

# Centre Documenters

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**Meeting:** Water Authority (CTWA)

**Township:** College

**Documenters:** Aria Eichhof & Aruzhan Yegemberdi

**Date:** November 1, 2023

**Start Time:** 7:00 p.m.

**End Time:** 7:22 p.m.

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## **Water Authority Members:**

Martin McGannm, chair

Donald Hartzell, vice-chair

Michael Grutzeck, secretary

Richard Harris, treasurer

Raymond Liddick, Jr., assistant treasurer

Adam Brumbaugh, township manager

Jeremiah Northridge, assistant township engineer

## **Staff / Others:**

Robert Long, finance director

Cristin Long, attorney from McQuaide Blasko

**Community members in attendance, in-person / via zoom: 0**

## Notes

### **Operations Update – Staff**

- The fire route readings are higher at the old Macy’s pit and lower at the old Sear’s pit compared to last month, but it is not concerning, said township manager Adam Brumbaugh. Fire route readings are in “excellent shape and are functioning properly,” Brumbaugh said.
- An inventory report documents a recent leak: an Oak Hall historic district employee mowed over a valve sticking out of the ground and caused a leak.
- The Aspen Heights student apartment complex service was billed on partial quarter of access to over 300,000 gallons. “This data is encouraging”, said Brumbaugh.

Fifteen new water service connections have been made in 2023. This data is through the end of September, which is tracking “fairly well,” Brumbaugh said.

Brumbaugh explained how at the beginning of the year, the township made an initial

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commitment to a solar power purchasing agreement. This effort continues, and the contract has been renewed for a 2<sup>nd</sup> time. The first contract was for 12-months, but the township has now renewed for 18 additional months. The project needs 12 to 18 months to sort things out. They have currently hit a wall in advancements with all players involved, connecting with State College Borough water.

### Finance reports

There will be a budget goal meeting next week (*the day and time were not specified*).

### Ratification of disbursements

- Treasurer Richard Harris made a motion to ratify the September 2023 disbursements. Vice-chair Donald Hartzell seconded the motion. *The motion passed.*
- Hartzell questioned a bill for \$14,000 from the Susquehanna River Basin. The invoice was paid, and the rate is based on volume, which cannot be prevented, Harris said.

### Old Business

- In 2024, the water authority will move its meetings in July, October, November, and December of to the 2<sup>nd</sup> Wednesday of the month.
- November's meeting location will be in the library, a different space in the township building, explained Hartzell.

### New Business

- No new business was presented.

### Solicitor Report

- Cristin Long noted that she is still trying to get in touch with the correct litigator for Walmart regarding the ownership of the "appurtenances" around the Benner Pike store in State College.
  - **A note from your documenter – Did you know?** An "appurtenance" can include a driveway, drainage, ditch, fence, and/or right of way. It can also be considered a permanent addition to property and be part of real estate purchase or sale.
  - **Additional context from your documenter:** [Water Authority meeting minutes from June 2023](#) note: "...with the Walmart litigation resolved, now would be the time to initiate contact with Walmart's Counsel to clarify the waterline areas and assign liability around the Benner Pike store." [Meeting minutes from September 2023](#) note: "Solicitor Long is still attempting to contact the correct entity to Walmart regarding the ownership of the appurtenances around the Benner Pike store."

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- Township staff members, in particular Cristin Long (a lawyer focused on real estate and business, practicing with McQuaide Blasko) and Jeremiah Northridge (assistant township engineer), are waiting to reach out to Walmart again. They explained, Walmart employees are hesitant to respond about water around the facility and there is risk management involved, so the committee is at a standstill.

### Sub-Committee Reports

The PA Department of Environmental Protection (DEP) is concerned about wetlands. The sub-committee is focused on answering those concerns which will be outlined in a report within the next week. The report looks at 4 wetland areas, explained treasurer Richard Harris.

### Engineering Committee

This committee is in the process of a preliminary review of projects and capital purchases for the 2024 budget. They are brainstorming a list of projects and estimated costs and identifying the priority of items. A review board will meet on November 12<sup>th</sup>, explained Michael Daschbach of Entech Engineering.

## Follow-up Questions

*Was there anything you didn't understand about the meeting?*

- What is happening with the Benner Pike Walmart store? Should the community know more about this situation and the water around the building?

## Summary

- The Water Authority has been trying to contact Walmart for several months now regarding the appurtenances around the Benner Pike store in State College. These attempts seem to be unsuccessful. (*Did you know? An "appurtenance" can be a range of things, including a driveway, drainage, ditch, fence, and/or right of way.*)
- Mark your calendars! The water authority is changing several meeting dates in 2024. Instead of meeting on the 1<sup>st</sup> Wednesday of the month, they'll be meeting on the 2<sup>nd</sup> Wednesday of the month in July, October, November, and December.
- Budget conversations for next year are in motion. The committee is currently in the stage of discussing plans, prices and projects. *Stay tuned for more information.*

## Top Quote

"We have about 7,600 or so customers, and one of our biggest recent additions was the new student housing development, Aspen Heights, with almost 700 new beds. We're a

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small water authority. We just have two wells and working on a third well, but we had to look at how we can support having all 700 new residences in one area moving in and we're looking at revenue and usage and all that. That's the kind of thing we get into."

— Donald Hartzell // *vice-chair of the College Township Water Authority (CTWA)*

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