

Centre Documenters

Meeting: Joint Authority Meeting
Townships: Spring, Benner, and Walker
Documenter names: Natalie Leslie, Justin Segal
Date: Nov. 27, 2023
Start Time: 7:00 p.m.
End Time: 7:24 p.m.

Notes

Call to Order

Roll Call

Spring Township
Joseph Galbraith – Present
Rodney Maney – Present
Douglas McKee – Present
Christie McMurtrie – Absent

Benner Township:
Brian Book – Present
Willis Houser, Jr. (secretary) – Present
William Hughes – Present

Walker Township:
Dennis Brown – Present
Dennis McDowell (chairman) – Present

Pledge of Allegiance

Approval of Meeting Minutes

The motion to approve the meeting minutes for Nov. 13, 2023 as presented was made by Joseph Gilbraith and seconded by Rodney Maney. *All present members voted to approve the meeting minutes.*

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Correspondence

There was no correspondence to present or discuss.

Financial Reports

There were no financial reports to present or discuss today.

Treasurer's Report

A motion was made to approve finances through Oct. 31, 2023. Board member Brian Book motioned to approve, and Rodney Maney seconded the motion. *All present members voted to approve the meeting minutes.*

Approval of Payments:

- Revenue Requisition #2020-86 in the amount of \$57,622.29 was presented to the board and a motion to approve its payment was made. *The motion was approved by all present members.* (The documentation outlining the services and details of #2020-86 were not made available to members of the public, including documenters.)
- ***A note from your documenter – Did you know?*** [According to Investopedia](#), “A requisition formally requests a service or item, typically using a purchase requisition form or another standardized document. The requisition process is a standardized way of keeping track of and accounting for all requisitions made within a business.”

An update re: Pump Station #7 (Zion Ridge)

- Joint authority employee Will Barton reminded the board that a new Programmable Logic Controller (PLC) and appropriate programming was approved during their previous meeting, but the order has not yet been made.
- ***A note from your documenter – Did you know?*** [According to the manufacturer Polycase](#), “A [programmable logic controller](#) is a type of tiny computer that can receive data through its inputs and send operating instructions through its outputs. Fundamentally, a PLC’s job is to control a system’s functions using the internal logic programmed into it. Businesses around the world use PLCs to automate their most important processes. A PLC takes in inputs, whether from automated data capture points or from

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human input points such as switches or buttons. Based on its programming, the PLC then decides whether or not to change the output. A PLC's outputs can control a huge variety of equipment, including motors, solenoid valves, lights, switchgear, safety shut offs and many others." According to PC Mag, "In the late 1960s, PLCs were first used to replace the hardwired networks of relays and timers in automobile assembly lines, which were partially automated at that time. The programmability of the PLC enabled changes to be affected considerably faster."

- Barton connected with Radwell, the PLC sales and repair company, who is looking at their current PLC to determine if the issues they're experiencing can be remedied. Radwell was unable to replicate the issues the joint authority has been experiencing. They believe the fault is not with the PLC but something else.
- The joint authority's consultant believes the source of the problem may be due to varying power supply frequencies. It's been recommended that a Variable Frequency Drives (VFDs) had not been hooked up to the PLC.
- Radwell is willing to send another PLC with their program already loaded onto it to try the pump station to check if it's reacting the same way.
- ***A note from your documenter – Did you know?*** According to the manufacturer Danfoss, "A variable frequency drive (VFD) is a type of motor controller that drives an electric motor by varying the frequency and voltage of its power supply. The VFD also has the capacity to control ramp-up and ramp-down of the motor during start or stop, respectively." And, according to the manufacturer Marshall Wolf Automation, a line reactor, "sometimes referred to as a choke or inductor, helps protect your equipment from input power disruptions that damages the drive."
- The PLC is six years old; they typically last for 15 to 20 years. Rather than getting it repaired, it was recommended to replace it.
- The only charge received by the townships was for the battery replacement of the PLC.

Executive Director's Report:

1. Extension to PA Game Commission Property:

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- There is a pending approval by Penn State University for right-of-way in relation to the PA Game Commissions proposed facility.
- Next steps would include an archeological survey, moving toward acquiring other rights-of-way, submission of planning reports and acquiring necessary permits.

2. Old Business:

- There is a potential of \$40,000 being given to the Spring-Benner-Walker Joint Authority from the CARES Act or the American Rescue Plan Act (*It was not clear to your documenters which source of funding these monies would be coming from based on the board members discussion*). If received, they will need to discuss what is to be done with the money.
- There are eight homes not connected to the public sewers around them. This could present a problem in the future; a pump may be necessary.

3. New Business

- Logan Greene Phase 1B (26 EDUs): The lines have been placed for the development of multifamily units near Valentine Hill Road in the Logan Green subdivision, located in both Spring and Benner townships. The board motioned to approve the agreement of dedication. *This motion was approved.*
- Pump Station #18 (Village of Nittany Glen): The board discussed the requirements met by the developer. The board motioned to approve the agreement of dedication. *This motion was approved.*
- ***A note from your documenter – Did you know?*** According to the Spring-Benner-Walker Joint Authority, “An Agreement of Dedication is executed by a developer/individual once the sewer facilities are constructed and the necessary documents are provided for the transfer of assets.”
- Revised electric bill, down to less than \$300, per month.

Question for Executive Director

- There is a municipal lean for delinquent sewer bills for 1231 Valley View Road a vacant home that went into foreclosure and has been acquired by the bank. The

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joint authority have been unsuccessful in reaching the bank or the trust in charge of the home in relation to the delinquent payments. It was noted, among the board members, that this is a common occurrence in the case of foreclosures. Joint authority employee Kelly Gill noted that another recently foreclosed home with the same bank is also in arrears.

- A board member referenced a letter about this within the board members' meeting materials.
- Board member Joseph Gilbrath asked the board if there would be any problems proceeding with a sheriff's sale when the home in question was owned by a trust.
- ***A note from your documenter – Did you know?*** According to Investopedia, "A sheriff's sale is a public auction at which property that has been repossessed is sold by court order in order to compensate unpaid creditors. The proceeds of the auction are used to pay mortgage lenders, banks, tax collectors, and other litigants who have lost money on the property. In general, a foreclosure auction is held when the property is being sold directly by a bank or other lender who has seized property for non-payment, while a sheriff's sale is part of a court-ordered process to satisfy legal judgments against the former owner of the property." You can learn more about and find all listings for sheriff's sales in Centre County, here: <https://centrecountypa.gov/406/Sheriffs-Sale>

Executive Session & Adjournment

The board dismissed staff and anyone in attendance to conduct a closed session on personnel salaries. They reconvened in approximately ten minutes and adjourned the meeting.

Summary

- The approval of a new Programmable Logic Controller (PLC) in October is on hold. The manufacturer believes the problems the joint township has been experiencing may not be caused by the PLC after all, rather its suspected to be a power supply issue. Next steps include installing a line reactor between the power system and the Variable Frequency Drive (VFD). *Stay tuned!*
- The joint authority may receive a grant of \$40,000 as a result of COVID-related legislation. The joint authority board will need to discuss the ways in which it can be used during future meetings.

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- Two new subdivisions have met all of the necessary requirements for their sewer lines to be added to the joint authority. This includes pump #18 from the village of Nittany Glen and Phase 1B of Logan Green.

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