

97 North Penryn Road  
Manheim, PA 17545



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### 7:00 p.m., January 20, 2026 Meeting Minutes

#### ATTENDANCE:

Barb Horst  
Cullen Ketcham  
Phil Donmoyer  
Ryan Snyder  
Les Houck

#### ALSO IN ATTENDANCE:

Dan Becker, HRG Engineering (via Zoom)  
Tony Schimaneck, Esq., Authority Solicitor  
Don Martzall, Inframark  
Stephanie Whitehouse, Recording Secretary  
Mark Hiester, Township Manager, Authority Secretary and Treasurer

1. Call to Order – Chairperson Barb Horst called the meeting to order at 7 p.m.
2. Public Comments – none.
3. Approve December 16, 2025 Meeting Minutes – A Snyder motion seconded by Donmoyer approved the minutes 5-0.
4. Treasurer’s Report – Hiester briefly went over the report; a Ketcham motion seconded by Donmoyer approved the report 5-0.
5. Communications: MAWSA Report – the board reviewed the report.
6. Inframark Contract Operations Report – After a briefing by Don Martzall, a motion by Ketcham seconded by Snyder was approved 5-0.
7. Engineer’s Report
  - A. Item 1, Tapping Fees: Determine whether to update fees or wait until Manheim Crown lawsuit is resolved. Motion by Houck, seconded by Ketcham to update fees was, approved 5-0.
  - B. Item 8, Penn Station Townhomes: Authorize sanitary sewer financial security reduction. Motioned by Donmoyer, seconded by Ketcham, approved 5-0.
  - C. Item 11, WWTF UV System: Recommend authorize public bidding the project. Motioned by Ketcham, seconded by Donmoyer, approved 5-0.
  - D. Item 17, Trifecta Solar: grant 1 additional EDU of sanitary sewer capacity. Motioned by Ketcham, seconded by Snyder, approved 5-0.
  - E. Item 21, Cassel Signs: Grant 2 EDUs of public water capacity. Motioned by Houck, seconded by Donmoyer, approved 5-0.

8. Township Manager

A. Holly Tree Farms Apartments Sewer Bill Relief Request: Motioned by Houck, seconded by Donmoyer, approved 5-0.

B. 2024 and 2025 Sewer-Water Fund Actual Comparison

Hiester uses this as an indicator of possible revenue and spending trends.

C. Penryn Preserve Sketch Plan Withdrawn, 35-acres, North Penryn Road Abutting Canine Country Club, 122 Townhouses and 110 Apartments

9. Adjournment – Motioned by Ketcham, seconded by Snyder, approved 5-0.

Next NWLCA Meeting 7pm, February 17, 2026

Respectfully Submitted,

Stephanie Whitehouse, Recording Secretary