

UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF OCTOBER 14th, 2025 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday October 14th, 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 7:18 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
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. Ingram noted the Minutes of the September 9th, 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

Mrs. Paul 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 it was unanimously approved.

XVI. UNFINISHED BUSINESS

Action Item: Approval of Proposal from Barry Isett and Approval of Resolution 2025-17 – Vacate Mensch Dam Road

Mr. Ingram presented a Proposal from Barry Isett for Professional Project Management and Engineering services related to the Biosolids Project Upgrade in the amount of \$17,500.00.

Mr. Ingram presented Resolution 2025-17 to vacate Mensch Dam Road, accept Deed of Dedication, and execute Easement.

Mr. Pugh made a motion to approve the Barry Isett Proposal and Resolution 2025-17. Mrs. Paul seconded the motion and it was unanimously approved.

XVII. NEW BUSINESS

Mr. Sands submitted a request for the release of financial security for 134 West 8th Street, Pennsburg, as construction has been completed. The board agreed to release \$38,546.00 from Escrow. A contingency amount will be held by UMJA until the 12-month Maintenance Agreement expires.

Proposals for the Final Clarifiers Weir and Baffle Replacement were presented from Worth and Company, Inc., PAC Two, and Blooming Glen.

Mr. Pugh made a motion to approve the lowest bid proposal from Worth and Company, Inc. in the amount of \$61,700.00. Mr. Ritchey seconded the motion and it was unanimously approved.

Proposals for the Primary Skimmer Arm Replacement were presented from Municipal Maintenance and Worth and Company, Inc.

Mr. Pugh made a motion to approve the lowest bid proposal from Municipal Maintenance in the amount of \$24,130.00. Mrs. Gery seconded the motion and it was unanimously approved.

XVIII. ADDITIONAL BUSINESS

The Board discussed implementing a High Strength Waste Program to address the Fats, Oils, and Grease (FOG) being discharged to the treatment plant. This program will coincide with the existing FOG Program currently in place but will hold businesses and industries more accountable for the maintenance and performance of their grease traps.

XIX. ADJOURNMENT

Mr. Pugh made a motion to adjourn the meeting.

Mr. Ingram adjourned the public meeting at 9:01 p.m.

Respectfully submitted,


Secretary (Assistant Secretary)

Meeting Date

October 14, 2025

Treasurer's Report - Account Balances as of

September 30, 2025

QNB Accounts

Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Operating Checking	1284	44,420.66	222,129.24		(204,596.26)	20.18	61,973.82
Special Checking	1300	11,602.49	10,357.13		(11,725.75)	2.69	10,236.56
Rental Income	4741	516.86	262,874.53		(262,874.53)	37.88	554.74
Rental - Credit Card Income	2050	192.44	153,988.09		(153,988.09)	7.10	199.54
Revenue Fund	0478	352,022.69	444,628.29		(328,267.91)	244.05	468,627.12
Bond Redemption	0486	499.80				0.20	500.00
Depreciation Reserve	0494	23,202.71	5,475.00			16.28	28,693.99
Debt Service Fund	0544	436,130.54	100,663.67			565.99	537,360.20
Debt Service Reserve Fund	0551	1,219,235.06				1,346.50	1,220,581.56
Totals		\$ 2,087,823.25	\$ 1,200,115.95	\$ -	\$ (961,452.54)	\$ 2,240.87	\$ 2,328,727.53

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	23,685.23				76,252.01
Totals		\$ 52,566.78	\$ 23,685.23	\$ -	\$ -	\$ -	\$ 76,252.01

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	43,242.48			(3,565.91)	25.77	39,702.34
Perkiomen School	0635	2,296.36				0.91	2,297.27
Jefferson Street O&M	0676	29,901.75				19.00	29,920.75
Lateral Projects	0734	16,384.27	16,247.21		(3,860.00)	12.09	28,783.57
Craig Building Group	4504	1,488.15			(184.50)	0.53	1,304.18
Stonegate	6400	4,527.16				1.80	4,528.96
Arlington Subdivision	6459	2,957.34			(16.50)	1.17	2,942.01
NB at Deerfield LLC	7747	11,056.35			(3,080.30)	3.57	7,979.62
189 Main St Assoc LP	7853	8,083.84				3.22	8,087.06
Creekside (Forestar)	7804	3,339.24				1.33	3,340.57
Creekside (Forestar) Construction	7812	42,535.15				27.03	42,562.18
Sands Bros. Partnership LP	8562	100.12				0.04	100.16
Sands Bros. Construction	9248	43,033.25			(33.00)	27.34	43,027.59
Totals		\$ 208,945.46	\$ 16,247.21	\$ -	\$ (10,740.21)	\$ 123.80	\$ 214,576.26



Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of

September 30, 2025

INCOME		2025-2026 Budget	Total to Date	%	September	August	July
Grant	354.04		\$ 212,296.00				
Rentals	364.10	4,417,916.00	\$ 1,741,672.34	39%	\$ 407,872.99	\$ 321,654.70	\$ 339,113.60
EDU's	364.20		\$ 105,514.00		\$ 15,251.00	\$ 15,024.00	
Certifications	364.30	7,000.00	\$ 3,860.00	55%	\$ 805.00	\$ 1,085.00	\$ 815.00
Laterals	364.40	25,000.00	\$ 49,750.00	199%	\$ 6,875.00	\$ 12,225.00	\$ 14,525.00
Other Income	364.50		\$ -				
Inspections	364.60		\$ 434.76		\$ 434.76		
Legal Fee Reimbursement	364.70		\$ -				
FOG Program	364.80		\$ -				
Interest Income	341.10	18,000.00	\$ 10,844.73	60%	\$ 2,252.96	\$ 2,296.85	\$ 2,076.14
Cell Tower Income	342.53	26,000.00	\$ 12,525.63	48%	\$ 2,505.12	\$ 2,505.12	\$ 2,505.13
TOTAL MONTHLY INCOME		\$ 4,493,916.00	\$ 2,136,897.46	48%	\$ 435,996.83	\$ 354,790.67	\$ 359,034.87



Ryan Pugh, Treasurer

Upper Montgomery Joint Authority**X.B****Meeting Date October 14, 2025****Treasurer's
Cash Report - Payroll - September 2025****Payroll - EFT transfers**

(Automatic withdraw)

Pay Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
9/4/2025	EFT	Salaries (Net)	426.10	\$ 14,214.48
9/4/2025	EFT	Payroll taxes	201.50	\$ 6,099.38
9/4/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 20,366.11
9/11/2025	EFT	Salaries (Net)	426.10	\$ 13,559.70
9/11/2025	EFT	Payroll taxes	201.50	\$ 5,713.73
9/11/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 19,325.68
9/18/2025	EFT	Salaries (Net)	426.10	\$ 14,247.08
9/18/2025	EFT	Payroll taxes	201.50	\$ 5,823.66
9/18/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 20,122.99
9/25/2025	EFT	Salaries (Net)	426.10	\$ 13,492.50
9/25/2025	EFT	Payroll taxes	201.50	\$ 5,683.29
9/25/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 19,228.04
TOTAL EFT Transfers for month				\$ 79,042.82



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