

**WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING
August 17, 2026**

BOARD MEMBERS PRESENT: 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:

Vice Chairman Guldin 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 July 14, 2026, minutes.

TREASURER’S REPORT:

A motion was made by Ms. Manbeck, 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 additional proposal from Mr. Rehab for the additional remediation work the same is moving forward. He also reported he is meeting with Phoebe on August 18, 2026, regarding the Project and will keep the Board updated on the same.

BOROUGH – BECKLEY and LINCOLN INTERSECTION

Mr. Johnson reported that the preliminary design, scope of work and construction cost estimate is complete and has been reviewed. Mr. Johnson had some comments and suggested revisions and will update the Board when the same are addressed.

WEST RIDGE SUITES

Mr. Johnson reported that updated improvements escrow for the construction costs is still under review and that he is also working with GVC on scheduling the survey work.

STONE RIDGE DEVELOPMENT

Mr. Johnson reported the sewer main was flushed on August 17, 2026 with no issues. He also reported one (1) (very minor) punch list item remains open to close out this Project. He will update the Board when the same has been completed.

WALTER'S PARK - S. HEIDELBERG

Mr. Johnson reported the construction-phase changes to site conditions were finalized and WMA is working with the Developer on the Developer's Agreement. He also reported shop drawings are under review 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 is still waiting for additional information to confirm there will be no conflict with WMA's existing facilities. He 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 that the Township has awarded the Project and that construction should commence in the next few months. He also reported he is continuing to work with the Township regarding permit documents and other items and will keep the Board updated.

CAPITAL PROJECT LIST

There was no further discussion regarding the capital project list.

SOLICITOR'S REPORT:

ESCROW REPORT – Ms. Plank had no update.

MANAGER'S REPORT:

FINANCIAL REPORT:

Mr. Walborn reviewed the Income and Expense reports for Water Fund for January through July 2026. The Water Fund made a cash profit (adding back in depreciation) of about \$334,000.00 during July 2026. The Water Fund has a cash balance of approximately \$2,756,000.00 (which includes the estimated \$107,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through July 2026. The Sewer Fund made a cash profit (adding back in depreciation) of about \$217,000.00 during July 2026. The Sewer Fund has a cash balance of approximately \$289,000.00.

OPERATING REPORT:

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

SEWER EDUs: Mr. Walborn reported that as of July 2026 WMA had 576 EDUs of sewer capacity available in the Sewer Treatment Plant.

MISCELLANEOUS:

A letter will be sent to certain residents that are affected by the Borough's Mandatory Connect Sewer Ordinance.

A motion was made by Mr. Worley, seconded by Ms. Manbeck, and unanimously adopted to approve Mr. Worley to obtain additional quote(s) for general liability insurance coverage for WMA and if he is able to obtain a quote for comparable insurance coverage at a reduced costs, the same will be obtained, and if not, the current insurance policy will remain in place.

Mr. Walborn is in the process of obtaining quotes to update/revise the current WMA website to make the same more user friendly and to provide additional information/online services to the residents. He will update the Board at the next meeting.

BOARD REPORTS/NEW BUSINESS:

Mr. Worley circulated a revised/updated Employee Handbook for review by the Board and the same will be discussed for finalization at the next Board meeting.

ADJOURNMENT:

On motion was by Mr. Worley, seconded by Ms. Manbeck, and unanimously adopted, the meeting was adjourned at 7:19 pm.

Respectfully submitted,



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