

**WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING
October 14, 2025**

BOARD MEMBERS PRESENT: Michael Drobeck, Chairman
Edwin Guldin, Vice Chairman
Keegan Worley, Treasurer
Christopher Yatron, Secretary
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 7:10 to 7:25 to discuss personnel matters.

VISTORS: None

MINUTES:

A motion was made by Ms. Manbeck, seconded by Mr. Guldin, and unanimously adopted to approve the September 9, 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.

SOLICITOR'S REPORT:

PHOEBE DEVELOPMENT – A motion was made by Mr. Worley, seconded by Mr. Guldin, and unanimously adopted to execute the Developer's Agreement with Phoebe Berks Health Care Center, Inc.

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 the capacity calculations are completed, and he is working on finalizing the documents. He also reported review of the latest plan set is ongoing. Based on the work that remains to be completed WMA is requiring the escrow be replenished.

STONE RIDGE DEVELOPMENT

Mr. Johnson reported he had no update.

2024 INFILTRATION AND INFLOW REDUCTION PLAN

Mr. Johnson reported he had no update on Jubilee Ministries.

WALTER'S PARK - S. HEIDELBERG

Mr. Johnson reported he received a cost estimate for the on-site improvements, which will require some revisions. He also reported the cost estimate for the off-site improvements were not yet received, but that they will be provided.

ETHOS KRICK LANE

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

LEHMAN SUBDIVISION - LINCOLN DRIVE

Mr. Johnson reported he had no update.

GRANTS

Mr. Johnson reported he was informed WMA would receive a letter of support from Lower Heidelberg Township. Mr. Worley stated WMA would receive a letter of support from Wernersville Borough. Mr. Johnson is working with Berks County and South Heidelberg Township for letters of support from them for the LSA grant for Reservoir No. 3.

LOWER HEIDELBERG TOWNSHIP

Mr. Johnson reported he is awaiting design updates from the Township. He also reported a pre-application meeting was held with DEP.

CAPITAL PROJECT LIST

There was no further discussion regarding the capital project list.

MUNICIPAL COOPERATION

Mr. Johnson reported he has sent letters to 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.

MANAGER'S REPORT:

FINANCIAL REPORT:

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through September 2025. The Water Fund made a cash profit (adding back in depreciation) of about \$219,000.00 during September 2025. The Water Fund has a cash balance of approximately \$2,555,000 (which includes the \$104,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through September 2025. The Sewer Fund made a cash profit (adding back in depreciation) of about <\$117,000.00> during September 2025. The Sewer Fund has a cash balance of approximately \$87,000.00.

OPERATING REPORT:

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

SEWER EDUs: Mr. Walborn reported that as of September 2025 WMA had 500 EDUs of sewer capacity available in the Sewer Treatment Plant.

FAMILY DOLLAR: Mr. Walborn reported the leak was identified and repaired.

JOINT AUTHORITY: Mr. Walborn reported he had no update. Mr. Worley stated the Joint Authority would be reaching out with the results of their investigation. Mr. Walborn will report to the Board when he received the findings of the same.

WERNERSVILLE STATE HOSPITAL: Mr. Walborn had no update to report.

NEW SERVICE VEHICLE: Mr. Walborn reported the current service vehicles are 2011 and 2015 Ford F250's and the 2015 needs to be replaced. He will obtain quotes to present to the Board at the November meeting.

WATER RATE INCREASE: A motion was made by Mr. Yatron, seconded by Mr. Worley, and unanimously adopted to increase the water rates as recommended by the Manager. A notice and rate schedule will be circulated to the Board for approval and mailed to all residents.

POSTIVE PAY: A motion was made by Mr. Worley, seconded by Mr. Guldin, and unanimously adopted to obtain Positive Pay with Payee Match from WMA's current financial institution for automative fraud prevention.

ADJOURNMENT:

On motion was by Mr. Worley, seconded by Mr. Guldin, and unanimously adopted, the meeting was adjourned at 7:25 pm.

Respectfully submitted,



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