

UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF MARCH 11th, 2025 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday March 11th, 2025 in the office of the Plant Administration Building, Mensch Dam Road, Pennsburg, Pennsylvania.

The board held an Executive Session prior to the meeting to discuss personnel and resident concerns.

I. CALL TO ORDER

Mr. Ingram, Chair called the meeting to order at 7:07 p.m.

II. PLEDGE OF ALLEGIANCE

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

IV. ROLL CALL

Donna Paul, 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

V. VISITORS

AECOM – Terry Goss, Christopher Curran
Worth and Co. – Steve Miller
Keystone Alliance - Dave Busch
Concord Financial - Daryl Peck
Resident – Steve Drummond 1407 Edgeview Street, East Greenville

Mr. Busch from Keystone Alliance shared a draft operating and capital budget for the 2025/2026 calendar year. His recommendation included a 2% rate increase to balance the operating budget. Mr. Busch also presented several options for rate adjustments to cover the costs associated with the upcoming Biosolids project upgrade. Additionally, he suggested increasing the tapping fee by \$404.00, citing capital expenses and inflation as the primary factors.

Daryl Peck presented the board with preliminary financing scenarios for the Biosolids project upgrade.

Mr. Drummond inquired about connecting his residence at 1407 Edgeview Street, East Greenville to the public sewer.

VI. PUBLIC COMMENT PERIOD

None.

VII. MINUTES APPROVAL

Mr. Ingram noted the Minutes of the February 11th, 2025 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. Gaudreau seconded the motion. The Minutes were approved unanimously.

VIII. 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.

IX. FINANCIAL REPORTS

The Financial Reports were circulated for review and discussed.

X. 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.

XI. ENGINEER'S REPORT

Copy attached

XII. SOLICITOR'S REPORT

Copy attached

XIII. EXECUTIVE DIRECTOR REPORT

Copy attached

XIV. UNFINISHED BUSINESS

None.

XV. NEW BUSINESS

Mr. Pugh made a motion to approve the Biosolids upgrade. Mrs. Paul seconded the motion and it was unanimously approved.

Mr. Ingram made a motion to approve Option No. 4 of the Projected Rates from Keystone Alliance. Option No. 4 will finance \$8MM over 20 years with a projected rate increase of 12% in year one. Mrs. Gery seconded the motion and it was unanimously approved.

Mr. Pugh made a motion to authorize the Executive Director to execute the Engagement Letter for the Biosolids project. Mrs. Paul seconded the motion and it was unanimously approved.

Mrs. Lorah presented the PAC chemical bid results to the board. Holland Company Inc., (COSTARS vendor) was the sole bidder, proposing the following pricing structure:

- \$3.67 per gallon year one
- \$3.78 per gallon year two
- \$3.89 per gallon year three

Additionally, Holland Company Inc. has agreed to conduct testing to ensure the chemical's compatibility with the plant equipment. Mr. Pugh made a motion to approve the bid from Holland Company Inc. Mrs. Gery seconded the motion, and it was unanimously approved.

XVI. ADDITIONAL BUSINESS

None.

XVII. ADJOURNMENT

Mr. Pugh made a motion to adjourn the meeting.
Mr. Ingram adjourned the public meeting at 10:08 p.m.

Respectfully submitted,



Secretary (Assistant Secretary)

Upper Montgomery Joint Authority

X.A

Meeting Date

March 11, 2025

Treasurer's Report - Account Balances as of

February 28, 2025

QNB Accounts

Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Operating Checking	1284	46,152.26	212,120.76		(205,632.94)	19.27	52,659.35
Special Checking	1300	13,541.42	85,398.11		(86,148.61)	10.62	12,801.54
Rental Income	4741	449.12	200,188.78		(200,188.78)		449.12
Rental - Credit Card Income	2050	155.51	96,227.27		(96,227.27)	3.42	158.93
Revenue Fund	0478	352,044.55	357,647.18		(393,809.86)	203.45	316,085.32
Bond Redemption	0486	498.36				0.19	498.55
Depreciation Reserve	0494	11,838.02	5,475.00			6.72	17,319.74
Debt Service Fund	0544	404,503.11	100,663.67		(29,000.00)	488.63	476,655.41
Debt Service Reserve Fund	0551	1,209,482.93				1,289.67	1,210,772.60
Totals		\$ 2,038,665.28	\$ 1,057,720.77	\$ -	\$ (1,011,007.46)	\$ 2,021.97	\$ 2,087,400.56

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	43,782.16				26.87	43,809.03
Perkiomen School	0635	3,303.92				1.27	3,305.19
Jefferson Street O&M	0676	29,763.83				18.26	29,782.09
P&B Partitions	0684	1,365.22				0.52	1,365.74
Lateral Projects	0734	18,063.67	12,942.00		(6,000.00)	14.38	25,020.05
Craig Building Group	4504	1,844.88			(417.60)	0.58	1,427.86
Stonegate	6400	6,344.33				2.43	6,346.76
Arlington Subdivision	6459	4,517.17				1.73	4,518.90
NB at Deerfield LLC	7747	21,566.26			(1,265.51)	8.70	20,309.45
189 Main St Assoc LP	7853	8,487.30			(343.00)	3.16	8,147.46
Creekside (Forestar)	7804	3,371.57				1.29	3,372.86
Creekside (Forestar) Construction	7812	62,751.59				55.07	62,806.66
Sands Bros. Partnership LP	8562	2,500.82			(372.00)	0.85	2,129.67
		\$ 207,662.72	\$ 12,942.00		\$ (8,398.11)	\$ 135.11	\$ 212,341.72



Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of

February 28, 2025

INCOME		2024-2025 Budget	Total to Date	%	February	January	December
Grant	354.04		\$ -				
Rentals	364.10	3,915,000.00	\$ 3,249,402.00	83%	\$ 290,976.05	\$ 315,176.14	\$ 383,183.03
EDU's	364.20		\$ 148,019.00		\$ 29,486.00	\$ 14,743.00	
Certifications	364.30	7,000.00	\$ 6,300.00	90%	\$ 455.00	\$ 350.00	\$ 1,015.00
Laterals	364.40	25,000.00	\$ 83,465.00	334%	\$ 4,975.00	\$ 8,350.00	\$ 13,425.00
Other Income	364.50		\$ 144.90				
Inspections	364.60		\$ -				
Legal Fee Reimbursement	364.70		\$ -				
FOG Program	364.80		\$ 525.00				
Interest Income	341.10	18,000.00	\$ 23,260.52	129%	\$ 2,036.35	\$ 2,379.35	\$ 2,059.35
Cell Tower Income	342.53	26,000.00	\$ 24,703.98	95%	\$ 2,505.13	\$ 2,505.13	\$ 2,505.13
TOTAL MONTHLY INCOME		\$ 3,991,000.00	\$ 3,535,820.40	89%	\$ 330,433.53	\$ 343,503.62	\$ 402,187.51

Ryan M. Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority**X.B****Meeting Date March 11, 2025****Treasurer's
Cash Report - Payroll - February 2025****Payroll - EFT transfers**

(Automatic withdraw)

Pay Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
2/6/2025	EFT	Salaries (Net)	426.10	\$ 12,704.15
2/6/2025	EFT	Payroll taxes	201.50	\$ 5,204.52
2/6/2025	EFT	Paychex Fee	400.11	\$ 97.90
TOTAL				\$ 18,006.57
2/13/2025	EFT	Salaries (Net)	426.10	\$ 12,889.64
2/13/2025	EFT	Payroll taxes	201.50	\$ 5,300.78
2/13/2025	EFT	Paychex Fee	400.11	\$ 89.90
TOTAL				\$ 18,280.32
2/20/2025	EFT	Salaries (Net)	426.10	\$ 13,706.76
2/20/2025	EFT	Payroll taxes	201.50	\$ 5,387.76
2/20/2025	EFT	Paychex Fee	400.11	\$ 122.70
TOTAL				\$ 19,217.22
2/27/2025	EFT	Salaries (Net)	426.10	\$ 12,964.56
2/27/2025	EFT	Payroll taxes	201.50	\$ 5,293.61
2/27/2025	EFT	Paychex Fee	400.11	\$ 102.90
TOTAL				\$ 18,361.07
TOTAL EFT Transfers for month				\$ 73,865.18



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



MONTHLY ENGINEER'S REPORT

Upper Montgomery Joint Authority

Reporting Period: February 12, 2025 to March 11, 2025

SSM File: 110328.2025
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 March 11th Authority Meeting.

1. Miscellaneous Services (.2024)

- **RECAP:** 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:** 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.
- **UPDATE:** Grants were received for the *Pennsburg Pump Station Improvements* to include the cost of the new Generator and installation, as well as the *Manhole Rehabilitation Project* to include a project scope of up to \$79,000.

2. Glenwood Chase Development (.0004)

- **RECAP:** SSM continues to inspect the installation of the house laterals and cleanouts, as needed. So far, approximately 43 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. 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 reminded that the utility pins need to be provided for the pump station property.

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

- **UPDATE:** 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. We are not

sure if the Planning Module was approved by the PA DEP yet, and a cost estimate was received for review. This cost opinion was under-estimated and returned to the Solicitor for further review.

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

- **UPDATE:** Construction work started on February 3, 2025 to include the sewer connections of the four (4) single family homes along Hendricks Road; this work is expected to continue until the Summer of 2025. The Pump Station permit was modified, and upgrades include the installation of VFDs for soft-starts to the existing pumps. A total of 65 units are to be installed on this site. 4 laterals have been installed to date, and a modification must still be made to the influent manhole. Construction is currently on hold due to E&S issues.

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

- **RECAP:** 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.

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

- **UPDATE:** Construction work began in December with the connection of the sewer main to the Authority's manhole along Montgomery Ave. This development is expected to include 38 twin dwellings, 5 single family dwellings, and the connection of 2 existing dwellings for a total of 45 EDUs. Work has been in progress for the past 6 weeks, and they have installed at least three (3) manholes, some sewer main, and five (5) capped laterals.

7. Developer Review – 400 Main Street (.0028)

- **RECAP:** 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. The Planning Module was finalized and transmitted to the Developer's engineer. There are currently no updates.

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

- **RECAP:** 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 in November, and a review letter was submitted to the Authority and the developer. There are currently no updates.

9. 2024 LSA Grant Applications (.0031)

- The following Grant Applications were submitted by the November 30th deadline:

- (1) ***Grabber & Biting 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**. This is to be re-submitted under the ***PA Small Water and Sewer Grant***.
- (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, a UV34 Gas Utility Vehicle, and a truck bed. This is to be re-submitted under the ***PA Small Water and Sewer Grant***.
- (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. This is to be re-submitted under the ***PA Small Water and Sewer Grant***.
- (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. This is to be re-submitted under the ***PA Small Water and Sewer Grant***.
- (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. This is to be re-submitted under the ***PA Small Water and Sewer Grant***.
- (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. This is to be re-submitted under the ***PA Small Water and Sewer Grant***.
- (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. This is to be re-submitted under the ***PA Small Water and Sewer Grant***.

10. 2025 NPDES Permit Renewal and DRBC Docket Renewal (.0032)

- **UPDATE:** SSM is currently in the process of finalizing the NPDES Permit Application for submission to the PA DEP. This is due June 30, 2025, but this process is well underway. The DRBC Docket Amendment is also being prepared, and this is due by the end of March 2025. The Docket Renewal has been drafted and is currently under review. This will be forwarded in the coming weeks for Authority signature.

11. Developer Review – 134 W. Eighth Street (.0033)

- **UPDATE:** A Plan was reviewed last month for the development of a single property, and the Plan Review letter was submitted for the plans associated with the garage connection. The Developer will need to obtain easements across private property.

12. 2024 Chapter 94 Report (.0034)

- **UPDATE:** The 2024 Annual Chapter 94 Report is due to the PA DEP by March 31st. The Report preparation is fully underway. The DRBC Annual Effluent Monitoring Report was submitted to the DRBC by Authority staff by the January 31, 2025 due date.

13. Bid-Phase Services for PAC Chemical (.0035)

- **UPDATE:** Bids were opened and reviewed February 5th. Holland Company, Inc. was the sole bidder, quoting \$3.67 per gallon for 12,500 gallons the first year, totaling \$45,875. The following years will see price increases of \$3.78 per gallon (Year 2) and \$3.89 per gallon (Year 3). Following the Authority and Solicitor's review, SSM will prepare the Notice of Award and Contract Documents.

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.

March 11, 2025

Agenda Item XIV

**UPPER MONTGOMERY JOINT AUTHORITY
Solicitor's Report for February 2025**

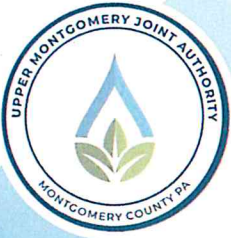
1. Personnel.
 - a. Benefits. Nothing to Report this month.
2. Collection of Delinquent Accounts. Mr. Philips worked to collect outstanding debts on the following accounts:
 - a. 1004 Cedar Leas Court. Mr. Philips has been in communication with the owners of this Property. The Owners responded to our demand that they purchase an EDU of capacity denying the demand. Mr. Philips filed a lien against the property.
 - b. 1007 Cedar Lea Court. Mr. Philips was served with an Answer with New Matter by the Owners. Mr. Philips is in the process of filing a response in the nature of a motion to strike.
 - c. 1013 Cedar Lea Court. Mr. Philips received a response denying the Authority's demand to purchase an additional EDU for their In-Law Suite. A municipal claim was filed against this property.
3. Development Plans.
 - a. 5th Street Development. Nothing new to Report.
 - b. 6th Street Development. Mr. Philips received updated information on this project and has been working with the Developers Counsel to prepare the necessary documents to move the project forward.

Formerly the law firm of Yergey Daylor Allebach Scheffey Picardi

- c. Creekside Village (Formerly Kershner). Nothing New to report.
 - d. Deerfield (Montgomery Avenue) Subdivision. Nothing New to report.
 - e. Glenwood Chase. Mr. Philips has begun drafting the deeds of dedication needed for the system in this project.
 - f. 134 W. 8th Avenue (Sands Ford). Mr. Philips reviewed emails from the Developer's engineer regarding the need for easements for the sewer lateral being proposed. Mr. Philips has requested that the Developer obtain easements from the neighbors and Borough.
4. General Counsel Services.
- a. EDU Enforcement. Mr. Philips continues to work to obtain the required EDU payments from the owners of 1007, 1011 and 1013 Cedar Lea Court.
 - b. Right to Know. Mr. Philips reviewed a RTK request for documents regarding easements on West Alley.
 - c. Glenwood Chase Pump Station. Mr. Philips worked with Mrs. Leister and Staff regarding lighting complaints at the Glenwood Chase Pump Station. Mr. Philips prepared a letter response to the Homeowner regarding the issue.
 - d. Biosolids Project. Mr. Philips continued to work with Mrs. Leister regarding this project.
 - e. Solar Energy Panels. Mr. Philips is working with SRE regarding stormwater. Mr. Philips reviewed the draft stormwater O&M Agreement and reached out to the Township Solicitor.

Respectfully submitted,

Gregory W. Philips, Esquire
Picardi Philips & Ottaviano
Upper Montgomery Joint Authority Solicitor



UPPER MONTGOMERY JOINT AUTHORITY EXECUTIVE DIRECTOR REPORT

March 11, 2025

Treatment Plant Information

Rainfall: 2.60

The plant had fecal violation on February 19, 2025.

The dryer has an oil leak from the rotor swivel. Worth and Company came out to evaluate the issue. The proposal came in at 10k. Let's discuss.

The dryer building roof had some minor repairs on March 4. There are several slight leaks around the collars on the drains.

Dutchland came out to finish the warranty work on the aeration tank as we gear up to put another train back online for the summer.

The centrifuge continued to have vibration issues. GEA was onsite on March 4th to evaluate the unit. It appears that there was product build up in the bowl. It is back in operation.

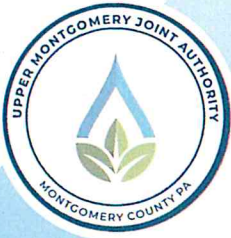
The utility water system has low pressure and fluctuations. Gale Corp will be out to evaluate the Tiger Flow system.

The motor exhaust fan was replaced on the screen building.

Glenwood Chase pump station, the check valves are sticking. It is not yet dedicated to UMJA. MGK will be notified of the issues. Seeding and regrading also still need to be completed.

Committee Information/Safety

UMJA staff held a Safety meeting on March 7, 2025. The topic discussed was Bloodborne Pathogens.



Community Outreach

ACE Weeks 3, 4 and 5 were well attended. We had 24 students.

Week #3 Larry from Conceptual Concepts discussed planning, drafting and design through virtual imaging and 3D videos.

Week #4 H & K did a mini career fair followed by time in the simulator truck with the students.

Week #5 Brubacher Excavating (Deerfield Project) agreed to give the students a field tour to see how sewer and water pipes are installed. Also, this week IT Landis presented on careers in plumbing.

UMJA met with EZ Dock and the Academy of Natural Science to discuss a grant for a dock down at the edge of the peninsula. This will allow for the summer programs to have access by kayak or boat for treatment plant tours and educational sessions. UMJA is seeking support letters from Upper Perkiomen High School, Aqua and The Perkiomen Watershed.

Escrows

None opened or closed.

Collection System

The collection system televised Morris Road in Colonial Village. They found one leaking joint in the mainline. We will schedule to have this repaired.

Lateral Inspections

Passed: EG (2) PB (3) RH (1)

Failed: PB (1) waiting on a repair

Property inspections

3 completed