

**WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING
June 8, 2026**

BOARD MEMBERS PRESENT: Michael Drobeck, Chairman
Edwin Guldin, Vice Chairman
Keegan Worley, Treasurer
Christopher Yatron, Secretary
Natasha Manbeck, Assistant Secretary/Treasurer

ADVISORS PRESENT: Nicole Plank, Plank♦Frankowski
Nicholas Johnson, Johnson Environmental Engineering
Matthew Walborn, Manager

VISITORS: None

OPENING:

Chairman Drobeck opened the meeting and led the Board in the Pledge to the Flag at 6:30 p.m.

VISTORS: None

EXECUTIVE SESSION: None

MINUTES:

A motion was made by Ms. Manbeck, seconded by Mr. Guldin, and unanimously adopted to approve the May 12, 2026, minutes.

TREASURER’S REPORT:

A motion was made by Mr. Yatron, seconded by Mr. Worley, and unanimously adopted, to approve the Treasurer’s report, and to pay all invoices presented to the Board.

ENGINEER’S REPORT:

Mr. Johnson presented his Engineer’s Report, as follows:

PHOEBE INTERCEPTOR LINING PROJECT

Mr. Johnson reported that a handful of sources of I&I were discovered as a result of the televising performed by Mr. Rehab. He stated a repair plan is being developed and he will keep the Board updated on the same.

BOROUGH – BECKLEY and LINCOLN INTERSECTION

Mr. Walborn and Mr. Johnson met with the Borough to discuss WMA’s repair/replacement needs in this area and participated in a field location of existing facilities. Mr. Johnson presented the Board with a cost estimate for WMA’s work. Mr. Johnson will report back to the Board as he has additional information and updates for the Board to take action if necessary.

WEST RIDGE SUITES

Mr. Johnson reported that the Developer's Engineer has provided updated drawings, and the improvements escrow is still under review. He also stated he is working with GVC on scheduling the survey. He also reported the sewer planning module was approved by DEP.

STONE RIDGE DEVELOPMENT

Mr. Johnson had no update on this matter, other than the Developer stated they would address the remaining punch list items in the next few months, and he will update the Board when the same has been completed.

WALTER'S PARK - S. HEIDELBERG

Mr. Johnson reported construction-phase changes to site conditions will require updated plans and an updated improvements escrow and that he is working to resolve the changes and will keep the Board updated on the same.

LEHMAN SUBDIVISION - LINCOLN DRIVE

Mr. Johnson had no update.

GRANTS

Mr. Johnson reported he had no additional update at this time and is just waiting for status of the grant and if the same was approved.

LOWER HEIDELBERG TOWNSHIP

Mr. Johnson reported he provided comments to the Township's Engineer on the revised drawings, and he is awaiting the revised plans based on his comments, which he expects to receive before the next meeting.

CAPITAL PROJECT LIST

There was no further discussion regarding the capital project list.

SOLICITOR'S REPORT:

ESCROW REPORT – Ms. Plank reported that West Ridge Suites and Walter's Park replenished their Escrow account pursuant to the executed PSAs.

Ms. Plank also provided an update on the denial letter received from Donegal insurance for the individual who hit a WMA fire hydrant. She stated Donegal agreed to pay the claim and is working with Donegal to coordinate the same.

MANAGER'S REPORT:

FINANCIAL REPORT:

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through May 2026. The Water Fund made a cash profit (adding back in depreciation) of about \$197,000.00 during May 2026. The Water Fund has a cash balance of approximately \$2,648,000.00 (which includes the estimated \$106,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through May 2026. The Sewer Fund made a cash profit (adding back in depreciation) of about \$188,000.00 during May 2026. The Sewer Fund has a cash balance of approximately \$320,000.00.

OPERATING REPORT:

FLOW DATA AND BILLINGS: Mr. Walborn had no update on this matter.

SEWER EDUs: Mr. Walborn reported that as of May 2026 WMA had 387 EDUs of sewer capacity available in the Sewer Treatment Plant.

MISCELLANEOUS:

Mr. Walborn reported he received 56 job applications as a result of the advertisement for a part-time administrative assistant. He stated he has reviewed the applications and will be reaching out to qualified applicants for interviews and will report back to the Board.

Mr. Walborn reported the high-performance correlator was received and is being put into operation.

BOARD REPORTS/NEW BUSINESS:

There was a discussion on office hours for WMA. Mr. Walborn will prepare a plan to provide to the Board on how to reduce/eliminate office hours for WMA.

There was also a discussion on the 2025 Audit and reviewing and updating the WMA personnel handbook. Mr. Worley and Ms. Plank will work on the same and update the Board.

There was also a discussion regarding reducing I&I and fees associated with the RW Joint Authority.

ADJOURNMENT:

On motion was by Mr. Worley, seconded by Mr. Gulden, and unanimously adopted, the meeting was adjourned at 7:56 pm.

Respectfully submitted,



Nicole Plank, Esquire, on behalf of
Christopher Yatron, Secretary