

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

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday November 11th, 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 7:01 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  
Ryan Pugh  
Donna Paul  
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**

1. Neil Stein - Kalin Stewart Attorneys at Law for Sal Lapio Homes (East 5<sup>th</sup> St.)
2. Joe Lanier and Bill – Green Tree Group Contracting, LLC (241 Jefferson St.)

## VII. PUBLIC COMMENT PERIOD

Mr. Joe Lanier from Green Tree Group Contracting addressed the Board regarding the property at 241 Jefferson Street in East Greenville. The site includes a home that will be demolished and an old factory that is proposed to be converted into 16 residential units. The parcel currently has 2 EDU's assigned, and Mr. Lanier requested relief from purchasing the additional 14 EDU's required. The Board informed Mr. Lanier that the additional EDU's must be purchased for each residence in accordance with the Authority's Rules and Regulations.

Mr. Neil Stein, solicitor for Sal Lazio Homes, presented proposals to connect the properties at East 5th Street in East Greenville to the public sewer. He proposed two options: 1) tie two grinder lines into an existing gravity lateral within the Washington Street right-of-way, or 2) install separate laterals into the main on Washington Street. The Authority's engineer explained that the preferred connection method is a single 6" or 8" main extension with a manhole. The Board agreed to take the proposals under advisement and will make a decision on or before the December Board meeting.

## VIII. MINUTES APPROVAL

Mr. Ingram noted the Minutes of the October 14th, 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 Mrs. Gery 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. 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. Mrs. Gery seconded the motion it was unanimously approved.

## XVI. UNFINISHED BUSINESS

Mrs. Leister provided the Board with an update on both the Biosolids and Solar Project upgrades.

## XVII. NEW BUSINESS

The Board discussed the possibility of allowing connections outside the Act 537 service area and ultimately decided not to expand the service area at this time, but will continue to review out-of-service-area connection inquiries on a case-by-case basis.

### **Action Items:**

1. Approval of Grant Resolution 2025-18 - Vehicle Purchase
2. Approval of Grant Resolution 2025-19 - East Greenville Borough – Colonial Drive Sanitary Sewer Lateral Rehabilitation
3. Approval of Grant Resolution 2025-20 - East Greenville Borough – Valley, Forge, and 4<sup>th</sup> Street Sanitary Sewer Lateral Rehabilitation
4. Approval of Grant Resolution 2025-21 - East Greenville Borough – Hamilton, Blaker, State and 3<sup>rd</sup> Street Sanitary Sewer Lateral Rehabilitation
5. Approval of Grant Resolution 2025-22 - Primary Clarifiers Drive/Arm Replacement
6. Approval of Grant Resolution 2025-23 - Pump Station Security Upgrades
7. Approval of Grant Resolution 2025-24 - OBIC Manhole Lining

Mrs. Paul made a motion to approve the Resolutions as presented. Mr. Pugh seconded the motion and it was unanimously approved.

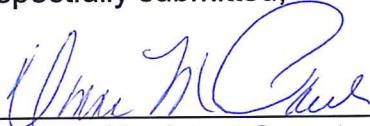
## XVIII. ADDITIONAL BUSINESS

Mrs. Leister informed the Board of a billing issue within Red Hill. Red Hill Water inadvertently switched the meters of two residents, resulting in incorrect consumption being billed. Red Hill Water has agreed to credit the customer who was overbilled, and that resident has requested a similar credit from UMJA. The Board agreed that this was not an UMJA error, as UMJA relies on consumption data provided by Red Hill Water. Therefore, the resident will need to contact Red Hill Water for any additional credit related to consumption they did not use.

## XIX. ADJOURNMENT

Mrs. Gery made a motion to adjourn the meeting. Mr. Pugh seconded the motion. Mr. Ingram adjourned the public meeting at 8:17 p.m.

Respectfully submitted,

  
Diane M. Paul  
Secretary (Assistant Secretary)

Upper Montgomery Joint Authority

X.A

Meeting Date

November 11, 2025

Treasurer's Report - Account Balances as of

October 31, 2025

QNB Accounts

Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Bio Solids Upgrade Checking	1225	-	2,974.89		(2,974.89)		-
Operating Checking	1284	61,973.82	208,940.34		(206,179.37)	19.39	64,754.18
Special Checking	1300	10,236.56	53,939.65		(52,629.95)	4.74	11,551.00
Rental Income	4741	554.74	227,236.28		(227,236.28)		554.74
Rental - Credit Card Income	2050	199.54	133,002.01		(133,002.01)	6.79	206.33
Revenue Fund	0478	468,627.12	426,034.17		(315,079.01)	514.65	580,096.93
Bond Redemption	0486	500.00				0.22	500.22
Depreciation Reserve	0494	28,693.99	5,475.00			23.15	34,192.14
Debt Service Fund	0544	537,360.20	100,663.67			751.98	638,775.85
Debt Service Reserve Fund	0551	1,220,581.56				1,533.92	1,222,115.48
<b>Totals</b>		<b>\$ 2,328,727.53</b>	<b>\$ 1,158,266.01</b>	<b>\$ -</b>	<b>\$ (937,101.51)</b>	<b>\$ 2,854.84</b>	<b>\$ 2,552,746.87</b>

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	76,252.01	2,974.89				79,226.90
<b>Totals</b>		<b>\$ 76,252.01</b>	<b>\$ 2,974.89</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 79,226.90</b>

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	39,702.34	3,023.83		(16.50)	30.90	42,740.57
Perkiomen School	0635	2,297.27				1.04	2,298.31
Jefferson Street O&M	0676	29,920.75				21.64	29,942.39
Lateral Projects	0734	28,783.57			(6,686.70)	14.87	22,111.74
Craig Building Group	4504	1,304.18			(175.50)	0.54	1,129.22
Stonegate	6400	4,528.96				2.05	4,531.01
Arlington Subdivision	6459	2,942.01	2,942.29		(2,942.29)	1.09	2,943.10
NB at Deerfield LLC	7747	7,979.62	3,080.30		(2,114.68)	4.61	8,949.85
189 Main St Assoc LP	7853	8,087.06				3.65	8,090.71
Creekside (Forestar)	7804	3,340.57				1.51	3,342.08
Creekside (Forestar) Construction	7812	42,562.18			(5,613.35)	27.46	36,976.29
Sands Bros. Partnership LP	8562	100.16			(100.17)	0.01	(0.00)
Sands Bros. Construction	9248	43,027.59	100.17		(39,400.42)	14.19	3,741.53
		<b>\$ 214,576.26</b>	<b>\$ 9,146.59</b>	<b>\$</b>	<b>\$ (57,049.61)</b>	<b>\$ 123.56</b>	<b>\$ 166,796.80</b>

*Ryan M. Pugh*

Ryan Pugh, Treasurer

## Treasurer's Report - Account Balances as of

October 31, 2025

INCOME	2025-2026 Budget	Total to Date	%	October	September	August
Grant	354.04	\$ -				
Rentals	364.10	\$ 2,089,537.17	47%	\$ 347,864.83	\$ 407,872.99	\$ 321,654.70
EDU's	364.20	\$ 166,518.00		\$ 61,004.00	\$ 15,251.00	\$ 15,024.00
Certifications	364.30	\$ 4,910.00	70%	\$ 1,050.00	\$ 805.00	\$ 1,085.00
Laterals	364.40	\$ 25,000.00	241%	\$ 10,525.00	\$ 6,875.00	\$ 12,225.00
Other Income	364.50	\$ -				
Inspections	364.60	\$ 469.21			\$ 469.21	
Legal Fee Reimbursement	364.70	\$ -				
FOG Program	364.80	\$ 150.00		\$ 150.00		
Interest Income	341.10	\$ 13,714.44	76%	\$ 2,869.71	\$ 2,252.96	\$ 2,296.85
Cell Tower Income	342.53	\$ 17,592.24	68%	\$ 5,066.61	\$ 2,505.12	\$ 2,505.12
<b>TOTAL MONTHLY INCOME</b>	<b>\$ 4,493,916.00</b>	<b>\$ 2,353,166.06</b>	<b>52%</b>	<b>\$ 428,530.15</b>	<b>\$ 436,031.28</b>	<b>\$ 354,790.67</b>



Ryan Pugh, Treasurer

Upper Montgomery Joint Authority

X.B

Meeting Date November 11, 2025

**Treasurer's  
Cash Report - Payroll - October 2025**

**Payroll - EFT transfers**

(Automatic withdraw)

Pay Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
10/2/2025	EFT	Salaries (Net)	426.10	\$ 13,376.39
10/2/2025	EFT	Payroll taxes	201.50	\$ 5,593.17
10/2/2025	EFT	QuickBooks Fee	400.11	\$ 41.80
		<b>TOTAL</b>		<b>\$ 19,011.36</b>
10/9/2025	EFT	Salaries (Net)	426.10	\$ 13,496.23
10/9/2025	EFT	Payroll taxes	201.50	\$ 5,716.46
10/9/2025	EFT	QuickBooks Fee	400.11	\$ 41.80
		<b>TOTAL</b>		<b>\$ 19,254.49</b>
10/16/2025	EFT	Salaries (Net)	426.10	\$ 13,353.80
10/16/2025	EFT	Payroll taxes	201.50	\$ 5,620.55
10/16/2025	EFT	QuickBooks Fee	400.11	\$ 41.80
		<b>TOTAL</b>		<b>\$ 19,016.15</b>
10/23/2025	EFT	Salaries (Net)	426.10	\$ 14,357.99
10/23/2025	EFT	Payroll taxes	201.50	\$ 5,938.60
10/23/2025	EFT	QuickBooks Fee	400.11	\$ 41.80
		<b>TOTAL</b>		<b>\$ 20,338.39</b>
10/30/2025	EFT	Salaries (Net)	426.10	\$ 13,422.90
10/30/2025	EFT	Payroll taxes	201.50	\$ 5,580.36
10/30/2025	EFT	QuickBooks Fee	400.11	\$ 41.80
		<b>TOTAL</b>		<b>\$ 19,045.06</b>
		<b>TOTAL EFT Transfers for month</b>		<b>\$ 96,665.45</b>

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