

**WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING
February 10, 2026**

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, 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 employment issues.

VISTORS: None

MINUTES:

A motion was made by Mr. Guldin, seconded by Ms. Manbeck, and unanimously adopted to approve the January 13, 2026, minutes.

TREASURER'S REPORT:

A motion was made by Mr. Yatron, 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 the easements for access are drafted and will be forwarded to the property owners for signature. He also reported Mr. Rehab is scheduled to start the work the end of February/beginning of March due to weather delays. Ms. Plank will reach out to the solicitor for Phoebe regarding a water design to be able to provide a connection to the system and alternative for the force main.

WEST RIDGE SUITES

Mr. Johnson reported he is still waiting on updated drawings from the developer. He also reported the necessary documents were submitted to DEP and that the Borough is preparing to adopt an updated mandatory connection ordinance. Lastly, Mr. Johnson also reported he met with Borough Council and they finalize their part of the planning module.

STONE RIDGE DEVELOPMENT

Mr. Johnson reported he is still working to schedule a field meeting to review the punch list of outstanding items and will report back to the Board. The Escrow Report indicated the Developer has not paid outstanding invoices due to WMA for professional services rendered by WMA. Ms. Plank reported she did reach out to the Developer (again) and they indicated payment would be made. As of the date of the meeting, no payment has been made so Ms. Plank reached out to the Developer for an update. Mr. Johnson has not been authorized to do additional work until the payment is received.

2024 INFILTRATION AND INFLOW REDUCTION PLAN

Mr. Johnson reported Jubilee Ministries stated they have addressed the I&I concerns. Mr. Johnson reported he will schedule a field inspection to verify the same and will keep the Board posted.

WALTER'S PARK - S. HEIDELBERG

Mr. Johnson reported he needs to receive the final revised cost estimate to approve so that the developer's agreements can be drafted and financial security posted.

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.

GRANTS

Mr. Johnson reported he spoke to the DCED representative regarding the LSA Grant for Reservoir #3. He also reported that comments were provided by the Grant Agency that will need to be addressed, including a commitment letter regarding the matching portion of the grant. A proposal was received from Dixon (the alternative tank specialist); a motion was made by Mr. Guldin, seconded by Ms. Manbeck, and unanimously adopted, conditionally approve the contract with Dixon, not to exceed \$13,700.00 and after solicitor review and approval of the contract terms. Ms. Plank will work with Mr. Johnson to prepare the commitment letter.

LOWER HEIDELBERG TOWNSHIP

Mr. Johnson reported he received a design update from the Township and that he is reviewing the same. He also indicated he would like to reach out to DRBC to see if our permit can be modified or if we need to reapply if the figures subject to our permit need to change.

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:

ESCROW REPORT – Ms. Plank had no update other than what is set forth above.

MANAGER'S REPORT:

FINANCIAL REPORT:

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January 2026. The Water Fund made a cash profit (adding back in depreciation) of about \$91,000.00 during January 2026. The Water Fund has a cash balance of approximately \$2585,000.00 (which includes the \$105,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January 2026. The Sewer Fund made a cash profit (adding back in depreciation) of about \$98,000.00 during January 2026. The Sewer Fund has a cash balance of approximately \$291,600.00.

OPERATING REPORT:

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

SEWER EDUs: Mr. Walborn reported that as of January 2026 WMA had 408 EDUs of sewer capacity available in the Sewer Treatment Plant.

JOINT AUTHORITY: Mr. Walborn reported he had no update.

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

SERVICE VEHICLES: Mr. Walborn had no update.

WATER RATE INCREASE AND LEAD AND COPPER LETTERS: Mr. Walborn reported there have been no further correspondence or communication with rate payers since the January 2026 meeting.

MISCELLANEOUS:

Mr. Walborn had no update on the heating unit for the WMA building but did report that no additional failures have occurred.

Mr. Walborn reported he received nothing from the Commonwealth regarding the "outbreak" of legionella cases at Pheobe Berks. He did reach out to DEP for an update and has had no response from them.

WMA received an insurance coverage denial letter from Donegal Insurance for an incident where an individual ran his vehicle into a fire hydrant. Ms. Plank has been instructed to reach out to Donegal Insurance and report back to the Board.

The Board asked Mr. Walborn to research available software to better account for the allocations and calculations of the water/sewer payments made by the rate payers. He will do so and report back to the Board.

ADJOURNMENT:

On motion was by Mr. Guldin, seconded by Mr. Yatron, and unanimously adopted, the meeting was adjourned at 7:49 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'N. Plank', written in a cursive style.

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