

MINUTES

WEST MANCHESTER TOWNSHIP AUTHORITY

May 21, 2026

The regular monthly meeting of the Board of the West Manchester Township Authority was called to order in the offices of the Shiloh Water Authority on May 21, 2026, at 7:01 pm by Chairman James Bentzel, Jr. Also present were Gene Williams, Scott Thomassy and Lee Woodmansee, WMTA; John Horvatinovic, Manager; Diana Young, Engineer; and Attorney John Baranski, Solicitor. Melissa Smith was absent.

PUBLIC COMMENT, QUESTIONS: Mr. and Mrs. Jeffrey Shank were present and asked the Board if they would be able to connect to the water line being installed on Taxville Rd. to serve the Washington development. Chairman Bentzel stated that they could eventually but steps had to be taken before it was possible. Attorney Baranski described the process that would have to followed before connections could be made. The developer would have to officially offer the line(s) to the Authority; the engineer would have to certify that it was built properly; as-built plans would be provided to the Authority; and the engineer would have to calculate the required tapping fee for each new customer.

Mr. Shank asked if the line might be available for connection by July. The Board stated that that was possible as long as all steps are taken by the developer.

Mr. Bentzel announced that Melissa Smith had submitted a letter of resignation from the Board, effective immediately. She stated that her personal commitments had increased greatly and that she did not have the time necessary to give Authority issues the time they deserve.

MINUTES: Minutes of the April 16, 2026 meeting were reviewed.

A **MOTION** was made by Mr. Thomassy to approve the minutes of April 16, 2026 as presented. The motion was seconded by Mr. Williams. Motion was approved 4-0.

TREASURER'S REPORT. Mr. Thomassy stated that the audit was well underway and that the Authority would be setting up "Capitalization figures" for the entire value of the Authority operations. He reviewed the Treasurer's Report which is attached and is part of the minutes. The beginning cash balance was \$622,863.80; Final account balance on April 30, 2026 in the PNC Money Market account was \$582,670.15; a PNC checking balance of \$33,502.00; and an escrow fund balance of \$69,201.82 for an available balance on March 31, 2025 of \$546,970.33.

The Capital Reserve Fund had a beginning balance on April 1, 2026 of \$3,679,102.34; Interest earned during March of \$11,286.33; and a final balance in the Capital Reserve Fund on April 30, 2026 of \$3,690,388.67.

During April, the Authority had operating revenues of \$88,617.70; total expenses of \$70,469.55; and an ending balance of \$18,148.15.

A **MOTION** was made by Mr. Williams and seconded by Mr. Woodmansee to approve the Treasurer's report as presented. **MOTION** was approved 4-0.

MANAGER'S REPORT

1. The meter at well 8 has been calibrated by LAWCO and installed. The meter at well 4 did not pass the calibration test and it could not be repaired. A rebuilt is available and will be installed the next day.
2. Waiting for Control Systems to wire the generator to the Sensaphone at well 7.
3. Gingerich Landscaping and Excavating should install a hydrant and valve at 2480 Ramblewood Dr. by next week and conclude this year's allotment of hydrant replacements.
4. Ms. Young recommended testing Wells 2 and 4 for PFAs. That testing should be done by 4/20/26.
5. Mr. Horvatinovic reported that the Consumer Confidence Report is about half done and must be submitted by June 30th.
6. He asked to have a future discussion regarding the addition of a VFD on pumps 1 and 2 because SRBC limits require shutting them off and on multiple times.
7. Last month's well level error has been corrected.

ENGINEER'S REPORT:

1. Ms. Young stated that the "Estates at Honey Run" had addressed all the concerns that the Authority had regarding their water system plans.
2. The development of plans and specs for the construction of the Chlorine detention pipe at well 6 were completed and ready to go to bid. **MOTION** by Mr. Bentzel, second by Mr. Williams to request the Engineer to prepare bidding specs and prepare to bid. Motion approved 3-0 with Mr. Thomassy abstaining.
MOTION by Mr. Bentzel, second by Mr. Thomassy to follow the Engineer's recommendation to purchase the pipe for the project from "Co-Stars" so that the bidders do not have to purchase it. Motion approved 4-0.
3. Ms. Young asked the Board which section of 4" pipe was to be replaced by 6" pipe, using the grant recently received from the State. The Board agreed that Ms. Young should continue with the Linden Rd analysis to see if it will be the best pipe to replace.
4. Ms. Young reported that she has had a meeting with the PFAs litigation team. She presented a report for the Board which described the possible treatment equipment for treating wells with PFAs.

SOLICITOR'S REPORT:

1. Attorney Baranski stated that he continues to follow the progress of the sale of the antenna leases to assure that the Board is "kept in the loop" as the very complicated requirements of the sale continue to require attention as final actions continue to be needed.

DISCUSSION TOPICS

- a. **Transition Planning:** Mr. Bentzel related that he had discussions with both Mr. Smith and Ms. Eyler. He suggested that a replacement for Ms. Eyler be hired at least 3 months prior to her departure to help her replacement understand the various components of her job, including printing bills. He also suggested that the job description of the office manager be reviewed prior to hiring a new staff

person. It was also suggested that Mr. Smith begin attending Board meetings to understand that component of his new position.

- b. **Building/Office improvements:** Mr. Williams said that he is continuing to develop projects that will eventually modify the office without forcing office staff to vacate the office for a period of time.
- c. **Plans for Water System expansion project(s):** The Board briefly discussed the on-going projects which are extending the service area.
- d. **Status of 2026 Hydrant valve project:** Mr. Horvatinovic described the project status as being almost complete. The number of hydrants in storage and which hydrant(s) should be in the next package of improvements bid.
- e. **Storage tank inspections:** The tanks on Locust Lane and at the Trimmer School will be inspected by drone.

UNFINISHED BUSINESS:

- a. **Re-keying doors:** The doors of the office will be re-keyed on May 22, 2026.

NEW BUSINESS:

- a. **Facilities Tour:** The Facilities tour was scheduled for June 22, 2026 at 6:15 p.m.

OTHER BUSINESS:

REVIEW OF PUMPING RECORDS: Pumping records were presented and reviewed.

PAYMENT OF APRIL/MAY BILLS: Bills received since the last meeting were reviewed. **MOTION** was made by Mr. Thomassy and seconded by Mr. Woodmansee to approve bills through May 21, 2026 totaling \$145,942.79. **MOTION** was approved 4-0.

ADJOURNMENT:

The meeting was adjourned at 9:38 pm by Chairman Bentzel.

Respectfully submitted,

W. Lee Woodmansee, Secretary