

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

BOARD MEMBERS PRESENT: Michael Drobeck, Chairman
Edwin Guldin, Vice Chairman
Keegan Worley, Treasurer
Christopher Yatron, 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: None

VISTORS: None

MINUTES:

A motion was made by Mr. Yatron, seconded by Mr. Guldin, and unanimously adopted to approve the October 14, 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

Ms. Plank reported that Phoebe has executed the Developer's Agreement and paid the funds for their one-half of the diagnostic testing to be performed by Mr. Rehab. Mr. Johnson has reached out to Mr. Rehab to coordinate starting the work. Mr. Johnson also reported he is finalizing access and will continue to coordinate the same and will update the Board.

WEST RIDGE SUITES

Mr. Johnson reported additional plan revisions are forthcoming from the developer but feels they will be minor in nature. He also reported the calculations were revised based on the additional information but will most likely require further revisions. Mr. Johnson also reported he will be meeting with the Borough on 11/19 to discuss the potential connection of the existing properties on Old Furnace Road. He will keep the Board updated.

STONE RIDGE DEVELOPMENT

Mr. Johnson reported he is scheduling a field meeting to review the punch list of outstanding items and will report back to the Board.

2024 INFILTRATION AND INFLOW REDUCTION PLAN

Mr. Johnson reported he contacted Jubilee Ministries (again) regarding the status of the I&I investigation. Mr. Johnson reported they have informed him the remediation should be complete in the next few weeks and they would update him.

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. Mr. Johnson further reported a virtual meeting was held with SSM and Kraft Municipal Group regarding the same. He will update the Board when a final agreement on the cost estimate and scope of work is reached and the agreements that will be required pursuant to the same. A motion was made by Mr. Guldin, seconded by Mr. Yatron, and unanimously adopted, to authorize Mr. Drobeck to execute the Written Certification for Walter's Park regarding the capacity for the conveyance and receipt sewage flows for the proposed project.

ETHOS KRICK LANE

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

LEHMAN SUBDIVISION - LINCOLN DRIVE

Mr. Johnson reported that he reached out to the developer and reported that the developer still needs to work out sewer issues regarding tying in.

GRANTS

Mr. Johnson reported he is finalizing the required application for the LSA Grant for Reservoir #3. Mr. Johnson also reported Lower Heidelberg Township and the Borough of Wernersville have submitted their letters of support for the grant. Mr. Johnson is still working with Berks County and South Heidelberg Township for letters of support from them for the LSA grant for Reservoir No. 3. Mr. Johnson also stated he needs an updated estimate from the Tank Queen for the work as well as other estimates and will update the Board as they come in. Ms. Plank prepared the required resolution for the Board to approve and execute. A motion was made by Mr. Guldin, seconded by Mr. Worley, and unanimously adopted, to authorize Mr. Drobeck and Mr. Yatron to execute all documents and agreements necessary to facilitate and assist in obtaining the grant request.

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 no update at this time.

SOLICITOR'S REPORT:

PHOEBE DEVELOPMENT – See the Engineers report above.

ESCROW REPORT – Staff will provide an Escrow Report at each Board Meeting to ensure replenishment requests are made in a timely manner. No requests were necessary this month.

MANAGER'S REPORT:

FINANCIAL REPORT:

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through October 2025. The Water Fund made a cash profit (adding back in depreciation) of about \$334,000.00 during October 2025. The Water Fund has a cash balance of approximately \$2,741,000 (which includes the \$104,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through October 2025. The Sewer Fund made a cash profit (adding back in depreciation) of about \$6,000.00 during October 2025. The Sewer Fund has a cash balance of approximately \$139,000.00.

OPERATING REPORT:

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

SEWER EDUs: Mr. Walborn reported that as of October 2025 WMA had 464 EDUs of sewer capacity available in the Sewer Treatment Plant.

JOINT AUTHORITY: Mr. Walborn reported he had no update. Mr. Johnson stated he was still waiting on the calculations from the Joint Authority to evaluate the same. Mr. Walborn and Mr. Johnson will report to the Board when they receive the additional information.

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

SERVICE VEHICLES: A motion was made by Mr. Worley, seconded by Mr. Yatron, and unanimously adopted, to authorize Mr. Walborn to purchase a new service vehicle not to exceed \$81,315.00, to replace the existing 2011 service vehicle. It was further discussed, depending on the trade-in offer, to retain possession of the 2011 service vehicle as a backup vehicle. A motion was made by Mr. Guldin, seconded by Mr. Worley, and unanimously adopted, to authorize Mr. Walborn to have the necessary repairs performed to the 2015 service vehicle, not to exceed \$4,500.00.

WATER RATE INCREASE AND LEAD AND COPPER LETTERS: Mr. Walborn reported the rate increase letter is ready to be sent to the residents and will be mailed in the near future. Mr. Walborn also stated Lead and Copper letters will be sent this month to 916 residents.

POSTIVE PAY: Mr. Walborn reported the Positive Pay Program was initiated by the Bank and he is working to finalize the same. He stated training will be provided. Mr. Worley stated he will provide any assistance necessary as well.

MISCELLANEOUS: Mr. Walborn reported the IT changes were completed as of the date of the meeting. He also provided a draft budget for discussion. He reported to the Board that Board compensation has not increased in over 30 years and proposed an increase to the same. Ms. Plank will review the By-laws for WMA regarding increasing the compensation which will ultimately require Borough approval.

ADJOURNMENT:

On motion was by Mr. Guldin, seconded by Mr. Worley, and unanimously adopted, the meeting was adjourned at 7:21 pm.

Respectfully submitted,

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