

UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF JANUARY 13th, 2026 BOARD MEETING

The Reorganization/Business meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday January 13th, 2026, in the office of the Plant Administration Building, Mensch Dam Road, Pennsburg, Pennsylvania.

I. CALL TO ORDER

Mr. Ingram called the meeting to order at 7:05 p.m. In attendance were the following Board Members:

William Ingram – via Zoom
Donna Paul – via Zoom
Ryan Pugh
Leon Ritchey
Gregory Gaudreau; and
Kimberly Gery.

Also, in attendance were:

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

II. PLEDGE OF ALLEGIANCE

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

IV. REORGANIZATION OF THE OFFICERS OF THE BOARD

Mr. Ingram accepted nominations for a temporary Chair. Mrs. Paul made the motion, and Mr. Ritchey seconded the motion to nominate Gregory Philips as temporary Chair. The motion was unanimously approved.

Mr. Philips accepted nominations for Chair. Mr. Pugh nominated Mr. Ingram as Chair for 2026 and Mr. Ritchey seconded the motion. The motion was unanimously approved. As Mr. Ingram was elected as Chair of the Board, Mr. Philips transferred the meeting to Mr. Ingram for the nomination of the remaining officers.

Mr. Ingram accepted nominations for the office of Vice Chair. Ms. Gery nominated Donna Paul as Vice Chair with a second from Mr. Ritchey. The Motion passed unanimously.

Mr. Ingram accepted nominations for the office of Secretary. Ms. Paul Nominated Ms. Gery as Secretary with a second from Mr. Ritchey. The Motion passed unanimously.

Mr. Ingram accepted nominations for the office of Treasurer. Mr. Gaudreau nominated Ryan Pugh as Treasurer with a second from Mr. Ritchey. The Motion passed unanimously.

Mr. Ingram accepted nominations for the position of Assistant Secretary. Mr. Pugh nominated Mr. Gaudreau with a second from Ms. Paul. The motion passed unanimously.

Mr. Ingram accepted nominations for the position of Assistant Treasurer. Mr. Ingram nominated Mr. Ritchey with a second from Ms. Gery. The motion passed unanimously.

REAPPOINTMENT OF EOR, SOLICITOR, FINANCIAL CONSULTANT, AUDITOR

Mr. Ingram requested a motion to re-appoint Spotts, Stevens and McCoy (SSM) as the current Engineer of Record for 2026. Mr. Gaudreau made the motion which was seconded by Mrs. Paul. The motion was unanimously approved.

Mr. Ingram requested a motion to re-appoint Picardi, Philips & Ottaviano Attorneys at Law (PPO Law) as the Authority Solicitor for 2026. Mr. Pugh made the motion which was seconded by Mr. Gaudreau. The motion was unanimously approved.

Mr. Ingram requested a motion to re-appoint Keystone Alliance Consulting as the Authority Financial Consultant for 2026. Mr. Pugh made the motion which was seconded by Mr. Ritchey. The motion was unanimously approved.

Mr. Ingram requested a motion to re-appoint Styer Associates as the Authority Auditor for 2026. Mr. Pugh made the motion which was seconded by Mr. Gaudreau. The motion was unanimously approved.

V. VISITORS

None.

VI. PUBLIC COMMENT PERIOD

None.

VIII. MINUTES APPROVAL

Mr. Ingram noted the Minutes of the December 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. Ingram 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. Ritchey and it was unanimously approved.

XI. FINANCIAL REPORTS

The Financial Reports were circulated for review and discussed.

XII. BILLS FOR PAYMENT

Mr. Pugh 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. Ritchey seconded the motion it was unanimously approved.

XVI. UNFINISHED BUSINESS

Mr. Philips provided an update on the Solar Project, noting that the land development plans have been resubmitted to Upper Hanover Township for approval. Upper Hanover Township is scheduled to vote on the vacation of Mensch Dam Road at its January 13 meeting. Once Mr. Bless of Bless Tools signs the required documents, the solar project is expected to proceed.

Mrs. Leister provided an update on the Worth and Company Biosolids Project Upgrade. Mrs. Leister, along with UMJA staff, William Ingram, AECOM, and Worth and Company, attended a 30% Design-Build meeting at the plant on Monday, January 12. The project is scheduled to begin Phase 2 in mid-February. Mr. Ingram added that all equipment is expected to be onsite at UMJA no later than September 2026, with the project upgrade anticipated to be completed by January 2027.

XVII. NEW BUSINESS

Mr. Philips presented Resolution 2026-01, approving an Amendment to the Master Casting Agreement with the Commonwealth of Pennsylvania. The amendment authorizes PennDOT to adjust sewer manholes to the proper street level and invoice UMJA when repairs are required.

Mr. Pugh made a motion to approve Resolution 2026-01, and Mr. Gaudreau seconded the motion. The motion was unanimously approved.

XVIII. ADDITIONAL BUSINESS

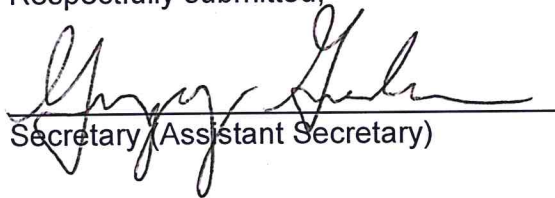
Mrs. Lorah informed the Board that two 2024 LSA Grant submissions have been approved, totaling \$171,066.00. These grants are for the generator and PLC at Red Hill Gun Club, as well as for vehicle and equipment purchases. Two additional grant rounds are still pending.

XIX. ADJOURNMENT

Mrs. Gery made a motion to adjourn the meeting.
Mr. Pugh seconded the motion.

Mr. Ingram adjourned the public meeting at 7:27 p.m.

Respectfully submitted,



Secretary (Assistant Secretary)

Upper Montgomery Joint Authority

X.A

Meeting Date

January 13, 2026

Treasurer's Report - Account Balances as of

December 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	-	907,619.59		(907,619.59)		-
Operating Checking	1284	66,282.49	375,556.38		(374,027.28)	34.87	67,846.46
Special Checking	1300	10,244.76	44,482.98		(30,045.98)	6.40	24,688.16
Rental Income	4741	554.74	302,211.19		(302,211.19)	46.24	600.98
Rental - Credit Card Income	2050	1,397.13	135,942.86		(137,130.08)	7.74	217.65
Revenue Fund	0478	508,467.87	460,615.97		(506,339.05)	303.73	463,048.52
Bond Redemption	0486	500.41				0.22	500.63
Depreciation Reserve	0494	39,690.65	5,475.00			29.73	45,195.38
Debt Service Fund	0544	135,989.14	100,663.67			248.71	236,901.52
Debt Service Reserve Fund	0551	1,223,418.62				1,444.31	1,224,862.93
Totals		\$ 1,986,545.81	\$ 2,332,567.64	\$ -	\$ (2,257,373.17)	\$ 2,121.95	\$ 2,063,862.23

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	148,422.65	907,619.59				1,056,042.24
Totals		\$ 148,422.65	\$ 907,619.59	\$ -	\$ -	\$ -	\$ 1,056,042.24

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	42,667.75				28.99	42,696.74
Perkiomen School	0635	2,299.19				0.98	2,300.17
Jefferson Street O&M	0676	29,960.77				20.36	29,981.13
Lateral Projects	0734	33,097.32			(18,362.51)	10.91	14,745.72
Craig Building Group	4504	793.57			(693.50)	0.12	100.19
Stonegate	6400	4,532.74				1.93	4,534.67
Arlington Subdivision	6459	2,768.68			(506.97)	1.02	2,262.73
NB at Deerfield LLC	7747	8,953.29				3.80	8,957.09
189 Main St Assoc LP	7853	8,093.81				3.44	8,097.25
Creekside (Forestar)	7804	3,343.36				1.42	3,344.78
Creekside (Forestar) Construction	7812	36,462.83			(276.00)	24.64	36,211.47
Sands Bros. Construction	9248	2,833.72				1.21	2,834.93
DR Horton Creekside	0105	10,001.96				4.67	10,006.63
Green Tree Group Contracting LLC	0162	10,001.51				4.67	10,006.18
Totals		\$ 195,810.50	\$ -	\$ -	\$ (19,838.98)	\$ 108.16	\$ 176,079.68



Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of

December 31, 2025

INCOME		2025-2026 Budget	Total to Date	%	December	November	October
Grant	354.04		\$ -				
Rentals	364.10	4,417,916.00	\$ 2,823,070.47	64%	\$ 429,407.77	\$ 304,125.53	\$ 347,864.83
EDU's	364.20		\$ 182,902.00		\$ 15,876.00	\$ 508.00	\$ 61,004.00
Certifications	364.30	7,000.00	\$ 5,960.00	85%	\$ 700.00	\$ 350.00	\$ 1,050.00
Laterals	364.40	25,000.00	\$ 73,125.00	293%	\$ 7,475.00	\$ 5,375.00	\$ 10,525.00
Other Income	364.50		\$ -				
Inspections	364.60		\$ 469.21				
Legal Fee Reimbursement	364.70		\$ -				
FOG Program	364.80		\$ 150.00				\$ 150.00
Interest Income	341.10	18,000.00	\$ 18,170.12	101%	\$ 2,132.86	\$ 2,322.82	\$ 2,869.71
Cell Tower Income	342.53	26,000.00	\$ 22,715.22	87%	\$ 5,122.98		\$ 5,066.61
TOTAL MONTHLY INCOME		\$ 4,493,916.00	\$ 3,126,562.02	70%	\$ 460,714.61	\$ 312,681.35	\$ 428,530.15

Ryan M. Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority

X.B

Meeting Date January 13, 2026

Treasurer's

Cash Report - Payroll - December 2025

Payroll - EFT transfers

(Automatic withdraw)

Paycheck Date	Check #	NAME & DESCRIPTION	Account	AMOUNT	
12/4/2025	EFT	Salaries (Net)	426.10	\$	13,644.81
12/4/2025	EFT	Payroll taxes	201.50	\$	5,818.82
12/4/2025	EFT	QuickBooks Fee	400.11	\$	41.80
TOTAL				\$	19,505.43
12/11/2025	EFT	Salaries (Net)	426.10	\$	13,351.15
12/11/2025	EFT	Payroll taxes	201.50	\$	5,627.96
12/11/2025	EFT	QuickBooks Fee	400.11	\$	41.80
TOTAL				\$	19,020.91
12/18/2025	EFT	Salaries (Net)	426.10	\$	14,506.86
12/18/2025	EFT	Payroll taxes	201.50	\$	6,013.36
12/18/2025	EFT	QuickBooks Fee	400.11	\$	41.80
TOTAL				\$	20,562.02
12/25/2025	EFT	Salaries (Net)	426.10	\$	15,918.39
12/25/2025	EFT	Payroll taxes	201.50	\$	7,121.20
12/25/2025	EFT	QuickBooks Fee	400.11	\$	41.80
TOTAL				\$	23,081.39
1/1/2026	EFT	Salaries (Net)	426.10	\$	13,555.32
1/1/2026	EFT	Payroll taxes	201.50	\$	5,709.03
1/1/2026	EFT	QuickBooks Fee	400.11	\$	41.80
TOTAL				\$	19,306.15
TOTAL EFT Transfers for month				\$	101,475.90



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