WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING
July 10, 2024

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

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

VISITORS: None

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

VISTOR RESPORTS: None

MINUTES:
A motion was made by Mr. Worley, seconded by Mr. Yatron, and unanimously adopted to approve the June 11, 2024, 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 invoice presented to the Board.

ENGINEER'S REPORT:
Mr. Nick Johnson presented his Engineer's Report, as follows:

DRBC DOCKET RENEWAL
Mr. Johnson stated the revised docket information was submitted and we were awaiting final review and approval.

PHOEBE INTERCEPTOR LINING PROJECT
Mr. Johnson reported WMA was continuing its work with the surveyor for the access easement and that the contractor had provided an updated quote to complete the work, with no change in price and an extended time to sign the same. Ms. Plank will work with the attorney for Phoebe to prepare the documentation for the Board approval.

WEST RIDGE SUITES. Mr. Johnson reported he has requested a meeting with the Developer now that WMA has available EDUs. He will report back to the Board on the results of the meeting.

WEST END INTERCEPTOR – PHASE IV
Mr. Johnson and Ms. Plank will work on retaining the access easements for the "Strickler Property" and the "Moore Property." Mr. Johnson reported the contractor has indicated it will commence work in the next few weeks.

2024 INFILTRATION AND INFLOW REDUCTION PLAN
Mr. Johnson reported he has been coordinating with Lower Heidelberg regarding Hickory Farms as well as Jubilee Ministries regarding the perceived I&I concerns and that items were identified and some of those items have already been rectified and a plan is in place to remedy the remaining issues. Once the identified items are rectified an assessment will be done to determine if any I&I remains at these two locations. Mr. Johnson also reported the TV/grouting contractor (Sewer Specialties) is still anticipating starting its work in August in an effort to further reduce the I&I issues.

60 WERNER STREET
Mr. Johnson reported that the new line passed with a successful pressure test and that the Developer may expand its use of the facility and will present a plan to WMA upon a final determination on any expansion. A professional services agreement will be required in the event the developer decides to expand its uses.

23 EAST PENN AVENUE
Mr. Johnson reported that a new developer has reached out to WMA regarding a fire line to a building under renovation. He will follow up with the Board as additional information is received. Ms. Plank will follow up with the Developer on the execution of the professional services agreement and escrow to be paid to WMA.

WALTER'S PARK - S. HEIDELBERG
Mr. Johnson had no additional update on this project. He will report to the Board when the same is received. Ms. Plank will follow up with the Developer on the execution of the professional services agreement and escrow to be paid to WMA.

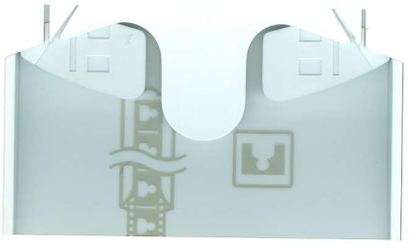
STONE RIDGE DEVELOPMENT.
Mr. Johnson had no additional update on this project. Ms. Plank will follow up with the Developer on the payment of the outstanding fees to WMA. The escrow release that was approved by WMA has not been paid to the Developer, at this time, due to the past due account with WMA for reimbursement of professional services and inspections fees.

SOLICITOR'S REPORT:

Ms. Plank will work on revisions to the Lease to present to Verizon and ultimately for the Board to vote upon.

MANAGER'S REPORT:

FINANCIAL REPORT:
Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through June 2024. The Water Fund made a cash profit (adding back in depreciation) of about $164,000.00



through June 2024. The Water Fund has a cash balance of approximately $2,349,000.00 (which includes the $104,600 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through June 2024. The Sewer Fund made a cash profit (adding back in depreciation) of about <$269,000.00> through June 2024. The Sewer Fund has a cash balance of approximately $352,000 (which includes $209,400 from the Municipal CD).

OPERATING REPORT:

FLOW DATA AND BILLINGS: Mr. Walborn reported on the June 2024 invoice from the RWMA for sewage flows and his continued investigation into the investigate surrounding the substantial change.

LEAD SERVICE LINE INVENTORY: Mr. Walborn had no update.

SEWER EDUs: Mr. Walborn reported that as of June 2024 WMA had 607 EDUs of sewer capacity available in the Sewer Treatment Plant.

OFFICE ADMINISTRATION:

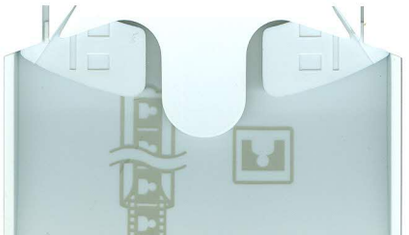
Mr. Walborn provided a report on a PVC pipe that broke at Well 7 and the damage that was caused as a result. Mr. Walborn will be speaking with WMA's insurance company to see if a claim for the damage can be submitted. Mr. Walborn will also be obtaining a quote to replace the PVC pipes with stainless steel in attempt to eliminate this type of damage in the future.

Mr. Walborn presented a quote from Tri-Star, Inc to replace the obsolete SCADApack PLCs and Operator Interface Terminals at Well 5, 6, 7 and 8, Tank No. 3, Silver Spring and Western Berks. The Board directed him to discuss a schedule to replace and to also investigate funding for the same.

Mr. Walborn will obtain a quote the current IT provider for a new domain name and emails for staff and board members. Mr. Walborn will also be obtaining a quote on an extended warranty for WMA's server.

BOARD REPORTS: None

ADJOURNMENT:
On motion was by Mr. Guldin, seconded by Mr. Worley, and unanimously adopted, the meeting was adjourned at 7:20 pm.

Respectfully submitted,

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