

UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF SEPTEMBER 9th, 2025 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday September 9th, 2025 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 7:03 p.m.

III. PLEDGE OF ALLEGIANCE

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

V. ROLL CALL

William Ingram, Chairman, called the roll. The following board members were present:

William Ingram
Ryan Pugh
Donna Paul - absent
Leon Ritchey - absent
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. Ingram noted the Minutes of the August 12th, 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.

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. Gaudreau 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. Mrs. Gery seconded the motion it was unanimously approved.

XVI. UNFINISHED BUSINESS

Mrs. Leister presented the Board with an updated proposal from PMRS for review. She noted that the current accrual rate of 0.4% is below industry standards and recommended that it be increased to align with the standard rate.

After reviewing and discussing the three proposed options, the Board agreed to the following changes:

1. Increase the accrual rate to 1.25%.
2. Reduce the vesting service requirement from 7 years to 5 years.
3. Set eligibility for benefits after 90 days, in line with other benefit packages.

Mrs. Leister informed the Board that she has been in communication with the resident of 134 Main Street in East Greenville. The resident was displaced in 2024 due to a fire at the property and has since been residing in temporary housing. The resident is requesting forgiveness of an outstanding invoice, which has accrued penalties and attorney fees.

After discussion, the Board agreed to implement a policy to freeze fees for fire victims until service is restored at their property. Additionally, the Board agreed that if the resident had

satisfied all charges prior to the fire, any subsequent penalties and attorney fees would be removed from the account.

XVII. NEW BUSINESS

At Mr. Philips' request, Mr. Ingram executed the Design-Build Contract with Worth and Company, Inc. for the Biosolids Project. The contract outlines the design and construction services to be provided for the project, and its execution was completed in accordance with the Board's prior direction.

Action Item: Resolution 2025-16 is presented for the board's discussion and vote.

Mr. Philips presented the 2026 Minimum Municipal Obligation (MMO) Pension Plan Resolution 2025-16 for consideration. Mr. Pugh made a motion to approve the Resolution 2025-16 and Mrs. Gery seconded the motion. It was unanimously approved.

XVIII. ADDITIONAL BUSINESS

None.

XIX. ADJOURNMENT

Mr. Pugh made a motion to adjourn the meeting.
Mr. Ingram adjourned the public meeting at 8:48 p.m.

Respectfully submitted,


Secretary (Assistant Secretary)

Upper Montgomery Joint Authority

X.A

Meeting Date

September 09, 2025

Treasurer's Report - Account Balances as of

August 31, 2025

QNB Accounts

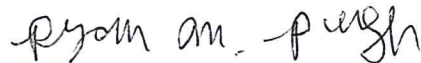
Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Operating Checking	1284	28,619.74	225,294.52		(209,510.61)	17.01	44,420.66
Special Checking	1300	9,850.03	37,775.27		(36,027.65)	4.84	11,602.49
Rental Income	4741	104,257.54	230,078.20		(333,818.88)		516.86
Rental - Credit Card Income	2050	81,937.54	105,460.60		(187,210.10)	4.40	192.44
Revenue Fund	0478	170,445.07	542,795.07		(361,500.25)	282.80	352,022.69
Bond Redemption	0486	499.58				0.22	499.80
Depreciation Reserve	0494	17,717.44	5,475.00			10.27	23,202.71
Debt Service Fund	0544	334,978.15	100,663.67			488.72	436,130.54
Debt Service Reserve Fund	0551	1,217,751.07				1,483.99	1,219,235.06
Totals		\$ 1,966,056.16	\$ 1,247,542.33	\$ -	\$ (1,128,067.49)	\$ 2,292.25	\$ 2,087,823.25

QNB Loan Account

Account Name	last 4 digits of acct #	Beginning Balance	Advances	Service Fees	Payments	Interest Paid	Ending Balance
Loan-SRB 2025 Bond \$8.5Mil	4311	52,566.78					52,566.78
Totals		\$ 52,566.78	\$ -	\$ -	\$ -	\$ -	\$ 52,566.78

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	43,377.13	49.50		(214.50)	30.35	43,242.48
Perkiomen School	0635	2,295.36				1.00	2,296.36
Jefferson Street O&M	0676	29,880.79				20.96	29,901.75
P&B Partitions	0684	1,368.57			(1,368.62)	0.05	0.00
Lateral Projects	0734	6,922.67	10,132.00		(675.00)	4.60	16,384.27
Craig Building Group	4504	100.61	2,000.00		(613.00)	0.54	1,488.15
Stonegate	6400	4,558.17			(33.00)	1.99	4,527.16
Arlington Subdivision	6459	2,956.04				1.30	2,957.34
NB at Deerfield LLC	7747	3,996.20	10,000.00		(2,941.98)	2.13	11,056.35
189 Main St Assoc LP	7853	8,122.30			(42.00)	3.54	8,083.84
Creekside (Forestar)	7804	3,337.78				1.46	3,339.24
Creekside (Forestar) Construction	7812	44,133.05			(1,628.11)	30.21	42,535.15
Sands Bros. Partnership LP	8562	100.08				0.04	100.12
Sands Bros. Construction	9248	43,195.05			(192.00)	30.20	43,033.25
Totals		\$ 194,343.80	\$ 22,181.50		\$ (7,708.21)	\$ 128.37	\$ 208,945.46



Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of

August 31, 2025

INCOME		2025-2026 Budget	Total to Date	%	August	July	June
Grant	354.04		\$ 212,296.00				10,134.00
Rentals	364.10	4,417,916.00	\$ 1,333,799.35	30%	\$ 321,654.70	\$ 339,113.60	352,071.26
EDU's	364.20		\$ 90,263.00		\$ 15,024.00		45,753.00
Certifications	364.30	7,000.00	\$ 3,055.00	44%	\$ 1,085.00	\$ 815.00	490.00
Laterals	364.40	25,000.00	\$ 42,875.00	172%	\$ 12,225.00	\$ 14,525.00	7,025.00
Other Income	364.50		\$ -				
Inspections	364.60		\$ -				
Legal Fee Reimbursement	364.70		\$ -				
FOG Program	364.80		\$ -				
Interest Income	341.10	18,000.00	\$ 8,591.77	48%	\$ 2,296.85	\$ 2,076.14	1,871.40
Cell Tower Income	342.53	26,000.00	\$ 10,020.51	39%	\$ 2,505.12	\$ 2,505.13	2,505.13
TOTAL MONTHLY INCOME		\$ 4,493,916.00	\$ 1,700,900.63	38%	\$ 354,790.67	\$ 359,034.87	\$ 419,849.79

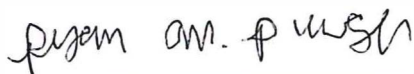
Ryan M. Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority**X.B****Meeting Date**~~**August 12, 2025**~~**September 9, 2025****Treasurer's****Cash Report - Payroll - August 2025****Payroll - EFT transfers**

(Automatic withdraw)

Pay Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
8/7/2025	EFT	Salaries (Net)	426.10	\$ 13,905.12
8/7/2025	EFT	Payroll taxes	201.50	\$ 5,941.59
8/7/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 19,898.96
8/14/2025	EFT	Salaries (Net)	426.10	\$ 13,564.23
8/14/2025	EFT	Payroll taxes	201.50	\$ 5,732.91
8/14/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 19,349.39
8/21/2025	EFT	Salaries (Net)	426.10	\$ 14,332.83
8/21/2025	EFT	Payroll taxes	201.50	\$ 5,880.32
8/21/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 20,265.40
8/28/2025	EFT	Salaries (Net)	426.10	\$ 13,450.20
8/28/2025	EFT	Payroll taxes	201.50	\$ 5,656.58
8/28/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 19,159.03
TOTAL EFT Transfers for month				\$ 78,672.78



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