COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING AGENDA
Tuesday, January 3, 2023
12:00 PM (after Reorganization Meeting)
Hybrid Meeting (In-Person or via Zoom)

General Meeting Information
College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:
- Click HERE to REGISTER for the meeting via Zoom. Once registered, you will receive a confirmation email containing information about joining the meeting.

To Attend the LIVE Meeting Via Phone:
- Dial +1 646 558 8656 ● Meeting ID: 896 3911 8190 ● Passcode: 642796
  * Click here for detailed instructions on how to participate via zoom.

CORRESPONDENCE TO COUNCIL: Written correspondence to Council must be submitted by 12:00 noon on the Monday prior to a meeting to be included on the Consent Agenda to ctcouncil@collegetownship.org
PUBLIC HEARING COMMENTS: Written comments to be included in the record of a Public Hearing, may be submitted until 12:00 noon the day of the Public Hearing to ctcouncil@collegetownship.org

COUNCIL MEMBERS: 2023 COMMITTEE ASSIGNMENTS:
To Be Assigned at the Reorganization Meeting prior to this Regular Council Meeting.

COLLEGE TOWNSHIP COUNCIL MEETING

CALL TO ORDER/PLEDGE OF ALLIGIANCE

PUBLIC OPEN DISCUSSION:
For any item not on this agenda, please:
- Limit comments to five minutes
- Provide the who, what, where and why
- Ask to add your topic to this or a future agenda, if needed

REPORTS:
A. Manager’s Update
B. COG Regional, County, and Liaison Reports
C. Staff/P.C./Other Committee Reports

CONSENT AGENDA:
CA-1 Minutes
CA-2 Correspondence
CA-3 Action Items
OLD BUSINESS: OB-1 Dale Summit Area Plan; Form Based Code
  a. Review Scope of Work with DPZ
     Discussion/Comment (L. Schoch)

NEW BUSINESS: NB-1 Spring Creek Watershed Commission Bylaws Review
  Discussion (D. Franson)

NB-2 College Township Industrial Development Authority Bylaws
  Review/Comment (A. Brumbaugh)

NB-2 PSATS Annual Conference Attendance (April 24-27, 2022)
  Discussion (A. Brumbaugh)

STAFF INFORMATIVES (Informational Only – Discussion, as needed)

COUNCIL/STAFF OTHER MATTERS (Informational – Review and/or Action, as needed)

ADJOURNMENT
CA-1 Minutes, Approval of
   a. December 15, 2022, Public Hearing 2023 CT Budget
   b. December 15, 2022, Regular Meeting

CA-2 Correspondence, Receipt/Approval of
   a. Email from Nicole Allam On-Minear, dated December 12, 2022, regarding Berry Alley
   b. Email from Jim Eberly, dated December 14, 2022, regarding Berry Alley
   c. Email from Daniel Materna, dated December 14, 2022, regarding Casino
   d. Letter from Centre County 911 Emergency Communications, dated December 12, 2022, regarding addressing at the Mount Nittany Medical Center
   e. Email from Daniel Materna, dated December 20, 2022, regarding Casino
   f. Letter from DEP, dated December 21, 2022, regarding Centre County Recycling and Refuse Authority, Dale Summit Transfer Station Permit

CA-3 Action Item, Approval of
   a. NONE
January 3, 2023

Status: (C) = Complete; (I) – Incomplete; (D) = Dropped;
(R) - Rewritten

Section I: Short-Term Issues

SECTION I
Short-Term Issues

(I) 21-03 Pike Street Traffic-Calming Construction

Comments: 10/18/22 Construction activity switches to opposite side of Pike St. Project paving to be completed by October 31. Final completion of project expected by November 15.


Comments: 12/9/22 Brick pavers and corrective concrete work to be completed by 12/16. Project to be buttoned-up for winter with final finish work set for spring 2023.

Comments: 12/28/22 Brick work completed. Parking signage and bus stop handrails to be installed after 1/1/2023.

(I) 21-04 Dale Summit Small Area Plan (SAP)

Comments: 12/6/22 Prior to addressing DPZ contract, CT Staff to verify project scope of work. Anticipate consideration of contract by Council in January 2023.

Comments: 12/28/22 Draft Scope of Work forwarded to DPZ for review. Council to review at 1/3/2023 regular meeting.
Solar Power Purchasing Agreement

Abridged Comments:

Comments: 10/20/22 Four (4) proposals received in response to RFP. SPPA Project Management Team and assisting consultant Green Sky will review and present overview at November SPPA Working Group meeting.

Comments: 11/14/22 Interviews with providers to begin week of November 21st. Project Management Team proposal to be presented to Working Group on 12/7/22. Likely to come before Council in January of 2023.

Comments: 12/12/22 Given complexity of proposals, schedule has been adjusted. A selected proposal will be forwarded for review by 15 SPPA members for decisions by 2/14/2023.

LTAC Evaluation/Recommendation for Centre Hills Village

Abridged Comments:

Comments: 11/14/22 Council agreed to allow proposed traffic-calming plan -7 watt’s speed humps on both Shamrock and Oak Ridge – to proceed to neighborhood vote. In advance of vote, Council authorized Township Staff to paint locations of devices onto both streets. Vote will be coordinated by Township Manager with assistance from Staff and review of voting materials by LTAC prior to a January 2023 vote. Council also agreed to incorporate a 2023 budget line item for completion of the project should project by approved by neighborhood.


Comments: 12/28/22 Neighborhood voting materials – explanation, project description and ballot – to be reviewed by LTAC at their reorganization meeting on 1/11/2023. LTAC to set dates for voting schedule. (Twp. Manager to prepare voting materials.)

Spring Creek Park Master Plan

Abridged Comments:
Comments: 12/12/22  Final documents uploaded to DCNR website. Awaiting corrective deed from Uhler to complete requirements for grant.

Comments: 12/28/22 Corrected deed and final deed description received and forwarded to DCNR for comment. Final comments from DCNR captured in deed. Deed to be recorded prior to 1/1/2023.

(I)  21-02 Thompson Woods Preserve (TWP)

Comments: 11/14/22 Received responses from Thompson Woods Home Owners Association (HOA), Centre County Soil Conservation and ClearWater naming representatives to Thompson Woods Preserve (TWP) Advisory Committee. (Note: CTC will need to appoint two (2) individuals to TWP Governance Committee

Comments: 11/28/22 DCNR acknowledged request, still working through potential appointment.

Comments: 12/16/22 DCNR to make Wes Faringher available for technical assistance to Advisory Board.

(I)  21-05 Path to Campus (East College Avenue Shared Use Path)

Comments: 10/31/22 CFA expected to announce grant awards on November 15, 2022.

Comments: 11/12/22 PennDOT MTF grant application has been submitted.

Comments: 11/28/22 CFA Grants were not announced on 11/15/22. Award announcements may not be made until 2023.


(I)  21-06 Nittany Casino at Nittany Mall

Comments: 11/14/22 November PA Gaming Control Board meeting agenda does not list Petition to Intervene as agenda item.

Comments: 12/21/22 PA GCB hears “petition to intervene” and grants limited status to Stadium Gaming. Township FAQ’s and timeline updated accordingly./
CA-1 Minutes, Approval of
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b. December 15, 2022, Regular Meeting

CA-2 Correspondence, Receipt/Approval of
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CA-3 Action Item, Approval of
a. NONE
COLLEGE TOWNSHIP COUNCIL
PUBLIC HEARING MEETING MINUTES
2023 COLLEGE TOWNSHIP BUDGET
Thursday, December 15, 2022
1481 E. College Avenue, State College PA 16801
Hybrid Meeting (In-Person or via Zoom)

ATTENDED BY –
COUNCIL:
D. Richard Francke, Chair
Carla Stilson, Vice Chair
L. Eric Bernier
Dustin Best

STAFF:
Adam T. Brumbaugh, Township Manager/Secretary
Mike Bloom, Assistant Township Manager
Don Franson, Township Engineer
Mark Gabrovsek, Zoning Officer

CALL TO ORDER:

Mr. D. Richard Francke, Chair, called to order at 7:02 PM the December 15, 2022, the College Township (CT) Council Public Hearing for 2023 College Township Budget and led in the Pledge of Allegiance.

PUBLIC OPEN DISCUSSION:

No Public Open Discussion comments were brought forward.

PRESENTATION:

Mr. Adam T. Brumbaugh offered a brief presentation of the 2023 Budget, which does not include a property tax increase in 2023. The 2023 Property Tax will remain at 6.10 mills. Staff projects receipts of $9.7 million from multiple sources. Expenditures in 2023 are estimated at $11.45 million. The $1.75 million difference is accounted for by long-term debt acquired to address capital improvement projects in 2023. Mr. Brumbaugh reviewed the significant 2023 capital projects.

ADJOURNMENT:

Hearing no public discussion, Chair called for a motion to adjourn the Public Hearing.

Mr. Bernier moved to adjourn the December 15, 2022, Public Hearing on 2023 College Township Budget.
Ms. Stilson seconded the motion.
Motion carried unanimously.
Chair Francke adjourned the December 15, 2022, Public Hearing at 7:12 PM.

Respectfully Submitted By,

Adam T. Brumbaugh
Township Secretary/Manager
CALL TO ORDER: Mr. D. Richard Francke, Chair, called to order the December 1, 2022, Regular Meeting of the College Township (CT) Council at 7:12 PM, which followed a Public Hearing on the 2023 CT Budget.

PUBLIC OPEN DISCUSSION:

No Public Open Discussion brought forward for discussion.

NEW AGENDA ITEMS:

No New Agenda Items were brought forward.

REPORTS:

a. Manager’s Update

In the Manager’s Update, Mr. Brumbaugh reported the brick pavers and concrete work on Pike Street to be completed by December 16, 2022. After this work is completed, the contractor will finish the final work in the spring of 2023. Mr. Brumbaugh anticipates Staff to verify project scope of work for the Dale Summit Area Plan Form Based Code and awarding the contract to DPZ in January of 2023. The schedule for the Solar Power Purchasing Agreement has been adjusted and members will review proposals by February 14, 2023.

Mr. Brumbaugh offered that final documents have been uploaded to DCNR website for the Spring Creek Park Master Plan. The Township is anticipating an announcement of the CFA grant early in 2023.
b. COG Regional, County, Liaisons Reports

**COG Executive Committee:** Chair Francke reported the Executive Committee met on December 13, 2022, and discussed a reporting track for the Whitehall Road Regional Park, Executive Directors evaluation, and the COG solicitor.

**COG Finance Committee:** Chair Francke reported the Finance Committee met on December 8, 2022, and discussed the COG budget process, received an update on the Whitehall Road Regional Park, and an update on the Facilities Committee.

**Centre County Metropolitan Planning Organization (CCMPO):** Mr. Bernier and Mr. Bloom participated in a CCMPO retreat on December 5, 2022. It was a well-attended event. They discussed three (3) areas: governance, operations and outreach/stakeholders.

Mr. Best offered that the COG continues with the hiring of the Fire Director. The Emergency Management Coordinator will be acting as the Fire Director in the interim starting January 1, 2023.

c. Staff/P.C./Other Committees

**Planning Commission (PC):** Mr. Gabrovsek reported the PC met on December 6, 2022, and discussed the draft of their Annual Report.

d. Diversity, Equity & Inclusion (DEI) Reports (Public Invited to Report)

Mr. Mike Bloom, Assistant Township Manager, offered that he the anti-bias coalition meeting announced previously was postponed and will be rescheduled. He will provide an update later.

CONSENT AGENDA:

**CA-1 Minutes, Approval of**

a. November 17, 2022, Public Hearing  
b. November 17, 2022, Regular Meeting  
c. December 1, 2022, Regular Meeting  

**CA-2 Correspondence, Receipt/Approval of**

a. Email from Denise DeGeorge, dated November 29, 2022, regarding Berry Alley  
b. Email from Andrew Shaffer, dated November 30, 2022, regarding Casino  
c. Email from Terry Johnson, dated November 30, 2022, regarding Berry Alley  
d. Email from Daniel Materna, dated November 30, 2022, regarding Casino  
e. Email from Daniel Materna, dated December 2, 2022, regarding Casino  
f. Email from Daniel Materna, dated December 8, 2022, regarding Casino  
g. Letter from Entech Engineering, dated December 6, 2022, regarding COVID-19 ARPA PA Small Water and Sewer Grant Program, First Avenue Waterline Upgrade  
h. Letter from Entech Engineering, dated December 5, 2022, regarding COVID-19 ARPA H2O PA Water Supply, Sanitary Sewer and Storm Water Projects, Oak Hall Well facility
i. Letter from COMCAST, dated November 18, 2022, regarding price changes
j. Letter from Centre County Agricultural Land Preservation Board, dated November 23, 2022, regarding 2022 inspection report for the preserved Meyer Farm
k. Letter from CRCOG Refuse and Recycling Program refuse rates, dated November 18, 2022, regarding refuse rates
l. Email from Karen Burke, dated December 9, 2022, regarding Berry Alley
m. Email from Joanne Shafer, dated December 12, 2022, regarding Berry Alley
n. Email from Mel DeYoung, dated December 12, 2022, regarding Berry Alley
o. Email from Claire Cleveland, dated December 12, 2022, regarding Berry Alley

CA-3 Action Item, Approval of
a. Local Services Tax Collection Agreement with the Borough of State College

Chair Francke offered the Manager will update his report and the website will be updated to reflect new information about the casino.

Ms. Stilson made a motion to approve the December 15, 2022, Consent Agenda.  
Mr. Bernier seconded the motion.  
Motion carried unanimously.

OLD BUSINESS:

OB-1 Berry Alley Traffic Pattern - Lemont

In a memorandum to Council, Mr. Don Franson, P.E., P.L.S., Township Engineer, offered that the construction of the Pike Street Traffic Calming and Accessibility Project is nearing completion with no additional long-term lane closures anticipated. During the Pike Street construction of 2021 and 2022, the traffic at Pike Street was limited to one-direction traffic. Traffic at Berry Alley between Mary Street and Whitehill has been limited to one-way westbound since the beginning of the construction project in 2021.

Mr. Franson reviewed the history of Berry Alley and the width of the alley relative to the requirements for a two-way road. Traffic on the alley is light according to a count in October 2011 with an average of 69 vehicles/day eastbound and 110 vehicles/day westbound. State College Police records for the past 11 years indicate that there have been no traffic incidents at the alley. The alley was paved in 2011.

Mr. Franson opined the 12’ pavement width at Berry Alley is not sufficient for two-way travel. When vehicles meet along the alley, one or both must pull into yards to avoid a collision.

Mr. Franson explained the use of “Yield To Oncoming Traffic” signage and the typical situation where this traffic pattern is feasible and why, in the case of the current alignment of Berry Alley, this traffic pattern is not feasible.

Weighing all of the information, Mr. Franson recommends against returning Berry Alley to two-way traffic pattern.
Mr. DeYoung clarified that Mullberry is also a one-way street to allow for additional parking on that street.

Ms. DeGeorge offered that this alley is used for pedestrian traffic and bicycle traffic as well.

Ms. Johnson offered comments about two driveway that enter onto Berry Alley, which adds more traffic on the alley.

Mr. Deitz offered comments stating that if bicyclist use the road, they would have to follow the same traffic pattern/rules as a car. He opined the easements of the alley is wider that the pavement.

Ms. Allamon-Minear offered that in the Nittany Orchard neighborhood, there is no mail service and this is the primary way for her and her neighbors to get to the post office. She supports the alley being two-way.

Ms. Deitz offered that there has been nothing presented that would indicate that Berry Alley should not remain two-way. She reported that the petition that was started has garnered 164 signatures.

Ms. Cleveland offered a reminder of her presentation to Council in 2021 of people pulling far into her yard to pass one another.

Ms. Fleck offered that she has never passed another car while driving down the alley.

Ms. Shaffer offered that she has submitted written correspondence and that she has met a car on the alley and had to back up to get out of the way.

Ms. Johnson offered that many times she has had to back up to avoid traffic on the alley.

Ms. Deitz opined that she understood at the completion of the Pike Street project, the alley would return to two-way. She commented on photos being taken on the alley to monitor to traffic.

Mr. Franson did offer that the right-of-way of the alley is wider than the pavement.

Council discussed and offered the following comments:

- Widths of other alleys in the Township;
- Convenience vs. Safety;
- Improvements on the alley;
- Is an Local Traffic Advisory Committee study warranted;
- Historical usage of the street;
- Mitigating/Monitoring traffic after Pike Street project is completed;
- Repairs to the Right-of-Way – Township maintenance; and
- Signage.
Ms. DeGeorge offered that since the alley has been paved, traffic has gotten faster and they can no longer use the alley to access the backs of their property.

Mr. Best made a motion to return Berry Alley to a two-way traffic pattern.
Mr. Bernier seconded the motion.

Mr. Bernier thanked Mr. Franson for doing his job as the Township Engineer.

Motion carried unanimously.

**OB-2 2023 College Township Budget**

**a. R-22-25 College Township Budget**

Mr. Brumbaugh offered that a Public Hearing on the 2023 College Township Budget was held prior to the start this meeting. He introduced the resolutions before Council. The 2023 CT budget provides for $9,708,869 in total revenue and $11,452,147 in total expenditures. An amount of $1,743,278 will decrease revenues, providing an ending combination of $1,534,945. The 2023 tax rate will remain at 6.10 mills.

Ms. Stilson made a motion to adopt Resolution R-22-25 College Township Budget 2023.
Mr. Bernier seconded the motion.
Motion carried unanimously.

**b. R-22-26 College Township Tax Millage 2023**

Ms. Stilson made a motion to adopt Resolution R-22-26 College Township Tax Millage for 2023.
Mr. Bernier seconded the motion.

Chair Francke asked about the Park and Recreation millage and if this includes the regional parks debt. Mr. Brumbaugh offered that it does.

Motion carried unanimously.

**OB-3 2023 COG Budget; Resolution R-22-24**

Mr. Brumbaugh offered that this item calls for the approval of the Centre Region Council of Governments 2023 Budget in the amount of $30,322,203 with the local shares equaling $8,491,988 of which College Township’s share not to exceed $1,458,236.

Ms. Stilson made a motion to adopt Resolution R-22-24 Centre Region Council of Government 2023 Budget.
Mr. Bernier seconded the motion.
Motion carried unanimously.
OB-4 Pedestrian Facilities Master Plan; Ordinance O-22-04

Mr. Mike Bloom, Township Manager, offered that the ordinance in discussion has been before Council three times. Minor adjustments to Section §180.16.1.F. – Waiver were made by Staff to ensure clarity, flow and overall procedural understanding. Staff also made a few editorial revisions. The language revisions proposed do not fundamentally alter the intent of the ordinance as previously presented during the November 17, 2022, Public Hearing.

Ms. Stilson made a motion to adopt the Walkable College Township: A Pedestrian Facilities Master Plan
Mr. Best seconded the motion.
Motion carried unanimously.

Ms. Stilson made a motion to approve Ordinance O-22-04 an ordinance implementing the recommendations set forth in the Pedestrian Facilities Master Plan with one minor correction on page 2, Section 2.b. (3) referencing § 200-28.4.B.f.
Mr. Best seconded the motion.
Motion carried unanimously.

Council and the Township Manager thanked all those involved in this ordinance that began in May of 2018.

OB-5 CTIDA Executive Director Agreement with College Township

Mr. Brumbaugh, Township Manager, offered that at the November 16, 2022, meeting of the College Township Industrial Development Authority (CTIDA), they reviewed a DRAFT Memorandum of Understanding (MOU) Agreement extending the service of the CT Township Manager as CTIDA Executive Director from January 1, 2023, to March 31, 2023.

Mr. Brumbaugh offered that he has been providing administrative services to the CTIDA as Executive Director since March of 2022.

Council discussed the extension of the MOU and Council’s commitment to the CTIDA. Mr. Brumbaugh offered that the CTIDA has made progress and it better equipped to look for an Executive Director in the near future.

Ms. Stilson made a motion to approve the Memorandum of Understanding Agreement between College Township Council and the College Township Industrial Development Authority authorizing the Township Manager to function as the CTIDA Executive Director from January 1, 2023, through March 31, 2023, subject to the terms and conditions of the Agreement.
Mr. Bernier seconded the motion.

Mr. Ed Darrah, CT resident, asked if the vacant seats on the CTIDA have been filled.
Motion carries 3 -1. Mr. Best voting nay.

NEW BUSINESS:

NB-1  No New Business Items

STAFF INFORMATIVES:

No Staff Informatives were pulled for discussion.

OTHER MATTERS:

Council offered that with the resignation of Mr. Takac, there is a vacant seat on Council. The vacancy was advertised in various locations and on social media. Eight applicants have applied for the position. Staff has sought legal advice from the Pennsylvania State Association of Township Supervisors and the Township Solicitor on how to conduct the interviews of the applicants. Interviews can be held in an Executive Session as long as no deliberation takes place outside of a public meeting. Council has until December 30, 2022, to appoint someone to this vacant seat.

After discussion, interviews will be held in an Executive Session on December 21, 2022, with a Special Meeting on December 22, 2022, at 11 AM. The College Township Vacancy Board Chair will be asked to be in attendance at the interviews as a silent participant.

ADJOURNMENT:

Mr. Bernier moved to adjourn the December 15, 2022, Regular College Township Council Meeting.
Chair seconded the motion.

Chair Francke adjourned the December 15, 2022, Regular College Township Council Meeting at 9:30 PM.

Respectfully Submitted By,

Adam T. Brumbaugh
Township Secretary
Council members,

As a home owner in the Nittany Orchard Development I am writing to request that Berry Alley be returned to a 2 way street now that the Pike St work has been completed. I live at the top of Whitehill so walking to the post office and back home is impractical, and we don’t have door to door mail. With the alley being one way, people are using the “stop” sign turning onto Whitehill St as more of an option. My husband and I have both had several cars nearly run into us rolling through the stop sign without looking while we were driving down Whitehill. Previously, when the alley was two way, everyone on the alley drove slower and more cautiously because of the chance of oncoming traffic. With that being said I’m hoping for the safety, and the convenience to the post office to have Berry Alley go back to 2 way ASAP.

Thank you!
~Nicole and Paul Minear

Sent from my iPhone
Dear Council Members,
We would ask that you return Berry Alley to two-way use.
We have lived in Nittany Orchards for the past 32 years and I do not recall any issues created by the alley being two-way. Everyone has always been courteous and refrained from entering the alley when a car is coming the opposite way. It is a system that has worked well for the past 3 decades.

It is a great way to get to and from the post office and friends' houses without having to enter Pike Street.

We urge you to make Berry Alley two-way once again.

--
Jim & Sue Eberly
200 Baldwin St
PO Box 112
Lemont, PA 16851-0112
(814) 571-8095 (c)
Good afternoon,

Attached is the Pennsylvania Gaming Control Board (PGCB) order signed after today’s Board Hearing in Harrisburg.

The hearing was livestreamed this morning on the PGCB website. A recording of today’s hearing is available now at this link to the PGCB website’s Meeting Video Catalog. You’ll find more detailed information in the recording of today’s hearing.

The details provided above will be useful as you update the township website with the current status of the proposed casino at the Nittany Mall.

Sincerely,
Daniel Materna
IN THE PENNSYLVANIA GAMING CONTROL BOARD

PETITION OF STADIUM CASINO RE, LLC, TO INTERVENE IN THE CATEGORY 4 LICENSE APPLICATION OF SC GAMING OPCO, LLC

ORDER

AND NOW, this 14th day of December 2022, the following hereby is ORDERED:

1) Stadium Casino RE, LLC is GRANTED INTERVENOR STATUS AS A PARTICIPANT in the Category 4 License Application of SC Gaming OpCo, LLC.

2) The discovery requests proposed in the Petition to Intervene by Stadium Casino RE, LLC are DENIED.

3) Stadium Casino RE, LLC’s participation in the proceedings will be limited to the following:

   a. The Petition to Intervene, all other subsequent filings on the docket as of this date in this matter, and the transcript of the oral argument from the December 14, 2022 Board Meeting. No other testimony, witness statements or other evidence will be accepted, absent a future Board ruling.

   b. Stadium Casino RE, LLC will be permitted fifteen (15) minutes to address the Board in oral argument at the licensing hearing on the Category 4 Application of SC Gaming OpCo, LLC.

By the Board:

[Signature]
Denise J. Smyler, Chair
Pennsylvania Gaming Control Board
December 12, 2022

College Township Municipal Council
1481 E College Ave
State College, PA 16801

Dear Mr. Gabrovsek,

In recent weeks, it has been published in the media that Mount Nittany Medical Center will be expanding (building an addition) and also building another parking garage & a second maintenance facility. As you know, for several years now, our department has been requesting (in writing & verbally) College Township to create proper addressing for the Mount Nittany Medical Center (MNMC) campus. Since new construction will be coming soon to hospital, now is the perfect time to begin the process of readdressing the medical campus. This will also make logical & sensible addressing as future needs unfold on that property. Supporting our request is the attached letter dated March 2018 sent to College Township. This letter is full of details, and provides a timeline surrounding this subject dating back to 2001.

After all these years the township’s decision not to enforce nationally accepted addressing standards for the medical campus has pushed the current address schema into a corner. This specific area continues to grow, and the usual secondary type addressing is no longer an option. A lot has changed and has become difficult to accommodate each new project MNMC brings to the table. No one can deny the hospital access is truly off of or from HOSPITAL DR. It is clearly defined on all maps and online GPS/navigation apps. That alone is confusing to travelers visiting our hospital and cancer wing for the first time (their doctor is part-time here, and part-time at Geisinger Danville or Hershey). Many patrons get confused between 1850 and 1800 E. Park Ave, which is another problem. This needs to be corrected!
911 Addressing coordinates address changes every week. We understand the process, and what is needed. Yes, it is a little inconvenient, but the inconvenience is temporary for a lifetime of safety for all stay, visit or who work at this hospital. We are fully aware the hospital will need more transition time than the typical residential address change. We can establish a fair & generous timeline for MNMC to ensure a smooth transition. It will give them plenty of time to roll out a public relations campaign promoting the new address, plenty of time to update licensing as it comes due, plenty of time to print new business forms/letterhead, plenty of time to program software with the new address/update their phone data with the correct location and much more. A generous transition will be easy for the post office as well, and the time to start the process is now.

Therefore, we would like to press upon College Township, how very very important it is to address MNMC. There is a strong need for this. All that is required is your decision to make it happen. To look the other way once again, would be inappropriate and erroneous, not to mention unfair to patrons, patients and employees. Please do the right thing.

Thank you.

Appreciatively,

Barbara

Barbara C. Berenty, 9-1-1 Address Coordinator
Centre County 9-1-1 Emergency Communications

Cc:  Adam Brumbaugh, College Township Manager/Secretary
     John Franek, Administrator, Centre County Government
     Norman Spackman, Director, Centre County 911 Emergency Communications
March 8, 2018

College Township
Mark Gabrovsek, Zoning Officer
1481 E College Ave
State College, PA 16801

Mark,

The Centre County 9-1-1 Addressing Office is providing an overview and timeline of the history regarding re-addressing of the Mount Nittany Medical Center and the Centre Medical Sciences Building. The discussion to re-address these facilities dates back to our Addressing Project and a recommendation from our consultant to re-address the buildings in 2001 due to not meeting nationally accepted addressing guidelines defined for the project.

2001-2002 Re-Addressing Project
The Hospital and the Centre Medical Science Building were flagged as an addressing problem during the Centre County 9-1-1 Addressing Project in 2001. These problems were identified by our Addressing Project Consultant LR Kimball as not following nationally accepted addressing standards and guidelines from the National Emergency Numbering Association (NENA) and also defined in the Centre County Addressing Policy.

The standards recommends naming any roadway with two or more addressable structures sharing a common driveway. Two addresses sharing common or unnamed road accesses are known as "stacked addresses" which creates location issues because one or more addresses are hidden behind one another or addresses are out of order along a roadway. In this case the road was already named "Hospital Drive" but the addresses were never converted over to the road name thus becoming stack addresses. The addresses of the facilities are 1800 and 1850 E. Park Ave. with access only from Hospital Drive.

Our consultant LR Kimball and Centre County 9-1-1 held meetings with College Township staff and Zoning Officer Ron Taverno to review all addressing conflicts/problems identified during the project. The project consultant made two (2) recommendations for the Hospital and the Centre Medical Building to College Township: option 1, assign Hospital Drive addresses to both facilities meeting the national addressing standard or option 2, eliminate Hospital Drive, and...
leave both as E. Park Ave. addresses. Option 2 was not particularly acceptable since it was a work around that did not meet addressing standards. Centre County 9-1-1 supported option 1 for multiple reasons, it met addressing standards, and during research and discussion with College Township Staff, it was determined that Hospital Drive was an official road in College Township that receives liquid fuel funding so option 2, the elimination of Hospital Drive, really was not an option. College Township staff asked about a third option, which would be leaving everything “as is”. This option was not recommended by Centre County 9-1-1 and LR Kimball; however, the Township has the authority to make the final decision. Zoning Officer Ron Taverno said re-addressing issues such as the Hospital would need to be reviewed and approved by College Township Council. Centre County received notification later that the hospital and Centre Medical Building would not be changing and was being left “as is”.

2009-2010:
The discussion surfaced again in 2009. This time as a result of additional buildings and building additions being proposed at the hospital campus. Addressing at the medical facilities needed reviewed again.

At the same time, Centre County 9-1-1 and College Township dealt with some complaints from hospital and Centre Medical visitors using computerized mapping programs or GPS devices about location issues for 1800 and 1850 E. Park Ave. Even though Centre County 9-1-1 and College Township has nothing to do with location issues on computer maps and GPS, both offices often get calls from residents questioning addresses on these devices. The Centre County 9-1-1 Addressing Office reviewed computer maps and GPS locations and found the visitors’ complaints were valid. At the time most computer programs and GPS units located 1800 E. Park Ave. near the intersection of E. Park Ave. and Orchard Rd where the 1800 block starts. This often led visitors to drive past Hospital Drive or turn incorrectly onto Orchard Rd before the entrance. This was a valid concern.

The Centre County 9-1-1 Addressing Office met with College Township Zoning Officer John Franek to discuss the addressing problem. A decision was made to begin conversation with each facility to discuss address changes for both. College Township sent a letter to Mount Nittany Medical Center on January 6, 2010. The Centre County Addressing Office received a phone call from hospital attorney on February 10, 2010 regarding Addressing Authority in the State of PA. College Township and Centre County 9-1-1 met with hospital and Penn State staff on December 14, 2010 to discuss the addressing issues.

Notes indicates we discussed the following:

- The recommended changes in 2001.
- Re-addressing was needed before any additional buildings would be built.
- Hospital Expansions.
- How the newly formed “Mount Nittany Physician’s Group” could also impact location issues.
- Visitor’s location issues.
- Impacts of re-addressing the buildings.
• All address changes should allow conversion time for the businesses and US Postal Service (USPS) to convert. A six month lead time was discussed. Discussions on the extended time the USPS conversions were taking due to changes in their operations.
• Possible road name changes to Hospital Drive such as “Medical Campus Way”.

2012:
In March of 2012, a petition was being sent around by the public to change Park Ave. to Paterno Way. This generated news coverage and a lot of conversations, including the hospital with the press. In one article, a hospital spoke person, Nicole Monica said the hospital would change their address next year. An email was sent to the hospital from the Centre County Addressing Office expressing concerns about the extended time delays with USPS address conversion due to changes in their staffing and operations. The addressing staff at the county were seeing USPS conversion taking 12 months to be completed. If an address change was being implemented in the next year, a plan would need to be developed.

College Township and Centre County 9-1-1 met with hospital staff on March 29, 2012 to discuss address changes again.

Discussion Topics:

• Addressing options.
• Impacts of Paterno Way.
• Address change options.
• Roadway options.
• The need to allow enough time for USPS conversions.

There was no implementation plan defined at this meeting.

In closing, the Centre County 9-1-1 Addressing Office still supports the initial recommendation made by our project consultant in 2001 to change addresses to meet nationally accepted standards. The Addressing Office is here to support municipalities with addressing and to help see that addressing meets nationally accepted standards to reduce location issues during emergencies. If you need any additional help or guidance, please contact our office.

Sincerely,

Norman J. Spackman, II
Assistant Director,
Centre County Emergency Communications/9-1-1

cc: Margaret Gray, Administrator, Centre County Government
    Dale Neff, Director, Centre County Emergency Communications/9-1-1
Good morning, Jen,

Regarding the proposed casino at the Nittany Mall, attached is the current status of the Commonwealth Court case (249 MD 2021) as of this morning.

Yesterday, the Commonwealth Court updated the status with two new entries dated 12/19/2022. They are listed on page 7 of 7 of the attachment.

Also, I noticed there is one link not working properly on the Casino Information section of the township website. Under the "PA Gaming Control Board" tab, the link to the PGCB's order of December 14 is not working. Probably an easy fix.

Proposed Casino Information | College Township, PA

Have a great day and Happy Holidays!

Best regards,
Dan Materna
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<th>CAPTION</th>
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<tr>
<td>Stadium Casino RE, LLC, Petitioner v. Pennsylvania Gaming Control Board, SC Gaming OPCO LLC and Ira Lubert, Respondents</td>
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<tr>
<td>Law Firm: Hangley, Aronchick, Segal, Pudlin &amp; Schiller</td>
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<tr>
<td>Address: Hangley Aronchick Et Al 1 Logan Sq Fl 27 Philadelphia, PA 19103-6995</td>
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<tr>
<td>Phone No: (215) 496-7002 Fax No:</td>
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<tr>
<td>Attorney: Rice, Caroline Layne</td>
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### COUNSEL INFORMATION

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<td>Kastenberg, Stephen J.</td>
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<tr>
<td><strong>Address:</strong></td>
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<td>Ballard Spahr LLP 1735 Market St Fl 51 Philadelphia, PA 19103-7599</td>
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<tr>
<td><strong>Phone No:</strong></td>
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<td>(215) 864-8122</td>
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<td><strong>Attorney:</strong></td>
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*Neither the Appellate Courts nor the Administrative Office of Pennsylvania Courts assumes any liability for inaccurate or delayed data, errors or omissions on the docket sheets.*
COUNSEL INFORMATION

Respondent: Lubert, Ira

Pro Se: No

IFP Status:

Attorney: Kastenberg, Stephen J.
Address: Ballard Spahr LLP
1735 Market St Fl 51
Philadelphia, PA 19103-7599
Phone No: (215) 864-8122
Fax No: 

Attorney: Hazlett, Thomas W.
Law Firm: Ballard Spahr LLP
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Philadelphia, PA 19103
Phone No: (215) 665-8500
Fax No: 

Attorney: King, Adrian Renz, Jr.
Law Firm: Ballard Spahr, LLP
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1735 Market St 51st Fl
Philadelphia, PA 19103
Phone No: (215) 990-4787
Fax No: 

Attorney: Fabius, Michael David Matthews
Law Firm: Ballard Spahr, LLP
Address: Ballard Spahr LLP
1735 Market St Fl 51
Philadelphia, PA 19103-7599
Phone No: (215) 864-8246
Fax No: 

FEE INFORMATION

Fee Dt Fee Name Fee Amt Receipt Dt Receipt No Receipt Amt
07/28/2021 Miscellaneous Docket Filing Fee 70.25 07/28/2021 2021-CMW-H-001353 70.25

AGENCY/TRIAL COURT INFORMATION

Order Appealed From: Notice of Appeal Filed:
Order Type:
Documents Received: July 28, 2021

Court Below:
County: Division:
Judge: OTN:
Docket Number: Judicial District:

ORIGINAL RECORD CONTENT

Original Record Item Filed Date Content Description

Date of Remand of Record:

BRIEFING SCHEDULE

Petitioner Respondent
Stadium Casino RE, LLC Lubert, Ira

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### BRIEFING SCHEDULE

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<td>and Ira Lubert as of today's date, August 18, 2021, and certify that I am authorized to do so. A response to the Petition for Review, by agreement of the parties, will be filed with the Court on or before September 17, 2021.</td>
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<td>November 9, 2021</td>
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<td>Comment: NOW, November 9, 2021, this Court having received briefs in support of the preliminary objections filed by the Pennsylvania Gaming Control Board, SC Gaming OPCO LLC and Ira Lubert (Respondents), and a memorandum of law in opposition to Respondents’ preliminary objections filed by Stadium Casino RE, LLC (Petitioner), the Prothonotary is directed to list the preliminary objections for oral argument at the next appropriate argument session.</td>
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<td>Cook, Stephen S.</td>
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<td>Document Name:</td>
<td>Petitioner and Gaming Ctl. Bd. Shall file an Answer to Praecipe within 14 Days</td>
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<td>Comment:</td>
<td>NOW, December 19, 2022, upon consideration of &quot;Praecipe of Respondents SC Gaming OPCO, LLC and Ira Lubert to Provide Relevant Information to the Court,&quot; which the Court treats as an application to submit a post-argument communication pursuant to Pa.R.A.P. 2501 (Application), Petitioner Stadium Casino RE, LLC and Respondent Pennsylvania Gaming Control Board shall each file and serve an answer to the Application within 14 days from the entry date of this Order.</td>
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### SESSION INFORMATION

- **Journal Number:** 12-03-2022
- **Consideration Type:** Oral Argument - Panel
- **Listed/Submitted Date:** March 7, 2022
December 21, 2022

LETTER SENT VIA EMAIL ONLY

Ted Onufrak
Centre County Recycling and Refuse Authority
Dale Summit Transfer Station
253 Transfer Road
Bellefonte, PA 16823

Re: Centre County Recycling and Refuse Authority
Dale Summit Transfer Station - Permit ID#100904
APS# 267534   AUTH# 1390567
College Township, Centre County

Dear Mr. Onufrak:

Enclosed is Solid Waste Permit No. 100904 for the operation of the Dale Summit Municipal Waste Transfer Station, issued in accordance with the Pennsylvania Solid Waste Management Act of July 7, 1980 and the Municipal Waste Management Regulations of most recent effective version.

Please note that at this time the Department is not requesting a bond update. Any increase that may be required is to be submitted in accordance with the next Annual Operations Report (AOR). You are reminded that the AOR is to include the bonding worksheets and the financial assurance is not to be submitted until the value is approved by the Department.

Compliance with the terms and condition set forth in the permit is mandatory. Please note that issuance of this permit does not eliminate the necessity to comply with all federal, state, or local requirements at the permitted facility. You have the right to file an appeal as to the terms and conditions of this permit.

This authorization does not relieve the applicant from applying for and obtaining any additional permits or approvals from local, state or federal agencies required for this project. Please be advised that if any other permits are required for this project, they must be issued prior to undertaking the activities described in those permit applications. Issuance of the enclosed permit(s) does not indicate an affirmative action on any other pending or future permit applications.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board) pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board’s address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at http://ehb.courtapps.com or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have any questions, please contact Lisa Houser at 570.327.3752 or lhouser@pa.gov.

Sincerely,

Patrick Brennan
Environmental Program Manager
Waste Management

cc: Kerry Tyson – Nittany Engineering (via email)
Field
File
Permit
For
Solid Waste Disposal and/or Processing Facility
FORM NO. 8

Permit No. 100904
Date Issued December 21, 2022
Date Expires December 21, 2032

Under the provisions of the Pennsylvania Solid Waste Management Act of July 7, 1980, Act 97, a permit for a solid waste disposal and/or processing at (municipality)

College Township in the County of Centre

is granted to (applicant) Centre County Recycling and Refuse Authority

(address) 253 Transfer Road

Bellefonte, PA 16823

This permit is applicable to the facility named as and Dale Summit Transfer Station and described as:

38.74 Acres

Center of Facility: Latitude: 40° 50’ 12”
Longitude: 77° 47’ 06”

This permit is subject to modification, amendment and supplement by the Department of Environmental Protection and is further subject to revocation or suspension by the Department of Environmental Protection for any violation of the applicable laws or the rules and regulations adopted thereunder, for failure to comply in whole or in part with the conditions of this permit and the provisions set forth in the application no. 100904 which is made a part hereof, or for causing any condition inimical to the public health, safety or welfare.

See attachment for waste limitations and/or special conditions

Patrick Brennan

FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
Standard Provisions

1. This permit is being renewed pursuant to the Pennsylvania Solid Waste Management Act of July 7, 1980 and the Municipal Waste Management Regulations of most recent effective version. This permit is for the operation of a municipal waste transfer station, pursuant to, and including, the Application for Municipal or Residual Waste Permit, notarized on December 5, 2012, and the following information:
   b. All other related submissions and correspondence.

2. All permit modifications granted for this facility are listed in Appendix A of this permit. The specific permit conditions for permit modifications are included as Attachment 1 of Appendix A. Appendix A will be updated for any new permit modifications approved after the date of this permit.

General Provisions / Daily Operations

3. The permitted operating hours for the facility are 24 hours per day, seven (7) days per week for all operations.

4. No more than 750 tons of solid waste may be received at this facility on an average daily volume (ADV) basis. The ADV will be calculated using the number of days in which the facility is opened to receive waste over the standard calendar year. No more than 1,000 tons of solid waste may be received at this facility on any single day.

5. All waste received at the transfer facility shall be disposed of at a permitted municipal waste disposal facility that is approved to accept the waste.

6. No solid waste may remain at the transfer station at the end of the working day unless it is stored in leak proof, insect proof, and rodent proof containers.
7. Putrescible waste should not be allowed to remain at the transfer facility at the end of the day or for more than 24 hours, except that putrescible waste may remain at the facility for up to 72 hours over a 3-day weekend per 25 Pa. Code § 279.217(b).

8. All wash water resulting from cleaning activities must be collected and properly disposed of at a treatment facility approved by the Department.

9. Access to the site must be limited to those times when an attendant is on duty.

10. The entire area shall be cleaned and policed no less than once per day.

11. The loading, unloading, and tipping areas must be maintained in a clean odor-free and vector-free condition.

12. All solid waste must be confined to the unloading area of the transfer station and the approved storage areas.

13. Each container left at the citizen/small vehicle drop-off shall have an individual cover to prevent rainwater from entering and leaving the container. All empty containers shall remain covered.

14. Open burning of solid waste shall not be permitted at the transfer station.

15. Dust resulting from the operation must be controlled at all times.

16. The facility is prohibited from receiving and disposing of municipal wastes from any municipality whose Department approved solid waste management plan designates another facility for the current receipt and disposal of its municipal waste. This condition shall not apply in those instances in which the plan's designated facility is unable to accept such municipal waste in a manner that is consistent with the rules and regulations of the Department and this facility is designated as an alternate facility.

17. No hazardous or toxic wastes or waste characteristic as identified in 25 Pa Code § 261a. may be managed or disposed of at this facility.
18. Hauling of leachate shall be to an approved facility for leachate treatment facility.

19. The subsurface leachate storage tanks #1 and #2 shall be hydrostatically tested annually and when there is evidence of a leak, as required by 25 Pa Code § 285.122(e).

**Reporting**


21. The permittee is required to complete waste management transfer facility daily operational records as required in 25 PA Code § 279.251. The record shall be maintained on a daily basis and must be available at all times for review by the Department employees or their authorized representatives.

22. On an annual basis, the permittee shall submit to the NCRO, Waste Management Program a list of all Form U waste currently approved for management at the facility. This list shall provide the information by waste type, generator, quantity of all Form U waste received from each generator, and dates of acceptance from each generator, including small quantity generators and large quantity generators of small quantity Form U waste streams. This list shall include individual listings for small quantity generators whose waste is received at the facility in combined loads.

**Waste Stream**

23. The Centre County Recycling and Refuse Authority is authorized to accept for transfer, at the Dale Summit Transfer Station, approved Form U waste, as outlined in paragraph g of this condition, with disposal being at an approved, permitted municipal waste disposal facility, subject to the following conditions.

a. A complete approved Form U, with accompanying Form 25R as required by 25 PA Code § 271.612, must be received by the permittee for each generator prior to first acceptance of their waste. The facility operator must verify all information on each Form U to ensure that the waste is non-hazardous. These documents shall be filed at the permittee's facility and made available for inspection by any representative of the Department.
b. The Form U and accompanying Form 26 R shall be forwarded by the permitted, with the first waste load, to the ultimate disposal facility.

c. Residual wastes other than Form U wastes are specifically excluded in this permit.

d. Form U waste not specified within this permit shall not be accepted by the facility without written approval by the Department.

e. The permittee shall be subject to any applicable enforcement actions if waste is accepted which is not consistent with this permit.

f. The permittee shall not continue to accept Form U waste from any generator subject to 25 PA Code § 287.54 who does not provide the permittee with Form 26R, to include certification that the physical and chemical properties of the waste and the process generating the waste have not changed, and includes a hazardous waste determination on or before the anniversary date of this permit. If a copy of the Form 26R is not supplied to the permittee by the generator, the facility must no longer accept that waste until such time as the Form 26R is supplied to the facility.

g. Acceptable Form U waste is restricted to the following residual waste codes:

1. wood wastes (403, 418) excluding treated wood
2. fabric, cloth, textile, and leather wastes (401, 405) excluding treatment sludges
3. waste paper and cardboard (404) excluding treatment sludges
4. shingle scrap including slate (403, 413, and 501 if non-friable asbestos containing) from off-specification manufacturing
5. carpet scraps (405) excluding treatment sludges
6. cured rubber scrap (402) excluding uncured rubber and sludges
7. burnt demolition debris if chemically uncontaminated
8. waste plastic (407, 409) excluding plastics and resins from extrusion manufacturing and uncured resins and sludges
9. food wastes (430) excluding treatment sludges
10. sawdust (418) excluding sawdust from treated wood
11. fiberglass insulation scrap (408) excluding sludges and uncured resins
12. empty containers (419) that are chemically uncontaminated
13. hot drained used oil filters (non-terne plated), excluding oil absorbents
14. uncontaminated glass waste (non-lead or chrome glass) that is demonstrated to be non-impacting
15. waste tires and plant trash (710) excluding oil absorbent materials.

h. If at any time the number of waste tires in open storage is 500 or greater, or if at any time the number of waste tires in enclosed storage is 1500 or greater, compliance with 25 PA Code § 299.155-163 shall be required.

i. Empty bags, containers, and/or liners that previously held commercial chemical products that when discarded become listed hazardous wastes according to 25 Pa Code § 261a. are specifically excluded from disposal unless those bags, containers, and/or liners have been emptied and/or cleaned by triple rinsing or other method to render those empty containers uncontaminated.

j. For acceptance for transfer and for ultimate disposal, the Form U wastes shall contain no free liquids.

24. The Centre County Recycling and Refuse Authority is authorized to conduct recycling and salvage operations, subject to the following conditions.

a. All public and commercial drop-off waste salvage recycling programs must be directed to the expanded salvage pad area. Electronics and scrap metal/white goods must be directed to the existing pad. Tires, clean wood, vinyl siding, PVC pipe and shingles including any loads of other non-Act 101 defined material being salvaged must be directed to the new pad section.

b. Only pre-sorted loads of a single type of material can be accepted at the salvage/recycling pad. Waste sorting is not allowed at the salvage/recycling pad but is permitted at the waste tipping area.

c. No scrap metal/white goods in excess of 87 cubic yards may be stored for more than 30 days. No material is to be stored for a period of more than six (6) months. Processing of the materials must be conducted at a permitted or approved facility.
d. No electronics in excess of 26 pallets may be stored for more than 30 days. No electronics are to be stored for a period of more than six (6) months. Processing of the electronics must be conducted at a permitted or approved facility.

e. No clean wood waste/pallets/brush may be stored in excess of 48 cubic yards for more than 30 days. No clean wood waste/pallets/brush are to be stored for a period of more than six (6) months. Processing of the clean wood waste must be conducted at a permitted or approved facility.

f. No shingles in excess of 20 tons may be stored for more than 30 days. No shingles are to be stored for a period of more than six (6) months. Processing of the shingles must be conducted at a permitted or approved facility.

g. No vinyl siding in excess of 8 cubic yards may be stored for more than 30 days. No vinyl siding is to be stored for a period of more than six (6) months. Processing of the vinyl siding must be conducted at a permitted or approved facility.

h. No PVC pipe in excess of 8 cubic yards may be stored for more than 30 days. No PVC pipe is allowed to be stored for a period of more than six (6) months. Processing of the PVC pipe must be conducted at a permitted or approved facility.

i. Lead acid batteries that are leaking or damaged must not be accepted. Lead acid batteries can only be accepted from a person that meets the household hazardous waste exemption. Any batteries damaged after acceptance must be handled in accordance with 40 CFR §266.80 and disposed of accordingly.

j. All batteries must be stored on lead acid battery specific spill containment pallets. No more than 20 lead acid batteries may be stored for more than 30 days. No batteries are to be stored for a period of more than six (6) months. Batteries are prohibited from being disposed of at a landfill and must be sent to a permitted or approved facility. CCRRA must update the facility PPC plan and notify the NCRO Waste Management Program and obtain written approval prior to initiating this program.

k. Fluorescent light bulbs can only be accepted from a person that meets the household hazardous waste exemption. No commercial, institutional, or industrial generated bulbs
Limits of Authorization

25. This authorization does not relieve the applicant from applying for and obtaining any additional permits or approvals from local, state or federal agencies required for this project. If any other permits are required for this project, they must be issued prior to undertaking the activities described in those permit applications.

26. Nothing in this permit shall be construed to supersede, amend or authorize violation of the provisions of any valid and applicable local law, ordinance or regulation provided that said local law, ordinance or regulation is not preempted by the Pennsylvania Solid Waste Management Act, the Act of July 7, 1980, P.L. 380, No. 97, 35 P.S. § 6018.101, et seq.

27. As a condition of this permit, and of the permittee’s authority to conduct the activities authorized by this permit, the permittee hereby authorizes and consents to allow authorized employees or agents of the Department, without advance notice or a search warrant, upon presentation of appropriate credentials, and without delay, to have access to and to inspect all areas on which solid waste management activities are being or will be conducted. The authorization and consent shall include consent to collect samples of waste, water or gases, to take photographs, to perform measurements, surveys and other tests, to inspect any monitoring equipment, to inspect the methods of operation, and to inspect and/or copy documents, books or papers required by the Department to be maintained. This permit condition is referenced in accordance with Sections 608 and 610(7) of the Solid Waste Management Act, 35 P.S. Sections 6018.608 and 6018.610(7). This condition in no way limits any other powers granted under the Solid Waste Management Act.

28. Any alterations or additions to the permitted facility constitute major or minor modifications and the applicable documents and fee, must be submitted to the Northcentral Regional Office (NCRO), Waste Management Program. Any alterations or additions must be approved in writing as a permit modification by the Department prior to the change taking place.

29. If the facility intends to accept a new waste stream not included with this permit, a new major amendment, with accompanying documentation and fee, must be submitted to the Northcentral Regional Office (NCRO), Waste Management Program for prior written

This Permit is Non-TRANSFERABLE
Page 8 of 9
30. All submissions required under this permit to the NCRO Waste Management Program shall be sent to the following address:

Department of Environmental Protection  
Northcentral Regional Office Waste Management Program  
208 West Third St., Suite 101  
Williamsport, Pa. 17701

31. The permittee shall send the host county and municipality copies of the forms described in the above permit conditions at the same time the submissions are sent to the NCRO, Waste Management Program.

32. The activities authorized by this permit shall not harm or present a threat of harm to the health, safety, or welfare of the people or the environment of this Commonwealth. The Department may modify, suspend, revoke, or reissue the authorization granted in this permit if it deems such action is necessary to prevent harm or a threat of harm to the public or the environment, or if the activities cannot be adequately regulated under the conditions of this permit.

33. Approval of any plans or facility herein refers to functional design, but does not guarantee stability or operational efficiency. Failure of the measures and facility herein approved to perform as intended, or as designed, or in compliance with the applicable Rules and Regulations of the Department, for any reason, shall be grounds for the revocation or suspension of this permit. Failure of the permittee to comply with the terms of permit or conditions, or failure of the permittee to construct or operate the proposed facility in conformity with the approved plans shall be grounds for the revocation or suspension of this permit.

This Permit is Non-TRANSFERABLE
Appendix A

List of Approved Permit Modifications for the Dale Summit Transfer Station
(See Attachment 1 for Conditions)
Attachment 1 to Appendix A
(Attach Approved Form 13-A)
MEMORANDUM

To: College Township Council

Thru: Mike Bloom, Assistant Township Manager

From: Lindsay K. Schoch, AICP | Principal Planner

Re: NB-1: Dale Summit Area Plan – Form Based Zoning Code

Date: December 22, 2022

The Dale Summit Area Plan and Form Based Zoning Code project has the potential to influence and shape the future development activities in the Dale Summit. Through a well-crafted and implemented Form Based Code, College Township Council is aiming to realize the goals and objectives set forth in the Draft Dale Summit Area Plan and re-establish Dale Summit as an attractive, economically vibrant and easily recognizable place within the region.

Following a formal review of proposals submitted in response to the Township’s Request for Qualifications (RFQ) for a Form Based Code Consultant, the review committee has recommended that College Township engage DPZ CoDesign for the project.

Staff has prepared a DRAFT Scope of Work for this project. Note that the DRAFT Scope of Work is presently being reviewed by DPZ. Prior to the approval of any contract between College Township and DPZ, it is imperative that the Scope of Work is acceptable to both parties and that any consultant pricing be updated as may be dictated by the Scope of Work before approval of the contract.

For Council consideration, please find attached the following:

- **Proposed Project Scope of Work (NB-1.a.)** - Incorporates the work tasks identified in DPZ CoDesign’s response to the RFQ, along with elements incorporated from staff and committee comments.

Note that the cost provided by DPZ as part of the RFQ selection process was for $299,995, with additional reimbursable expenses not to exceed $25,000.

As Council will recall, funding in the amount of $325,000 has been spread across the Township’s budgets from 2022 through 2024 to accommodate this project.
Action Requested:

Council should review the Proposed Scope of Work and provide staff with any feedback pending receipt of additional feedback from DPZ. If Council and DPZ are aligned in the Scope of Work for the project and, pending any pricing modifications received from DPZ based on the Scope of Work, staff anticipates bringing forward the approval of a contract with DPZ at the January 19, 2023 regular Council meeting.

End of memo
Scope of Work
Dale Summit Form Based Zoning Update for College Township
Prepared by: Lindsay K. Schoch, AICP

The following pages outline the Scope of Work as set forth in the Proposal submitted by DPZ CoDesign.

SCOPE OF WORK OVERVIEW:

• Overall Project Goals include the following:
  o Preparation of a Form Based Code for the Dale Summit Area
  o Integration of Smart Growth Principles,
  o Consistency with other Township Plans,
  o Sustainable land use,
  o Reduction of complexity through rules that are logical, clear and easy to understand,
  o Predictability of built result, and
  o A framework for responding to change over time

• Community Engagement is envisioned to occur throughout the duration of the work. Input, education, and engagement will be maximized to ensure all stakeholders are able to participate in the planning and coding process.

• Phase 1: Initiation; Baseline Review is comprised of the following five tasks:
  o Project initiation;
  o Review of background studies and prior analyses/analysis of current zoning;
  o Updated fundamental market analysis; and
  o Revisions to the project schedule and other adjustments.
  o Demonstration Project / Catalyst Project

• Phase 2: Dale Summit Master Plan and Form-Based Code is comprised of the following three tasks:
  o Develop a draft Master Plan and draft form based code development (including application of the code to sample conditions, the preparation of the Draft Equivalency Chart, and preparation of the Draft Zoning Map);
  o Refine the Final Dale Summit Area Plan; and
  o Deliver the Final Presentation

• Phase 3: Adoption Process includes the following elements:
  o Technical support;
  o Presentation aids and graphics; and
  o Public meetings

• Phase 4: Implementation includes the following elements:
  o Training sessions; and
  o Preparation of a guidebook and handouts of the FBC and Zoning Map

• Final Outcomes and Deliverables will include:
  o Dale Summit Area (illustrative) Master Plan,
Form-Based Code, Form-Based Code Zoning Map (Regulating Plan) and Tools for the process including analytical studies, illustrations, comparative tables (Zoning Equivalency Chart) and digital presentations.

**SCOPE OF WORK DETAIL:**

**Community Engagement and Public Outreach:**
Will occur throughout the process. Input, education, and engagement will be maximized to ensure all stakeholders are able to participate in the planning and coding process. Social media, the Township website, online engagement and interactions, traditional engagement tools, community networks, media spots, and telephone interviews will all be utilized throughout the process, the Charrette enables informed decisions and saves months of sequential coordination in reaching the final agreed outcome. In-person and virtual options will be offered for attendance.

**Phase 1. Initiation – Baseline Review (Months 1 – 3):**

- **Task 1 (Month 1). Project Initiation.** Meeting(s) with Township Work Group and Staff will be conducted to establish the Project process and procedures; Project Schedule of Work; the Work Plan; and methods of communication of proposals and progress.
  - **Meeting.** Township Work Group and Staff (other meetings as needed).

- **Task 2. (Months 1-3) Interactive Review of Background Materials and Prior Analyses/Analysis of Current Zoning.** Included the review an analysis and assessment of information and data. Goals and framework of the Master Plan new FBC. *Early discussions of rezoning a 50-acre parcel to accommodate a “Lifestyle Center” in a critical development area in the Township as a demonstration/catalyst project.*
  - **Meeting:** Two (2) Township Work Group and Staff meetings (tour of study area); One (1) public meeting to present a Review summary and intended process of drafting the new FBC; One (1) follow-up work group and Staff meeting. Meeting with the applicant requesting the rezoning.
  - **Deliverables:** PowerPoint Presentations, booklet, web and media materials. Interim design guidelines or a master plan for the demonstration project.

- **Task 3. (Months 1-3) includes an updated Fundamental Market Analysis.** Establish local and regional markets and potential drivers for Dale Summit.
  - **Meetings:** Two (2) Township Staff and Work Group meetings; local developers, CBiCC, and Happy Valley Adventure Bureau.
  - **Deliverables:** Updated fundamental market analyses report; web and media materials as needed. Emphasis on residential (multi-family), retail, office, and tourism and hospitality markets along with trends for redevelopment of regional malls. Tax base impacts and further insight on market impacts from a category 4 casino.

- **Task 4. (Month 3) Revise project schedule, evaluate progress and public response (make changes as necessary).**
  - **Meetings:** One (1) Township work group and Staff meeting.
  - **Deliverables:** Web and media materials as needed.

**Phase 2. – Dale Summit Master Plan and Form-Based Code (Months 4 – 13):**
• **Task 5. (Months 4 -10) Draft Master Plan and Draft Form-Based Code.** Process will be completed primarily using Charrettes. Planning and Design Goals to be prepared and established, DPZ will make recommendations for interim revisions to zoning ordinances and other related regulations.
  - **Meetings.** Master Plan/FBC Charrette; Three (3) Township work group and Staff meetings; other meetings with Staff as needed.
  - **Deliverables.** Charrette results; outline of FBC; draft with text and graphics and FBC; draft zoning map/regulating plan; initial recommendations for interim revisions to existing zoning ordinance; large-scale print outs.

• **Task 6. (Months 10 – 13) Revised Master Plan and Revised Form-Based Code.** Task 4 outcomes are incorporated into Task 6. Gathered feedback and plan comments from public and Staff will be presented for further response and comments.
  - **Meetings.** One (1) Township work group and Staff meeting and a series of public workshops; meetings with Staff as needed.
  - **Deliverables.** Electronic and paper versions of revised Master Plan and revised FBC, revised zoning map, updated equivalency chart and updated recommendations for zoning.

• **Task 7. (Months 10 – 13). Final Dale Summit Area Plan.** DPZ will prepare the final area plan incorporating the information gathered to this point.
  - **Meetings:** None Scheduled.
  - **Deliverables:** electronic and paper versions of the Final Dale Summit Area Plan

• **Task 8. (Month 13). Final Presentation.** Completes Phase 2 and kicks off the adoption process. A presentation to the Township’s Planning Commission will be followed by possible PC revisions and presentation to the Township Council.
  - **Meetings:** One (1) Township work group and Staff meeting to prepare for public meetings; one (1) PC meeting; One (1) Council Meeting; and Staff meetings as needed.
  - **Deliverables:** Electronic and paper versions of revised Master Plan and revised FBC, revised zoning map, updated equivalency chart and updated recommendations for zoning.

**Phase 3 – Adoption Process (Months 14 – 17):**

• **Task 9. (Months 14 – 17) Technical Support**
  - **Meetings:** One (1) Township work group and Staff meeting and other Staff meetings as needed.
  - **Deliverables.** Responses to on-going questions and comments, advice on potential changes and adjustments; written and graphic documentation for public communications

• **Task 10. (Months 14 – 17) Presentation Aids and Graphics to be prepared as needed for Township Staff during the adoption process.**
  - **Meetings:** Township Staff as needed.
Deliverables: Text and graphic paper and electronic documents; PowerPoint presentation; web and media materials as needed.

- Task 11. (Months 14 – 17) Public Meetings

Phase 4 – Implementation (Months 18 - 21)

- Task 12. Training Sessions. DPZ will train Township officials and Staff on the use FBC and Regulating Plan
  - Meetings: Provisionally one Township work group and Staff meeting; three (3) Staff meetings; one (1) public session.

  - Meetings. Staff meetings as needed.

  - Deliverables: Text and graphic paper and electronic documents; web and media materials.
To: Member Municipalities of the
Spring Watershed Commission

November 28, 2022

Dear Municipal Colleagues,

I write to you with purpose and excitement today about the Spring Creek Watershed Commission. In recent weeks and months, Commission members, subject matter experts and a slew of volunteers have invested their hard work and energy to re-activate the mission and re-align the watershed stewardship efforts established in the 2007 Municipal Agreement as sponsored by 12 member municipalities in the watershed.

As you know, my campaign for the Pennsylvania House of Representatives proved successful on November 8. At the end of November, I will be leaving my seat on the College Township Council and stepping down as Chair of the Watershed Commission. In preparation for 2023, I would ask you to assist the Commission by preparing to take the following actions in the New Year:

- Please appoint a voting member and alternate member to SCWC for 2023. Per 2007 Articles of Agreement: “The voting member shall be a member of the municipal governing body; the alternate member shall be appointed by the governing body but need not be a member of the governing body but shall have all voting rights in the absence of the voting member.” (Sec 3.A);
- Please review/comment on updated By-Laws (attached) unanimously authorized for review by all 10 SCWC members at 11/16/22 meeting. The By-Law revision will be considered at the January 18, 2023 Organizational Meeting; and
- Please join with me and our neighboring municipalities to reinvigorate and fulfill the mission we set out to achieve in 2007 and to re-double our efforts to protect and enhance the incredible natural resource we have been entrusted with in the Spring Creek Watershed.

Yours in partnership and service,

Paul Takac
SPRING CREEK WATERSHED

COMMISSION BY-LAWS

The participating municipalities in the Spring Creek Watershed in Centre County, Pennsylvania have formed the Spring Creek Watershed Commission (SCWC) through an intermunicipal agreement, dated September 26, 2007. Section 3 (Governing Body), Subsection C., provides in part that the SCWC may, “… prescribe, amend and repeal by laws…governing the manner in which its business may be conducted.” The by-laws of the SCWC shall be as follows:

ARTICLE 1 OFFICERS, TERMS & ELECTION

Section 1. The officers of the SCWC shall be Chairperson, Vice-Chairperson, and Secretary, and Treasurer. The Chairperson and Vice-Chairperson must be elected officials from Participating Municipalities. Officers can be either an appointed member of a governing body or an alternate member appointed by the governing body of a member municipality.

Section 2. The Chairperson shall preside at all meetings and hearings of the SCWC and shall have the duties normally conferred by parliamentary usage on this office. He/she shall be a member of all committees.

Section 3. The Vice-Chairperson shall act as Chairperson in the Chairperson’s absence.

Section 4. The Secretary, with the assistance of such staff as is available, shall keep the minutes and records of the Commission, shall prepare the agenda of regular and special meetings under the guidance of the Chairperson, provide notice of all meetings to SCWC members, arrange proper and legal notice of meetings and hearings, attend to correspondence of the SCWC and such other duties as are normally carried out by a Secretary.

Section 5. The Treasurer will conduct all the financial affairs of the SCWC and provide monthly statements at the meetings. In addition, the Treasurer will coordinate the annual financial review with the SCWC CPA/
accountant and report the results back to the SCWC. The Treasurer will prepare the annual budget and the year-end report that will be sent to the member municipalities.

Section 5-6. The election of officers shall take place at the annual organizational meeting.

Section 6-7. Nominations shall be made from the floor at the annual organizational meeting and election of officers shall immediately follow.

Section 7-8. A candidate receiving a majority vote of the membership of the SCWC shall be declared elected and shall serve one year or until his/her successor shall take office.

Section 8-9. Vacancies in office shall be filled immediately by regular election procedure.

ARTICLE 2 MEETINGS, VOTING, QUORUMS & ATTENDANCE
Section 1. An annual organizational meeting shall be held in the month of January of each year at the time, on the date and at the place designated by the SCWC for a regular meeting, with the agenda being as follows:

a) Election of Officers;

b) Any Other Business.

Section 2. Establish a yearly meeting calendar of regular meetings that will be held by the SCWC on a periodic, recurring basis. The December meeting of each year, the SCWC shall establish the times(s) of day, date(s), and place(s) where the regular meetings will be held by official action and advertise such regular meetings in a county paper of record with a watershed-wide circulation. It shall be presumed that the SCWC will hold all of its regular meetings at the time, on the date, and at the place designated unless a meeting is canceled by the Chairperson for cause and notice is given to SCWC members. In the event of a conflict with
holidays or other events, a majority vote at any meeting may change the date and place of a regular meeting.

Section 3. A majority of the participating municipalities represented by their respective appointed elected or alternate member present at any meeting shall constitute a quorum of the Commission for the purpose of organizing the SCWC and conducting its business and for all other purposes.

Section 4. Special meetings may be called by the Chairperson. It shall be the duty of the Chairperson to call a special meeting within seven days when requested to do so by a majority of members of the SCWC. The Secretary shall notify all members of the SCWC in writing or electronically no less than three (3) days in advance of such special meeting.

Section 5. The Commission, at any meeting, may reschedule a regular meeting or establish a special meeting at the convenience of the Commission. Any such meeting shall be advertised in the Centre Daily Times.

Section 6. All meetings or portions of meetings at which official action is taken shall be open to the public. However, the SCWC may meet in closed session only pursuant to “The Sunshine Act of 1987.”

Section 7. Unless otherwise specified, Robert’s Rules of Order shall govern the proceedings at meetings of this Commission.

Section 8. Member/alternates are expected to attend regularly scheduled meetings. The Participating Municipality, as the appointing authority, shall be notified giving the relevant facts in the matter with a recommendation from the SCWC to remove or replace any member/alternate who is absent from any four consecutive regular monthly SCWC meetings or who is absent from six regular monthly meetings during any twelve month period.

Spring Creek Watershed Commission Page 3 of 5 February 20, 2008 By-Laws

ARTICLE 3 COMMITTEES

The Commission may establish committees and shall be responsible for appointing committee members.

Section 1. Executive Committee: The four elected officers, plus one appointed “at
large member,” shall comprise the Executive Committee. The committee will oversee other committees. The Executive Committee will be responsible for setting the regular meeting agenda, submitting the annual plan and budget to the SCWC, and recommending any fees, membership dues, or rate changes.

ARTICLE 4 ORDER OF BUSINESS

Section 1. The order of business at regular meetings shall be:

a) Roll Call;
b) Public Comment & Written Correspondence;
c) Review of Minutes of Previous Meeting(s) and Action Thereon;
d) Educational Presentations, if any
d-e) Report of Officers and Committees;
e-f) Old Business;
f-g) New Business;
g-h) Financial Report;
h-i) Approval of Bills;
j) Relevant water-related news from member municipalities, if any;
k) Any other matters of record; and
i-l) Adjournment.

ARTICLE 5 HEARINGS

Section 1. The SCWC may hold public hearings when it decides that such hearings proceedings will be in the public interest.

Section 2. Except as required by law, notice of the time and place of such public hearings, when on matters of widespread interest, shall be published in the Centre Daily Times, a county paper of record with watershed-wide circulation, pursuant to public notice requirements.

Section 3. The matter before the SCWC shall be presented in summary, by some person designated by Chairperson, and parties in interest shall have privilege of the floor.
Section 4. A record shall be kept of those speaking before the SCWC public hearings.

ARTICLE 6 AMENDMENTS

Amendment(s) to the by-laws may be initiated by majority vote at any meeting. Written notification will be given to all SCWC members with the amendment(s) being voted on at a following meeting by majority vote.

Original Bylaw date: February 20, 2008

Revised Adoption date:
MEMORANDUM

To: College Township Council

From: Adam Brumbaugh, Township Manager

Re: College Township Industrial Development Authority – Proposed Bylaw Changes; Council review and comment

Date: 12/28/2022

At its meeting held December 21, 2022 the College Township Industrial Development Authority (IDA) reviewed a DRAFT of Proposed Bylaw Modifications intended to provide clarity and reference for the governance of the IDA. The IDA Board moved to forward the attached Proposed Bylaws Modifications to Council for review and comment prior to adoption by IDA.

The attached document represents what is in effect a complete re-write of the previously existing IDA Bylaws that were, at best, convoluted and outdated. The Governance Committee of the IDA has worked diligently over the past 6-months to produce the document presented here. As the acting Executive Director of the IDA, I can attest to the care taken by the Governance Committee to construct a bylaws document that comports to the provisions of the IDA’s enabling legislation, the Pennsylvania Economic Development Finance Law of 1967. The attached version of the bylaws for review by Council has been scrutinized by the IDA Solicitor, Jeff Stover, and deemed acceptable as to form and function.

There are three primary functional changes to the proposed bylaws. The first addresses membership on the IDA Board. While College Township Council retains its role as the appointing authority to the IDA, the proposed bylaws expands the existing Board of eight (8) appointees to a Board of nine (9) appointees. Second, the proposed bylaws explicitly identifies the role of IDA Officers and their responsibilities to the Board. Finally, and most importantly, the IDA committee structure that has been developed and implemented beginning in March 2022 is memorialized within the document. Four (4) working committees of the IDA – Governance, Finance, Loan and Marketing – have been established and tasked with specific responsibilities for operational elements of the IDA.

Council should review the Proposed Bylaw Modifications of the IDA and provide comment and feedback to the IDA Board in advance of the IDA Board’s consideration/adoption of the bylaws at their January 18, 2023 regular meeting.

End of Memo
BY-LAWS OF THE

COLLEGE TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY

Amended month, day, 2023

ARTICLE I – THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be as specified in its Articles of Incorporation, to wit: THE COLLEGE TOWNSHIP INDUSTRIAL DEVELOPMENT AUTHORITY (hereafter referred to as “the Authority”).

Section 2. Authorizing Legislation. The Authority is authorized by Act No. 102 of 1967, the Pennsylvania Economic Development Financing Law (hereafter referred to as Act 102).

Section 3. Seal of Authority. The seal of the Authority shall contain the name of the Authority and shall be in the form of the seal impressed in the margin hereof, opposite this section.

Section 4. Office of the Authority. The office of the Authority shall be at the College Township Municipal Building, 1481 E. College Avenue, State College, Pennsylvania 16801.

Section 5. Members: There shall be nine (9) members of the Authority, all of whom shall be current residents of the Municipality of College Township, Centre County, Pennsylvania. The College Township Council shall appoint, reappoint or end the term(s) of members to the Authority. Members shall be appointed for a term of five years, and the terms of the members shall be staggered so that no more than three of the members’ terms shall expire in any given year.
ARTICLE II – OFFICERS

Section 1. Officers. The officers of the Authority shall be Chair, Vice Chair, Secretary, Treasurer, Assistant Secretary, and Assistant Treasurer. All officers shall be elected from the members of the Authority.

Section 2. Chair. The Chair shall preside at all meetings of the Authority. The Chair shall be authorized by the Authority to sign all contracts, deeds, and other documents. At each Authority meeting, the Chair shall submit such recommendations and information as he or she may consider proper concerning the business affairs and policies of the Authority.

Section 3. Vice Chair. The Vice Chair shall perform the duties of the Chair in the absence or the incapacity of the Chair. In case of the resignation or death of the Chair, the Vice Chair shall perform all duties of the Chair until such time as the Authority shall elect a new Chair.

Section 4. Secretary. The Secretary, or designee, shall keep the records of the Authority, act as Secretary at the meetings of the Authority, record all votes, keep records of the proceedings of the Authority, and perform all duties incident to his or her office. The Secretary shall keep in safe custody the seal of the Authority, and have the power to affix such seal to all proceedings and resolutions of the Authority and to all contracts and instruments authorized to be executed by the Authority.

Section 5. Treasurer. The Treasurer shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in financial institutions that the Authority shall select in accordance with Act 102. The Treasurer and/or Assistant Treasurer, the Executive Director, and/or the financial administrator that are authorized by the Authority, shall sign all orders and checks for the payment of monies, and shall pay out
and disburse such monies under the direction of the Authority. All checks for disbursement shall require two signatures. The Treasurer, the Assistant Treasurer, the Executive Director, and the Financial Administrator shall be authorized by the Authority to sign and issue checks from the Authority checking account or other liquid accounts for the current month as are appropriate and approved or approvable for the obligations of this Authority up to a total of $5,000.00, per month. Amounts payable in excess of $5,000.00 per month shall be individually considered and approved by the Authority before checks for payment of same are issued. The Treasurer shall keep a record of receipts and expenditures for all accounts and shall provide the Authority at each regular meeting (or more often, as requested) an account of all transactions, and of the financial condition of the Authority. The Treasurer shall give such bond for the faithful performance of his or her duties as the Authority may require.

Section 6. **Assistant Secretary.** The Assistant Secretary shall perform all the duties of the Secretary in the absence or incapacity of the Secretary, and in the case of the resignation or death of the Secretary, shall perform such duties as are imposed upon such deceased or resigning Secretary until such time as the Authority shall appoint a new Secretary.

Section 7. **Assistant Treasurer.** The Assistant Treasurer shall perform all the duties of the Treasurer in the absence or incapacity of the Treasurer, and in the case of the resignation or death of the Treasurer, shall perform such duties as are imposed upon the Treasurer until such time as the Authority shall appoint a new Treasurer.

Section 8. **Additional Duties of the Officers.** The officers of the Authority shall perform other duties and functions as may from time to time be required by the Authority or the By-Laws or rules and regulations of the Authority.
Section 9. **Election of Officers.** The Chair, Vice Chair, Secretary, Treasurer, Assistant Secretary, and Assistant Treasurer shall be nominated and elected at the annual meeting of the Authority from among the members of the Authority and shall hold office for one year or until their successors are elected.

Section 10. **Vacancies.** Should the office of Chair, Vice Chair, Secretary, Treasurer, Assistant Secretary or Assistant Treasurer become vacant, the Authority shall elect a successor from its membership at the next meeting. The Chair shall notify the Chair of the College Township Council via letter of the changes in the officers of the Authority.

Section 11. **Additional Personnel.** The Authority may from time to time employ or retain independent contractors as it deems necessary to exercise its powers, duties, and functions, as prescribed by Act 102 as amended, and all other laws of the Commonwealth of Pennsylvania, applicable thereto. The selection and compensation of such personnel shall be determined by the Authority subject to the laws of the Commonwealth of Pennsylvania.

**ARTICLE III – MEETINGS**

Section 1. **Annual Meeting.** The annual meeting of the Authority shall be held on the third Wednesday of January at 9:30 o’clock AM. and shall be held at the College Township Municipal Offices at 1481 E. College Avenue, State College, Pennsylvania, or at such times and places as may from time to time be determined by concurrence of the Authority.

Section 2. **Regular Meetings.** Regular monthly meeting dates for the Authority shall be set at the annual meeting and shall be held at the College Township Municipal Offices at 1481 E. College Avenue, State College, Pennsylvania, or at such times and places as
may from time to time be determined by concurrence of the Authority. Regular meetings shall be duly advertised under the requirements of the Pennsylvania Sunshine Law.

Section 3. **Special Meetings.** The Chair or the Vice Chair of the Authority may, when he or she deems it expedient, call a special meeting of the Authority for the purpose of transacting any business designated by the call. The call for a special meeting shall be in accordance with the prevailing Sunshine Law of Pennsylvania and offered as a public notice in a newspaper of general circulation. Such notice will include the date, time, and place of the meeting and be published at least 24 hours before the special meeting. The call for a special meeting must also be delivered to each member of the Authority or mailed to the business or home address, or emailed, to each member 24 hours prior to the date of such special meeting. No business shall be considered other than as designated in the call; but if all the members of the Authority are present at the special meeting, any and all business may be transacted at such special meeting.

Section 4. **Quorum.** At all meetings of the Authority, a majority of the members, specifically five (5) of the nine (9) members, shall constitute a quorum for the purpose of transacting business, provided however, that a smaller number may meet and adjourn to some other time or until a quorum is obtained.

Section 5. **Use of technology.** When necessary, Authority meetings may utilize appropriate and effective communication technology.

Section 6. **Resolutions.** All resolutions shall be in writing and shall be maintained in the resolutions journal of the Authority.

Section 7. **Manner of Voting.** The voting on all questions coming before the Authority shall be by roll call, and the ayes and nays shall be entered upon the minutes of such
meeting, unless the vote is unanimous of all members present, and in that case, the minutes shall so indicate.

ARTICLE IV-COMMITTEES

Section 1  
**Purpose.** Committees shall carry out their respective responsibilities and make written recommendations to the Authority when necessary.

Section 2.  
**Composition.** Authority members shall be appointed to the committees at the annual meeting of the Authority. All committees shall have a minimum of three (3), but no more than four (4) Authority members.

Section 3.  
**Meetings.** Committees shall meet each month to review and act in a timely manner.

Section 4.  
**Finance Committee.**

a. Maintains oversight of all financial affairs of the Authority, to include ensuring complete and accurate financial records and timely presentation of financial statements to the Authority.

b. Develops and manages an annual budget, recommends financial goals and objectives to the Authority, establishes funding strategies to ensure adequate financial resources to carry out the Authority’s mission, anticipates financial problems, and recommends actions to safeguard the Authority’s assets.

c. Ensures compliance with federal, state, and local reporting requirements, as well as assessing and advising the Authority on selection of an external auditor.

Section 5.  
**Governance Committee.**
a. Ensures that the Authority and its committees adhere to the policies and procedures defined in the By-Laws and Act No. 102.

b. Ensures that the operational documents of the Authority provide the necessary opportunity and flexibility to meet the overriding mission of the Authority.

c. Ensures that internal communications among Authority members and committees, and with the College Township staff are effective, efficient and timely.

d. Ensures that interactions and communications with all relevant partner organizations are effective and timely.

e. Ensures that contracts/written agreements with clients are executed in a timely manner and communicated to the appropriate partners.

f. Establishes and/or modifies workflow processes between/among committees, and partner organizations.

g. Reviews the Authority bylaws and make recommendations to the Authority.

h. Recommends officers and committee chairs/member assignments to the Authority.

i. Recommends meeting times for the Authority committees to the Authority.

j. Assists the College Township Council in identifying qualified candidates to serve on the Authority.

k. Develops and recommends to the Authority the job description and recruiting plan for the Authority’s Executive Director.

l. Conducts the search for the Authority Executive Director and makes a recommendation for filing the position to the Authority.
m. Recommends the scope of work for the Solicitor to the Authority.

n. Ensures that the executive and officer liability insurance is current and appropriate.

o. Ensures Authority members are aware of potential conflicts of interest, and that they recuse or abstain themselves accordingly from Authority actions.

Section 6. **Loan Committee**

a. Receives applications, reviews qualifications, and ensures alignment with Authority policies.

b. Monitors existing loans and advises the Authority on collection of past due loans.

Section 7. **Marketing Committee**

a. Establishes, maintains and communicates the capability of the Authority to assist startup and existing businesses with financial and operation support.

**ARTICLE V – INDEMNIFICATION**

To the extent that any insurance then in effect may be applicable and to the extent permitted by law, each person now or hereafter a member of the Authority and/or officer or employee of the Authority, whether or not then in office or employed, shall be indemnified and reimbursed by the Authority against the costs (including, but without being limited to, court costs and the amount of any judgment) and expenses (including, but without being limited to, counsel fees) reasonably paid or incurred by or imposed upon him or her in connection with any civil or criminal action, suit, or proceeding instituted or threatened, to which he or she may be made a party or prospective party by reason of his or her being or having
been such a member of the Board and/or officer, or employee, or by reason of any act or thing alleged to have been done or omitted by him or her either alone or with others, as such a member of the Board and/or officers or employee; provided, however, that no such member and/or officer or employee shall be indemnified against or reimbursed for costs or expense paid or incurred by or imposed upon him or her in relation to matters as to which he or she shall have been finally adjudged guilty in any criminal proceeding and by reason thereof a final judgment, decree, or order shall have been entered against him or her, either alone or with others, for the fine or other penalty. The right to indemnification and reimbursement hereby granted shall extend also to amounts paid or agreed to be paid by each person now or hereafter such a member and/or officers or employee in settlement of any such civil action, suit, or proceeding instituted or threatened, provided, however, that if such action, suit, or proceeding shall be settled or otherwise terminated as against such member and/or officer or employee without a final determination thereof, the Authority shall not indemnify or reimburse such member and/or officer or employee with respect thereto unless a majority (whether or not such majority constitutes a quorum) of the remaining members of the Board of the Authority (after excluding all members disqualified to vote by personal interest) shall have approved said settlement (either before or after its consummation) and shall have determined that said member and/or officer or employee did not act negligently or in bad faith in respect of such action, suit, or proceeding. The right to indemnification and reimbursement hereby granted shall not be exclusive of, but shall be in addition to, the rights of members and/or officers or employees to compensation for services performed and all other rights to which any such member and/or officer and employee shall be entitled as a matter of law or equity or otherwise howsoever. In any case
in which liability for any such acts of commissions of any such member and/or officer or employee is imposed or sought to be imposed upon the estate of such member and/or officer or employee, the right to indemnification and reimbursement herein conferred on members and/or officers or employees shall extend to the heirs, executors, and/or administrators of any such member and/or officer or employee, or any of them.

ARTICLE V – AMENDMENTS

Section 1. Amendments to By-Laws. The By-Laws of the Authority shall be amended only with the review by the College Township Council and approval of at least a majority of the members of the Authority at a regular or special meeting.

Section 2. Original By-Laws. All amendments supersede the original By-Laws of the Authority, dated January 4, 1974, and any and all subsequent amendments.

Amended(date)______________________________
Secretary, College Township Industrial Development Authority

Reviewed by College Township Council (date)______________________________
Chair, College Township Council
ROAD TO THE FUTURE

PSATS 2023

April 23-26, 2023
Hershey Lodge

100th Conference & Exhibit Show

The BEST Educational Opportunity for Township Officials in One Place

Learn more about your duties, establish Association policy, and network with thousands of officials and vendors.

Registration opens January 10 at conference.psats.org
You’re Invited!

The PSATS Executive Board cordially invites you to attend PSATS’ 2023 Annual Educational Conference & Exhibit Show scheduled for April 23-26 in Hershey, Pa. At a time of exploding cost increases, PSATS has held the line thanks to our sponsors. We encourage you, other members of your board, and your employees to take advantage of the state’s premier local government educational conference.

Everything you need to know to register for the conference you will find in this booklet. For additional copies, go to conference.psats.org and click on “Attendee Registration Materials.” For authorization by the Township Code to attend the PSATS Annual Conference, see page 4.

Registration Starts January 10

Conference registration and hotel room reservation opens at 9 a.m. January 10 at conference.psats.org. A video showing how to register and reserve hotel rooms online will be available January 3 by clicking on the “How to Register” button. Online registration will save you time and money because your township secretary or manager can do a “group” registration and at a lower cost!

Valuable Workshops

PSATS works extensively with numerous township officials and subject-matter experts to develop a tremendous lineup of 70-plus conference workshops that address a wide range of issues important to townships of all sizes. There are workshops for township officials, administrators, public works, support staff, tax collectors, first responders, parks and rec staff, code officers, and more.

Designate Your Township Voting Delegate

The Township Code requires each township board to officially designate one of its attendees as the “voting” delegate, who must be certified by the township secretary when registering that person. Selecting your voting delegate and authorizing other township officials and employees to attend the conference should best be decided at your Tuesday, January 3, 2023, organization meeting to prepare for registration.

Your township’s voting delegate will help set Association policy by voting on resolutions and electing the officers and Executive Committee members who will lead PSATS into the future.

Largest Municipal Exhibit Show in Pennsylvania

The PSATS Annual Educational Conference hosts the largest municipal exhibit show in Pennsylvania with nearly 300 indoor and outdoor vendors and state and federal agencies. This is the ONLY conference where you can get easy and direct access to many municipal service providers all in one location.

Special Events

The conference kicks off Sunday night with our Welcome Reception in the Exhibit Hall, which will give you an opportunity to mix and mingle with the vendors in a relaxed setting. On Monday night, we will have our “Road to the Future” Reception as we look back on 100 conferences and forward to PSATS’ next century. On Tuesday night, we will host our popular Legislative Grassroots Reception once again at the Lodge.

Why You Should Attend

Not sure of the value of attending? Go to conference.psats.org and watch the video to hear first-hand why other township officials believe you can’t afford to NOT attend! If this will be your first conference, please register for one of our two free “What You Need to Know” Webinars scheduled for March 30, 2023. You’ll find a link at conference.psats.org.

[Signature]
Be sure your township appoints its voting delegate when you register for the conference. The voting delegate represents your township at the Association’s annual business meeting, which will be held Tuesday, April 25. This is when Executive Board members and officers are elected, resolutions are debated and voted on, and, if necessary, proposed bylaws changes are adopted.

Appointing a voting delegate is an important step because it ensures that your township has a voice during discussions on important legislative issues.

Each member township that has paid its dues is entitled to one voting delegate at the annual conference, who must be a township supervisor, manager, secretary, or treasurer.

Each county association may also appoint one voting delegate for each 10 townships in the county or portion thereof and is guaranteed a minimum of two voting delegates.

One of the most important actions township officials can perform at the Annual Conference is voting on proposed resolutions. A resolution adopted at the Annual Conference directs PSATS policy and advocacy for the next five years and tells the state legislature and state agencies what actions townships want them to take.

Resolutions are proposed by county associations, PSATS standing committees, and the Association’s Executive Board. The PSATS Resolutions Committee reviews and discusses each submitted resolution and votes to support or oppose each one, which determines how the voting is handled at the business meeting. The Resolutions Committee reviews all resolutions that have been on the Association’s books for five years and determines which should be considered by the delegates for readoption.

The criteria below should be followed when proposing or reviewing resolutions:

- Does it directly impact an essential function or authority of townships?
- Does it amend or change a state or federal law, regulation, or court decision that directly impacts townships?
- Does it include clear language to communicate the desired objective?
- Is it actionable and measurable?
- Does it directly benefit townships?

**Voting on resolutions**

During the business session Tuesday morning of the conference, voting delegates consider and vote on the resolutions. Resolutions that have been supported by the Resolutions Committee are automatically taken up for discussion and then a vote, with no motion from the floor required.

Resolutions that the committee has opposed must receive a motion to adopt from a delegate of a non-sponsoring county association and a second from a voting delegate of a second non-sponsoring county association from the floor before they can be discussed and brought to a vote. If no one makes a motion, the resolution fails.

As the Annual Conference approaches, every township should make sure that it has designated a voting delegate and that the delegate understands and takes seriously their responsibility to act on behalf of the township. Whatever resolutions the membership adopts tell the PSATS staff how to allocate resources in the coming year. Voting on these measures is a crucial part of townships’ membership in the Association.

Present your idea for a vote:

- County Convention
- Standing Committees

The PSATS Resolutions Process

Sent to Harrisburg

Voted on by PSATS Conference delegates

Resolutions Committee
No Rate Increase for 2023!

Member Rates:
$175 Price per person through March 31
$225 Price per person after March 31

Non-Member Rates:
$225 Price per person through March 31
$275 Price per person after March 31

Guests:
$90 Price per person through March 31
$100 Price per person after March 31

Your badge is your ticket. If you lose your badge, it will cost $50 for a replacement.

Guests must register for the conference and wear their name badge for access to all conference activities and guest programs, including the exhibit areas and Welcome Reception. The guest registration fee is only for guests of township officials and employees.

After you have registered and paid, you will click the Hotel Reservations button to make reservations. A credit card is needed to reserve the room but is not charged at that time. An immediate acknowledgment will be sent to the email provided and a confirmation from the hotel will be sent by March 22, 2023.

PSATS Conference Help Desk
Phone: 717-763-0930, ext. 190

Conference Registration FAQ
▷ To register, go to conference.psats.org.
▷ Make sure to use your PSATS ID number to receive the lowest registration rate.

Cancellation Policies
Conference registration cancellations received through March 31 will be assessed an administrative fee of $50 per member/non-member registration and $25 per guest registration. No refunds will be made for conference registration cancellations received after March 31.
Cancellation policies differ for each hotel and will be noted on the confirmation received from the hotel. Any hotel changes or cancellations before March 31 must be done by the individual through PSATS, 717-763-0930 ext. 189. Any hotel changes or cancellations after March 31 must be done by the individual through the hotel.
No refunds on any meals or events will be given for any cancellation after April 15.

For detailed information on how to register, go to conference.psats.org.

Shuttle Service

BETWEEN THE
HERSHEY LODGE AND
OTHER CONFERENCE
LODGING
PSATS is once again offering a shuttle service that will run continuously from noon to 10 p.m. on Sunday, 7 a.m. to 10 p.m. on Monday, and 7 a.m. to 11 p.m. on Tuesday between the Hershey Lodge and all other conference hotels.
A list of these locations can be found on the "2023 Conference Housing Directory & Shuttle Bus Map" on page 15 and at conference.psats.org.
The free shuttle will pick up and drop off passengers at the Chocolate Lobby portico at the Hershey Lodge and at the trolley stop #2 guest house in the Giant Center parking lot, which is marked by a "PSATS" banner.
Please note: There is no satellite parking shuttle running on Sunday to the Giant Center.

BETWEEN THE
HERSHEY LODGE
AND SATELLITE
PARKING AREA
PSATS is offering a shuttle service that will run continuously from 7 a.m. to 10 p.m. on Monday and 7 a.m. to 11 p.m. on Tuesday between the Hershey Lodge and a satellite parking lot near the Giant Center.
The free shuttle will pick up and drop off passengers at the Chocolate Lobby portico at the Hershey Lodge and at the trolley stop #2 guest house in the Giant Center parking lot, which is marked by a "PSATS" banner.
Please note: There is no satellite parking shuttle running on Sunday to the Giant Center.
MINUTES
UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801

Regular Meeting – November 16, 2022

1. Call to Order

Mr. Lapinski, Chair, called the regular meeting to order at 4:00 p.m., Wednesday, November 16, 2022. The meeting was held in the Board Room in the office of the Authority with the following in attendance in person: Messrs. Lapinski, Guss, Glebe, Miles, Kunkle; Cory Miller, Executive Director; Jason Brown, Assistant Executive Director; Sierra Weight, Administrative Assistant; Daren Brown, Collection System Superintendent; Art Brant, Plant Superintendent; David Gaines, Solicitor; Jason Wert, Rettew; Michele Aukerman, Rettew; C-NET; Ben Burns, HRG Consulting Engineer; Jeff Garrigan, HRG Consulting Engineer. The following were in attendance via Zoom: Messrs. Nucciarone, Daubert, and Derr; Eric Brooks, State College Borough; Mark Boeckel, Center Region Planning Agency; Tom Smida, Mette Evans & Woodside; Paul Bruder, Mette Evans & Woodside; Thomas Archer, Mette Evans & Woodside.

2. Reading of the Minutes

UAJA Regular Meeting – October 19, 2022

UAJA Meeting Minutes Approved

A motion was made by Mr. Kunkle, second by Mr. Miles, to approve the meeting minutes of the UAJA meeting held on October 19, 2022. The motion passed unanimously.

3. Public Comment

3.1 Other items not on the agenda

None.

4. Old Business

4.1 Rate Dispute with State College Borough

UAJA has filed a complaint in the Court of Common Pleas of Centre County asking for the court to declare State College Borough’s withholding of partial payments unlawful. In 2021, UAJA completed a rate study and adopted the rate in November 2021, to be effective January 1, 2022. The Pennsylvania Municipalities Authorities Act states that any customer that question the reasonableness or uniformity of the rates are to file suit in the Court of Common Pleas. The Borough has chosen instead to withhold full payment and pay based on the volumetric rate they paid in 2021. To date the Borough has withheld more than $600,000.

The Borough’s withholding, if it continues through the end of 2022, is likely to affect UAJA’s debt service coverage ratio. If the ratio falls below 1.1 in any year, UAJA is required through the revenue bond indenture to raise rates for all customers.
5. New Business

5.1 Surcharge and Treatment Only Volumetric Rate

HRG has completed a rate study to determine the volumetric rate for surcharge and treatment only. The study report is included in the agenda report. This rate is specifically for customers who are grandfathered in by agreement to be billed based on volume for treatment, and for customers that pay a surcharge for excessive discharge. The grandfathered customer accounts are limited to several Penn State accounts that are included in an inherited Patton Ferguson Authority easement agreement that never expires.

The current rate is $5287 per million gallons. The proposed rate is $5375 per million gallons, which is an increase of 1.7 percent.

Recommendation: For discussion only. Rate will be on the December agenda for adoption.

5.2 Septage Rate Increase

UAJA receives septage from independent haulers. UAJA has always mirrored the septage rate of the Bellefonte treatment plant to avoid competition, which means haulers will decide where to take each load based on the distance to be hauled. Bellefonte has raised their rate from $70 per 1000 gallons to $75 per 1000 gallons.

Recommendation: Increase the septage rate to $75 per 1000 gallons effective January 1, 2023.

5.3 COVID-19 ARPA H2O PA Matching Fund Resolution

Pennsylvania recently added a grant program (COVID-19 ARPA H2O PA) through the Commonwealth Financing Authority which UAJA staff is pursuing for the Anaerobic Digester Project. If successful, the local share for the project will be significantly reduced. Since the project is a regional project affecting multiple municipalities and wastewater treatment plants, the project seems well suited for being awarded a grant under the program. The application requires a resolution by the Authority pledging a local match. The application is due before the December Board meeting, so the resolution needs to be passed at the November meeting. The resolution will be available at the meeting. UAJA will be applying for the maximum funding, which is $20 million.

Recommendation: Adopt the resolution for the COVID-19 ARPA H2O PA grant as presented at the meeting.

Approval of the adopted resolution for the COVID-19 ARPA H2O PA grant and approval to designate Cory Miller as executor for all documents and agreements.

A motion was made by Mr. Kunkle, second by Mr. Nucciarone to approve the resolution for the COVID-19 ARPA H2O PA grant as presented at the meeting. A motion was also made by Mr. Kunkle, second by Mr. Nucciarone to designate Cory Miller as the official to execute all documents and agreements of the adopted resolution. The motion passed unanimously.
### 5.4 Requisitions

<table>
<thead>
<tr>
<th>BRIF #</th>
<th>Vendor/Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>#743</td>
<td>HRG Scott Road Pump Station Project</td>
<td>$1,355.00</td>
</tr>
<tr>
<td>#744</td>
<td>Rettew Phosphorus Study</td>
<td>$6,091.00</td>
</tr>
<tr>
<td>#745</td>
<td>Wonderware Wonderware SCADA Agreement</td>
<td>$15,506.00</td>
</tr>
<tr>
<td>#746</td>
<td>Westmoreland Electric Services Scott Road Project-Pay App. #8</td>
<td>$13,503.50</td>
</tr>
</tbody>
</table>

**TOTAL BRIF-** $36,455.50

A motion was made by Mr. Derr, second by Mr. Guss to approve BRIF #743, #744, #745, and #746 in the amount of $36,455.50. The motion passed unanimously.

<table>
<thead>
<tr>
<th>BRIF #</th>
<th>Vendor/Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>#057</td>
<td>Rettew Ozone Disinfection Project</td>
<td>$3,251.87</td>
</tr>
<tr>
<td>#058</td>
<td>Rettew Solids Drying Project</td>
<td>$26,806.64</td>
</tr>
<tr>
<td>#059</td>
<td>PSI Pumping Solutions Ozone Disinfection Project Pay App. #5 (G)</td>
<td>$547,059.99</td>
</tr>
</tbody>
</table>

**TOTAL 2020 A CONSTRUCTION FUND** $577,118.50

A motion was made by Mr. Nucciarone, second by Mr. Miles to approve Construction Fund #057, #058 and #059, in the amount of $577,118.50. The motion passed unanimously.

<table>
<thead>
<tr>
<th>Revenue Fund #</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>#190</td>
<td>Debt Service, Operation and Maintenance Expenses</td>
<td>$1,000,000.00</td>
</tr>
</tbody>
</table>

**TOTAL REVENUE FUND** $1,000,000.00
A motion was made by Mr. Nucciarone, second by Mr. Daubert to approve Revenue Fund #190, in the amount of $1,000,000. The motion passed unanimously.

6. Reports to Officers

6.1 Financial Report

The different cost centers of the YTD budget report for the period ending October 31, 2022, were reviewed with the Board by Jason Brown.

6.2 Chairman’s Report

None.

6.3 Plant Superintendent’s Report

Compost & Septage Operations Report

The following comments are as presented to the Board in the written report prepared by Art Brant, Plant Superintendent.

### COMPOST PRODUCTION AND DISTRIBUTION

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Production</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>YTD. Production</td>
<td>4,255 cu/yds.</td>
<td>5,015 cu/yds.</td>
<td>5,647 cu/yds.</td>
<td>6,452 cu/yds.</td>
<td>7,237.50 cu/yds.</td>
<td>8,009.5 cu/yds.</td>
</tr>
<tr>
<td>YTD. Distribution</td>
<td>3,954 cu/yds.</td>
<td>4,687 cu/yds.</td>
<td>5,405 cu/yds.</td>
<td>6,380 cu/yds.</td>
<td>7,108.5 cu/yds.</td>
<td>7,851.5 cu/yds.</td>
</tr>
<tr>
<td>Currently in Storage</td>
<td>1,698 cu/yds.</td>
<td>1,733 cu/yds.</td>
<td>1,647 cu/yds.</td>
<td>1,477 cu/yds.</td>
<td>1,494 cu/yds.</td>
<td>1,563 cu/yds.</td>
</tr>
</tbody>
</table>

### SEPTAGE OPERATIONS

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Res./Comm.</td>
<td>67,725 gals.</td>
<td>68,775 gals.</td>
<td>64,400 gals.</td>
<td>75,200 gals.</td>
<td>77,850 gals.</td>
<td>73,350 gals.</td>
</tr>
<tr>
<td>CH/Potter</td>
<td>0.00 lbs/solids</td>
<td>1943.22 lbs/solids</td>
<td>0.00 lbs/solids</td>
<td>0.00 lbs/solids</td>
<td>0.00 lbs/solids</td>
<td>0.00 lbs/solids</td>
</tr>
<tr>
<td>Port Matilda</td>
<td>1,597.11 lbs/solids</td>
<td>1,505.37 lbs/solids</td>
<td>1,192.62 lbs/solids</td>
<td>1,705.53 lbs/solids</td>
<td>1,301.04 lbs/solids</td>
<td>1,029.29 lbs/solids</td>
</tr>
<tr>
<td>Huston Twp.</td>
<td>467.04 lbs/solids</td>
<td>500.40 lbs/solids</td>
<td>583.80 lbs/solids</td>
<td>383.64 lbs/solids</td>
<td>567.12 lbs/solids</td>
<td>550.44 lbs/solids</td>
</tr>
</tbody>
</table>
Plant Operation

The treatment plant is operating well with no exceptions. The 12-month rolling average flow for October was 4.13mgd with the average for the month being 3.55mgd. The average monthly influent flow was 5.35mgd. Treatment units online are as follows: primary clarifiers #1, #2, #5 and #6; aeration basins #2 and #3; secondary clarifiers #1, #2, and #4; all eight tertiary filters are online.

Below is the chart for Reuse Distribution and Temperature Data:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Best Western</td>
<td>33,000</td>
<td>377,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Centre Hills</td>
<td>3,338,000</td>
<td>28,387,000</td>
<td>Oct.-22</td>
<td>Oct.-22</td>
</tr>
<tr>
<td>Cintas</td>
<td>573,000</td>
<td>5,277,000</td>
<td>66.5</td>
<td>66.5</td>
</tr>
<tr>
<td>Red Line</td>
<td>312,000</td>
<td>4,482,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>UAJA Wetland</td>
<td>9,903,000</td>
<td>22,809,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GDK Vault</td>
<td>30,584,000</td>
<td>194,034,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elks</td>
<td>362,000</td>
<td>8,299,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kissingers</td>
<td>2,097,000</td>
<td>21,993,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stewarts/M.C.</td>
<td>1,000</td>
<td>46,330</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>41,203,000</td>
<td>285,704,330</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Plant Maintenance

- Flipped membranes in both RO units.
- Replaced the short auger liner for Centrifuge #1.
- Changed oil in short auger gear box for #1 Centrifuge.
- Repaired broken non-potable water line outside RAS Bldg.
- Replaced the seals and gears in Primary Drive for #3 and #4.
- Replaced motor bearing in #3 RO Feed Pump motor.
- Sent Auma valve from Aeration Tank #3 back to factory for repair.
- Replaced several lights around plant using LED lamps.
- Air-Tech was in to repair an oil leak in A/C #1 in AWT.
- Replaced several flights in Primary Tanks #3 and #4.
- Replaced scrapers on long and short belts at Compost.
- The annual inspection of fire extinguishers was completed.
- Odor Control fan #1 was reinstalled and put back into operation.

6.4 Collection Systems Superintendent’s Report

The following comments are as presented to the Board in the written report prepared by Daren Brown, Collection System Superintendent.

Mainline Maintenance:

- Replaced 200 ft. of mainline in Toftrees (backlot)
- Replaced lateral from mainline to property at 749 Cricklewood Dr (Coopers Pond)
- Replaced 20 ft. of mainline at Vairo Village Apartments
- New Laterals - 0
Mainline Cleaning – 10,499 ft cleaned/cut with root cutter
Mainline Televising – 17,663 ft televised; 101 manholes inspected
All restoration on digs are complete and paving is complete for the year

Lift Station Maintenance:

Replaced (2) E-One pumps (684 and 640 Rosslyn Rd)
Cleaned (13) wet wells.
Started oil changes at lift stations (pumps and generators)
Replaced main breaker on pump #1 at Piney Ridge
Cleaned check valves at all lift stations

Next Month Projects:

Start replacing backlot mainline at Park Gate Apartments (900’ total)
Brushing backlot sewer mains
Continue televising older subdivisions
Flushing mainlines
Restoration of digs

Inspection:

Final As-Builts Approved: (1) West College Student Housing

Mainline Construction:

a. Whitehall Regional Park – Construction is approximately 95% complete.
b. Village at Penn State phase 16 – Construction is approximately 95% complete.
c. Evergreen Heights- Preconstruction meeting was held
d. Toftrees West (Mount Nittany Medical Center) Preconstruction meeting was held

New Connections:

a. Single-Family Residential 5  c. Commercial 1
b. Multi-Family Residential 0  d. Non-Residential 0

TOTAL 6

PA One-Calls Responded to Oct. 1 thru Oct. 31, 2022: 326

6.5 Consulting Engineer’s Report

The following comments are as presented to the Board in the written report prepared by the Consulting Engineer.

Odor Control System Upgrades (R001178.0597)
• A representative from Universal Fan was on-site October 13th and 14th to align and test the fans.

Meeks Lane Pump Station – Act 537 Plan Special Study (R001178.0663)
An alternative approach is being conceptualized to determine if it merits further evaluation. This alternative includes a pump station located near Waddle.

The proposed implementation schedule has been temporarily removed from the report until a more accurate projection can be developed.

Scott Road Pump Station and Bristol Interceptor (R001178.0682)

- A Progress Meeting was not held since last month; however, an on-site coordination meeting was conducted on November 7th to discuss start-up.
- Preliminary start-up is scheduled for November 9th. This will enable the general contractor to proceed with a final tie-in.
- The emergency generator is scheduled to ship on November 14th.
- Applications for payment submitted this month are summarized below.

Scott Road Pump Station Upgrade – Summary of Applications for Payment

<table>
<thead>
<tr>
<th>Contract No.</th>
<th>Application for Payment No.</th>
<th>Amount Due</th>
<th>Current Contract Price</th>
<th>Total Completed and Stored</th>
<th>Balance to Finish Plus Retainage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021-03</td>
<td>--</td>
<td>$0.00</td>
<td>$476,703.00</td>
<td>$440,103.00</td>
<td>$58,605.15</td>
</tr>
<tr>
<td>2021-04</td>
<td>8</td>
<td>$13,503.50</td>
<td>$244,500.00</td>
<td>$155,770.00</td>
<td>$96,518.50</td>
</tr>
</tbody>
</table>

- Contract 21-04 (Electrical) submitted two Change Proposal Requests. A response was issued to the Contractor requiring contractual changes to mark-ups for overhead and profit and requesting justification for the documented impacts.
- Both Contractors have submitted time extension requests. A decision regarding these requests is being withheld until the work is substantially complete.

Rate Study and Tapping Fee Update – (R001178.0703)

- HRG has been participating in meetings regarding the rate study.

Borough of State College Act 537 Special Study Impact Review (P001178.0717)

- HRG is available to assist with further analysis, if necessary.

Developer Plan Reviews:

- Village at Penn State, Phase 16 (R001178.0718): As-built drawings are recommended for approval.
- Grays Woods – Grays Pointe Phase 7A (R001178.0719): Design drawings are being reviewed.
- Canterbury Crossing, Phase 3&4 (R001179.0720): Design drawings were received on November 8, 2022 and are being reviewed.

6.6 Construction Report

WWTP NPDES Permit – Phosphorus Study (094612027)

- Continuous in-stream monitoring of Spring Creek wrapped up at the end of October. We are compiling data for review with DEP.
Phosphorus Study Project Schedule

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Data with PADEP</td>
<td>September 2022</td>
</tr>
<tr>
<td>Complete stream monitoring and compile data</td>
<td>October – November 2022</td>
</tr>
<tr>
<td>Conduct High Temperature/Low Flow Monitoring if needed</td>
<td>TBD</td>
</tr>
</tbody>
</table>

Ozone Disinfection for Effluent (094612023)
- Continuation of submittal submission/reviews, with all major equipment processed.
- General Contractor has completed the outer foundation of the ozone building and erected the interior masonry and structural steel. Roof planking is expected to be placed in the next 10 days.
- General Contractor has constructed the Chemical Feed Building and will pour the base slab of the Ozone Reactor Tank on November 14th.
- Minor additional work underway such as HVAC improvements in the AWT Building.

Ozone Disinfection for Effluent Project Schedule

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notice to Proceed Issued</td>
<td>12/27/2021</td>
</tr>
<tr>
<td>Substantial Completion</td>
<td>03/27/2023</td>
</tr>
</tbody>
</table>

Anaerobic Digestion Project (094612026)
- We are preparing the appropriate forms to obtain plan approval from the PADEP Bureau of Air Quality to include all new potential sources of emissions from the project.
- RETTEW is completing the final design of the new Waste Receiving and Dryer Buildings, along with the remainder of the process drawings and specifications.
- A tour of a nearby co-digestion and RNG facility will be held at a later date for interested Board members and staff.
- RETTEW is awaiting published guidance on the Prevailing Wage Requirements under the Inflation Reduction Act related to the Investment Tax Credit. The IRS has concluded the public comment period for the IRA and will release final guidance so that projects can proceed with public bidding. This will unfortunately delay forward progress on bidding and the IRS had indicated a latest date of February 1st, 2023 for guidance issuance.

Anaerobic Digestion Project Schedule

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete Bidding Documents/Advertise for Bids</td>
<td>TBD</td>
</tr>
</tbody>
</table>
**Modifications to GD Kissinger Meadow Stream Augmentation**
- The Authority’s pending NPDES permit for the discharge of beneficial reuse water to Slab Cabin Run requires a series of modifications in control and monitoring. The changes will require modulation of the flows to the stream via SCADA, to avoid abrupt changes in stream flow. Additionally, we anticipate essentially a non-detect chlorine limit which will require de-chlorination prior to stream discharge. We are working with staff to design, permit, and implement these modifications.

**6.7 Executive Director’s Report**

None.

**7. Other Business**

None.

**Executive Session**

A motion was made by Mr. Nucciarone, second by Mr. Miles to go into executive session at 5:04 pm. A motion was then made by Mr. Nucciarone, second by Mr. Derr to come out of executive session at 5:22 pm. Both motions passed unanimously.

**8. Adjournment**

A motion was made by Mr. Nucciarone, second by Mr. Derr to adjourn the meeting at 5:22 pm. The motion was passed unanimously.

Respectfully submitted,

UNIVERSITY AREA JOINT AUTHORITY

___________________________________________________
Secretary/Assistant Secretary
EXECUTIVE DIRECTOR’S REPORT

December 21, 2022
INFORMATION ITEMS

ACTION ITEMS

Executive Session

3. Public Comment

3.1 Other items not on the agenda

4. Old Business

None

5. New Business

5.1 Employee Health Insurance Contract for 2023

Each Year, UAJA solicits proposals for employee health insurance. For 2022, UAJA selected a Geisinger plan. Geisinger included a rate cap of 12 percent with the 2022 proposal. Proposals were received from Geisinger, UPMC, Capital Blue, and Benecon. Service with Geisinger has been outstanding with almost no complaints from employees. While the rate is 12 percent higher, the actual projected impact on UAJA is an increase of 2.76 percent due to changes in premium category (single, employee/spouse, family) over the workforce.

The Benecon program may be a good fit for UAJA in the future, however, at this time the Geisinger program is the best fit for the 2023 budget.

Recommendation: Renew the Employee Health Insurance Contract with Geisinger.

5.2 Property Insurance and Workers Compensation Insurance Contract for 2023

Approximately every five years UAJA solicits proposals for property insurance and workers compensation insurance. The insured values are also updated to reflect current replacement costs. Both property insurance and workers compensation insurance are currently through Selective Insurance. Service has been very good through several complicated claims. Aside from Selective, a proposal from Cincinnati Insurance, and a proposal from Susquehanna for only the workers compensation insurance were received. Renewal with Selective increases the cost by 26,355 (8.3%) primarily due to an increase in replacement value of insured assets.

Recommendation: Renew the property insurance and workers compensation insurance to Selective Insurance for the amount of $344,731.

5.3 2023 Budget

A draft of the 2023 budget is included in the board packet. The budget subcommittee met with staff on December 13, 2022, to review the initial draft budget. Suggestions made by the committee have been incorporated into this final draft. The proposed budget recommends
increasing the capacity (EDU) rate from $104 per quarter to $108 per quarter effective the second quarter of 2023. Staff will present the draft budget and answer questions from the Board.

**Recommendation:** Approve the 2023 Budget as presented.

### 5.4 2023 Capacity (EDU) Rate Increase

The Budget includes an increase to the capacity (EDU) rate to cover the additional revenue requirements caused by State College Borough electing to withhold a portion of the amount billed by UAJA each quarter. By increasing the capacity rate from $104 per EDU per quarter to $108 per EDU per quarter, sufficient revenue will be generated to meet the debt service coverage required by the revenue bond indenture. Staff recommends implementing the rate increase effective April 1, which is the start of the second quarter billing period.

**Recommendation:** Increase the capacity (EDU) rate from $104 per EDU per quarter to $108 per EDU per quarter effective April 1, 2023.

### 5.5 2023 Bulk Treatment Rate

At the November meeting a study was presented indicating that the bulk rate for treatment only should increase from $5287 per million gallons to $5375 per million gallons. The bulk treatment rate applies to a few customers that have grandfathered agreements requiring billing to be based on gallons treated, as well as to customers when a surcharge is applied for excessive volume.

**Recommendation:** Increase the Bulk Treatment rate from $5287 per million gallons to $5375 per million gallons, effective January 1, 2023.

### 5.6 Rate Resolution

The 2023 Rate resolution is included in the agenda report for adoption. It reflects the changes to tapping fees adopted in October 2022, and the rate increases from Items 5.4 and 5.5.

**Recommendation:** Adopt the Rate Resolution as presented.

### 5.7 2023 Meeting Dates

Meeting dates proposed for 2023 continue with the 3rd Wednesday of each month. Specifically:

- January 18
- February 15
- March 15
- April 19
- May 17
- June 21
- July 19
- August 16
- September 20
- October 18
- November 15
- December 20

**Recommendation:** Approve the 2023 meeting dates as submitted.
5.8 Final Design: Canterbury Crossing Phases 3 & 4

Final design drawings for the Canterbury Crossing Phases 3 & 4 sewer extension (College Township) have been received and reviewed by staff and our consulting engineer. The sewer extension will serve 26 EDUs. The review comments have been addressed.

**Recommendation:** Approve the drawings as submitted

5.9 CPI Apprenticeship Program

UAJA and the Central Pennsylvania Institute of Science and Technology (CPI) have been working on a partnership that would involve UAJA utilizing apprentices that have previously graduated from/are ready to graduate from CPI’s Wastewater Program. A brief overview of the apprenticeship program will be presented at the meeting.

**Recommendation:** Approve UAJA’s involvement with CPI’s apprenticeship program.

5.10 Requisitions

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**TOTAL 2020 A CONSTRUCTION FUND:** $275,378.52

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**TOTAL REVENUE FUND:** $1,000,000
6. Reports of Officers

7. Other Business

8. Adjournment