



**COLLEGE TOWNSHIP WATER AUTHORITY
REORGANIZATIONAL MEETING AGENDA**

Wednesday, January 7, 2026

At 7:00 pm

Hybrid Meeting (In-Person, Virtual via Zoom and by Phone)

GENERAL MEETING INFORMATION

College Township now offers in-person and virtual 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.

<https://us02web.zoom.us/meeting/register/tZEvdqppqzgiGdV4QJH5H43hvdoSftPupKpx>

To Attend the LIVE Meeting Via Zoom on a Computer or Smart Phone:

After you RSVP, a link to register via Zoom will be shown. 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: 852 2315 3831 ● Passcode: 385386

***Detailed instructions for assistance with participating via Zoom are available on the Township website.**

VIRTUAL PARTICIPANTS: Please use the raised hand feature to comment publicly during the meeting. The moderator will recognize those with their hands raised (either by name or phone number).

WRITTEN PUBLIC COMMENTS: For specific agenda items and items not on the agenda, written public comments may be submitted by noon the day of the meeting by emailing tshaffer@collegetownship.org

Call to Order: Adam Brumbaugh, Acting Chair

Reorganizational Business:

1. Review each current Appointee listed below:

- a. Nominate new or same appointee*
- b. Make a motion for an Appointee*
- c. Second the motion*
- d. Majority vote*

2. Chair Appointment –The chair will then resume Reorganizational meeting

Current CTWA Board Members and Service/Term Date:

Chairman	Donald Hartzell	12/31/2026
Vice-Chairman	Raymond Liddick, Jr.	12/31/2029
Secretary	Michael Grutzeck	12/31/2027
Treasurer	Richard Harris	12/31/2028
Assistant Treasurer	Raymond Liddick, Jr.	12/31/2029
Member	Joe Fao	12/31/2029

3. Vice-Chair Appointment

4. Secretary Appointment

5. Treasurer Appointment

6. Assistant Treasurer Appointment

7. Alternate Appointment(s)

8. Review Current Professional Appointments

Current Professional Appointments:

Solicitor Cristin Long - McQuaide Blasko

Auditor: Joe Fedeli - Fiore Fedeli Carothers Snyder LLP

Consulting Engineer: Michael Daschbach - Entech Engineering, Inc.

Current Internal Committees

Engineering Committee: Richard Harris, Donald Hartzell, and Raymond Liddick, Jr.

Representative to the State College Borough Water Authority: Dick Harris

Finance Committee: Donald Hartzel, Michael Grutzeck, and Ray Liddick, Jr.

Current Miscellaneous Appointments:

Open Records Officer/Recording Secretary: Adam Brumbaugh

Assistant Recording Secretary: Tanya Shaffer

Adjournment



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Call to Order

Public Comment

Approval of Minutes

1. December 10, 2025, Regular Meeting Minutes – **Approval**

Operations Update – Staff

1. Monthly Route Billing Analysis
2. Fire Route Monthly Readings
3. Inventory Report
4. New Service Connection

Finance Report – Staff

1. Ratification of Disbursements December 2025– **Discussion/Action**

Old Business

New Business

1. Review and Adoption of the 2026 CTWA Annual Budget – **Discussion/Action**
Review and Adoption of the 2026 CTWA Water Rates Schedule – **Discussion/Action**
 - a. Resolution R-25-01 – 2026 Budget
 - b. Resolution R-25-02 – 2026 Water Rates
2. OH-20 Well Project Bidding Results – **Discussion/Action**
3. OH-20 Easements – **Discussion/Action**
 - a. Humphreys Easement
 - b. Parks Easement

Reports

1. Consulting Engineers Report – Michael Daschbach (**Verbal**)
2. Solicitor Report – Cristin Long (**Verbal**)
3. Sub-Committee Report – Richard Harris/Donald Hartzell (**Verbal**)

Other Matters

Informative

Adjournment

COLLEGE TOWNSHIP WATER AUTHORITY REGULAR MEETING MINUTES

December 10, 2025, at 7:00 p.m.

1481 E. College Avenue State College PA 16801

Hybrid Meeting (In-Person or via Zoom)

MEMBERS PRESENT: Donald Hartzell – Chair
Richard Harris – Treasurer
Joe Fao – Authority Member

STAFF PRESENT: Joseph Fedeli – CPA
Cristin Long – McQuaide Blasko
Adam Brumbaugh – Open Records Officer & Recording Secretary
Tanya Shaffer – Assistant Recording Secretary
Amy Kerner – Public Works Director
Kim Patishnock – Finance Director
Michael Daschbach – Entech Engineering

ABSENT MEMBERS & STAFF: Michael Grutzeck – Secretary
Raymond Liddick, Jr. – Vice-Chair & Assistant Treasurer

CALL TO ORDER: Chair Hartzell called the meeting to order at 7:00 p.m.

PUBLIC COMMENT: Two PSU students from the Documenters attended the meeting. No public comments were received.

APPROVAL OF MINUTES:

November 5, 2025, CTWA Regular Meeting Minutes

Treasurer Harris moved to approve November 5, 2025, regular meeting minutes as written.

Authority Member Joe Fao seconded.

The motion carried unanimously.

OPERATIONS UPDATE:

Mr. Brumbaugh provided the following updates:

- **OU-1 – Monthly Route Billing Analysis:** Consistent
- **OU-2 – Fire Route Monthly Reads:** There has been a significant rise in fire readings due to ongoing work at the casino.
- **OU-3 – Inventory Report** – Small leaks were reported on Randy Lane, Decibel Road, and Norle Street, with no significant issues noted.
- **OU-4- New Service Connections** – So far this year, we have added ten new service connections, falling a bit short of the projected thirteen.

Mr. Brumbaugh also noted that a celebration for retiring employees Ed Ranio and John Kesler is scheduled for December 18, 2025, at noon. Keith Snyder has been hired as a labor operator in the water department to assist with the transition following John Kesler's retirement. Wade Deitz will take over as the new road and water superintendent, with support from public works staff during his transition.

FINANCE REPORT – STAFF

Disbursements in the amount of \$119,535 were presented for approval and ratification.

FR-1 - Ratification of Disbursements – November 2025

*Treasurer Harris moved to ratify the November 2025 disbursements as shown.
Authority Member Joe Fao seconded.
The motion carried unanimously.*

FR-2- Finance Reports – Ms. Patishnock provided the following updates:

The financial reports covered three months of data, highlighting a disparity between monthly expenses and revenue collection timelines. The Authority has drawn down \$2.56 million needed for the well-project, which will be reflected in the December Financial Report.

OLD BUSINESS:

Mr. Brumbaugh advised that the 2026 budget remains under development, with further adjustments necessary to address debt service obligations and financing options for capital projects. A meeting of the Finance Committee will be convened prior to January 7, 2026, meeting to review and consider the final draft of the budget for approval.

NEW BUSINESS:

Two work orders from Entech Engineering were presented for approval, including services related to the Oak Hall Waterline during construction and services for Oak Hall Well OH-20 during construction.

NB-1. - Entech Engineering Work Order – Oak Hall Waterlines – Services During Construction

*Treasurer Harris moved to approve the Entech Engineering Work order for Oak Hall water line services during construction of \$159,700.00.
Authority Member Fao seconded.
The motion carried unanimously.*

NB-2. – Entech Engineering Work Order – Oak Hall Well OH-20 – Services During Construction

*Treasurer Harris moved to approve the Entech Engineering Work Order for Oak Hall Well OH-20 services during construction in the amount of \$120,000.00.
Authority Member Fao seconded.
The motion carried unanimously.*

NB-3.- Concord Public Finance – CTWA Proposed Engagement Letter/Capital Projects Financing

An engagement letter with Concord Public Finance was presented for approval to assist in identifying funding sources for construction projects. The flat fee for these services is \$25,000.00, plus reasonable out-of-pocket expenses.

*Authority Member Fao moved to approve the Concord Public Finance – CTWA proposed engagement letter/capital projects financing.
Treasurer Harris seconded.
The motion carried unanimously.*

NB-4. – CTWA Reimbursement request form for the First Avenue project grant.

A reimbursement request in the amount of \$208,675.00 was presented for approval under a COVID-19 grant to cover costs associated with water connection work on First Avenue. This reimbursement is part of the infrastructure funding received in connection with the Oak Hall Well project.

*Authority Member Fao moved to approve the CTWA Reimbursement request for the First Avenue Project grant in the amount of \$208,675.00.
Treasurer Harris seconded.
The motion carried unanimously.*

REPORTS:

R-1 Consulting Engineer Report: Mr. Daschbach reported the following:

Bids for the Oakhall well project will be opened on December 23, 2025, with the intent of awarding the contract at the January 7, 2026, meeting. He noted that the pre-bid meeting was well attended, ensuring contractors are informed of the project requirements.

R-2 Solicitor Report: Ms. Long reported the following:

She reported that Jere Northridge supplied the exhibit for the Walmart easement and noted that she expects to return the easement to him within the next few days.

R-3 Sub-Committee Report: Treasurer Harris reported the following:

He noted that the Engineering Committee reviewed system issues over the past month and had nothing further to report.

Chair Hartzel noted that the budget was discussed and is anticipated for approval at the January 7, 2026 meeting.

OTHER MATTERS:

No items introduced.

INFORMATIVE:

No items introduced.

ADJOURNMENT:

Chair Hartzell called for a motion to adjourn the meeting.

Treasurer Harris moved to adjourn the December 10, 2025, CTWA Regular meeting.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

******Draft******

Adam Brumbaugh, Open Records Officer & Recording Secretary

MONTHLY ROUTE BILLING ANALYSIS

MONTH: December 2025

	ROUTE #'S BILLED THIS MONTH					
	<u>1012</u>	<u>1001</u>	<u>1003</u>	<u>1005</u>	<u>1014</u>	<u>7</u>
<u>DATES</u>						
Meter Read	11/18/25	11/24/25	11/26/25	12/04/25	12/10/25	N/A
Billed	12/20/25	12/20/25	12/20/25	12/20/25	12/20/25	12/31/25
Due	01/19/26	01/19/26	01/19/26	01/19/26	01/19/26	01/30/26
<u># OF ACCOUNTS BILLED</u>						
This Quarter	271	238	270	285	143	96
Previous Quarter	269	241	273	292	135	93
Prior Year Same Quarter	273	241	273	288	135	93
<u>CUSTOMER USAGE</u>						
Sep / Oct / Nov 2025 (approximate)	5,562,000	2,189,000	3,302,000	3,091,000	2,317,000	N/A
June / July / Aug 2025 (approximate)	6,111,000	2,465,000	3,838,000	3,214,000	2,508,000	N/A
Prior Year Same Quarter (approximate)	6,593,000	2,217,000	3,378,000	3,025,000	2,081,000	N/A
<u>\$\$\$ BILLED</u>						
This Quarter	\$ 44,496	\$ 17,512	\$ 26,416	\$ 24,728	\$ 18,536	\$ 84,698
Previous Quarter	\$ 47,177	\$ 19,030	\$ 29,629	\$ 24,812	\$ 19,362	\$ 79,012
Prior Year Same Quarter (approximate)	\$ 50,898	\$ 17,115	\$ 26,078	\$ 23,353	\$ 16,065	\$ 79,119
<u>ROUTE'S NET PAST DUE (CREDIT)</u>	\$ (1,933)	\$ (1,979)	\$ (1,940)	\$ (892)	\$ (1,070)	\$ 83

Current Month's Billing Notes:

FIRE ROUTE MONTHLY READINGS
2025

NAME	18-Dec	16-Jan	14-Feb	14-Mar	15-Apr	15-May	13-Jun	15-Jul	15-Aug	17-Sep	15-Oct	14-Nov	15-Dec
TAILGATE	0000K-JK	0000K-CC	0000K-CC	0000K-ER	0000K-JK	0000K-CC	0000K-CC	0000K-EM	0000K-JK	0000K-CC	0000K-JK	0000K-EM	0000K-KS
WASHINGTON ASSOC- 366 Walker Dr	0011K-JK	0011K-CC	0011K-CC	0011K-ER	0011K-JK	0011K-CC	0011K-CC	0011K-EM	0011K-JK	0011K-CC	0011K-JK	0011K-EM	0011K-KS
NITTANY COMMONS - GET AIR	0006K-JK	0006K-CC	0006K-CC	0006K-ER	0006K-JK	0006K-CC	0006K-CC	0006K-EM	0006K-JK	0006K-CC	0006K-JK	0006K-EM	0006K-KS
HORIZON FEDERAL CREDIT UNION	0000K-JK	0000K-CC	0000K-CC	0000K-ER	0000K-JK	0000K-CC	0000K-CC	0000K-EM	0000K-JK	0000K-CC	0000K-JK	0000K-EM	0000K-KS
BARNES & NOBLE	0000K-JK	0000K-CC	0000K-CC	0000K-ER	0000K-JK	0000K-CC	0000K-CC	0000K-EM	0000K-JK	0000K-CC	0000K-JK	0000K-EM	0000K-KS
WALMART/SAMS CLUB	0006K-JK	0006K-CC	0006K-CC	0006K-ER	0006K-JK	0006K-CC	0006K-CC	0006K-EM	0006K-JK	0006K-CC	0006K-JK	0006K-EM	0006K-KS
STEVE SHANNON TIRE	0079K-JK	0079K-CC	0080K-CC	0080K-ER	0080K-JK	0080K-CC	0080K-CC	0080K-EM	0080K-JK	0080K-ER	0080K-JK	0080K-EM	0080K-KS
NITTANY CENTRE - SEARS (PIT)	0955911G-JK	0956045G-CC	0956197G-CC	0956336G-ER	0956030G-JK	095618G-CC	0960190G-CC	0960861G-EM	0961515G-JK	0962999G-ER	0964113G-JK	0987594G-EM	0988731G-KS
NITTANY CENTRE - MACY'S	0329588G-JK	0329936G-CC	0330300G-CC	0330653G-ER	0331890G-JK	0333696G-CC	0333974G-CC	0334596G-EM	0335595G-JK	0335930G-ER	0336265G-JK	0341117G-EM	0342199G-KS
WEST PENN POWER	0001K-JK	0001K-CC	0001K-CC	0001K-ER	0001K-JK	0001K-CC	0001K-CC	0001K-EM	0001K-JK	0001K-ER	0001K-JK	0001K-EM	0001K-KS
**As per Jere. The primary fire service valve servicing Gabe's from the fire line did not fully close/seat and a small amount of water continued to bleed through. The system was set such that any water pushing through the unseated valve was then released outdoors in the space between the Gabes loading dock and the hallway adjacent to the Dance Academy.													
***Meter read by: (JK)=John (ER)=Eddie (DS)=Dale (JB)=Josh Blair (CC)=Caleb Colley (KS)=Keith Snyder													
***Fire service to the Rutgers Plant has been discontinued. Turned off 5/23/05.													
***Sears and Macy meters changed out 6/23/11. New reading Macy's 0 and Sears 0.													
Mall Fire Line Usage:													
Sears Pit Usage:	407	134	152	141	1,682	1,588	572	671	654	1,484	1,114	23,481	1,137
Macy's Pit Usage:	650	348	364	353	1,237	1,806	278	622	999	335	335	4,852	1,022
Total:	1,057	482	516	494	2,929	3,394	850	1,293	1,653	1,819	1,449	28,333	2,159

New Service Connections

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January	0	1	2	1	2	1	2	1	0	0	0
February	1	1	4	2	2	1	2	1	3	1	0
March	0	3	1	1	4	1	1	3	4	1	3
April	2	2	4	4	1	0	3	0	2	2	0
May	3	1	1	2	0	1	6	0	1	0	0
June	1	0	1	2	1	0	2	1	1	4	1
July	4	1	3	2	1	4	0	1	1	0	0
August	3	1	3	4	1	1	4	3	3	1	3
September	2	6	1	1	3	0	0	2	0	1	1
October	1	2	3	3	0	2	2	1	0	1	2
November	1	1	1	0	2	2	2	0	1	1	0
December	0	0	0	0	1	2	0	0	1	1	
Total:	18	19	24	22	18	15	24	13	17	13	10

College Township Water Authority

Disbursements For Ratification

December 2025

College Township Water Authority
Disbursements Summary

December 2025

Checks Issued	\$ 628,704	Listing Attached
Payrolls - 12/12 & 12/26	36,322	Payroll / Taxes
Transferred to PLGIT Designated Funds Accounts	<u>200,000</u>	
TOTAL DISBURSEMENTS	<u><u>\$ 865,026</u></u>	

Report Criteria:

Detail report type printed

Invoice Detail.GL account = "95100000"- "95497895"

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
43	AKS Security	75858	CTWA Locks & Rekeyed C	1	12/23/2025	423.92	.00	423.92	13472	12/31/2025
1163	Black Bear Fiber	12/15/2025	Internet Service	3	12/15/2025	108.00	.00	108.00	13460	12/23/2025
1340	Bonnie Epstein	12/10/2025	Account #2006133002 Ove	1	12/10/2025	14.40	.00	14.40	13445	12/11/2025
79	Bradco Supply Company, I	255143	Coats	2	12/26/2025	125.00	.00	125.00	13473	12/31/2025
143	Cintas Corporation #536	11590116 - 1	CTWA Uniforms	3	11/30/2025	61.68	.00	61.68	13436	12/04/2025
1064	Clinton Controls, Inc.	WO#25-203	Service Call - Rogers VFD	1	12/04/2025	520.00	.00	520.00	13461	12/23/2025
160	CNB Bank	738583001 -	Principal	1	12/17/2025	355,000.00	.00	355,000.00	13462	12/23/2025
		738583001 -	Interest	2	12/17/2025	31,293.81	.00	31,293.81	13462	12/23/2025
164	College Township General	7526.	Mgmt	1	12/01/2025	10,392.00	.00	10,392.00	13463	12/23/2025
		7526.	Postage	2	12/01/2025	665.28	.00	665.28	13463	12/23/2025
		7526.	Eng Svc	3	12/01/2025	1,054.00	.00	1,054.00	13463	12/23/2025
		7526.	OH-20	4	12/01/2025	68.00	.00	68.00	13463	12/23/2025
		7526.	GIS	5	12/01/2025	1,740.00	.00	1,740.00	13463	12/23/2025
174	Comcast Business	89931134700	Rogers Well Monitoring	1	12/15/2025	71.95	.00	71.95	13474	12/31/2025
306	Cooper Electric	S060784485.	Electrical Tape	1	12/16/2025	4.73	.00	4.73	13475	12/31/2025
245	Dale Smith Jr	12/1/2025	Boot Reimbursement - Smi	1	12/01/2025	371.45	.00	371.45	13437	12/04/2025
		12/16/2025	Boot Reimbursement - Smi	1	12/16/2025	28.55	.00	28.55	Multiple	12/18/2025
232	DeNora Water Technologie	9200110228	CTWA PO25-24 - Rogers	1	12/10/2025	883.00	.00	883.00	13476	12/31/2025
		9200110228	CTWA PO25-24 - Spring C	2	12/10/2025	883.00	.00	883.00	13476	12/31/2025
		9200110229	CTWA PO25-24 - Rogers	1	12/10/2025	273.00	.00	273.00	13476	12/31/2025
		9200110401	CTWA-PO25-24 - Service	1	12/18/2025	1,125.00	.00	1,125.00	13476	12/31/2025
		9200110401	CTWA-PO25-24 - Service	2	12/18/2025	1,125.00	.00	1,125.00	13476	12/31/2025
265	Entech Engineering, Inc	0099261	CTWA OH Waterlines	1	12/01/2025	10,650.00	.00	10,650.00	13438	12/04/2025
		0099262	OH-20	1	12/01/2025	58,844.20	.00	58,844.20	13438	12/04/2025
		0099263	CTWA - Misc Services	1	12/01/2025	3,878.75	.00	3,878.75	13438	12/04/2025
		0099264	CTWA - CIP	1	12/01/2025	1,725.00	.00	1,725.00	13438	12/04/2025
294	FNB Commercial Credit Ca	6743 - DEC 2	Apple - A. Brumbaugh Stor	1	12/01/2025	.99	.00	.99	13446	12/11/2025
		6743 - DEC 2	Amazon - UPS Backup SC	23	12/01/2025	165.28	.00	165.28	13446	12/11/2025
		6743 - DEC 2	Amazon - Laptop Chargers	24	12/01/2025	32.38	.00	32.38	13446	12/11/2025
352	Hach Company	14775885	Chlorine Tabs	1	12/01/2025	381.45	.00	381.45	13464	12/23/2025
		14785662	Water Testing Kit	1	12/08/2025	72.64	.00	72.64	13477	12/31/2025
358	Heidelberg Materials	4781578	Subbase	1	12/01/2025	360.53	.00	360.53	13447	12/11/2025
		4789277	2A Subbase	1	12/16/2025	701.38	.00	701.38	13478	12/31/2025
453	John Keslar	12/23/2025	Safety Glasses Reimburse	1	12/23/2025	227.99	.00	227.99	13465	12/23/2025
		12/30/2025	2025 Q4 Phone Reimburse	1	12/30/2025	96.25	.00	96.25	13479	12/31/2025
1338	Keith Snyder	12/1/25	Boot Reimbursement - Sny	1	12/01/2025	384.95	.00	384.95	13439	12/04/2025
489	LB Water Service, Inc.	3995621	MXUs	1	12/01/2025	5,035.50	.00	5,035.50	13448	12/11/2025
		4000614	Radio Read - 27	1	12/09/2025	5,035.50	.00	5,035.50	13480	12/31/2025
		4000620	Commercial Meters - 16	1	12/09/2025	2,607.20	.00	2,607.20	13480	12/31/2025
		4003812	Clamps	1	12/19/2025	897.34	.00	897.34	13480	12/31/2025
		4004923	27 Commerical Meters	1	12/26/2025	5,035.50	.00	5,035.50	13480	12/31/2025
124	McClatchy	72388	Legal Ad IN87880	2	12/01/2025	309.18	.00	309.18	Multiple	12/18/2025
407	Mission Square-108864/40	12/12/2025	CTWA Contribution-PR#25	2	12/12/2025	1,166.64	.00	1,166.64	13449	12/11/2025
		12/26/25	CTWA Contribution-PR#26	2	12/26/2025	1,166.64	.00	1,166.64	13466	12/23/2025
579	National Insurance Service	1741927	Insurance Premium-CTWA	3	12/19/2025	508.78	.00	508.78	13467	12/23/2025
589	Nittany Oil Company, Inc.	108	Generator Fuel - Spring Cr	1	12/01/2025	356.68	.00	356.68	13440	12/04/2025
432	Northwest Commercial Loa	2700007915	Loan Payment - 2025	1	12/22/2025	5,000.00	.00	5,000.00	13468	12/23/2025
		2700007915	Loan Interest - 2025	2	12/22/2025	69,423.88	.00	69,423.88	13468	12/23/2025
682	PA Municipal Health Insura	239196-0	CTWA Health & Dental	3	12/17/2025	16,087.03	.00	16,087.03	13469	12/23/2025
		239196-0	CTWA Vision	4	12/17/2025	56.81	.00	56.81	13469	12/23/2025
638	PA One Call System, Inc.	0001128940	Monthly Service	1	12/01/2025	79.27	.00	79.27	Multiple	12/18/2025
530	Ronald McMahon	12/15/2025	Boot Reimbursement - Mc	1	12/15/2025	31.05	.00	31.05	Multiple	12/18/2025
999	Travelers	5792V7191 -	Property Insurance	4	12/12/2025	7,702.79	.00	7,702.79	13470	12/23/2025

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		5792V7191 -	Workers Comp Insurance	5	12/12/2025	2,386.93	.00	2,386.93	13470	12/23/2025
		7882T9227 -	Property Insurance	2	12/12/2025	2,632.97	.00	2,632.97	13470	12/23/2025
907	Verizon Wireless	6131100677	Cell Phone Service-Brumb	2	12/15/2025	39.57	.00	39.57	13471	12/23/2025
912	Vision Benefits of America	1931385	Insurance Premium-CTWA	2	12/01/2025	66.35	.00	66.35	13442	12/04/2025
923	West Penn Power/First En	1000912049	Dale St	1	12/11/2025	19.72	.00	19.72	Multiple	12/18/2025
		1001033906	Oak Hall Park	1	12/29/2025	31.18	.00	31.18	13485	12/31/2025
		1001033906	Oak Hall Park	1	11/25/2025	47.38	.00	47.38	13444	12/04/2025
		20000115866	1675 Trout - Rogers	1	11/20/2025	3,751.08	.00	3,751.08	13443	12/04/2025
		20000115866	323 Balmoral - SCP	2	11/20/2025	2,124.12	.00	2,124.12	13443	12/04/2025
		20000115866	101 Orchard	3	11/20/2025	13.13	.00	13.13	13443	12/04/2025
		20000115868	1675 Trout - Rogers	1	12/22/2025	3,340.77	.00	3,340.77	13484	12/31/2025
		20000115868	323 Balmoral - SCP	2	12/22/2025	2,326.03	.00	2,326.03	13484	12/31/2025
		20000115868	101 Orchard	3	12/22/2025	13.13	.00	13.13	13484	12/31/2025
		20000115906	2008 E Branch	1	12/03/2025	411.93	.00	411.93	13451	12/11/2025
		20000115906	538 Matilda	2	12/03/2025	249.63	.00	249.63	13451	12/11/2025
		20000115906	591 Struble	3	12/03/2025	37.34	.00	37.34	13451	12/11/2025
1153	Wex Bank	109050046	Fuel-CTWA	2	12/01/2025	1,374.08	.00	1,374.08	13452	12/11/2025
1168	Quill LLC	46717467	CTWA Budget Binders	1	12/01/2025	37.57	.00	37.57	Multiple	12/18/2025
		46717533	CTWA Budget Dividers	1	12/01/2025	100.25	.00	100.25	Multiple	12/18/2025
		46721315	CTWA - Toner, File Folders	4	12/01/2025	508.64	.00	508.64	Multiple	12/18/2025
906	Verizon	1548158350	SCADA Modem	2	12/01/2025	59.99	.00	59.99	13450	12/11/2025
		2502975900	Lemont Booster Station	1	12/01/2025	37.77	.00	37.77	13450	12/11/2025
891	Univar USA, Inc.	53488548	Aqua Mag/Chlorine-Rogers	1	12/01/2025	1,233.75	.00	1,233.75	13441	12/04/2025
		53535866	Aqua Mag/Chlorine-Spring	1	12/10/2025	1,250.85	.00	1,250.85	13483	12/31/2025
1130	Pace Analytical Services, L	2549K4057	Water Testing	1	12/01/2025	103.40	.00	103.40	Multiple	12/18/2025
		2549L0718	Water Testing	1	12/02/2025	346.40	.00	346.40	Multiple	12/18/2025
		2549L2596	Water Testing	1	12/16/2025	170.70	.00	170.70	13481	12/31/2025
		2549L3309	Water Testing	1	12/19/2025	132.90	.00	132.90	13481	12/31/2025
		2549L3770	Water Testing	1	12/23/2025	103.40	.00	103.40	13481	12/31/2025
1238	Suburban Testing Labs, Inc	6038-5K0000	Water Testing	1	12/15/2025	1,110.00	.00	1,110.00	13482	12/31/2025
		6038-5L0475	Water Testing	1	12/16/2025	195.00	.00	195.00	13482	12/31/2025
		6038-5L0505	Water Testing	1	12/17/2025	195.00	.00	195.00	13482	12/31/2025
Grand Totals:						628,704.31	.00	628,704.31		

Report Criteria:

Detail report type printed
 Invoice Detail.GL account = "95100000"-95497895"

		Leonard S. Fiore, Inc.		Sippel Development Co, Inc.							
		Total Cost		Total Cost							
		Selected #	0	0	0						
		Selected (\$)	\$ 0	\$ 0	\$ 0						
#	Locked	Items	Selected	Lowest	UnitofMea	Quantity	Rec	UnitPrice	TotalCost	UnitPrice	TotalCost
1 Base Bid Pricing (21)											
#1-1	FALSE	Bonds and Insurance	\$ 0	\$ 35,000.0	LS	1		\$ 35,000.0	\$ 35,000.0	\$ 35,000.0	\$ 35,000.0
#1-2	FALSE	Submittals	\$ 0	\$ 5,000.0	LS	1		\$ 5,000.0	\$ 5,000.0	\$ 28,200.0	\$ 28,200.0
#1-3	FALSE	Mobilization	\$ 0	\$ 32,000.0	LS	1		\$ 165,000.0	\$ 165,000.0	\$ 32,000.0	\$ 32,000.0
#1-4	FALSE	Sediment and Erosion Control	\$ 0	\$ 28,000.0	LS	1		\$ 30,000.0	\$ 30,000.0	\$ 28,000.0	\$ 28,000.0
#1-5	FALSE	Site Work	\$ 0	\$ 16,200.0	LS	1		\$ 86,000.0	\$ 86,000.0	\$ 16,200.0	\$ 16,200.0
#1-6	FALSE	Piping	\$ 0	\$ 231,000.0	LS	1		\$ 449,000.0	\$ 449,000.0	\$ 231,000.0	\$ 231,000.0
#1-7	FALSE	Concrete	\$ 0	\$ 41,000.0	LS	1		\$ 481,000.0	\$ 481,000.0	\$ 41,000.0	\$ 41,000.0
#1-8	FALSE	Well Pump and Pitless Adapter	\$ 0	\$ 326,000.0	LS	1		\$ 326,000.0	\$ 326,000.0	\$ 332,500.0	\$ 332,500.0
#1-9	FALSE	High Service Pumps	\$ 0	\$ 287,500.0	LS	1		\$ 301,000.0	\$ 301,000.0	\$ 287,500.0	\$ 287,500.0
#1-10	FALSE	Chemical Feed Systems	\$ 0	\$ 32,000.0	LS	1		\$ 32,000.0	\$ 32,000.0	\$ 63,900.0	\$ 63,900.0
#1-11	FALSE	Instrumentation	\$ 0	\$ 183,000.0	LS	1		\$ 285,000.0	\$ 285,000.0	\$ 183,000.0	\$ 183,000.0
#1-12	FALSE	OH-20 Well Building Construction	\$ 0	\$ 743,000.0	LS	1		\$ 743,000.0	\$ 743,000.0	\$ 1,120,50	\$ 1,120,500.0
#1-13	FALSE	OH-19 Booster Station Modifications	\$ 0	\$ 55,000.0	LS	1		\$ 185,000.0	\$ 185,000.0	\$ 55,000.0	\$ 55,000.0
#1-14	FALSE	Brush Valley Booster Station	\$ 0	\$ 181,000.0	LS	1		\$ 181,000.0	\$ 181,000.0	\$ 294,000.0	\$ 294,000.0
#1-15	FALSE	Paving	\$ 0	\$ 189,000.0	LS	1		\$ 201,000.0	\$ 201,000.0	\$ 189,000.0	\$ 189,000.0
#1-16	FALSE	Site Restoration	\$ 0	\$ 8,000.0	LS	1		\$ 8,000.0	\$ 8,000.0	\$ 12,000.0	\$ 12,000.0
PLC Panel, Programming, and Start											
#1-17	FALSE	Up Allowance (Bidder MUST Enter \$240,000)	\$ 0	\$ 240,000.0	Allowance	1		\$ 240,000.0	\$ 240,000.0	\$ 240,000.0	\$ 240,000.0
Building Permit Fee Allowance											
#1-18	FALSE	(Bidder MUST Enter \$20,000)	\$ 0	\$ 20,000.0	Allowance	1		\$ 20,000.0	\$ 20,000.0	\$ 20,000.0	\$ 20,000.0
#1-19	FALSE	Start Up and Commissioning	\$ 0	\$ 5,000.0	LS	1		\$ 5,000.0	\$ 5,000.0	\$ 8,000.0	\$ 8,000.0
#1-20	FALSE	Training and O&M Manuals	\$ 0	\$ 2,000.0	LS	1		\$ 5,000.0	\$ 5,000.0	\$ 2,000.0	\$ 2,000.0
#1-21	FALSE	Project Closeout	\$ 0	\$ 66,000.0	LS	1		\$ 80,000.0	\$ 80,000.0	\$ 66,000.0	\$ 66,000.0

#	Locked	Items	Selected	Lowest	UnitofMea	QuantityReq	Arrow Electric		HRI, Inc.	
							Total Cost	Selected #	Total Cost	Selected #
							\$ 503,662.0	0	\$ 489,833.0	0
							\$ 0	\$ 0	\$ 0	\$ 0
#	Locked	Items	Selected	Lowest	UnitofMea	QuantityReq	UnitPrice	TotalCost	UnitPrice	TotalCost
1 Base Bid Pricing (14)										
#1-1	FALSE	Bonds and	\$ 0	\$ 4,595.0	LS	1	\$ 4,595.0	\$ 4,595.0	\$ 4,595.0	\$ 4,595.0
#1-2	FALSE	Submittals	\$ 0	\$ 2,500.0	LS	1	\$ 2,500.0	\$ 2,500.0	\$ 3,021.0	\$ 3,021.0
#1-3	FALSE	Mobilizatio	\$ 0	\$ 1,400.0	LS	1	\$ 1,400.0	\$ 1,400.0	\$ 5,907.0	\$ 5,907.0
#1-4	FALSE	Site Work	\$ 0	\$ 109,112.0	LS	1	\$ 109,112.0	\$ 109,112.0	\$ 109,112.0	\$ 109,112.0
#1-5	FALSE	Well Pump	\$ 0	\$ 39,214.0	LS	1	\$ 39,214.0	\$ 39,214.0	\$ 80,540.0	\$ 80,540.0
#1-6	FALSE	High Servic	\$ 0	\$ 8,515.0	LS	1	\$ 8,515.0	\$ 8,515.0	\$ 8,515.0	\$ 8,515.0
#1-7	FALSE	Chemical F.	\$ 0	\$ 2,445.0	LS	1	\$ 2,445.0	\$ 2,445.0	\$ 2,445.0	\$ 2,445.0
#1-8	FALSE	OH-20 Wel	\$ 0	\$ 218,158.0	LS	1	\$ 218,158.0	\$ 218,158.0	\$ 227,247.0	\$ 227,247.0
#1-9	FALSE	OH-19 Boo	\$ 0	\$ 8,591.0	LS	1	\$ 8,591.0	\$ 8,591.0	\$ 8,591.0	\$ 8,591.0
#1-10	FALSE	Brush Valle	\$ 0	\$ 23,647.0	LS	1	\$ 23,647.0	\$ 23,647.0	\$ 23,647.0	\$ 23,647.0
#1-11	FALSE	Start Up an	\$ 0	\$ 3,500.0	LS	1	\$ 3,500.0	\$ 3,500.0	\$ 4,716.0	\$ 4,716.0
#1-12	FALSE	Training an	\$ 0	\$ 2,500.0	LS	1	\$ 2,500.0	\$ 2,500.0	\$ 4,331.0	\$ 4,331.0
#1-13	FALSE	Project Clo	\$ 0	\$ 1,500.0	LS	1	\$ 1,500.0	\$ 1,500.0	\$ 2,166.0	\$ 2,166.0
#1-14	FALSE	Utility Fees	\$ 0	\$ 5,000.0	AL	1	\$ 5,000.0	\$ 5,000.0	\$ 5,000.0	\$ 5,000.0

EASEMENT AGREEMENT

(CTWA)

THIS AGREEMENT is made this _____ day of _____, 20____, by and between Joseph B. Humphreys, Johanna Humphreys, Dolores Humphreys Barnes and Andrew Barnes, (“Grantors”),

– AND –

COLLEGE TOWNSHIP WATER AUTHORITY, a Pennsylvania municipal authority with its principal office at 1481 E. College Ave, State College, PA 16801 (“Authority”).

WHEREAS, Grantors own a certain parcel of land located at 1051 Boalsburg Road, Tax Parcel 19-006A,009-,0000-, College Township, Centre County, Pennsylvania, as more fully depicted by Exhibit “A” attached hereto, together with all improvements thereon and appurtenances thereto (the “Burdened Property”); and

WHEREAS, in connection with certain improvements to its public water system, Authority desires to construct a waterline transmission main and related equipment (the “Facility”) on the Burdened Property; and

WHEREAS, Grantors are desirous of granting to Authority a perpetual easement upon said premises as located and depicted by Exhibit “A” to construct, maintain, operate and/or replace the Facility and Authority is desirous of receiving said easement.

NOW, THEREFORE, intending to be legally bound hereby and in consideration of mutual promises and other good and valuable consideration, the parties hereto covenant and agree as follows:

1. Grant of Easement. Grantors hereby irrevocably grant and convey to Authority, its successors and assigns, a right-of-way and easement to, at any time and from time to time, construct, maintain, inspect, operate, repair, use and replace the Facility on the Burdened Property subject to the further terms and conditions hereof. The easement location is depicted on Exhibit “A” hereto and includes a 20’ wide permanent easement (the “Easement Area”) generally centered on the transmission main shown. During the construction period limited to calendar years 2026-2027, an additional 20’ (40’ total width) temporary easement shall be reserved for construction purposes.

2. Right of Entry. In connection with the Easement, the Authority, its agents, representatives, employees, contractors, and subcontractors, shall have all rights of ingress and egress to, from, across and over the Property to access the Easement Area for the purposes set forth herein.

3. Construction of the Facility. Authority shall construct the Facility at its sole cost and expense, in accordance with the permit, rules and regulations of the Pennsylvania Department of Environmental Protection and the Township of College and all applicable governmental requirements. The Facility shall be located and designed as shown on plans prepared by Entech Engineering.

4. Maintenance, Repair and Operation. Authority shall perform such maintenance and make such repairs and replacements as shall be required to keep the Facility in proper, legally compliant operating condition at all times, all at Authority's expense. Authority shall not relocate any part of the Facility outside of the Easement Area following construction thereof without the prior written consent of Grantors. Authority shall have the right to remove and clear any and all buildings, fences, structures, combustible materials, brush, debris, or any other obstruction from the Easement Area which in the reasonable judgment of Authority may interfere with or endanger the construction, alteration, access, maintenance, inspection, repair, reconstruction, replacement, removal, addition to, operation, or general use and enjoyment of the Easement and Facility.

5. Use Not Inconsistent. Grantors shall not erect or construct nor permit or suffer to be erected or constructed any buildings fences or structures within the Easement Area, nor permit any activity to occur or condition to exist exclusive of Authority's activities and use of the Easement which in the reasonable judgment of Authority is inconsistent with Authority's use and enjoyment of the Easement.

6. Restoration of Burdened Property. Authority shall use all reasonable means to avoid inconvenience to Grantors' use of the Burdened Property, during the course of construction, repair or replacement of the Facility. Upon completion of such construction, repair or replacement, the Authority shall restore the Burdened Property to its prior condition, repair any damage caused by the work, replant with grass seed any exposed earth, clean the site and generally leave the Easement Area in good condition.

7. Indemnity. Authority hereby agrees to indemnify and hold Grantors harmless from any liability, cost or expense incurred by Grantors by reason of injury to persons or damage to property arising out of or in connection with the construction, maintenance, repair, replacement or use of the Facility, except for such liability, cost or expense caused by the negligence of Grantors, its agents, employees or independent contractors. Grantors hereby agree to indemnify and hold Grantors harmless from any liability, cost or expense incurred by Authority by reason of injury to persons or damage to property arising out of or in connection with any breach by Grantor of the terms hereunder.

8. Running with the Land. This Easement is for the benefit of the Authority and its successors and assigns, and is appurtenant to and shall run with the Property. This Easement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

9. Assignment. Authority is expressly given the right to assign any or all of its interest under the terms of this Agreement to any entity or individual who agrees in writing to be bound by the terms of this Agreement.

10. Irrevocable and Perpetual Notice. Notwithstanding the provisions of any other agreement, document, by-law or similar writing, it is specifically agreed that the easement and right-of-way created hereby is and shall be irrevocable and perpetual.

11. Warranty of Title. Grantors warrant that they are the owner of the interest hereby conveyed and that Grantors have authority to make this conveyance and enter into this Agreement.

12. Counterparts. This Agreement may be signed in one or more counterparts, each of which shall be deemed an original.

Signature page follows.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement the day and year first above written.

WITNESS:

Joseph B. Humphreys

Additional Signatures Appear on Pages 5 and 6.

ATTEST:

COLLEGE TOWNSHIP WATER AUTHORITY

By: _____

Title: Authority Chairperson

IN WITNESS WHEREOF, the parties have executed this Easement Agreement the day and year first above written.

WITNESS:

Johanna Humphreys

IN WITNESS WHEREOF, the parties have executed this Easement Agreement the day and year first above written.

WITNESS:

Dolores Humphreys Barnes

Andrew Barnes

EXHIBIT A

EASEMENT AGREEMENT

(CTWA)

THIS AGREEMENT is made this _____ day of _____, 20____, by and between Harold R. and Susan T. Parks, PO Box 146, Lemont, PA 16851, (“Grantor”),

– AND –

COLLEGE TOWNSHIP WATER AUTHORITY, a Pennsylvania municipal authority with its principal office at 1481 E. College Ave, State College, PA 16801 (“Authority”).

WHEREAS, Grantor owns a certain parcel of land located at 400 Boalsburg Road, Tax Parcel 19-016,105-,0000-, College Township, Centre County, Pennsylvania, as more fully depicted by Exhibit “A” attached hereto, together with all improvements thereon and appurtenances thereto (the “Burdened Property”); and

WHEREAS, in connection with certain improvements to its public water system, Authority desires to construct a waterline transmission main and related equipment (the “Facility”) on the Burdened Property; and

WHEREAS, Grantor is desirous of granting to Authority a perpetual easement upon said premises as located and depicted by Exhibit “A” to construct, maintain, operate and/or replace the Facility and Authority is desirous of receiving said easement.

NOW, THEREFORE, intending to be legally bound hereby and in consideration of mutual promises and other good and valuable consideration, the parties hereto covenant and agree as follows:

1. Grant of Easement. Grantor hereby irrevocably grants and conveys to Authority, its successors and assigns, a right-of-way and easement to, at any time and from time to time, construct, maintain, inspect, operate, repair, use and replace the Facility on the Burdened Property subject to the further terms and conditions hereof. The easement location is depicted on Exhibit “A” hereto and includes a 20’ wide permanent easement (the “Easement Area”) generally centered on the transmission main shown. During the construction period limited to calendar years 2026-2027, an additional 20’ (40’ total width) temporary easement shall be reserved for construction purposes.

2. Right of Entry. In connection with the Easement, the Authority, its agents, representatives, employees, contractors, and subcontractors, shall have all rights of ingress and egress to, from, across and over the Property to access the Easement Area for the purposes set forth herein.

3. Construction of the Facility. Authority shall construct the Facility at its sole cost and expense, in accordance with the permit, rules and regulations of the Pennsylvania Department of Environmental Protection and the Township of College and all applicable governmental requirements. The Facility shall be located and designed as shown on plans prepared by Entech Engineering.

4. Maintenance, Repair and Operation. Authority shall perform such maintenance and make such repairs and replacements as shall be required to keep the Facility in proper, legally compliant operating condition at all times, all at Authority's expense. Authority shall not relocate any part of the Facility outside of the Easement Area following construction thereof without the prior written consent of Grantor. Authority shall have the right to remove and clear any and all buildings, fences, structures, combustible materials, brush, debris, or any other obstruction from the Easement Area which in the reasonable judgment of Authority may interfere with or endanger the construction, alteration, access, maintenance, inspection, repair, reconstruction, replacement, removal, addition to, operation, or general use and enjoyment of the Easement and Facility.

5. Use Not Inconsistent. Grantor shall not erect or construct nor permit or suffer to be erected or constructed any buildings fences or structures within the Easement Area, nor permit any activity to occur or condition to exist exclusive of Authority's activities and use of the Easement which in the reasonable judgment of Authority is inconsistent with Authority's use and enjoyment of the Easement.

6. Restoration of Burdened Property. Authority shall use all reasonable means to avoid inconvenience to Grantor's use of the Burdened Property, during the course of construction, repair or replacement of the Facility. Upon completion of such construction, repair or replacement, the Authority shall restore the Burdened Property to its prior condition, repair any damage caused by the work, replant with grass seed any exposed earth, clean the site and generally leave the Easement Area in good condition.

7. Indemnity. Authority hereby agrees to indemnify and hold Grantor harmless from any liability, cost or expense incurred by Grantor by reason of injury to persons or damage to property arising out of or in connection with the construction, maintenance, repair, replacement or use of the Facility, except for such liability, cost or expense caused by the negligence of Grantor, its agents, employees or independent contractors. Grantor hereby agrees to indemnify and hold Grantor harmless from any liability, cost or expense incurred by Authority by reason of injury to persons or damage to property arising out of or in connection with any breach by Grantor of the terms hereunder.

8. Running with the Land. This Easement is for the benefit of the Authority and its successors and assigns, and is appurtenant to and shall run with the Property. This Easement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

9. Assignment. Authority is expressly given the right to assign any or all of its interest under the terms of this Agreement to any entity or individual who agrees in writing to be bound by the terms of this Agreement.

10. Irrevocable and Perpetual Notice. Notwithstanding the provisions of any other agreement, document, by-law or similar writing, it is specifically agreed that the easement and right-of-way created hereby is and shall be irrevocable and perpetual.

11. Warranty of Title. Grantor warrants that it is the owner of the interest hereby conveyed and that Grantor has authority to make this conveyance and enter into this Agreement.

12. Counterparts. This Agreement may be signed in one or more counterparts, each of which shall be deemed an original.

Signature page follows.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement the day and year first above written.

WITNESS:

Harold R. Parks

Susan T. Parks

ATTEST:

COLLEGE TOWNSHIP WATER AUTHORITY

By: _____

Title: Authority Chairperson

My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CENTRE : ss:

On this _____ day of _____, 20____, before me, a Notary Public, the undersigned officer, personally appeared _____, who acknowledged to be the _____ of COLLEGE TOWNSHIP WATER AUTHORITY, and that as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Water Authority by himself as such officer.

Notary Public

EXHIBIT A