

EAST BERLIN AREA JOINT AUTHORITY
103 LOCUST STREET / PO BOX 37
EAST BERLIN, PA 17316

May 7, 2026

The monthly meeting of the East Berlin Area Joint Authority Board was held May 7, 2026 at 103 Locust St., East Berlin, PA. The meeting was presided over by Vice Chairman Weidener opened the meeting at 7pm with a Pledge of Allegiance to the American flag.

Members Present: Vice Chairman R. Weidner, R. Teal, V. Krall, W. Staub

Members Absent Chairman G. Green

Also Present: Solicitor Battersby, Engineer D. Young, Treasurer H. Lau, Secretary M. Earp, Cameron Lynch of ARRO Water

Guests: Matt Scarpato of York Water, Jason Sabol of Saltzmann Hughes

Agenda: A motion was made by W. Staub to accept the agenda as written for May 7, 2026 board meeting, with a second by R. Teal. Motion carried.

Minutes: A motion was made by V. Krall to accept the minutes of April 2, 2026 as written, with a second by R. Teal. Motion carried to accept the minutes as written.

Payment of Bills: All members received a list of payables for April 2026, totaling \$82,262.72 from the Operational funds and \$189,552.60 from the Capital funds. A motion was made by V. Krall to pay the April 2026 bills, with a second from W. Staub. Motion carried.

Public / Guest Comment:

- Matt Scarpato of York Water referenced the April 24, 2026 letter to the Authority regarding York Water's intent to bid on the acquisition of both the water and wastewater systems. See: Correspondence
- Jason Sabol of Saltzmann Hughes (SH) addressed the board regarding the process to sell a municipal authority. The following points were made:
 - Process should take between 10-24 months.
 - Since the appraisal is already completed, it will most likely be closer to 10 months than 24.
 - Proceeds will go the borough and Hamilton Township if no other plan is presented.
 - First step is to identify operational or financial concerns, address consent orders and confirm debt obligations.
 - Since all of those have already been addressed, the next step will be to prepare a Request for Proposal (RFP). A virtual data room will need to be established where every document related to the system will be uploaded for potential bidder's perusal.
 - Dates for bidders to have an opportunity to visit and explore the plant and water system will need to be chosen.
 - Once the bidders are identified, decisions will be made as to how to reach the best price / best fit available and ensure a smooth transition.
 - SH will most likely have the RFP issued by the end of July or beginning of August. It will be open 30-60 days so bidders have time to do due diligence.
 - The Authority will need to decide how to protect the employees and what to ask for them in the negotiations.
 - If initial bids are within 15-20% of each other, the authority should ask for final best offers.
 - The Authority can choose whatever bidder is best for the community. They do not have to take the highest monetary bid.

- The Authority can negotiate rate caps for the community, but that will come off the bottom line.
- Will need to transfer easements and will need to know where all the easements are.
- The approval process will begin once all the terms have been worked out, all the easements found, and outstanding agreements have been worked through or negotiated. Approval will need to come from the Board, the Public Utility Commission (PUC), the PA Dept of Environmental Protection (PA DEP), and possibly the Office of Consumer Advocacy (OCA) if there is opposition to the sale. (OCA makes arguments for consumers).
- It is a good idea to be transparent and keep public informed. It is recommended to have a town hall style meeting once the bidder is chosen so the community has an opportunity to ask questions and get answers from the potential new owner.
- After closing, all of the debt will be paid first. A percentage of the residual funds would go to Hamilton Township and the remaining to the Borough.
- The authority will be dissolved after the sale.
- The Authority can change its mind about selling the system at any time up to closing.

Engineer's Report:

- Re: WWTP Expansion: a pre-construction conference was held on May 6, 2026 with PSI Pumping Solutions, WY Electric, and the equipment supplier Envirep.
 - Shop drawings for the COSTARS equipment were received and approved with minor comments.
 - Equipment delivery is expected in October. Envirep will keep all parties posted so contractors are ready to install upon delivery.
 - It is possible the diffusers will come sooner and be installed prior to the blowers.
- Rt 194 Sewer Extension
 - Mason Dixon Contractors has completed all work including pavement reconstruction.
 - Presented a change order for the project which included:
 - \$3,700 for unforeseen escalation of pavement materials due to the global oil supply shortage.
 - \$1,000 for jet cleaning the old manhole.
 - A credit of \$57,895.70 for items in the original bid that were not needed.
 - A motion was made by V. Krall with a second from W. Staub to accept the change order. All in favor. Motion carried.
 - A motion was made by R. Teal with a second by R. Weidner to pay the final Mason Dixon Contractors invoice in the amount of \$132,194.60. All in favor. Motion carried.

Solicitor's Report:

- Present

Treasurer's Report:

- Open Balance: \$56,177.96
- \$500,000.00 Line of Credit was approved. The bank charged \$1000.00 for the loan processing. Interest will be paid monthly, with the principal paid at the conclusion of grant projects.

Secretary's Report:

- Present

Unfinished Business:

- Future of the Authority; See: Guest Comment
- 212 Abbottstown St – Frozen Lateral. The lateral from the main to the curb box froze the week of Feb 1, 2026 due to prolonged sub-freezing temperatures and inadequate placement of the lateral. The lateral was found to be buried only 18 inches below ground and was placed over top of the storm drainpipe, causing sub-freezing air to surround the lateral. This incident resulted in a disruption of water supplied to 212 Abbottstown St. The property owner seeks compensation for expenses they incurred while locating the frozen line and subsequently replacing the galvanized service line into the house.
 - Receipts for work related to the frozen service line the week of Feb 1, 2022 along with a detailed timeline of events was received by the property owner.
 - Amount requested: \$10,956.79. The board agreed to reimburse the property owner \$222.60

- Despite initially stating three plumbers were called, only one receipt was submitted. The initial service call resulted in a charge of \$222.60, which the Authority agreed to pay.
- Four “receipts” totaling \$2,752.65 were not considered because they were actually quotes, not invoices or receipts indicating payment.
- Property Owner demanded \$80/hour and \$50/hour in labor costs totaling \$4,520.00. This was not considered as no real invoice indicating work performed or receipt of payment was provided.
- Property owner requested \$3,684.14 compensation related to the galvanized service line replacement from the curb box into the house. The board was not agreeable to reimbursing for the service line replacement as that is the property owner’s responsibility per Ordinance 1-2008 Section 4 Part C.
- The solicitor advised Ms. Crumbling should be notified of the decision and asked to sign an indemnity agreement before funds are released.
- Further: See Ordinance 1-2008 Section 8 Part F

New Business:

- n/a

Operator’s Report:

- Drinking Water – all meters have been calibrated.
- DEP Inspection April 6 resulted in a few minor deficiencies that have been corrected and no major deficiencies. The next inspection will be in five (5) years.
- New decanter was installed at the WWTP on May 5, 2026.
- Pump at the Branch Circle lift station has ongoing issues that they are still being investigated. The problem may be that the pump is not rated for the head it is pushing.

Correspondence:

- Letter from York County indicating intent to bid, including the following information:
 - York Water has provided safe, reliable, compliant water service for more than two centuries.
 - PA-regulated public utility with experience in ownership, operation, and improvement of water/wastewater infrastructure.
 - York Water company is currently less than 3,600 feet from the jurisdictional boundary of EBAJA
 - York Water respectfully asks to be included in future communications, including access to any request for proposals, technical information, system data, or pre-bid meetings.
- Email from Lacey Crumbling containing receipts from earlier complaint. See: Unfinished Business

Executive Session: n/a

Motion to adjourn the meeting was made by **R. Teal** with a second by **V. Krall**.

Meeting was adjourned by **Vice Chairman Weidner** at **7:52 p.m.**

The next monthly board meeting is scheduled to be held **June 4, 2026** at 103 Locust Street at 7:00 p.m.