

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

BOARD MEMBERS PRESENT: Michael Drobeck, Chairman
Edwin Guldin, Vice Chairman
Keegan Worley, Treasurer
Natasha Manbeck, Assistant 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.

VISTORS: None

EXECUTIVE SESSION: None

MINUTES:
A motion was made by Ms. Manbeck, seconded by Mr. Worley, and unanimously adopted to approve the June 9, 2026, minutes.

TREASURER'S REPORT:
A motion was made by Mr. Guldin, seconded by Ms. Manbeck, 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 he is waiting on an additional proposal from Mr. Rehab for the remediation work and he will keep the Board updated on the same.

BOROUGH – BECKLEY and LINCOLN INTERSECTION
Mr. Walborn and Mr. Johnson met with the Borough on July 13, 2026, and it was agreed upon at that meeting for the Borough and WMA to prepare and submit one application for a Highway Occupancy Permit to PennDOT and to prepare one (1) combined set of plans for the same. Mr. Johnson reported the Borough needs a scope of work and construction cost estimate from WMA to move forward with the plan drawings and the HOP application. A motion was made by Mr. Guldin, seconded by Ms. Manbeck, and unanimously adopted, to approve Mr. Johnson to create a design, scope of work and construction cost estimate and to present the same to the Borough.

WEST RIDGE SUITES

Mr. Johnson reported that the Developer's Engineer has provided updated drawings, and the improvements escrow is still under review. He also stated he is working with GVC on scheduling the survey.

STONE RIDGE DEVELOPMENT

Mr. Johnson had no update on this matter, other than the Developer stated they would address the remaining punch list items in the next few months, and he will update the Board when the same has been completed.

WALTER'S PARK - S. HEIDELBERG

Mr. Johnson reported construction-phase changes to site conditions will require updated plans and updated improvements escrow and that he is working to resolve the changes and will keep the Board updated on the same.

LEHMAN SUBDIVISION - LINCOLN DRIVE

Mr. Johnson had no update.

ETHOS – KRICK LANE

Mr. Johnson reported that he attended a preconstruction meeting. He reported Ethos will not be utilizing WMA's water services, but other facilities for their project will be constructed in the vicinity of WMA's existing water lines so he will be involved to evaluate the same and will keep the Board updated.

GRANTS

Mr. Johnson reported he had no additional update at this time and is just waiting for status of the grant and if the same was approved.

LOWER HEIDELBERG TOWNSHIP

Mr. Johnson reported he provided comments to the Township's Engineer on the revised drawings, and that they have addressed the same. He also reported that a pre-bid meeting was held during the week of July 6, 2026, and that the Township hopes to have the project constructed by the middle of 2027.

CAPITAL PROJECT LIST

There was no further discussion regarding the capital project list.

SOLICITOR'S REPORT:

ESCROW REPORT – Ms. Plank reported that all Escrow accounts are current.

Ms. Plank also provided the settlement check she received for the full amount of damages, from Donegal insurance for the individual who hit a WMA fire hydrant.

MANAGER'S REPORT:**FINANCIAL REPORT:**

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through June 2026. The Water Fund made a cash profit (adding back in depreciation) of about \$211,000.00 during June 2026. The Water Fund has a cash balance of approximately \$2,660,000.00 (which includes the estimated \$107,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through June 2026. The Sewer Fund made a cash profit (adding back in depreciation) of about \$135,000.00 during June 2026. The Sewer Fund has a cash balance of approximately \$236,000.00.

OPERATING REPORT:

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

SEWER EDUs: Mr. Walborn reported that as of May 2026 WMA had 486 EDUs of sewer capacity available in the Sewer Treatment Plant.

MISCELLANEOUS:

Mr. Walborn reported no offers of employment were made after the interviews were conducted and a new ad would need to be placed.

Mr. Walborn also presented a plan to reduce/eliminate office hours for WMA. He will be working with the current IT provider to update WMA's website to make it more customer/resident friendly to permit customer/residents to utilize the same to pay their invoices and find answers to frequently asked questions and policies of WMA. Additionally, staff will be asked to keep track of the number of individuals who are present in person at the WMA office to request information or pay their invoices.

Mr. Walborn also reported that he and Mr. Worley met with the auditor to go over any issues/concerns. He stated the issues/concerns were addressed and the Audit will be finalized and presented to the Board.

BOARD REPORTS/NEW BUSINESS:

Due to scheduling conflicts, the next Board Meeting will be held on August 17, 2026, at 6:30 pm. Staff for WMA will advertise the same.

ADJOURNMENT:

On motion was by Mr. Guldin, seconded by Mr. Worley, and unanimously adopted, the meeting was adjourned at 7:02 pm.

Respectfully submitted,

Nicole Plank, Esquire, on behalf of
Natasha Manbeck, Assistant Secretary