

UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF AUGUST 12th, 2025 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday August 12th, 2025 in the office of the Plant Administration Building, Mensch Dam Road, Pennsburg, Pennsylvania.

I. EXECUTIVE SESSION

None.

II. CALL TO ORDER

Mr. Ritchey, Vice-Chair called the meeting to order at 7:09 p.m.

III. PLEDGE OF ALLEGIANCE

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

V. ROLL CALL

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

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

Also, in attendance were:

Jennifer Leister, Executive Director
Gregory Philips, Picardi, Philips & Ottaviano, Solicitor
Jamie Lorah, SSM Group

VI. VISITORS

None.

VII. PUBLIC COMMENT PERIOD

None.

VIII. MINUTES APPROVAL

Mr. Ritchey noted the Minutes of the July 8th, 2025 meeting had been distributed previously and are presented tonight for approval. Mr. Ritchey asked if there were any corrections to the minutes. Mr. Pugh moved to approve the minutes and Mrs. Paul 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. Gery and it was unanimously approved.

XI. FINANCIAL REPORTS

The Financial Reports were circulated for review and discussed.

XII. BILLS FOR PAYMENT

Mrs. Gery 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. Pugh seconded the motion and it was unanimously approved.

XVI. UNFINISHED BUSINESS

Action Item: Resolution 2025-15 is presented for the board's discussion and vote.

Mr. Philips presented Resolution 2025-15 awarding Phase I Services Proposal for the Aerobic Digester and Biosolids Improvement Project to Worth and Company and authorizing continued negotiation by the Solicitor and appropriate Officials to finalize contractual Terms for a Design-Build Contract. Mrs. Paul made a motion to approve Resolution 2025-15 and Mr. Pugh seconded the motion. The motion was unanimously approved.

Action Item: Resolution 2025-14 is presented for the board's discussion and vote.

Mr. Philips presented 2025-14 Adopting and Establishing a Water Meter Deduction Program and Associated Fees. The Board agreed to modify the current deduct meter process but did not approve the resolution.

The Board reviewed a request from Rose Weischedel and Linda Moore for an adjustment to their quarterly invoice for Upper Perkiomen Manor and determined that they are unable to grant the request.

XVII. NEW BUSINESS

Mrs. Leister proposed a three-month extension to the Freeport Energy Contract. This extension is necessary as the current contract is set to expire before the Solar Project becomes operational. Mrs. Gery moved to approve the extension, and Mrs. Paul seconded the motion. The motion was then unanimously approved.

Mrs. Leister presented a proposal from Sherwood Logan and Associates for an air purification system at the Pennsburg Pump Station to address odor complaints. Mr. Gaudreau made a motion to approve the proposal. Mrs. Paul seconded the motion and it was approved.

Mrs. Leister presented a renewal proposal from Denali for Sludge Hauling and Land Application Services, increasing sludge hauling rates from \$26.25 to \$30.00 per ton and land application rates from \$48.80 to \$57.00 per ton. Mrs. Gery moved to approve the proposal, and Mr. Gaudreau seconded the motion. The motion was unanimously approved.

XVIII. ADDITIONAL BUSINESS

None.

XIX. ADJOURNMENT

Mrs. Gery made a motion to adjourn the meeting.
Mr. Ritchey adjourned the public meeting at 9:02 p.m.

Respectfully submitted,



Secretary (Assistant Secretary)

Upper Montgomery Joint Authority

X.A

Meeting Date

August 12, 2025

Treasurer's Report - Account Balances as of

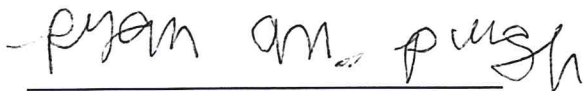
July 31, 2025

QNB Accounts

Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Operating Checking	1284	43,241.35	190,355.45		(204,993.85)	16.79	28,619.74
Special Checking	1300	8,480.88	129,430.22		(128,069.22)	8.15	9,850.03
Rental Income	4741	506.86	217,166.03		(113,415.35)		104,257.54
Rental - Credit Card Income	2050	180.51	138,289.78		(56,540.28)	7.53	81,937.54
Revenue Fund	0478	412,826.74	172,718.55		(415,332.85)	232.63	170,445.07
Bond Redemption	0486	499.37				0.21	499.58
Depreciation Reserve	0494	12,234.83	5,475.00			7.61	17,717.44
Debt Service Fund	0544	233,950.12	100,663.67			364.36	334,978.15
Debt Service Reserve Fund	0551	1,216,315.15				1,435.92	1,217,751.07
Totals		\$ 1,928,235.81	\$ 954,098.70	\$ -	\$ (918,351.55)	\$ 2,073.20	\$ 1,966,056.16

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	43,347.68				29.45	43,377.13
Perkiomen School	0635	2,294.38				0.98	2,295.36
Jefferson Street O&M	0676	29,860.50				20.29	29,880.79
P&B Partitions	0684	1,367.99				0.58	1,368.57
Lateral Projects	0734	6,919.73				2.94	6,922.67
Craig Building Group	4504	1,174.95			(1,074.50)	0.16	100.61
Stonegate	6400	4,988.44			(432.25)	1.98	4,558.17
Arlington Subdivision	6459	2,996.78			(42.00)	1.26	2,956.04
NB at Deerfield LLC	7747	91.67	8,270.00		(4,367.64)	2.17	3,996.20
189 Main St Assoc LP	7853	8,118.85				3.45	8,122.30
Creekside (Forestar)	7804	3,336.36				1.42	3,337.78
Creekside (Forestar) Construction	7812	46,157.96			(2,055.23)	30.32	44,133.05
Sands Bros. Partnership LP	8562	441.59			(341.59)	0.08	100.08
Sands Bros. Construction	9248	43,703.83			(538.28)	29.50	43,195.05
Totals		\$ 194,800.71	\$ 8,270.00		\$ (8,851.49)	\$ 124.58	\$ 194,343.80



Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of

July 31, 2025

INCOME		2025-2026 Budget	Total to Date	%	July	June	May
Grant	354.04		\$ 212,296.00			10,134.00	202,162.00
Rentals	364.10	4,417,916.00	\$ 1,012,144.65	23%	\$ 339,113.60	352,071.26	320,959.79
EDU's	364.20		\$ 75,239.00			45,753.00	29,486.00
Certifications	364.30	7,000.00	\$ 1,970.00	28%	\$ 815.00	490.00	665.00
Laterals	364.40	25,000.00	\$ 30,650.00	123%	\$ 14,525.00	7,025.00	9,100.00
Other Income	364.50		\$ -				
Inspections	364.60		\$ -				
Legal Fee Reimbursement	364.70		\$ -				
FOG Program	364.80		\$ -				
Interest Income	341.10	18,000.00	\$ 6,294.92	35%	\$ 2,076.14	1,871.40	2,347.38
Cell Tower Income	342.53	26,000.00	\$ 7,515.39	29%	\$ 2,505.13	2,505.13	2,505.13
TOTAL MONTHLY INCOME		\$ 4,493,916.00	\$ 1,346,109.96	30%	\$ 359,034.87	\$ 419,849.79	\$ 567,225.30

Ryan M. Pugh
 Ryan Pugh, Treasurer

Upper Montgomery Joint Authority**X.B****Meeting Date August 12, 2025****Treasurer's
Cash Report - Payroll - July 2025****Payroll - EFT transfers**

(Automatic withdraw)

Pay Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
7/3/2025	EFT	Salaries (Net)	426.10	\$ 13,629.72
7/3/2025	EFT	Payroll taxes	201.50	\$ 5,756.68
7/3/2025	EFT	QuickBooks Fee	400.11	\$ 41.80
TOTAL				\$ 19,428.20
7/10/2025	EFT	Salaries (Net)	426.10	\$ 13,644.52
7/10/2025	EFT	Payroll taxes	201.50	\$ 5,753.67
7/10/2025	EFT	QuickBooks Fee	400.11	\$ 41.80
TOTAL				\$ 19,439.99
7/17/2025	EFT	Salaries (Net)	426.10	\$ 14,362.06
7/17/2025	EFT	Payroll taxes	201.50	\$ 5,880.00
7/17/2025	EFT	QuickBooks Fee	400.11	\$ 41.80
TOTAL				\$ 20,283.86
7/24/2025	EFT	Salaries (Net)	426.10	\$ 13,510.76
7/24/2025	EFT	Payroll taxes	201.50	\$ 5,682.43
7/24/2025	EFT	QuickBooks Fee	400.11	\$ 41.80
TOTAL				\$ 19,234.99
7/31/2025	EFT	Salaries (Net)	426.10	\$ 13,492.36
7/31/2025	EFT	Payroll taxes	201.50	\$ 5,589.71
7/31/2025	EFT	QuickBooks Fee	400.11	\$ 41.80
TOTAL				\$ 19,123.87
TOTAL EFT Transfers for month				\$ 97,510.91



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