WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING
June 10, 2025

BOARD MEMBERS PRESENT: Michael Drobeck, Chairman
Christopher Yatron, Secretary
Edwin Guldin, Vice Chairman
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 SESSON: 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 Ms. Manbeck, and unanimously adopted to approve the May 13, 2025, minutes.

TREASURER'S REPORT:
A motion was made by Mr. Guldin, seconded by Mr. Yatron, 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 he has reached out to Mr. Rehab regarding CCTV schedule and access concerns. A meeting will be held with the surveyor regarding access easements during the week of June 9, 2025. Mr. Johnson will continue to update the Board.

WEST RIDGE SUITES
Mr. Johnson reported that he is preparing the requisite DEP Planning Module documents and calculating the line capacities along the likely flow routes.

STONE RIDGE DEVELOPMENT
The maintenance period is scheduled to conclude in August of 2025. The Borough has alerted WMA to some outstanding issues which may delay release of any escrow. Mr. Johnson will keep

the Board apprised of the issues which could impact WMA and the need for additional inspections.

2024 INFILTRATION AND INFLOW REDUCTION PLAN
Jubilee Ministries - Mr. Johnson reported the dye testing will be conducted on June 11, 2025, and Mr. Johnson will update the Board with the results.

23 EAST PENN AVENUE- WE STORE 4U
Mr. Johnson reported the paving is complete and the HOP closeout was submitted to PennDOT and we are waiting a response. He also reported, the dye testing will be conducted on June 11, 2025, and Mr. Johnson will update the Board with the results.

WALTER'S PARK - S. HEIDELBERG
Mr. Johnson had no update. A Developer's Agreement may still need to be executed.

ETHOS KRICK LANE
Mr. Johnson had no update. We are still waiting for the executed PSA.

LEHMAN SUBDIVISION - LINCOLN DRIVE
Mr. Johnson had no update and is still awaiting a response to his review letter.

CONSUMER CONFIDENCE REPORT (CCR)
Mr. Johnson reported the report is substantially complete and will be finalized by the annual deadline of June 30, 2025. Mr. Johnson reported a couple sites tested positive for PFAS and PFOS. He stated the levels were under any actionable limit but the same still needs to be reported on the CCR and he will do the same.

GRANTS
Mr. Johnson reported he is working on a list of various levels of projects for which grants may be available for the work. He reported he is working with the three (3) municipalities for which WMA serves as well as Berks County in conjunction with projects, the work for the projects, and grant availability. Ms. Manbeck update the Board to the time frame for submission for the LSA grants which is 9/1/25 to 11/30/25.

LOWER HEIDELBERG TOWNSHIP
Mr. Johnson reported he and Mr. Walborn have been attending bi-weekly meetings with the Township and is reviewing flow studies. The draft Services Agreement has been reviewed by Mr. Johnson and Ms. Plank and comments were submitted to the Township and we are awaiting their response.

SOLICITOR'S REPORT:

BODEN FAMILY INVESTMENT V, LLC - Attorney Plank reported she has no update

PHOEBE DEVELOPMENT – Attorney Plank reported she has no update.

MANAGER'S REPORT:

FINANCIAL REPORT:

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through May 2025. The Water Fund made a cash profit (adding back in depreciation) of about $187,000.00 during May 2025. The Water Fund has a cash balance of approximately $2,648,000 (which includes the $102,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through May 2025. The Sewer Fund made a cash profit (adding back in depreciation) of about $67,000.00 during May 2025. The Sewer Fund has a cash balance of approximately $146,000.00.

OPERATING REPORT:

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

SEWER EDUs: Mr. Walborn reported that as of May 2025 WMA had 22 EDUs of sewer capacity available in the Sewer Treatment Plant.

Mr. Walborn also discussed staffing issues. An add was placed on Indeed for a wastewater operator. Mr. Walborn will be interviewing potential employee candidates from the resume's received and will report back to the Board.

Mr. Walborn and Mr. Johnson presented a presentation to the Board regarding the current water rates and discussion was had regarding a rate increase and the timing of the same. Mr. Worley, requested a budget for projects for the next five (5) years be prepared and presented to the Board at the July meeting to understand the cash flow needs for WMA.

ADJOURNMENT:
On motion was by Mr. Worley, seconded by Mr. Guldin, and unanimously adopted, the meeting was adjourned at 7:30 pm.

Respectfully submitted,

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