

**WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING
April 14, 2026**

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

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

VISITORS: Aristides I. Otero, Wilkinson Design Group - Senior
Project Manager for West Ridge Suites Development

OPENING:

Chairman Drobeck opened the meeting and led the Board in the Pledge to the Flag at 6:26 p.m.

VISTORS: Mr. Otero and Mr. Johnson discussed the update on the West Ridge Suites Development and WMA's position regarding the same.

EXECUTIVE SESSION: None

MINUTES:

A motion was made by Mr. Worley, seconded by Mr. Guldin, and unanimously adopted to approve the March 10, 2026, 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

Mr. Johnson and Ms. Plank reported the easements for access have been forwarded to the property owners for signature and some have already been returned. Mr. Johnson also reported that Mr. Rehab completed the televising and he is awaiting the reports once he has the same, he will update the Board.

WEST RIDGE SUITES

Mr. Johnson reported the Developer's Engineer has provided updated drawings. He also reported DEP had comments on the Planning Module, which are being resolved and that updates to the improvements escrow are under review. He also stated GVC provided an update and scope for survey work on Old Furnace Road and that the traffic signal still needs to be approved. A motion

was made by Mr. Worley, seconded by Mr. Guldin, and unanimously, adopted, for Mr. Johnson to engage GVC, for the preparation of a survey, not to exceed \$4,600.00, with the cost of the same to be passed on to the Developer.

STONE RIDGE DEVELOPMENT

Mr. Johnson reported a walk-through has been scheduled for May 1, 2026 to go over the punch list items to confirm all are complete.

2024 INFILTRATION AND INFLOW REDUCTION PLAN

Mr. Johnson reported he has confirmed the Jubilee Ministries pipe is plugged. This matter is now concluded.

WALTER'S PARK - S. HEIDELBERG

Mr. Johnson reported the updated improvements escrows are complete, and he will send the same to Ms. Plank so she can draft the Developer's Agreement.

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 has been in communication with DCED for clarifications for the Grant and it appears that the option to move forward are limited until the award of the Grant which is anticipated to be in September 2026. Mr. Johnson will update the Board on what can and cannot be done so as to not compromise the Grant approval. Mr. Walborn informed the Board the match grant letter was submitted.

LOWER HEIDELBERG TOWNSHIP

Mr. Johnson reported he provided comments to the Township's Engineer on the revised drawings and he is awaiting the revised plans based on his comments.

CAPITAL PROJECT LIST

There was no further discussion regarding the capital project list.

SOLICITOR'S REPORT:

ESCROW REPORT – Ms. Plank will reach out to Grande to replenish the Escrow account for the West Ridge Suites development.

Ms. Plank reported and discussed a proposed Intermunicipal Agreement she received from the solicitor for the Borough of Wernersville memorializing the current arrangement between the Borough and WMA regarding the sharing of manpower on public works projects. A motion was made by Mr. Yatron, seconded by Mr. Guldin, and unanimously adopted, for WMA to execute the Intermunicipal Agreement. Ms. Plank will forward the same to the solicitor for the Borough.

Ms. Plank reported she has reviewed and approved the Dixon Contract. Mr. Johnson will reach out to Dixon to see if he can get an extension on the pricing estimated in the contract until after WMA's LSA Grant application has been approved.

Ms. Plank also provided an update on the denial letter received from Donegal insurance for the individual who hit a WMA fire hydrant. She will keep the Board updated on any response she receives.

MANAGER'S REPORT:

FINANCIAL REPORT:

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through March 2026. The Water Fund made a cash profit (adding back in depreciation) of about \$84,300.00 during March 2026. The Water Fund has a cash balance of approximately \$2,578,000.00 (which includes the estimated \$106,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through March 2026. The Sewer Fund made a cash profit (adding back in depreciation) of about \$44,300.00 during March 2026. The Sewer Fund has a cash balance of approximately \$224,000.00.

OPERATING REPORT:

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

SEWER EDUs: Mr. Walborn reported that as of March 2026 WMA had 87 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 reported a separate escrow account was opened. He also reported the Website has been updated.

Mr. Walborn also reported he issued the will-serve letter to Lower Heidelberg for their water connection. He also reported DEP performed a review of WMA's sanitary system and had no major comments, just a few minor suggestions/corrections which have been or will be completed.

Mr. Walborn updated the Board on results of his research to date regarding available software to better account for the allocations and calculations of the water/sewer payments made by the rate payers. Further discussion will need to be had, and alternative solutions will need to be discussed.

The Board directed, Mr. Walborn to contact Mr. Latino and inform him that WMA, at this time, will not be approving a separate water meter for his sprinkler system at his residence.

ADJOURNMENT:

On motion was by Mr. Guldin, seconded by Mr. Worley, and unanimously adopted, the meeting was adjourned at 7:36 pm.

Respectfully submitted,

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