

**WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING
August 6, 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: CynRia and Douglas Vertigan – 25 Elm View Court

OPENING:

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

VISITOR RESPORTS: Mr. and Mrs. Vertigan discussed an issue with a high water/sewer bill for the first and second quarters of 2024. The issue was a leaking toilet at the property. The Vertigan's did have a plumber out to the property to fix the toilet and stop the leak. WMA determined the issue has been resolved and the billing going forward should reflect the same.

MINUTES:

A motion was made by Mr. Yatron, seconded by Mr. Guldin, and unanimously adopted to approve the July 10, 2024, minutes.

TREASURER'S REPORT:

A motion was made by Mr. Worley, seconded by Ms. Manbeck, 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 resubmitted 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 is working with the attorney for Phoebe to finalize the documentation for the Board approval.

WEST RIDGE SUITES. Mr. Johnson reported he has a meeting scheduled with the Developer to discuss the development. He will present a PSA to the Developer at that meeting and will request the escrow be paid prior to any further work by WMA being conducted for this development. He will report back to the Board on the results of the meeting.

WEST END INTERCEPTOR – PHASE IV

Mr. Johnson and Ms. Plank will continue to work on obtaining the access easements for the “Strickler Property” and the “Moore Property.” Mr. Johnson spoke to the owner of the “Strickler Property” and they indicated they are receptive to a temporary easement. Mr. Hoffert will prepare the meets and bounds so Ms. Plank can draft the easement agreement for signature. With regard to the “Moore Property,” it still needs to be determined the extent of the access needed. Mr. Johnson reported the contractor has indicated it will commence work on September 3, 2024.

2024 INFILTRATION AND INFLOW REDUCTION PLAN

Mr. Johnson reported he is still 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 on August 19, 2024, in an effort to further reduce the I&I issues.

60 WERNER STREET

Mr. Johnson had no update on this matter.

23 EAST PENN AVENUE

The Developer executed the PSA and paid the escrow. Mr. Johnson will continue to work with the Developer for appropriate plans to be submitted for review. He will follow up with the Board as additional information is received.

WALTER’S PARK - S. HEIDELBERG

The Developer executed the PSA and paid the escrow. Mr. Johnson has received and reviewed the revised plans submitted by the Developer. He reported there remains one outstanding issue that will need to be addressed. He will report to the Board with updates.

STONE RIDGE DEVELOPMENT.

Mr. Johnson had no additional update on this project. Mr. Johnson 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 provided an update on the status of the cell tower lease. At this time, she is attempting to schedule a site visit with Verizon.

Ms. Plank stated the Developer’s Agreement for Phoebe Phase II development has been circulated to Mr. Johnson and Mr. Walborn for comment.

MANAGER'S REPORT:

FINANCIAL REPORT:

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through July 2024. The Water Fund made a cash profit (adding back in depreciation) of about \$277,000.00 through July 2024. The Water Fund has a cash balance of approximately \$2,477,000.00 (which includes the \$105,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through July 2024. The Sewer Fund made a cash profit (adding back in depreciation) of about <\$177,000.00> through July 2024. The Sewer Fund has a cash balance of approximately \$441,000.00 (which includes \$210,000.00 from the Municipal CD).

OPERATING REPORT:

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

LEAD SERVICE LINE INVENTORY: Mr. Walborn reported that GVC is moving forward with the work. Mr. Walborn will investigate on whether WMA can produce an affidavit regarding known copper lines.

SEWER EDUs: Mr. Walborn reported that as of July 2024, WMA had 606 EDUs of sewer capacity available in the Sewer Treatment Plant.

WATER MAIN BREAK: Mr. Walborn reported on the water main break on Pearl Street. During the investigation it was determined WMA needed a defuser to attach to fire hydrants when the same were being flushed to dechlorinate the water. WMA purchased two (2) such defusers.

OFFICE ADMINISTRATION:

Mr. Walborn reported that the insurance company approved the claim, in the amount of \$22,000.00, for the PVC pipe that broke at Well 7 and the damage that was caused as a result. Mr. Walborn obtained a quote to replace the PVC pipes with stainless steel from A.H. Moyer in the amount of \$5,875.00. A motion was made by Mr. Yatron, seconded by Mr. Guldin, and unanimously adopted, to accept the estimate and engage A.H. Moyer to complete the work.

Mr. Walborn stated he is still working with 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 and investigate funding for the same.

Mr. Walborn is waiting for a quote from Garland (current IT provider) for a new domain name and emails for staff and board members and an extended warranty for WMA's server. He will provide the same to the Board for discussion when they are received.

Mr. Walborn reported on the need to find a new Cyber Insurance carrier and will investigate the same and report back to the Board.

BOARD REPORTS: None

ADJOURNMENT:

On motion was by Mr. Worley, seconded by Mr. Guldin, and unanimously adopted, the meeting was adjourned at 7:28 pm.

Respectfully submitted,

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