

UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF SEPTEMBER 10th, 2024 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday September 10th, 2024 in the office of the Plant Administration Building, Mensch Dam Road, Pennsburg, Pennsylvania.

I. EXECUTIVE SESSION – None

II. CALL TO ORDER

Mr. Ingram, Chair called the meeting to order at 7:00 p.m.

III. PLEDGE OF ALLEGIANCE

IV. MOMENT OF SILENCE FOR THE MEN & WOMEN SERVING IN HARM'S WAY

V. ROLL CALL

Gregory Gaudreau, Assistant Secretary, called the roll. The following board members were present:

William Ingram
Ryan Pugh
Donna Paul - absent
Leon Ritchey
Gregory Gaudreau
Kimberly Gery - absent

Also, in attendance were:

Jennifer Leister, Executive Director
Rich Almquist, Yergey, Daylor, Allebach, Scheffey, Picardi, Solicitor
Jamie Lorah, SSM Group

VI. VISITORS

Len Matthews – 720 Montgomery Avenue, Pennsburg

Mr. Matthews addressed the board and requested relief from his current invoice in the amount of \$322.35. Mr. Matthews explained that his garden hose was broken and leaked an excessive amount of water in July. He contacted Upper Hanover Authority and was denied a credit as the water consumption did go through the water meter. He explained that UMJA has

already issued a credit for 13,000 gallons but is asking for further leniency as the water did not enter the sewer system.

The board discussed Mr. Matthew's request and agreed to remain consistent with TUHA. Therefore, agreeing that the credit of 13,000 gallons of consumption is reasonable and no further credit will be issued.

VII. PUBLIC COMMENT PERIOD

None.

VIII. MINUTES APPROVAL

Mr. Ingram noted the Minutes of the August 13, 2024 meeting had been distributed previously and are presented tonight for approval. Mr. Ingram asked if there were any corrections to the minutes. Mr. Pugh moved to approve the minutes and Mr. Ritchey seconded the motion. The Minutes were approved unanimously.

X. TREASURER AND INTEREST REPORTS

The board reviewed the Treasurer's Report (copy of which is attached hereto). A motion was made by Mr. Pugh to accept the Treasurer's Report. The motion was seconded by Mr. Gaudreau and it was unanimously approved.

XI. FINANCIAL REPORTS

The Financial Reports were circulated for review and discussed.

XII. BILLS FOR PAYMENT

Mr. Pugh made a motion to approve the listed monthly bills that were paid prior to the meeting, because their due dates fall between meetings, and those that are currently due. Mr. Ritchey seconded the motion and it was approved.

XIII. ENGINEER'S REPORT

Copy attached

XIV. SOLICITOR'S REPORT

Copy attached

XV. EXECUTIVE DIRECTOR REPORT

Copy attached

Mrs. Leister requested some guidance from the board regarding Bird Town and what options would be available to make the property accessible for bird watchers.

The board agreed that if anyone wishing to visit the site along the reservoir, an appointment must be scheduled with UMJA staff during regular business hours.

XVI. UNFINISHED BUSINESS

None.

XVII. NEW BUSINESS

Action Item: Resolution 2024-07 is presented for the board's discussion and vote.

Mr. Almquist presented the 2025 Minimum Municipal Obligation (MMO) Pension Plan Resolution 2024-07 for consideration. Mr. Pugh made a motion to approve Resolution 2024-07 and Mr. Gaudreau seconded the motion. The motion was unanimously approved.

Mr. Gaudreau made a motion to approve Performance Pipelining Inc., Pay Application # 24-2-06 in the amount of \$146,915.31 with financing received from the PA Small Water and Sewer Grant. Mr. Ritchey seconded the motion and it was approved.

XVIII. ADDITIONAL BUSINESS

None.

XIX. ADJOURNMENT

Mr. Gaudreau made a motion to adjourn the meeting.

Mr. Ingram adjourned the public meeting at 8:50 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "James M. Paul". The signature is written in black ink and is positioned above a horizontal line.

Secretary (Assistant Secretary)

Upper Montgomery Joint Authority

Meeting Date September 10, 2024

Treasurer's Report - Account Balances as of August 31, 2024

X.A

QNB Accounts

Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Operating Checking	1284	49,126.66	182,732.85		(182,876.43)	16.54	48,999.62
Special Checking	1300	9,116.66	13,715.31		(8,393.50)	2.66	14,441.13
Rental Income	4741	370.07	219,336.98		(219,336.98)		370.07
Rental - Credit Card Income	2050	126.11	89,306.10		(89,306.10)	4.44	130.55
Revenue Fund	0478	336,568.10	508,975.44		(288,871.52)	414.12	557,086.14
Bond Redemption	0486	497.09				0.23	497.32
Depreciation Reserve	0494	16,907.59	5,475.00			10.03	22,392.62
Debt Service Fund	0544	415,730.03	100,663.67			597.49	516,991.19
Debt Service Reserve Fund	0551	1,212,189.52				1,519.21	1,213,708.73
Totals		\$ 2,040,631.83	\$ 1,120,205.35	\$ -	\$ (788,784.53)	\$ 2,564.72	\$ 2,374,617.37

QNB Escrow Accounts

Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Fox Clearing (Glenwood Chase)	0627	47,514.07			(1,644.28)	33.55	45,903.34
Perkiomen School	0635	4,963.09				2.23	4,965.32
Jefferson Street O&M	0676	29,643.05				21.38	29,664.43
P&B Partitions	0684	1,195.20				0.53	1,195.73
Pennsburg Shopping Center	0692	5,337.86			(5,339.83)	1.97	(0.00)
Lateral Projects	0734	21,581.35			(3,176.40)	9.75	18,414.70
Kershner Village	1526	1,180.05			(1,000.00)	0.08	180.13
Craig Building Group	4504	510.35			(28.80)	0.23	481.78
Deerfield-Hendricks	5378	6,115.04			(2,196.80)	2.16	3,920.40
Stonagate	6400	6,840.94			(262.00)	3.02	6,581.96
Arlington Subdivision	6459	6,897.04			(67.20)	3.10	6,832.94
Borough of Pennsburg	7366	-	2,500.00			0.65	2,500.65
Totals		\$ 131,778.04	\$ 2,500.00	\$ -	\$ (13,715.31)	\$ 78.65	\$ 120,641.38

Ryan M. Pugh

Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of August 31, 2024

INCOME	2024-2025 Budget	Total to Date	%	August	July	June
Grant	354.04	194,480.00		\$ 194,480.00		
Rentals	364.10	\$ 1,256,367.44	32%	\$ 295,453.74	\$ 303,767.04	\$ 359,854.38
EDU's	364.20	\$ 60,145.00		\$ 530.00	\$ 15,803.00	\$ 14,326.00
Certifications	364.30	\$ 7,000.00	38%	\$ 875.00	\$ 700.00	\$ 420.00
Laterals	364.40	\$ 24,715.00	99%	\$ 11,030.00	\$ 7,125.00	\$ 2,710.00
Other Income	364.50	\$ 144.90				
Inspections	364.60	\$ -				
Legal Fee Reimbursement	364.70	\$ -				
FOG Program	364.80	\$ 300.00		\$ 300.00		
Interest Income	341.10	\$ 9,183.74	51%	\$ 2,574.47	\$ 2,102.31	\$ 1,885.17
Cell Tower Income	342.53	\$ 9,800.00	38%	\$ 2,450.00	\$ 2,450.00	\$ 2,450.00
TOTAL MONTHLY INCOME	\$ 3,991,000.00	\$ 1,557,796.08	39%	\$ 507,393.21	\$ 332,247.35	\$ 381,645.55

Ryan M. Pugh

Ryan Pugh, Treasurer

Meeting Date September 10, 2024

Treasurer's Cash Report - Payroll -August 2024

Payroll - EFT transfers (Automatic withdraw)

Table with columns: Pay Date, Check #, NAME & DESCRIPTION, Account, AMOUNT. Rows include payroll entries for 8/1/2024, 8/8/2024, 8/15/2024, 8/22/2024, and 8/29/2024, plus a final summary row: TOTAL EFT Transfers for month \$ 88,187.62.

Handwritten signature: Ryan M. Pugh. Printed name: Ryan M. Pugh, Treasurer/Kimberly Gery, Asst Treasurer



MONTHLY ENGINEER'S REPORT

Upper Montgomery Joint Authority

Reporting Period: August 14, 2024 to September 10, 2024

SSM File: 110328.2024

Submitted by: Jamie D. Lorah, P.E.
Client Representative
jamie.lorah@ssmgroup.com

To: Jennifer Leister, Executive Director and Board Members

Here is our **Monthly Engineer's Report** ("MER") for use at your September 10th Authority Meeting.

1. Miscellaneous Services (.2024)

- **UPDATE:** The *PA Small Water & Sewer Grant Application* was approved by the CFA in the amount of \$423,576.⁰⁰ for the *Lateral Lining and Rehabilitation Project: East Greenville & Pennsburg*; the Authority's contribution is expected to be \$74,749.⁵⁰. This work began, and the first reimbursement application for this Grant was submitted to the CFA. We are awaiting additional invoices for submission of reimbursement applications.
 - The *H2O Grant* was not awarded for the *WWTP Digester and Thickener Improvements*, but this Application has been re-submitted under the 2023 LSA Grant Program back in November. These Applications are to be awarded in September.
 - A new LSA Grant was recently issued, with applications due by November 30th. These are for projects in the amount of \$25,000 to \$1 Million.
- **RECAP:** Regarding the installation of a Natural Gas line to the WWTP, the Authority may have this paid for if you convert everything to Natural Gas. The Authority staff is working with PECO on this matter.
- **RECAP:** Assistance is being provided for the storm basin on the Authority's property, which was to be maintained by a Developer under an easement/maintenance agreement in 2001. The Township would like this storm basin to be repaired, and this will be addressed under the Montgomery Ave./Deerfield Developer O&M Agreement. Last month, two (2) pre-design quotes were received for this repair work in the Wetlands area (see attached), one from Steves Bobcat Service LLC in the amount of \$12,580.00 and one from Barrasso Excavation in the amount of \$102,000. Once the design is complete, we recommend obtaining additional quotes/proposals.
- **UPDATE:** A meeting with the PA DEP was held on July 1st to discuss the Connection Management Plan and release from the DEP's Corrective Action Plan based on greatly reduced flows to the

WWTP. SSM finalized and submitted the CAP/CMP update letter to the PA DEP to request additional EDUs for pending development work.

2. Glenwood Chase Development (.0004)

- **UPDATE:** SSM continues to inspect the installation of the house laterals and cleanouts, as needed. So far, at least 40 laterals have been inspected and have passed inspection. The pump station is also operational. According to Barwis, the sagging laterals have been repaired. We recommend televising again prior to taking ownership of this system. Correspondence has been sent out several times for final seeding and restoration issues at this site, in addition to a call with the new Project Manager. According to the Project Manager, the plan is to reseed in the autumn to give the grass a chance to grow. Also, utility pins are to be provided for the pump station property.

3. Developer Review – Stonegate/6th Street (.0005)

- We have re-opened this project for the proposed development to include 8 single family, residential homes at 6th Street. A set of Plans was previously reviewed, and comments were provided to the developer. The developer wishes to add a section of sewer line that will need to be dedicated to the Authority, and a section of the development will be tied into the existing, lined pipe. The Planning Module was reviewed and may have been submitted to the PA DEP.

4. Developer Review – Kershner Tract (.0011)

- **RECAP:** The Planning Module was previously updated to include connection with the Glenwood Chase Pump Station. Ebert Engineering provided calculations prepared for sharing the Glenwood Chase Pumping Station, which showed that the pump station has adequate capacity for both developments; VFDs are proposed to be installed on the Glenwood Chase Pump Station in order to accept the flow from the Kershner Development.
- **RECAP:** The final review letter was sent for this project, and the cost opinion for this project was finalized to include SCADA integration. The last correspondence we had with Ebert, the Developer's Engineer, was in June. The Planning Module has been approved by the PA DEP, and the Developer's engineer is working on revising the existing *Water Quality Management Permit* for this pump station. Currently, there is no update.

5. Developer Review – P&B Partitions (.0015)

- **UPDATE:** The work associated with this new connection began on August 1st. SSM inspected the boring and the grinder station, as well as the connection to the 10" sewer main this past month.

6. Colonial Village Survey – Phase I (.0016)

- **RECAP:** The sanitary sewer easement in a portion of Colonial Village was surveyed and marked by way of stakes as part of this work. Customers with conflicts in the sewer easement were contacted

by Authority staff in order to resolve this situation. There are still two (2) properties which will need sanitary easements within their deeds.

7. Developer Review – New Student Center - Perkiomen School (.0019)

- **RECAP:** A Plan set was previously reviewed for the new Student Center to be constructed on the Perkiomen School site, along with a proposed grease interceptor. The new grease interceptor will now be a concrete structure, per Authority standards. It has also been determined that they do not have Planning Module approval for the site, and they are currently going through this process.

8. Developer Review – 83 Gravel Pike (.0023)

- **RECAP:** The Planning was waived for this connection, as there is an existing tap. A Plan Set was reviewed for the connection to the UMJA system. This connection may have been made and, if so, will be removed from future Reports.

9. Developer Review – Craig Building Group (.0024)

- **UPDATE:** The Plan Set is proposing a grinder station with a connection along W. 4th Street. The developer intends to install an 8" diameter sewer line meeting the Authority's design requirements for dedication to the Authority. Planning was previously waived by PA DEP, and the Agreement is currently being signed by the Developer. The cost opinion for this work was reviewed last month in order to set-up the construction escrow.

10. 2023 LSA Grant Applications (.0025)

- The following *LSA Grant Applications* were submitted in November 2023. We are currently anticipating that LSA Grants may be awarded at the September 17th meeting. A new LSA Grant opportunity was recently issued with a November 30th deadline for submission:
 - *Graber & Bitting Alley Lateral Rehabilitation Project*, which is proposed to be performed in Red Hill and Pennsburg Boroughs. The total project cost is \$1,132,228.⁰⁰ and includes the rehabilitation of 203 sanitary laterals utilizing LMK lining technology. The Authority's contribution would be \$132,228.⁰⁰.
 - *Pennsburg Pumping Station Improvements*, which will include the purchase and installation of a new Emergency Generator, as well as SCADA Improvements. The total Grant amount is \$113,829.⁰⁰.
 - *WWTP Digester and Thickener Improvements Project*, which was not previously awarded a grant – this has been resubmitted in the amount of \$1,000,000.⁰⁰. The total project cost of the *WWTP Project* is estimated to be \$2,066,470; the Authority would be committing to a possible contribution of \$1,066,470.⁰⁰, unless supplemental Grant funds can be obtained for the completion of the Project.

- Previously, an LSA Grant Application was submitted for the *East Greenville Borough - State, Valley and 4th Street Sanitary Sewer Lateral and Manhole Rehabilitation Project*. This was resubmitted in the amount of \$967,815.⁰⁰.
- *Lateral Lining and Rehabilitation Project: East Greenville & Pennsburg Project*, which is proposed to be performed in East Greenville and Pennsburg Boroughs. The total project cost is \$1,019,701.⁰⁰, and the Authority's contribution would be \$19,701.⁰⁰. A portion of this project was recently awarded under the *PA Small Water and Sewer Grant Program*.
- An *LSA Grant Application* has been submitted in the amount of \$43,322.²⁸ for the *Vehicle and Equipment Purchase* for the purchase of a scissor lift for use in the Sludge Dewatering Building, as well as the purchase of a UV34 Gas Utility Vehicle for accessing right-of-way areas and areas that are difficult to access from a maintenance and rehabilitation standpoint.
- *Manhole Rehabilitation Project* submitted in the amount of \$134,178.⁰⁰ for the furnishing and installation of OBIC Armor Multi Layer System, including the lining and rehabilitation of 55 Manholes throughout the service area, a total of 440 vertical feet of manhole lining.

11. Developer Review – Montgomery Ave./Deerfield (.0026)

RECAP: Revised Plan Sets and cost opinions have been reviewed. The Planning Module was approved for this development, which is expected to include 38 twin dwellings, 5 single family dwellings, and the connection of 2 existing dwellings for a total of 45 EDUs. We are currently working with the Solicitor to develop a Developer's Agreement and O&M Agreement.

12. Developer Review – Main Street (.0028)

UPDATE: The Planning Module exemption was denied for this development, which is expected to include 25 EDUs, including apartments to be installed within a commercial building. No escrow has been opened, but a Connection Management Plan was updated and submitted for their use.

13. Pennsburg Borough – Oil Separator (.0029)

UPDATE: Submittals were received last month for review of an oil separator to be installed in Pennsburg Borough. An inspection will be conducted by SSM for the installation of this separator, but the contractor was not ready this past month.

Please do not hesitate to contact us should you have any questions or comments on the above, or if additional information is needed. Thank you.

Respectfully submitted,
Spotts, Stevens and McCoy

Jamie D. Lora, P.E.

Technical Director, Environmental Engineering
jamie.lora@ssmgroup.com

Monthly Engineer's Report
Upper Montgomery Joint Authority
SSM File 110328.2024

Reporting Period: September 10, 2024
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cc: Greg Philips, Esq.

DAVID L. ALLEBACH, JR.
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September 10, 2024

Agenda Item XIV

UPPER MONTGOMERY JOINT AUTHORITY Solicitor's Report for August 2024

1. Personnel.

a. Background checks. None this period

2. **Collection of Delinquent Accounts.** Mr. Philips worked to collect outstanding debts on the following accounts:

a. Gugger Estate. Mr. Philips received the Order of Adjudication and is waiting for the Appeal period to expire prior to making final distribution of the Estate's Assets.

b. Hansell. Mr. Philips has been in contact with Debtor's Counsel regarding her bankruptcy and the Authority's proof of claim. The Authority received a \$9,000 payment from a state agency to pay down the outstanding debt. Mr. Philips worked with Staff regarding this matter.

3. Development Plans.

a. 1420 W. 4th Street. Mr. Philips received the Developer Signed agreement that is ready for the Board's consideration.

b. 5th Street Development. Mr. Philips met with Attorney Neil Stein, SSM and Mrs. Leister to discuss the sewer lateral extension for the 5th street development. The Developer was going to look at the feasibility of extending the line to the end of the development at Edgeview Street.

c. Creekside Village (Formerly Kershner). Mr. Philips worked with Mr. Gregory LaGreco of Forestar Properties regarding the sale and transfer of the

reservation of capacity from Kershner to Forestar. The Development and property were sold on August 29, 2024 to Forestar.

- d. Deerfield (Montgomery Avenue) Subdivision. Mr. Philips worked with Attorney Bill Colby, General Counsel for Berks Homes, to review and revise the Development agreements and related documents; Mr. Philips attended a Teams Meeting with Attorney Colby and prepared final documents that have been signed by the Developer. The sale of this property and land development to Berks Homes is currently pending.
- e. Glenwood Chase. Mr. Philips reviewed emails regarding the final connection of properties in the development to the System.
- f. W. 6th Street Development. Nothing new to report.
- g. Pennsburg Shopping Center. Mr. Philips worked with staff to close out the escrow and Pennsburg Shopping Center project.
- h. Stillwaters. Mr. Philips worked with Mrs. Leister regarding failed sewer laterals at Stillwaters that were discovered after the expiration of the Maintenance Bond Period.

4. **General Counsel Services.**

- a. Senatorial Inquiry. Mr. Philips worked with Staff and the Board's Chair to respond to a Senator Pennycuik's senatorial inquiry regarding flooding 693 Jefferson Street.
- b. Rules, Rates & Regulations. Mr. Philips worked with Mrs. Leister regarding the reinspection rate that the Authority is charging.
- c. Centrifuge Emergency Repair. Mr. Philips worked with Mrs. Leister and Board Chair to determine the fastest and easiest way to get the Centrifuge repaired without violating the contracting thresholds imposed by the Commonwealth of Pennsylvania.
- d. Biosolids Project. Mr. Philips and Mrs. Leister attended a Zoom Meeting with Worth & Company to discuss the Design/Build concept for the project. Mr. Philips discussed this issue with Bond Counsel in Harrisburg and worked with Mrs. Leister to nail down the financing for such a project.

- e. Solar Energy Panels. Mr. Philips spoke with special counsel for Upper Hanover Township to discuss Mensch Dam Road and the comments from the Planning Commission. Mr. Philips attended a meeting with the SRE, Upper Hanover Township, LTL and SSM regarding the need for land development and stormwater management for the solar array. Mr. Philips worked with the Attorney Marc Jonas and Attorney Eric Frey regarding the Upper Hanover Township Planning Commission

Respectfully submitted,

Gregory W. Philips, Esquire
Yergey Daylor Allebach Scheffey Picardi
Upper Montgomery Joint Authority Solicitor



UPPER MONTGOMERY JOINT AUTHORITY
EXECUTIVE DIRECTOR REPORT
September 10, 2024

Treatment Plant Information

Rainfall: 3.66"

No SSO events or plant violations in the month of August.

GEA Centrifuge update – The Scroll repairs were completed on September 3, 2024. The scroll was picked up by UMJA staff on September 4, 2024. The installation and start up of the unit is estimated to be the week of September 9 -13. The Pilot will remain onsite during the installation and start up.

Dryer Condensation Pipe – The repairs will be made to the pipe with a product called Ceram Alloy HTP from ENECON. This high temperature sealant could extend the life of the condensation pipe. This would mean the pipe would not have to be replaced and possibly extend the life of the dryer.

Committee Information/Safety

UMJA staff held a monthly safety meeting regarding confined space for attendees. The Meeting was held using the Alchemy safety program.

Community Outreach

Bird Town – UMJA staff mowed and trimmed a trail around the entire length of the peninsula opening some views along the waterfront along with trails down the middle of the wood line. Signs were installed to give a detailed description of the local wildlife along with the types of trees the UMJA staff have planted over the years.

Escrows

Borough of Pennsburg escrow account opened 8/15/24.

Pennsburg Square Shopping Center escrow account closed 8/28/24.

Collection System

906 Montgomery Ave Pennsburg – UMJA staff was responded to a customer complaint stating that they had a plumber on site to clear a blockage down by the curb. The staff completed a full cleaning and lateral inspection of the property to determine the issue. It was found that the liner that UMJA installed in 2021 was compromised where the liner met the transition with roots. PPI has agreed to make the necessary repairs to resolve the issue and offered to cover the cost of the plumber for the homeowner.

Pennsburg Pump station – A odor complaint was made on August 24th at 7pm by Mary Garber at 501 Macoby Street. The drip was confirmed to be dripping and a pump was ordered to ensure a consistent drip of Peroxide.

Lateral Inspections Total - 12

Red Hill - 2 (1 pass, 1 fail)
East Greenville - 6 (4 pass, 2 fail)
Pennsburg- 4 (2 Pass, 2 failed)