

**WERNERSVILLE MUNICIPAL AUTHORITY  
REGULAR MEETING  
MARCH 11, 2025**

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

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

**VISITORS:** None

**EXECUTIVE SESSION:** Not held

**OPENING:**

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

**VISTORS:** None

**MINUTES:**

A motion was made by Mr. Yatron, seconded by Mr. Guldin, and unanimously adopted to approve the February 11, 2025, minutes.

**TREASURER'S REPORT:**

A motion was made by Mr. Guldin, seconded by Ms. Manbeck, and unanimously adopted, to approve the Treasurer's report, and to pay all invoices presented to the Board.

**ENGINEER'S REPORT:**

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

**PHOEBE INTERCEPTOR LINING PROJECT**

Mr. Johnson reported that he spoke with the engineers for the Phoebe Project and is assisting in responding to questions from Phoebe. Mr. Johnson also reported the field survey work is complete, the in-office drafting work is substantially complete and the easement preparation is in process. He also reported that he requested an updated quote from Mr. Rehab for the future lining of the main interceptor.

**WEST RIDGE SUITES.**

Mr. Johnson reported that the new PSA and escrow were posted by the Developer. He also reported he met with Developer and their representatives on March 4, 2025. He felt the meeting was productive and will update the Board as it continues to move forward. He also reported that WMA will be preparing the requisite DEP Planning Module documents.

## **2024 INFILTRATION AND INFLOW REDUCTION PLAN**

Mr. Johnson reported the cost to complete the lateral root cutting will be substantial so the work will be scheduled to start in the coming months but spread out over time.

## **23 EAST PENN AVENUE**

Mr. Johnson reported that PennDOT struck a WMA valve box and the same was repaired. The Developer still needs to plum the line and install the back flow prevention to then be tested and inspected. Mr. Johnson will update the Board as he has additional information.

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

Mr. Johnson reported he has received additional information from the developer and will review the same and report back to the Board. He also reported he did receive a proposal from GVC for survey and drafting and the Board approved him to move forward. Mr. Johnson also stated he is discussing the Developer performing off-site improvements to the WMA system in lieu of tapping fees. A Developer's Agreement will need to be executed if an agreement is reached regarding the same.

## **ETHOS KRICK LANE**

Mr. Johnson reported that preliminary sketches and will-serve request were received and he responded to the same. Mr. Johnson also reported the developer is not willing to execute the PSA and post the escrow at this time. That being said, the Engineer for the Developer, McCarthy Engineering requested that all professional services invoices for this project be forwarded to him for payment. The Manager was instructed to have the same prepared and provided to McCarthy Engineering for payment.

## **LEHMAN SUBDIVISION - LINCOLN DRIVE**

The PSA was signed by the Developer and the Escrow was posted. Mr. Johnson reported that the preliminary sketches were received, and he will review the same. The Board approved the will-serve letter for Mr. Johnson to provide to the Developer. The Board also approved the project moving forward without a reservation fee and collecting the required fees as the Development is completed. Mr. Johnson will work with the Developer for the plans for the Project and will report back to the Board as the same moves forward.

## **DRBC DOCKET – ANNUAL WATER AUDIT**

Mr. Johnson reported the annual report is substantially complete (90-95%), and at this time is pending review by staff.

## **CONSUMER CONFIDENCE REPORT (CCR)**

Mr. Johnson reported the report is substantially complete and will be finalized by the annual deadline.

## **GRANTS**

Mr. Johnson, Mr. Walborn and Ms. Manbeck met to discuss an asset management plan regarding long-term improvements, and a potential grant application for a project on the south side of the Borough as well as other projects that meet the grant requirements. A motion was made by Mr. Yatron, seconded by Mr. Guldin, and unanimously adopted, to permit Mr. Johnson, Mr. Walborn and Ms. Manbeck to file a grant application for up to \$500,000 for improvements that fit the grant requirements.

**SOLICITOR'S REPORT:**

**BODEN FAMILY INVESTMENT V, LLC** - Attorney Plank reported she is still negotiating the reciprocal easement agreement for the Boden/Sisk Property and will report back.

**PHOEBE DEVELOPMENT** - Ms. Plank indicated she received a revised Developer's Agreement from Phoebe. Ms. Plank will continue to negotiate the same with the assistance of Mr. Walborn and Mr. Johnson. The Board did approve for Ms. Plank to accept a payment over time for the Reservation Fee so long as the same was paid on the earlier of 5.5 years of the execution of the Developer's Agreement or the completion of the Project.

**MANAGER'S REPORT:**

**FINANCIAL REPORT:**

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through February 2025. The Water Fund made a cash profit (adding back in depreciation) of about \$116,000.00 during February 2025. The Water Fund has a cash balance of approximately \$2,610,000.00 (which includes the \$100,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through February 2025. The Sewer Fund made a cash profit (adding back in depreciation) of about \$83,000.00 during February 2025. The Sewer Fund has a cash balance of approximately \$109,000.00.

**OPERATING REPORT:**

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

**SEWER EDUs:** Mr. Walborn reported that as of February 2025 WMA had 486 EDUs of sewer capacity available in the Sewer Treatment Plant.

Mr. Walborn also discussed that appointments were being scheduled for residents regarding the service line letters that were issued to the residents. Mr. Walborn will update the Board as the information from the inspections are compiled.

**ADJOURNMENT:**

On motion was by Mr. Yatron, seconded by Mr. Guldin, and unanimously adopted, the meeting was adjourned at 7:43 pm.

Respectfully submitted,



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