

**WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING
September 9, 2025**

BOARD MEMBERS PRESENT: Michael Drobeck, Chairman
Edwin Guldin, Vice Chairman
Natasha Manbeck, Assistant Treasurer/Secretary

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.

EXECUTIVE SESSION: An Executive Session was held from 6:30 to 6:53 to discuss personnel matters.

VISTORS: None

MINUTES:

A motion was made by Mr. Guldin, seconded by Ms. Manbeck, and unanimously adopted to approve the August 21, 2025, minutes.

TREASURER'S REPORT:

A motion was made by Ms. Manbeck, seconded by Mr. Guldin, 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

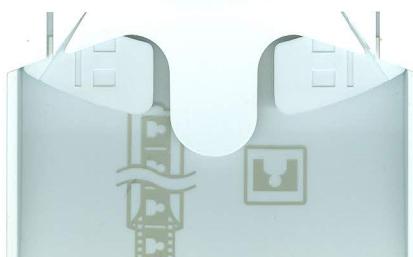
Mr. Johnson reported he is continuing to work with the Phoebe team regarding the details of the Project and the access needed.

WEST RIDGE SUITES

Mr. Johnson reported that he is continuing to work on the requisite DEP Planning Module documents and calculating the line capacities along the likely flow routes. He also reported he met with the Grande Team to review the latest plan set for the necessary corrections and updates. A motion was made by Mr. Guldin, seconded by Ms. Manbeck, and unanimously adopted, providing conditional approval of the capacity allocations pending final compilation of the necessary reports by Mr. Johnson.

STONE RIDGE DEVELOPMENT

The maintenance period is scheduled to conclude in August of 2025. Mr. Johnson reported he is



preparing a punch list of outstanding items that need to be completed and is not recommending releasing the maintenance escrow until the same are completed and inspected. He also reported he met with the Grande Team regarding the items that need to be addressed. He will keep the Board up to date on the results.

2024 INFILTRATION AND INFLOW REDUCTION PLAN

Mr. Johnson reported he had no update on Jubilee Ministries, but did report a possible abandonment plan may need to be implemented. He will keep the Board updated on further actions.

WALTER'S PARK - S. HEIDELBERG

Mr. Johnson reported he had no update.

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.

GRANTS

Mr. Johnson reported he and Mr. Walborn are in the process of preparing the documents associated with an LSA grant for Reservoir No. 3.

LOWER HEIDELBERG TOWNSHIP

Mr. Johnson reported he is awaiting design updates from the Township.

CAPITAL PROJECT LIST

Mr. Johnson presented the Board with a list of capital projects. After discussion, it was agreed, the same would be added to the Agenda for the October Meeting to discuss in conjunction with a rate increase and to prioritize the same.

MUNICIPAL COOPERATION

Mr. Johnson reported he has been attempting to coordinate with Lower Heidelberg Township, South Heidelberg Township and Wernersville Borough, regarding their upcoming pavement projects so WMA can address work needed to its facilities prior to the paving being completed. The Board approved Mr. Johnson's request to write letters in an attempt to coordinate the same.

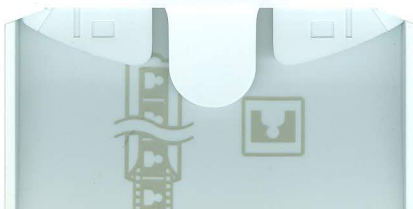
SOLICITOR'S REPORT:

PHOEBE DEVELOPMENT – Attorney Plank had no update.

MANAGER'S REPORT:

FINANCIAL REPORT:

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through August 2025. The Water Fund made a cash profit (adding back in depreciation) of about \$262,000.00 during August 2025. The Water Fund has a cash balance of approximately \$2,644,000 (which includes the \$103,000 from the Municipal CD).



Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through August 2025. The Sewer Fund made a cash profit (adding back in depreciation) of about <\$65,000.00> during August 2025. The Sewer Fund has a cash balance of approximately \$100,000.00.

OPERATING REPORT:

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

SEWER EDUs: Mr. Walborn reported that as of August 2025 WMA had 457 EDUs of sewer capacity available in the Sewer Treatment Plant.

FAMILY DOLLAR: The Board asked Ms. Plank to send a follow up letter to Family Dollar giving them ten (10) days to address the issues with their property.

JOINT AUTHORITY: The Board requested Mr. Walborn and Mr. Johnson continue to work with the Joint Authority to get a refund from the charges for July 1 and July 2, 2025. Mr. Johnson and Mr. Walborn will do the same.

WERNERSVILLE STATE HOSPITAL: Mr. Walborn reported that the Hospital agreed to pay its invoice, in full, with the understanding WMA is working with the Joint Authority to attempt to obtain a refund/credit for the charges for July 1 and July 2, 2025 and if a refund/credit is obtained, the same will be passed onto the Hospital for its portion.

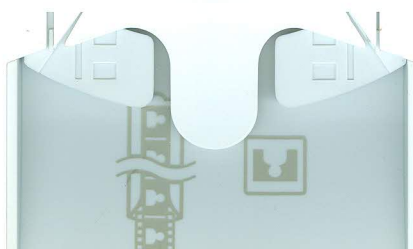
ADJOURNMENT:

On motion was by Mr. Guldin, seconded by Ms. Manbeck, and unanimously adopted, the meeting was adjourned at 7:58 pm.

Respectfully submitted,



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



**WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING**

August 21, 2025

BOARD MEMBERS PRESENT: Edwin Guldin, Vice Chairman
Christopher Yatron, Secretary
Keegan Worley, Treasurer

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

VISITORS: None

OPENING:

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

EXECUTIVE SESSION: An Executive Session was held from 6:30 to 6:36 to discuss personnel matters.

VISTORS: None

MINUTES:

A motion was made by Mr. Worley, seconded by Mr. Yatron, and unanimously adopted to approve the July 8, 2025, 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 invoices presented to the Board.

ENGINEER'S REPORT:

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

PHOEBE INTERCEPTOR LINING PROJECT

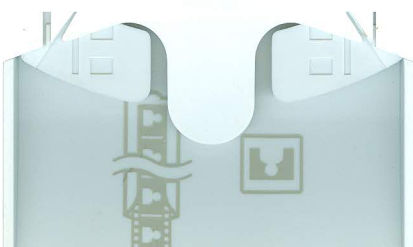
Mr. Johnson reported he is continuing to work with the Phoebe team regarding the details of the Project and the access needed.

WEST RIDGE SUITES

Mr. Johnson reported that he is continuing to work on 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. Mr. Johnson reported he is preparing a punch list of outstanding items that need to be completed and is not recommending releasing the maintenance escrow until the same are completed and inspected. He will keep the Board up to date on the results.



2024 INFILTRATION AND INFLOW REDUCTION PLAN

Mr. Johnson reported he had no update on Jubilee Ministries. He will keep the Board updated on further actions.

23 WEST PENN AVENUE- WE STORE 4U

Mr. Johnson reported that he had no further update.

WALTER'S PARK - S. HEIDELBERG

Mr. Johnson reported he had no update.

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 DEP confirmed the report and certification forms were received DEP reported WMA is in compliance.

GRANTS

Mr. Johnson reported he is working on a draft timeline and the list of feasible projects.

LOWER HEIDELBERG TOWNSHIP

Mr. Johnson, Ms. Plank and Mr. Walborn reported the Agreement is in final form and has been executed by LHT. The Board authorized Mr. Guldin to execute the same on behalf of WMA and for Ms. Plank to submit to LHT.

SOLICITOR'S REPORT:

PHOEBE DEVELOPMENT – Attorney Plank reported the parties are close on finalizing the Services Agreement and anticipates having it in final form for signature at the September Board Meeting.

MANAGER'S REPORT:

FINANCIAL REPORT:

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through July 2025. The Water Fund made a cash profit (adding back in depreciation) of about \$240,000.00 during July 2025. The Water Fund has a cash balance of approximately \$2,674,000 (which includes the \$103,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through July 2025. The Sewer Fund made a cash profit (adding back in depreciation) of about \$8,000.00 during July 2025. The Sewer Fund has a cash balance of approximately \$117,000.00.

OPERATING REPORT:



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

SEWER EDUs: Mr. Walborn reported that as of July 2025 WMA had 0 EDUs of sewer capacity available in the Sewer Treatment Plant.

FAMILY DOLLAR: Mr. Walborn reported the Family Dollar Store Property, paid its outstanding invoice in full and has not reached out regarding the issues at the Property. Ms. Plank reported she did send a letter to Family Dollar Corporate and has had no response to the same. Mr. Walborn and Ms. Plank will continue to monitor the situation.

JOINT AUTHORITY: Mr. Walborn and Mr. Johnson reported to the Board a sever spike in usage for July 1 and July 2, 2025. Mr. Johnson noted several meters were not reading properly. Mr. Johnson sent the data to the Joint Authority and is waiting to hear. Mr. Worley reported the Joint Authority is conducting a study on the influent and effluent reports and they will report the same to Mr. Johnson and the parties will determine if a credit/refund is necessary.

WERNERSVILLE STATE HOSPITAL: Mr. Walborn distributed a report for the sewer usage for the Hospital on July 1 and July 2 showing an exorbitant spike in usage for those two days which corresponds to the issues Mr. Johnson observed in the meter readings for the Joint Authority. It was recommended by the Board that Mr. Walborn communicate with the Hospital that WMA is working with the Joint Authority to investigate the same and for the Hospital to pay the current bill and if a refund/credit is due at the conclusion of the investigation, WMA will issue the same at that time.

ADJOURNMENT:

On motion was by Mr. Worley, seconded by Mr. Yatron, and unanimously adopted, the meeting was adjourned at 7:04 pm.

Respectfully submitted,



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



**WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING
July 8, 2025**

BOARD MEMBERS PRESENT: Michael Drobeck, Chairman
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

OPENING:

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

EXECUTIVE SESSION: An Executive Session was held from 6:30 to 6:39 to discuss personnel matters.

A motion was made by Mr. Guldin, seconded by Ms. Manbeck, and unanimously adopted for Mr. Walborn to prepare and extend an offer letter of employment to Taylor Brossman for the position of operator.

VISTORS: None

MINUTES:

A motion was made by Mr. Worley, seconded by Mr. Guldin, and unanimously adopted to approve the June 10, 2025, 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 invoices presented to the Board.

ENGINEER'S REPORT:

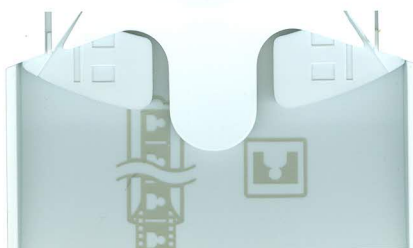
Mr. Johnson presented his Engineer's Report, as follows:

PHOEBE INTERCEPTOR LINING PROJECT

Mr. Johnson reported a meeting is scheduled for Monday July 16, 2025, with the surveyor regarding access easements. He also reported there has been no update from the Phoebe team. 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. He also reported he received updated



plans from the Developer and will be reviewing the same.

STONE RIDGE DEVELOPMENT

The maintenance period is scheduled to conclude in August of 2025. Mr. Johnson reported final testing and inspections will be scheduled and he will keep the Board up to date on the results.

2024 INFILTRATION AND INFLOW REDUCTION PLAN

Jubilee Ministries - Mr. Johnson reported the dye testing was conducted on June 11, 2025, and the site did not have connected downspouts, but the oil separator remains connected at this time. It is Mr. Johnson's recommendation the same be abandoned which will require L.H.T.'s involvement. He will keep the Board updated on further actions.

23 EAST PENN AVENUE- WE STORE 4U

Mr. Johnson reported that the dye testing was conducted on June 11, 2025, and the downspouts were not connected. Mr. Johnson had no further update.

WALTER'S PARK - S. HEIDELBERG

Mr. Johnson reported the Developer reached out to him and indicated they may be ready to move forward. A Developer's Agreement may still need to be executed. He will keep the Board updated.

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 complete, posted to the WMA website and approved by DEP.

GRANTS

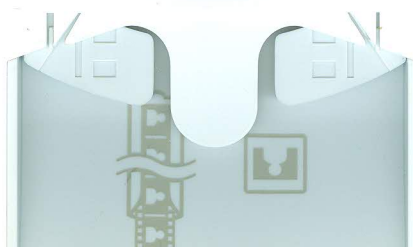
Mr. Johnson and Mr. Walborn reported they met with ECON Partners (Grant Specialist) to discuss potential grants available for WMA for priority projects. A discussion was had on cash flow and budgeting requirements for the priority projects, with and without grants. A motion was made by Mr. Worley, seconded by Mr. Guldin, and unanimously adopted, for Mr. Johnson and Mr. Walborn to apply for the LSA Grant for the work needed to Reservoir #3.

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 Township responded to the revise agreement. Mr. Johnson and Ms. Plank will review the same and submit any further revisions/comments to the Township.

SOLICITOR'S REPORT:

BODEN FAMILY INVESTMENT V, LLC - Attorney Plank reported the Reciprocal Easement was approved. WMA signed the same. Ms. Plank will record it and provide a copy to the Boden Family Investment V, LLC.



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 June 2025. The Water Fund made a cash profit (adding back in depreciation) of about \$139,000.00 during June 2025. The Water Fund has a cash balance of approximately \$2,557,000 (which includes the \$103,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through June 2025. The Sewer Fund made a cash profit (adding back in depreciation) of about <\$44,000.00> during June 2025. The Sewer Fund has a cash balance of approximately \$77,000.00.

OPERATING REPORT:

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

SEWER EDUs: Mr. Walborn reported that as of June 2025 WMA had 29 EDUs of sewer capacity available in the Sewer Treatment Plant.

Mr. Walborn discussed the large water consumption at the Family Dollar Store Property. Ms. Plank will compile a letter to send to Family Dollar Corporate as WMA is not receiving any cooperation from the local store regarding the same in an effort to address the issue.

ADJOURNMENT:

On motion was by Mr. Worley, seconded by Ms. Manbeck, and unanimously adopted, the meeting was adjourned at 8:09 pm.

Respectfully submitted,

Nicole Plank, Esquire, on behalf of
Natash Manbeck, Assistant Secretary

