

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

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday December 9th, 2025 in the office of the Plant Administration Building, Mensch Dam Road, Pennsburg, Pennsylvania.

I. CALL TO ORDER

Mr. Ingram, Chair called the meeting to order at 7:00 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 - absent
Gregory Gaudreau
Kimberly Gery

Also, in attendance were:

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

V. VISITORS

Greg Ede – Styer Associates

Mr. Ede reported that the audit that Styer Associates completed for the fiscal year 5/1/24 through 4/30/25 was a clean opinion and contained no management letter.

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

VI. PUBLIC COMMENT PERIOD

None.

VII. MINUTES APPROVAL

Mr. Ingram noted the Minutes of the November 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. Gery and it was unanimously approved.

X. FINANCIAL REPORTS

The Financial Reports were circulated for review and discussed.

XI. 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.

XIII. UNFINISHED BUSINESS

Action Item: Approval of Resolution 2025-25 Amending the PMRS Pension Plan

Resolution 2025-25 was presented to the Board for approval. The Amendment confirms changes previously approved by the Board at the September 9, 2025 meeting, including:

1. Increasing the accrual rate to 1.25%
2. Reducing the vesting service requirement from 7 years to 5 years
3. Establishing eligibility for benefits after 90 days, consistent with other benefit packages.

Mr. Pugh made a motion to approve Resolution 2025-25, and Mrs. Paul seconded the motion. The motion was unanimously approved.

Mr. Phillips provided an update to the Board on the Solar Project. SRE has re-submitted plans in an effort to address the technical issues raised by Conservation. It is anticipated that construction will begin in the spring of 2026.

XIV. NEW BUSINESS

The 2026 board meeting dates on the second Tuesday of each month at 7 p.m. were presented as follows:

Tuesday January 13, 2026
Tuesday February 10, 2026
Tuesday March 10, 2026
Tuesday April 14, 2026
Tuesday May 12, 2026
Tuesday June 9, 2026
Tuesday July 14, 2026
Tuesday August 11, 2026
Tuesday September 8, 2026
Tuesday October 13, 2026
Tuesday November 10, 2026
Tuesday December 8, 2026

Mr. Pugh made a motion to approve and advertise 2026 board meeting dates. Mr. Gaudreau seconded the motion and it was unanimously approved.

Mrs. Leister presented a proposal from Woodard and Curran for the SCADA computer upgrade in the amount of \$35,000.00. Following discussion, Mrs. Gery made a motion to approve the SCADA upgrade. Mr. Gaudreau seconded the motion and it was unanimously approved.

Mrs. Leister presented a Contract Amendment Letter from Worth and Company, Inc. requesting the relocation of \$3,278,506.00 in funds from Phase Two to Phase One of the Biosolids Project. This amendment will increase Purchase Order No. 484 from \$1,811,840.00 to \$5,090,346.00 to cover major equipment purchases for the project. Following discussion, Mr. Pugh made a motion to approve the proposal, which was seconded by Mrs. Paul. Mr. Gaudreau abstained. The motion passed with 4 votes in favor, 0 opposed, and 1 abstention.

XV. ADDITIONAL BUSINESS

Mrs. Lorah spoke about the pending LSA Grants and the sewer main extension plans for 1420 W. 4th Street.

Mrs. Leister provided the Board with information on the proposed Fairview Apartments, Montgomery County's request to complete a lengthy survey for Act 537, her visit to the Delcora Wastewater Treatment Plant, and Pennsburg Nature Preserve.

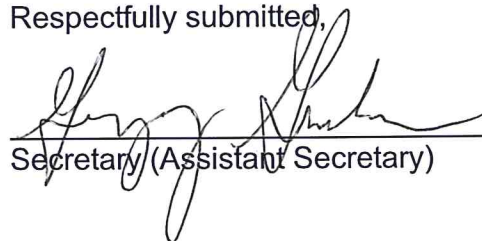
XVI. ADJOURNMENT

Mr. Pugh made a motion to adjourn the meeting.
Mr. Gaudreau seconded the motion.

Mr. Ingram adjourned the public meeting at 8:00 p.m.

The Board held an executive session after the public meeting to discuss personnel matters.

Respectfully submitted,



Secretary (Assistant Secretary)

Meeting Date

December 09, 2025

Treasurer's Report - Account Balances as of

November 30, 2025

QNB Accounts

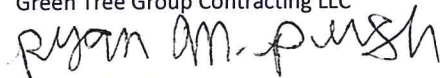
Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Bio Solids Upgrade Checking	1225	-	69,195.75		(69,195.75)		-
Operating Checking	1284	64,754.18	260,427.61		(258,927.83)	28.53	66,282.49
Special Checking	1300	11,551.00	23,012.43		(24,322.13)	3.46	10,244.76
Rental Income	4741	554.74	209,433.54		(209,433.54)		554.74
Rental - Credit Card Income	2050	206.33	101,135.33		(99,948.11)	3.58	1,397.13
Revenue Fund	0478	580,096.93	309,646.31		(381,691.28)	415.91	508,467.87
Bond Redemption	0486	500.22				0.19	500.41
Depreciation Reserve	0494	34,192.14	5,475.00			23.51	39,690.65
Debt Service Fund	0544	638,775.85	100,663.67		(603,982.00)	531.62	135,989.14
Debt Service Reserve Fund	0551	1,222,115.48				1,303.14	1,223,418.62
Totals		\$ 2,552,746.87	\$ 1,078,989.64	\$ -	\$ (1,647,500.64)	\$ 2,309.94	\$ 1,986,545.81

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	79,226.90	69,195.75				148,422.65
Totals		\$ 79,226.90	\$ 69,195.75	\$ -	\$ -	\$ -	\$ 148,422.65

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	42,740.57			(99.00)	26.18	42,667.75
Perkiomen School	0635	2,298.31				0.88	2,299.19
Jefferson Street O&M	0676	29,942.39				18.38	29,960.77
Lateral Projects	0734	22,111.74	16,804.70		(5,832.00)	12.88	33,097.32
Craig Building Group	4504	1,129.22			(336.00)	0.35	793.57
Stonegate	6400	4,531.01				1.73	4,532.74
Arlington Subdivision	6459	2,943.10			(175.50)	1.08	2,768.68
NB at Deerfield LLC	7747	8,949.85				3.44	8,953.29
189 Main St Assoc LP	7853	8,090.71				3.10	8,093.81
Creekside (Forestar)	7804	3,342.08				1.28	3,343.36
Creekside (Forestar) Construction	7812	36,976.29			(535.93)	22.47	36,462.83
Sands Bros. Construction	9248	3,741.53			(909.00)	1.19	2,833.72
DR Horton Creekside	0105	-	10,000.00			1.96	10,001.96
Green Tree Group Contracting LLC	0162	-	10,000.00			1.51	10,001.51
Totals		\$ 166,796.80	\$ 36,804.70	\$ -	\$ (7,887.43)	\$ 96.43	\$ 195,810.50



Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of

November 30, 2025

INCOME		2025-2026 Budget	Total to Date	%	November	October	September
Grant	354.04		\$ -				
Rentals	364.10	4,417,916.00	\$ 2,393,662.70	54%	\$ 304,125.53	\$ 347,864.83	\$ 407,872.99
EDU's	364.20		\$ 167,026.00		\$ 508.00	\$ 61,004.00	\$ 15,251.00
Certifications	364.30	7,000.00	\$ 5,260.00	75%	\$ 350.00	\$ 1,050.00	\$ 805.00
Laterals	364.40	25,000.00	\$ 65,650.00	263%	\$ 5,375.00	\$ 10,525.00	\$ 6,875.00
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	18,000.00	\$ 16,037.26	89%	\$ 2,322.82	\$ 2,869.71	\$ 2,252.96
Cell Tower Income	342.53	26,000.00	\$ 17,592.24	68%		\$ 5,066.61	\$ 2,505.12
TOTAL MONTHLY INCOME		\$ 4,493,916.00	\$ 2,665,847.41	59%	\$ 312,681.35	\$ 428,530.15	\$ 436,031.28

Ryan M. Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority**X.B****Meeting Date December 09, 2025****Treasurer's
Cash Report - Payroll - November 2025****Payroll - EFT transfers**

(Automatic withdraw)

Pay Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
11/6/2025	EFT	Salaries (Net)	426.10	\$ 13,356.97
11/6/2025	EFT	Payroll taxes	201.50	\$ 5,625.92
11/6/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 19,035.14
11/13/2025	EFT	Salaries (Net)	426.10	\$ 13,427.12
11/13/2025	EFT	Payroll taxes	201.50	\$ 5,667.61
11/13/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 19,146.98
11/20/2025	EFT	Salaries (Net)	426.10	\$ 14,307.95
11/20/2025	EFT	Payroll taxes	201.50	\$ 5,866.18
11/20/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 20,226.38
11/26/2025	EFT	Salaries (Net)	426.10	\$ 13,466.52
11/26/2025	EFT	Payroll taxes	201.50	\$ 5,656.95
11/26/2025	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 19,175.72
TOTAL EFT Transfers for month				\$ 77,584.22

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