WERNERSVILLE MUNICIPAL AUTHORITY
REGULAR MEETING
September 8, 2026

BOARD MEMBERS PRESENT: Michael Drobeck, Chairman
Edwin Guldin, Vice Chairman
Keegan Worley, Treasurer
Christopher Yatron, Secretary
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 SESSON: An executive session was held from 6:32 to 6:47 to discuss employment matters.

MINUTES:
A motion was made by Mr. Guldin, seconded by Ms. Manbeck, and unanimously adopted to approve the August 17, 2026, minutes.

TREASURER'S REPORT:
A motion was made by Ms. Manbeck, 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 reported the additional proposal from Mr. Rehab for the additional remediation work the same is moving forward. He also reported the representatives of Phoebe have requested another meeting 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 stated the final design will be ready for submission to the Borough during the week of September 14, 2026. He also stated the representatives want to

meet to work through logistics for the Project and he will report back to the Board with an update from that meeting.

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 final paving for this Project will occur during the week of September 7, 2026. He reported if not issues surface during final paving, then the Project can be deemed complete, and a final maintenance escrow will need to be posted.

WALTER'S PARK - S. HEIDELBERG
Mr. Johnson reported the construction-phase changes to site conditions and shop drawings were finalized. He and Ms. Plank will work to finalize the Developer's Agreement with the Developer.

LEHMAN SUBDIVISION - LINCOLN DRIVE
Mr. Johnson had no update.

ETHOS – KRICK LANE
Mr. Johnson reported that he attended a pre-construction meeting and is 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. He was asked by the Board to review the LSA regulations to see if a resubmission is possible while we wait for the approval or denial of the grant application that was submitted.

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 August 2026. The Water Fund made a cash profit (adding back in depreciation) of about

$350,000.00 during August 2026. The Water Fund has a cash balance of approximately $2,782,000.00 (which includes the estimated $107,000 from the Municipal CD).

Mr. Walborn reviewed the Income and Expense reports for Sewer Fund for January through August 2026. The Sewer Fund made a cash profit (adding back in depreciation) of about $176,000.00 during August 2026. The Sewer Fund has a cash balance of approximately $272,000.00.

OPERATING REPORT:

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

SEWER EDUs: Mr. Walborn reported that as of August 2026 WMA had 529 EDUs of sewer capacity available in the Sewer Treatment Plant.

MISCELLANEOUS:

Mr. Walborn and Mr. Johnson are still working on revising the letter to send to certain residents that are affected by the Borough's Mandatory Connect Sewer Ordinance. The plan to present the same to the Board for approval at the October Meeting.

Mr. Walborn reported that WMA switched its general liability insurance provider to EMC due to a significant savings for comparable coverage. He reported no changes were made to the WC carrier or the health insurance carrier.

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 provide the quotes to the Board at the October meeting for approval.

Mr. Walborn and Mr. Johnson will draft a letter to serve on Caron Foundation regarding upgrades to their system to permit remote access for better water/sewer service to the Foundation.

A motion was made by Mr. Guldin, seconded by Mr. Yatron, and unanimously adopted to for Mr. Walborn to obtain an estimate, not to exceed $40,000.00, to replace the pump and motor for Well #8.

BOARD REPORTS/NEW BUSINESS:

After all Board Members submit their final thoughts to Ms. Plank, Ms. Plank will make revisions to the Employee Handbook to circulate to the Board to discuss and finalize at the October Meeting.

ADJOURNMENT:
On motion was by Mr. Guldin, seconded by Ms. Manbeck, and unanimously adopted, the meeting was adjourned at 7:39 pm.

Respectfully submitted,

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