

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

September 2, 2021

The monthly meeting of the East Berlin Area Joint Authority Board was held September 2, 2021 at 103 Locust St., East Berlin, PA. The meeting was opened by Vice- Chairman Weidner at 7pm.

Members Present: R. Weidner, W. Staub, D.Youker, G. Green

Members Absent: C. Krall

Also Present: Matt Battersby, Harold Lau, Melissa Earp, Diana Young

Minutes: A motion was made by G. Green to accept the minutes July 1, 2021 as written, with a second by D. Youker.

Motion carried to accept the minutes as written.

Payment of Bills: All members received a copy of the bills and receipts from the operational fund for July 2021 and August 2021. July 2021 payables totaled: **\$42,602.82**. August payables totaled: **\$39,610.33**. Additionally **\$324,099.00** was paid out of Capital Expense account for water tower project. A motion was made by D. Youker to pay the bills for July and August 2021 with a second from G. Green. **Motion carried.**

Public / Guest Comment: Eric Johnston of Johnston and Associates, Inc. Re: King St. Apartment complex project.

1. Presented the board for signature with Highway Occupancy Permits from PennDOT. These allow the contractors to dig up Route 234 in front of the project in order to replace water and sewer pipes. Motion to execute was made by D. Youker and seconded by G. Green. Motion carried. Vice-Chairman Weidner signed the permits.
2. Presented to the board a plan for monitoring the water usage at the apartment complex with only one Authority water meter at the building. The usage information from forty (40) separate meters owned and maintained by the property management company would feed into the Authority meter. They would then receive one bill from EBAJA and their management would then be responsible for properly billing each individual apartment based on their meters. This was met with opposition, as the private meters in question would be out of EBAJA jurisdiction, the plan is redundant to the billing practices already dictated by ordinance, could potentially impact the capital expense fees, and raised questions on tenant rights. The request was tabled for further consideration.
3. Presented a letter to the board asking for relief of connection fees based on projected sewer flows filed with the Department of Environmental Protection. At present EB Investment Group, LLC has paid \$152,560.00 toward connection fees. (This money is held in trust at ACNB until the completion of the project). The down payment was based on the forty (40) equivalent dwelling units (edu) needed for the forty (40) unit apartment complex. Mr. Johnston argued that according to the DEP, the number of edu's is actually 21 and therefore they owe only an additional \$7,628.00, as opposed to the remaining connection fee balance of \$152,560.00. Engineer Diana Young of Buchart Horn countered that sewage flows and water usage edu's are calculated differently. The request was tabled while the information presented is further researched by the solicitor and engineer.

Engineer's Report:

- Has been in contact with the contractor of the water tower project concerning the remaining work at the valve vault and expect a shop drawing for the materials soon.

Solicitor's Report:

- Nothing of note to report

Treasurer's Report:

- Open Balance of \$41,170.61

Secretary's Report:

- JT Garrett has resigned effective August 23, 2021. Nathan has asked that we hold off on hiring someone new until the first of the year. D. Youker made a motion to hold off hiring and to rely on the operational agreement in place with the Abbottstown Paradise Joint Sewer Authority (APJSA) for any assistance Nathan may need in the interim. W. Staub seconded the motion. Motion was unanimously approved.
- The minimum financial obligation for the pension plan year 2022 is estimated at \$7,360.00. This amount will need to be paid to the Pennsylvania Municipal Retirement System by December 2022. Motion was made by G. Green and seconded by D. Youker to approve the payment to the system. Motion carried.
- D. Youker asked for clarification on the large transfers from the Depository account to the operational Water / Sewer accounts. It was explained that this was the result of an internal audit of the depository account. The depository account is used as a dump for credit card payments and payments made at ACNB. Each month the deposits, minus interest, are then transferred to the appropriate water or sewer operational account (based on a class report for that account). Errors (money that should have been transferred but was not) over the past eleven (11) years resulted in a \$17,224.00 surplus in said account. In August, these funds were transferred to the appropriate operational accounts with the permission of the treasurer.

Unfinished Business:

- Fencing around the water tower was discussed. An aerial view of the property lines was presented. More research as to whether or not there are insurance requirements and the property size need to be obtained before moving forward. Discussion was tabled until the next meeting.

New Business:

Operator's Report:

- Flow meter was replaced at Well #2 and is now back to normal.
- Storm drain pipe at the reservoir is complete.
- Water tower was put back on line on July 7, 2021.
- Replaced the level transducer for SBR #1 tank at WWTP
- Pulled Digester #2 transfer pump at the WWTP for repairs. It is now back to normal.
- Lightening strike took out some equipment at well #2., including VFD, Level Controller, splitter, fuses, SCADA parts. This has been turned into the insurance.
- Hoping to start flushing hydrants by the end of September. This is weather dependent on rain.

Correspondence: none

Motion to adjourn the meeting was made by W. Staub and seconded by G. Green. **Motion carried.** Meeting was adjourned by Vice Chairman Weidner at 8:15 p.m.

The next meeting is scheduled to be held **October 7, 2021** at 103 Locust Street at 7:00 pm.

Charles Krall, Chairman

ATTEST:

Melissa Earp, Secretary