

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

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday December 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

Donna Paul, Assistant Secretary, called the roll. The following board members were present:

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

Also, in attendance were:

Jennifer Leister, Executive Director
Gregory Philips, Yergey, Daylor, Allebach, Scheffey, Picardi, Solicitor
Jamie Lorah, SSM Group
Jason DiPietro, UMJA

VI. VISITORS

None.

VII. PUBLIC COMMENT PERIOD

None.

VIII. MINUTES APPROVAL

Mr. Ingram noted the Minutes of the November 12th, 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 Mrs. Paul 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. Gaudreau 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 and Mr. DiPietro gave the board an update on the dryer evaluation conducted by RDP Technologies on their recent site visit to UMJA. Mr. DiPietro explained that RDP Technologies have the capability to retrofit the current dryer making it possible to switch to a continuous feed system with a more efficient drum and upgraded panel. This would result in

the ongoing production of a Class A product and minimal landfill application. This alternate option would also reduce the overall costs of the Biosolids Project. Mrs. Leister will present the quote from RDP Technologies at the January 14th, 2025 Board Meeting for further discussion.

XVI. UNFINISHED BUSINESS

None.

XVII. NEW BUSINESS

None.

XVIII. ADDITIONAL BUSINESS

None.

XIX. ADJOURNMENT

Mr. Pugh made a motion to adjourn the meeting.
Mr. Ingram adjourned the public meeting at 8:43 p.m.

Respectfully submitted,



Secretary (Assistant Secretary)

Upper Montgomery Joint Authority

X.A

Meeting Date

December 10, 2024

Treasurer's Report - Account Balances as of

November 30, 2024

QNB Accounts

Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Operating Checking	1284	51,190.47	163,918.55		(161,374.80)	16.57	53,750.79
Special Checking	1300	14,384.81	159,612.64		(104,212.57)	16.22	69,801.10
Rental Income	4741	412.44	210,191.34		(210,191.34)		412.44
Rental - Credit Card Income	2050	142.21	88,842.30		(87,638.75)	2.99	1,348.75
Revenue Fund	0478	448,023.74	337,765.11		(433,923.53)	346.19	352,211.51
Bond Redemption	0486	497.72				0.21	497.93
Depreciation Reserve	0494	33,378.70	5,475.00			25.01	38,878.71
Debt Service Fund	0544	719,741.49	100,663.67		(603,982.00)	671.51	217,094.67
Debt Service Reserve Fund	0551	1,216,429.82				1,432.13	1,217,861.95
Totals		\$ 2,484,201.40	\$ 1,066,468.61	\$ -	\$ (1,601,322.99)	\$ 2,510.83	\$ 1,951,857.85

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	44,722.28			(807.50)	29.95	43,944.73
Perkiomen School	0635	4,969.33				2.10	4,971.43
Jefferson Street O&M	0676	29,702.70				20.12	29,722.82
P&B Partitions	0684	1,501.25			(137.81)	0.60	1,364.04
Lateral Projects	0734	747.24	43,900.80			16.83	44,664.87
Craig Building Group	4504	2,155.00				0.91	2,155.91
Stonegate	6400	6,547.26				2.78	6,550.04
Arlington Subdivision	6459	6,211.23			(476.80)	2.51	5,736.94
Borough of Pennsburg	7366	1,083.58			(1,083.76)	0.18	(0.00)
NB at Deerfield LLC	7747	25,508.71			(754.40)	13.61	24,767.92
189 Main St Assoc LP	7853	9,601.26				4.07	9,605.33
Creekside (Forestar)	7804	4,799.93			(862.06)	1.80	3,939.67
Creekside (Forestar) Construction	7812	62,567.07				60.79	62,627.86
Totals		\$ 200,116.84	\$ 43,900.80		\$ (4,122.33)	\$ 156.25	\$ 240,051.56

Ryan M. Pugh

Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of

November 30, 2024

INCOME		2024-2025 Budget	Total to Date	%	November	October	September
Grant	354.04		-				
Rentals	364.10	3,915,000.00	\$ 2,260,066.78	58%	\$ 288,083.07	\$ 304,955.63	\$ 410,660.64
EDU's	364.20		\$ 103,790.00		\$ 29,486.00	\$ 13,909.00	\$ 250.00
Certifications	364.30	7,000.00	\$ 4,480.00	64%	\$ 735.00	\$ 560.00	\$ 525.00
Laterals	364.40	25,000.00	\$ 56,715.00	227%	\$ 9,800.00	\$ 10,325.00	\$ 11,875.00
Other Income	364.50		\$ 144.90				
Inspections	364.60		\$ -				
Legal Fee Reimbursement	364.70		\$ -				
FOG Program	364.80		\$ 525.00				\$ 225.00
Interest Income	341.10	18,000.00	\$ 16,785.47	93%	\$ 2,527.66	\$ 2,712.41	\$ 2,361.66
Cell Tower Income	342.53	26,000.00	\$ 17,188.59	66%	\$ 2,488.59	\$ 2,450.00	\$ 2,450.00
TOTAL MONTHLY INCOME		\$ 3,991,000.00	\$ 2,459,695.74	62%	\$ 333,120.32	\$ 334,912.04	\$ 428,347.30

Ryan M. Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority

X.B

Meeting Date December 10, 2024

Treasurer's
Cash Report - Payroll - November 2024

Payroll - EFT transfers
(Automatic withdraw)

Pay Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
11/7/2024	EFT	Salaries (Net)	426.10	\$ 12,245.77
11/7/2024	EFT	Payroll taxes	201.50	\$ 5,064.74
11/7/2024	EFT	Paychex Fee	400.11	\$ 97.90
TOTAL				\$ 17,408.41
11/14/2024	EFT	Salaries (Net)	426.10	\$ 12,987.89
11/14/2024	EFT	Payroll taxes	201.50	\$ 5,500.58
11/14/2024	EFT	Paychex Fee	400.11	\$ 97.90
TOTAL				\$ 18,586.37
11/21/2024	EFT	Salaries (Net)	426.10	\$ 13,419.60
11/21/2024	EFT	Payroll taxes	201.50	\$ 5,322.89
11/21/2024	EFT	Paychex Fee	400.11	\$ 117.70
TOTAL				\$ 18,860.19
11/27/2024	EFT	Salaries (Net)	426.10	\$ 12,500.49
11/27/2024	EFT	Payroll taxes	201.50	\$ 5,167.19
11/27/2024	EFT	Paychex Fee	400.11	\$ 97.90
TOTAL				\$ 17,765.58
TOTAL EFT Transfers for month				\$ 72,620.55

Ryan M. Pugh

Ryan M. Pugh, Treasurer/Kimberly Gery, Asst Treasurer



MONTHLY ENGINEER'S REPORT

Upper Montgomery Joint Authority

Reporting Period: November 11, 2024 to December 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 December 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 is still underway. We are awaiting additional invoices for submission of reimbursement applications. New grant information is provided below.
- **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, but equipment conversion would also be required.
- **UPDATE:** The CAP/CMP was approved by the PA DEP last month to include 75 unallocated or "miscellaneous" EDUS to be added to the CMP beyond the requested amount for planned projects. Any additional, larger-scale projects can be added by request of the DEP.

2. Glenwood Chase Development (.0004)

- **UPDATE:** SSM continues to inspect the installation of the house laterals and cleanouts, as needed. So far, approximately 42 laterals have been inspected and have passed inspection; there are two (2) more laterals remaining. We recommend televising again prior to taking ownership of this system. A conversation was recently held regarding final seeding and restoration issues, as well as damaged laterals. According to the Project Manager, the site has not yet been re-seeded, but they intend to do that, possibly with a Winter Rye grass. They were also updated that the utility pins need 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 to be submitted to the PA DEP. There are no additional updates at this time.

4. Developer Review – Kershner Tract/Creekside Village (.0011)

- **UPDATE:** A Pre-Construction Job Conference was held in October. Construction work is expected to start in the next few weeks and will continue until the Summer of 2025. The Pump Station permit was modified, and upgrades will include the installation of VFDs for soft-starts to the existing pumps. A total of 65 units are to be installed on this site. SSM has recently reviewed submittals for the sanitary components.

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

- **UPDATE:** The installation of the piping and grease interceptor occurred last month, with inspection by SSM. This will be removed from the next month's report.

6. 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 previously reviewed in order to set-up the construction escrow. We are awaiting final signature on the Agreement.

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

- **UPDATE:** 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. The Pre-Construction job conference was held in October, and submittals were reviewed this past month. SSM reviewed submittals this past month for the sanitary components.
- The tie-in work along Montgomery Ave. is expected to occur the week of December 23rd; we are awaiting the confirmation of the schedule.

8. Developer Review – 400 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. A plan has been

received and was reviewed this past month; no lateral sizes were provided yet. The Planning Module was also obtained, but we are awaiting additional information on the plans in order to assist with this.

9. Developer Review – 5th Street/Arlington (.0030)

- **UPDATE:** The Developer had submitted plans for two (2) homes to be constructed on a property along 5th Street in East Greenville. As part of this project, a sewer main extension may be installed from Washington Street northward. Plans were submitted to propose a much shorter sewer line extension as an alternate design, with a low pressure force main to be provided to one of the two properties. This is primarily due to a “dip” in the elevation. This Plan was formally reviewed this past month, and a review letter was submitted to the Authority and the developer.

10. 2024 LSA Grant Applications (.0031)

- The following Grant Applications were submitted by the November 30th deadline:
 - (1) ***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**.
 - (2) An ***LSA Grant Application*** in the amount of **\$52,178.00.⁰⁰** 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 standpoint. Additionally, this grant included the truck bed for securing equipment and tools.
 - (3) ***Red Hill Gun Club Pump Station Improvements*** in the amount of **\$131,989.⁰⁰** for the furnishing and installation of a new diesel generator and upgrade of the existing SCADA control panel.
 - (4) ***2025 – 2026 WWTP Project*** in the amount of **\$452,144.⁰⁰**. This project involves improvements to the Authority's Wastewater Treatment Plant to include the retrofit of the Primary Clarifier, installation of a heating and ventilation system in the Authority's Compressor Room, the purchase and installation of actuators for use in the biological treatment process, and necessary security upgrades at the plant.
 - (5) ***WWTP Centrifuge Replacement*** in the amount of **\$748,072.⁰⁰** for the furnishing and installation of a new centrifuge to replace the existing one.
 - (6) ***WWTP Generator PLC and SCADA Integration*** in the amount of **\$115,770.⁰⁰**. This project includes the replacement of the Wastewater Treatment Plant PLC for remote start-up during critical power outage events. Additionally, the system will need to be integrated into the plant's existing SCADA system.
 - (7) ***East Greenville Borough – State, Valley, and 4th Street Sanitary Sewer Lateral and Manhole Rehabilitation*** in the amount of **\$967,815.⁰⁰**. This project includes the lining and rehabilitation of approximately 172 sewer laterals and 36 manholes in the areas of State

Street, Valley Street, Forge Road, and 4th Street in the western portion of East Greenville Borough.

- (8) *Lateral Lining and Rehabilitation Project – East Greenville and Pennsburg Boroughs* in the amount of **\$1,000,000.⁰⁰** with a total project cost **\$1,019,701.00**. This project includes the rehabilitation and lining of 186 sewer laterals within East Greenville and Pennsburg Boroughs, as well as cured-in-place (CIPP) lining of 549 Linear Feet (LF) of sanitary sewer main line in the Boroughs.

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. Lorah, P.E.

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

cc: Greg Philips, Esq.

DAVID L. ALLEBACH, JR.
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December 10, 2024

Agenda Item XIV

UPPER MONTGOMERY JOINT AUTHORITY Solicitor's Report for November 2024

1. Personnel.

- a. Benefits. Mr. Philips worked with Mrs. Leister regarding medical benefits and other personnel issues.

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

- a. Gugger Estate. Mr. Philips reviewed correspondence from the Mortgage Company cancelling the Forced Placed Homeowner's Insurance.
- b. Hansell. Nothing new to report.

3. Development Plans.

- a. 1420 W. 4th Street. Nothing new to report.
- b. 5th Street Development. Mr. Philips reviewed correspondence to the Developer regarding the main extension.
- c. 6th Street Development. Mr. Philips reviewed the Developer's Counsel's email; worked with Mrs. Leister and Reviewed SSM's Review letters, comments, and revised plans.
- d. 400 Main Street. Nothing New to Report.
- e. Creekside Village (Formerly Kershner). Nothing New to report.

- f. Deerfield (Montgomery Avenue) Subdivision. Nothing New to report.
- g. Glenwood Chase. Nothing to report this month.

4. General Counsel Services.

- a. EDU Enforcement. Mr. Philips researched and reviewed the process for liening properties that need an additional EDU but are refusing to purchase additional capacity. Mr. Philips drafted and sent letter requesting certain homeowners with In-law suites to purchase an additional EDU. Mr. Philips worked with Mrs. Leister and a homeowner to resolve the additional EDU issue.
- b. Resolutions 2024-08 to 2024-15. Mr. Philips drafted resolutions that were approved and authorized staff to apply for Local Share Account Grants.
- c. Amended Public Notice. Mr. Philips drafted and advertised an Amended Public Notice for the November Board meeting.
- d. Biosolids Project. Mr. Philips provided the zoom link for the meeting with AECOM. .
- e. Solar Energy Panels. Mr. Philips worked with the Montgomery County Board of Assessment to correct their record regarding the ownership of the plant. The Board of Assessment agreed to correct the record and Mr. Philips is waiting on the assessment to be issued for the property. We may have to file an assessment appeal to ensure that the property is marked as municipal and nontaxable once the change is made. Mr. Philips reached out to SRE's counsel and the Township Solicitor regarding the vacation of Mensch Dam Road.
- f. Right to Know. Mr. Philips worked with Mrs. Leister and Upper Hanover Township Solicitor to resolve several right to know requests regarding dedicated lines in UHT.

Respectfully submitted,

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



UPPER MONTGOMERY JOINT AUTHORITY
EXECUTIVE DIRECTOR REPORT
December 10th, 2024

Treatment Plant Information

Rainfall: 2.56"

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

Dryer Update – The dryer odor control system was evaluated on December 5th. During the evaluation the media was replaced and the system was serviced. The system has returned back to normal operation.

RDP dryer evaluation will take place on December 9th. This will determine if the dryer can be retrofitted and updated during the biosolids upgrade to continue to meet class A requirements.

UMJA staff visited BECK actuators manufacturing facility in Newtown, PA. This visit was to evaluate the site and look at the actuators that would be used on the air deck for automated gates and aeration systems.

Committee Information/Safety

Safety - UMJA staff has a Safety meeting scheduled on December 6th on hoist and sling safety.

Community Outreach

UMJA continues to prepare for the ACE Mentorship program set to begin in January 2025.

Escrows

- Pennsburg Borough - Closed -11/13/2024

Collection System

Pennsburg Pump station – No odor complaints in the month of November.

Twelve laterals were televised in Glenwood Chase. The staff found 2 broken standpipes. The developer has been notified of the broken standpipes, UMJA is currently in communication for the repairs.

UMJA started working with Pinnacle Trenchless to find a more cost-effective local solution to lining projects for the Authority and its customers.

Lateral Inspections

East Greenville: 7 Total Inspections (3 Pass; 4 Fail)

Pennsburg: 2 Total Inspections (1 Pass; 1 Fail)

Red Hill: 7 Total Inspections (7 Pass; 0 Fail)

Customer Repairs

East Greenville: 4

Pennsburg: 0

Red Hill: 2

UMJA Repairs

707 Valley Road East Greenville - Clay pipe with roots - Lined (Pinnacle)

722 Cedar Court Red Hill -PVC- Broken pipe

280 Winchester Place Red Hill - Clay pipe with roots - Lined (Pinnacle)

Property Inspections

Red Hill: 11 Total Inspections (11 Pass)