

**WERNERSVILLE MUNICIPAL AUTHORITY  
REGULAR MEETING  
September 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

**EXECUTIVE SESSION:**

An executive session was held prior to the opening of the meeting to discuss real estate and legal issues.

**OPENING:**

Chairman Drobeck opened the meeting and led the Board in the Pledge to the Flag at 7:00 p.m.

**VISITOR RESPORTS:** None

**MINUTES:**

A motion was made by Mr. Yatron, seconded by Mr. Guldin, and unanimously adopted to approve the August 6, 2024, minutes.

**TREASURER'S REPORT:**

A motion was made by Mr. Worley, seconded by Mr. Guldin, 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 he received and reviewed the data for Wells 3 and 4 with DRBC and the docket should be issued next month. He will report back to the Board as additional information is provided.

**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. Ms. Plank is working with the attorney for Phoebe to finalize the documentation for the Board approval.

**WEST RIDGE SUITES.** Mr. Johnson reported a meeting was held with the Developer to clarify outstanding concerns. He informed the developer, no further review, report preparation or approvals will be granted until the PSA was signed by the Developer and the escrow paid.

#### **WEST END INTERCEPTOR – PHASE IV**

Mr. Johnson reported the access concerns have been resolved and the contractor has indicated it will commence work during the week of September 9, 2024. RWMA and RA have agreed to the bypass with conditions which will save WMA on the costs for this project. Mr. Strickler requested a gate be installed at the entrance of the access easement on his property, for the benefit of WMA, to deter trespassers. A motion was made by Mr. Guldin, seconded by Mr. Worley, and unanimously approved, for Mr. Johnson to obtain quotes to have the gate install, at a cost, not to exceed \$5,000.00.

#### **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 he is monitoring the progress on the work to eliminate the I&I at those locations and will continue to monitor the same and provide updates to the Board.

Mr. Johnson also reported the TV/grouting work by Sewer Specialties has commenced. A payment application was submitted for the initial televising and cleaning. A motion was made by Mr. Yatron, seconded by Ms. Manbeck and unanimously approved to release the payment to Sewer Specialties in the amount of \$18,665.20 for the work completed as of September 9, 2024. Mr. Johnson also presented a proposed increase in the scope of work and the cost for the same as a result of the initial work completed by Sewer Specialties. After a lengthy discussion, a motion was made by Mr. Guldin, seconded by Mr. Worley and unanimously approved, to increase the contract price with Sewer Specialties for the additional scope of work from \$140,000.00, not to exceed \$240,000.

#### **60 WERNER STREET**

Mr. Johnson had no update on this matter.

#### **23 EAST PENN AVENUE**

Mr. Johnson had no update on this matter.

#### **WALTER’S PARK - S. HEIDELBERG**

Mr. Johnson reported on discussions with the developer for the developer to perform off-site improvements to WMAs facilities in lieu of tapping fees for the development. Mr. Johnson will report back to the Board as he receives more information.

#### **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. Ms. Plank indicated the developer reached out to her regarding documentation needed to coordinate the payment of the past due fees and release of escrow but did not have any definitive answers for the Board at this time.

**SOLICITOR’S REPORT: None**

**MANAGER’S REPORT:**

**FINANCIAL REPORT:**

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through August 2024. The Water Fund made a cash profit (adding back in depreciation) of about \$271,000.00 through August 2024. The Water Fund has a cash balance of approximately \$2,508,000.00 (which includes the \$105,600.00 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through August 2024. The Sewer Fund made a cash profit (adding back in depreciation) of about <\$231,000.00> through August 2024. The Sewer Fund has a cash balance of approximately \$361,700.00 (which includes \$211,400.00 from the Municipal CD).

**OPERATING REPORT:**

**FLOW DATA AND BILLINGS:** Mr. Johnson reported he attended a tour of the sewer plant and feels there are issues that need to be addressed surrounding the flow, flume and cycling of the pump within the plant. Mr. Walborn was not able to attend the tour, but is working to schedule one so that he can observe the perceived issues as well. Additional discussions and meetings will need to be held to discuss the potential issues that were identified and to determine if they are causing the increase in fees to WMA.

**LEAD SERVICE LINE INVENTORY:** Mr. Walborn reported that GVC is moving forward with the work and the same is progressing as required to meet the reporting deadlines. Mr. Walborn reported that WMA can produce an affidavit regarding known copper lines.

**SEWER EDUs:** Mr. Walborn reported that as of August 2024, WMA had 550 EDUs of sewer capacity available in the Sewer Treatment Plant.

**OFFICE ADMINISTRATION:**

Mr. Walborn reported that the work to replace the PVC pipe that broke at Well 7 was completed by A.H. Moyer.

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 stated WMA purchased a domain name “wmawater.org.” He stated he is waiting for a quote from Garland (current IT provider) for a new email for staff and board members. He will provide the same to the Board for discussion when they are received. Mr. Walborn stated an extended warranty for WMA’s server was purchased for \$1,100.00.

Mr. Walborn reported Cyber Insurance for WMA was obtained. The policy is a \$1,000,000.00 policy and the annual cost is \$1,400.00.

## **BOARD REPORTS:**

Mr. Worley stated that he and Mr. Walborn met with Herbein and Company to review the 2023 Audit. Mr. Worley reported the Audit was a clean Audit with only a few items that were identified by the Auditor for the Board to discuss and implement. Mr. Worley also indicated he will look into the accounting fees currently being incurred by WMA and to see if a new accounting firm should be appointed for WMA.

Mr. Worley met with Power Kunkle Group regarding the possibility of adding WMA's employees to the Borough of Wernersville Administrative Services Only Health Plan to save WMA the cost of providing health care to its employees. Power Kunkle Group indicated this was possible. A motion was made by Mr. Worley, seconded by Mr. Guldin and unanimously approved to add WMA's health care participants to the Boroughs AOS Plan and to terminate WMA's health insurance plan.

## **ADJOURNMENT:**

On motion was by Mr. Yatron, seconded by Mr. Worley, and unanimously adopted, the meeting was adjourned at 8:16 pm.

Respectfully submitted,



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