

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

BOARD MEMBERS PRESENT: Michael Drobeck, Chairman
Edwin Guldin, Vice Chairman
Christopher Yatron, Secretary
Keegan Worley, Treasurer
Natasha Manbeck, Asst. Secretary/Treasurer

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

VISITORS: David Latino, 594 Mountain Blvd – President of Borough Council
Robert Gordon, 644 Christopher Drive – Member of Borough Council

OPENING:

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

VISTORS: Mr. Latino discussed personal matters and Borough of Wernersville matters.

1. Mr. Latino inquired if WMA would consider a separate water meter for his sprinkler system at his residence. The Board stated they would discuss and review the same and report back to him.
2. Mr. Latino also requested better communication regarding dates and times for flushing fire hydrants. The Board reported they would provide date ranges to the Borough for the Borough to post on social media and would perform the same for the North and South side of the Borough at different designated date ranges.
3. Mr. Latino requested better communication with the Borough and WMA regarding clean up for repairs WMA performs within the Borough, so everyone knows who is performing what tasks and when. WMA agreed and the Borough and WMA will work better on communications going forward.
4. WMA and Mr. Latino (and Mr. Gordon) discussed coordinating repairs/replacement of water/sewer lines with paving/sidewalk projects within the Borough for cost/time savings. The parties agreed to communicate and meet to coordinate the same when feasible

EXECUTIVE SESSION: An executive session was held from 6:57 to 7:32 to discuss litigation and employment issues.

MINUTES:

A motion was made by Mr. Yatron, seconded by Mr. Guldin, and unanimously adopted to approve the February 10, 2026, 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 the easements for access are drafted and will be forwarded to the property owners for signature. He also reported that Mr. Rehab is scheduled to start the work in the first week of April. He also reported he met with the new team for Phoebe's engineers and will be receiving the necessary information regarding an alternative sewer design.

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 they will review the Planning Module. He also reported that the Borough adopted an updated mandatory connection ordinance at their March 4, 2026, Meeting. Lastly, Mr. Johnson reported a draft improvements cost estimate was received by the Borough and forwarded to him for his review, which he will do and provide the recommended revisions.

STONE RIDGE DEVELOPMENT

Mr. Johnson reported he is still waiting on updates from the Developer. Ms. Plank confirmed the past due invoices were paid and Mr. Johnson has been authorized continue to work on the project with the Developer.

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 the same will be completed in the next week or two. He 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. Ms. Plank will reach out to the Developer to replenish the escrow funds pursuant to the PSA.

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 has been in communication with DCED for clarifications for the Grant. He also reported the Dixon contract is under review.

LOWER HEIDELBERG TOWNSHIP

Mr. Johnson reported he is reviewing the revised drawings with the Township.

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 through February 2026. The Water Fund made a cash profit (adding back in depreciation) of about \$94,000.00 during February 2026. The Water Fund has a cash balance of approximately \$2,587,000.00 (which includes the estimated \$106,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through February 2026. The Sewer Fund made a cash profit (adding back in depreciation) of about \$83,600.00 during February 2026. The Sewer Fund has a cash balance of approximately \$270,800.00.

OPERATING REPORT:

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

SEWER EDUs: Mr. Walborn reported that as of February 2026 WMA had 400 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 had no update.

MISCELLANEOUS:

Mr. Walborn will open a separate escrow account and capital improvements account.

Mr. Walborn updated the Board on his research regarding available software to better account for the allocations and calculations of the water/sewer payments made by the rate payers. The Board directed him, based on the research, to obtain pricing for three (3) different providers and perform a cost analysis for WMA's current costs vs. obtaining and using the new software.

A motion was made by Mr. Guldin, seconded by Mr. Worley, and unanimously adopted to approve Mr. Drobeck to be paid \$15.00 per hour to perform lawn care services for the WMA building during the spring/summer season on an as needed basis. It was determined this would offer a cost savings to WMA, based on historical fees for these services.

ADJOURNMENT:

On motion was by Mr. Guldin, seconded by Mr. Yatron, and unanimously adopted, the meeting was adjourned at 7:55 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