facility for the month of September. Mr. Barton indicated the cleaning is completed on an annual basis.

Video Truck – We recorded 1,368 feet of sewer mainline for the Centre County Correctional Facility in September. The Centre County Correctional Facility requested we complete the video work to verify there are no leaks.

Sewer Extensions – We began project inspections at the Village of Nittany Glen, Phase 3A. Mr. Barton stated that all sewer pipe is in the ground and we are currently testing what was installed.

Our staff continues with the project inspections at the Benner Pike/Amberleigh Lane gravity sewer extension for the Candlewood Hotel and future carwash.

The project inspections also continue at Harvest Meadows, Phase 2 in Benner Township. Our staff spent 138.50 hours inspecting for the month of September.

Inter Municipal Work – Our staff videoed 33 feet of 15” storm pipe for Benner Township.

Benner Township Water Authority – We performed our quarterly blow offs at Hampton Hills, Opequon and Grove Park. Our staff also collected bacteria and PFAS samples. The maintenance department obtained a final water reading at 441 Millgate Road and 232 Meadow Flower Circle.

We repaired a water leak on the curb stop at 251 Reichenbaugh Lane and responded to five (5) PA One Calls for the month of September.

Call Outs/ PA One Calls – There were four (4) call outs for the month of September. One (1) of the call outs was for Benner Township Water Authority and it consisted of a well pump fail at Grove Park due to a VFD fault. A high wet well level and generator fail was noted at Pump Station #2 (Jacksonville), which was evaluated and no problems were identified. A grinder pump was in alarm at 102 Valentine Hill Road, which was due to a breaker being turned off during our scheduled maintenance performed on the grinder pump. The final call out was a pump fail at Pump Station #4 (Pleasant View), which was due to a faulty start capacitor. Mr. Barton ended the report with a total of 106 PA One Calls being located in September.

EXECUTIVE DIRECTOR’S REPORT:

GIS Mapping/Conversion to Electronic Files – Mr. Miller and Mrs. Gill met with Jason Brown from University Area Joint Authority (UAJA) to discuss their procedures for converting paper files to electronic files. Mr. Brown indicated UAJA ties their scans and office administrative work into their GIS program.

Mr. Barton, Mrs. Gill and Mr. Miller met with SBWJA’s GIS support representative, Dave Gilbert, from GeoDecisions to discuss our office converting to electronic files and what they had to offer. Mr. Gilbert informed our staff that electronic files can be uploaded to our ArcGIS system and that our billing software, Muni-Link, is also compatible with their system. Our maintenance department and administrative staff would be capable of accessing the ArcGIS system to create work orders and review sewer permits and sewer lateral drawings pertaining to a specific property. The Authority will need to purchase additional mobile worker licenses and blocks of online credits through Environmental Systems Research Institute, Inc. due to the number of users and the amount of time the ArcGIS will be utilized; therefore, we will notice an increase in operating fees for this process.

Mrs. Gill indicated the Authority will still be required to purchase an additional program, Laserfiche, which would be used for scanning developmental records and correspondence. It was noted a new scanner and computer server will need to be purchased and that the conversion will take several years to complete.

EXECUTIVE SESSION – Mr. McDowell stated Mr. Levandoski has requested an Executive Session to discuss litigation. Mr. McDowell recessed the Board at 4:14 p.m. to discuss litigation. The meeting reconvened at 4:16 p.m.

SOLICITOR'S REPORT:

Shiloh Road Sewer Extension Project – Right-of-Ways – The status of outstanding right-of-ways were discussed. Mr. Miller indicated the right-of-way for 1883 Millson Circle is still pending due to it being transferred from an estate to a new owner. It was also noted that the new owner of 1883 Milson Circle is trying to persuade his neighbor at 1882 Millson Circle to execute their right-of-way agreement. The three (3) right-of-ways from PSU are pending due to their appraisals not being completed to verify the amount of compensation they are requesting from our Authority. Mr. Miller stated he has been in contact with Mr. Bender regarding his temporary right-of-way on Rock Road and that he will be executing the agreement and sending it to the office due to him living out of the area.

Shiloh Road Sewer Extension Project – Condemnation of Properties (Right-of Ways) – Mr. Levandoski stated the third condemnation, Mr. Shindy, has not been served.

ENGINEER' S REPORT:

Act 57 Study – The Executive Summary of the Act 57 Capital Charges Study was discussed during the meeting. Mr. Gibson explained the two (2) methods for calculating the tapping fees that are allowable under Act 57 which are “Historical Cost Plus Interest and Financing Method” and “Historical Trended Cost Method” .

The “Historical Cost Plus Interest and Financing Method” identified a maximum allowable tapping charge of \$5,093 per residential connection. The original 2005 tapping charge was \$2,500 per residential connection.

Based on the “Historical Trended Cost Method” a maximum allowable tapping charge is \$5,838 per residential connection. The original 2005 tapping charge was \$2,500 per residential connection. Gwin, Dobson and Foreman recommended the Authority adopt a new tapping fee not to exceed \$5,838 per residential connection as computed by the “Historical Trended Cost Method”.

Mr. Book asked how the Authority would proceed with adopting new tapping fees. Mr. Levandoski indicated the Authority would need to amend its' existing rate resolution and attach the new Act 57 Capital Charges Study to it. The Board will also be required to establish the new tapping fee.

Mr. Houser recommended the new tapping fee for Spring Benner Walker Joint Authority be set at \$5,000 per residential connection effective January 1, 2026. It was noted the collection portion of the tapping fee would total \$1,900 and the capacity portion would total \$3,100.

The Board also discussed the possibility of grandfathering the current tapping fee of \$2,500 to the property owners affected by the new Shiloh Road Sewer Extension Project. It was noted the property owners may have 60 days from the date of their connection notice letter to be grandfathered for the \$2,500 per EDU and if they do not acquire the permit within the 60 days they would be charged the new rate of \$5,000.

The Board asked Mr. Levandoski to prepare the proper paperwork, for the October 27, 2025 meeting, to proceed with adopting a new tapping fee effective January 1, 2026.

Updated Construction Estimate – Shiloh Road Sewer Extension Project - As requested at a prior meeting, Gwin, Dobson & Foreman provided an updated engineer's cost estimate for the Shiloh Road Sewer Extension Project. Mr. Gibson stated they are estimating the project cost without contingency to be around \$9.6 million. With a 10% contingency allowance, the project cost could be approximately \$10.5 million; therefore, they are estimating the range of construction costs to be around \$9 million to \$12 million due to the unknowns involved with the project.

Mr. Gibson also mentioned the Pennsylvania Game Commission's (PAGC) sewer extension portion of approximately \$400,000. It was noted this portion of the project will be kept separately and the PAGC will be reimbursing SBWJA for those costs.

Mr. Miller and the Board briefly discussed financing for the project.

Chapter 105 – Shiloh Road Sewer Extension Project – Gwin Dobson & Foreman are currently addressing the deficiencies that were noted with our Chapter 105 (Water obstruction and Encroachment) permit application for the Shiloh Road Sewer Extension Project.

PA Fish & Boat Commission Riparian Buffer – The easement and draft plot plan for the riparian buffer has been sent to the PA Fish & Boat Commission for their review.

Additional Engineering Costs – Shiloh Road Sewer Extension Project - Mr. Gibson stated that Gwin, Dobson & Foreman has incurred additional engineering costs for the Shiloh Road Project due to the complexity; therefore, he would like to have a meeting with the Facilities Committee to review a summary of these costs. A work session will be scheduled for 3:00 p.m. on Monday, October 27, 2025. The facilities committee consists of Mr. Hughes, Mr. Book, Mr. Houser and Mr. McDowell.

OLD BUSINESS:

Concord Public Financial Advisors, Inc. – Christopher Gibbons of Concord Public Finance Advisors, Inc. provided the Board with a proposal in connection with the financing of the Shiloh Road Sewer Extension Project. Concord will be compensated \$19,500 plus any reasonable out-of-pocket expenses to complete the work. **Mr. Book moved, seconded by Mr. Houser to approve Concord Public Financial Advisors, Inc.’s proposal as presented. 9 ayes, 0 nays. The motion carried.**

Benner Township Water Authority - The Board revisited discussions about whether or not the 1998 water service agreement between BTWA and State College Borough Water Authority would be transferred to SBWJA. Mr. Miller reviewed several topics listed on the agreement and also indicated there were mentions of a supplemental document, which BTWA did not have a copy of. Mr. Levandoski was asked to contact SCBWA’s solicitor to try to obtain the supplemental document between SCBWA and BTWA for review before any decisions are made.

NEW BUSINESS:

Sewer Extension Agreement Benner Pike/Amberleigh Lane Gravity Sewer - The Authority previously executed a Sewer Extension Agreement with the developer of the RNW Car Wash, LLC (Benner Pike Car Wash) for the gravity sewer mainline that is being installed on Benner Pike/ Amberleigh Lane. The developer for the RNW Car Wash has pulled away from the project; therefore, we have asked the developer of the Candlewood Hotel to execute a new Sewer Extension Agreement. **Mr. Hughes moved, seconded by Mr. Houser to approve the Sewer Extension Agreement for the Benner Pike/Amberleigh Lane Gravity Sewer with SAI 21, LLC. 9 ayes, 0 nays. The motion carried.**

Supplemental Deed of Easement – WaWa – Mr. Miller indicated the original sewer mainline plans for the proposed WaWa was to have the sewer mainline installed within a public road; however, this road is now private. The developer’s engineer, PennTerra, created a Supplemental Deed of Easement to reflect the sewer mainline being installed in a private road (Hawknest Way). **Mr. Hughes moved, seconded by Mr. Brown to approve the Supplemental Deed of Easement for the proposed WaWa as presented. 9 ayes, 0 nays. The motion carried.**

EXECUTIVE SESSION – Mr. McDowell recessed the Board for an Executive Session at 5:43 p.m. to discuss Personnel. Mr. Barton was asked to stay and the remaining employees were excused from the Executive Session. The meeting reconvened at 6:45 p.m.

COMMITTEE REPORTS:

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

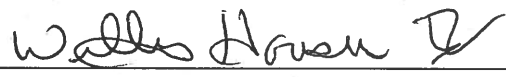
Facilities Committee: Mr. Houser had nothing to report.

Financial Committee: Mr. McMurtrie had nothing to report.

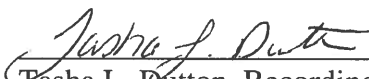
ADJOURNMENT:

Mr. Book moved, seconded by Mr. Brown to adjourn the meeting at 6:47 p.m. 9 ayes, 0 nays. The motion carried.

Respectfully submitted,



Willis Houser, Jr., Secretary



Tasha L. Button, Recording Secretary

CC: Benner Township _____
Spring Township _____
Walker Township _____