

UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF MARCH 10th, 2026 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday March 10th, 2026, 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. In attendance were the following Board members:

William Ingram – via Zoom
Ryan Pugh
Donna Paul
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. VISITORS

Jacqueline Porterfield – East Greenville Borough Councilmember

V. PUBLIC COMMENT PERIOD

None.

VI. MINUTES APPROVAL

Mr. Ingram noted the Minutes of the February 10th, 2026 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. Ritchey seconded the motion. The Minutes were approved unanimously.

VII. 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.

VIII. FINANCIAL REPORTS

The Financial Reports were circulated for review and discussed.

IX. BILLS FOR PAYMENT

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

X. UNFINISHED BUSINESS

Mr. Philips provided the Board with an update on the Solar Project.

Mrs. Leister provided the Board with an update on the Biosolids Project.

Mrs. Leister presented a proposal from PPI for the completion of mainline lining on Biting Alley in Red Hill in the amount of \$22,956.00. Mrs. Paul made a motion to approve the proposal, and Mrs. Gery seconded the motion. The motion was unanimously approved.

XI. NEW BUSINESS

Mr. Busch of Keystone Alliance presented a draft operating budget for the 2026–2027 calendar year. His recommendation included an 8% rate increase to balance the operating budget, citing capital expenses and inflation as the primary factors driving the increase. Additionally, he suggested that the tapping fee should be increased, though the exact amount has not yet been determined. Mr. Busch will present a final recommendation at the May board meeting.

XII. ADDITIONAL BUSINESS

Mrs. Leister presented an email request from Mike Perlow, an East Greenville resident and former Board member. Mr. Perlow requested a credit for 15,000 gallons of water that did not enter the sewer system due to a burst pipe at his property located at 443 Main Street. Board members noted that the Authority's rules state that no credits are issued for this type of situation. The Board members denied Mr. Perlow's request for a credit. Mrs. Leister was directed to relay this information to Mr. Perlow.

Mr. Philips advised the Board that UMJA is the official owner of Mensch Dam Road and will be forwarding the recorded Deed of Dedication and the Ingress and Egress Easement.

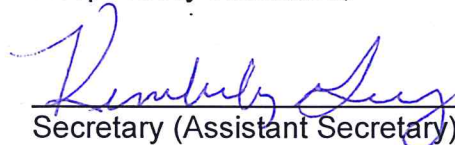
XIII. ADJOURNMENT

Mrs. Gery made a motion to adjourn the meeting.

Mr. Ingram adjourned the public meeting at 7:47 p.m.

The Board held an Executive Session after the public meeting to discuss personnel matters.

Respectfully submitted,


Secretary (Assistant Secretary)

Upper Montgomery Joint Authority

X.A

Meeting Date

March 10, 2026

Treasurer's Report - Account Balances as of

February 28, 2026

QNB Accounts

Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Bio Solids Upgrade Checking	1225	-	222,525.51		(222,525.51)		-
Operating Checking	1284	87,701.05	213,786.50		(194,569.53)	24.98	106,943.00
Special Checking	1300	12,556.17	17,564.25		(19,864.86)	3.03	10,258.59
Rental Income	4741	600.98	214,520.72		(214,520.72)		600.98
Rental - Credit Card Income	2050	224.04	113,898.34		(113,898.34)	4.10	228.14
Revenue Fund	0478	529,509.05	395,160.92		(434,197.17)	341.04	490,813.84
Bond Redemption	0486	500.85	100,000.00			76.60	100,577.45
Depreciation Reserve	0494	50,714.62	5,475.00			47.94	56,237.56
Debt Service Fund	0544	337,934.39	100,663.67			437.01	439,035.07
Debt Service Reserve Fund	0551	1,226,355.58				1,307.67	1,227,663.25
Totals		\$ 2,246,096.73	\$ 1,383,594.91	\$ -	\$ (1,199,576.13)	\$ 2,242.37	\$ 2,432,357.88

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	1,321,727.12	222,525.51				1,544,252.63
Totals		\$ 1,321,727.12	\$ 222,525.51	\$ -	\$ -	\$ -	\$ 1,544,252.63

QNB Escrow Accounts

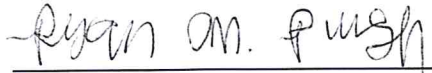
Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Fox Clearing (Glenwood Chase)	0627	42,528.60				26.10	42,554.70
Jefferson Street O&M	0676	30,002.15			(2,000.25)	17.54	28,019.44
Lateral Projects	0734	8,832.41				3.38	8,835.79
Craig Building Group	4504	1,554.07			(579.00)	0.44	975.51
Stonegate	6400	4,536.66				1.74	4,538.40
Arlington Subdivision	6459	1,891.61			(485.00)	0.59	1,407.20
NB at Deerfield LLC	7747	8,600.91			(1,589.29)	2.87	7,014.49
189 Main St Assoc LP	7853	8,100.80				3.11	8,103.91
Creekside (Forestar)	7804	3,346.25				1.28	3,347.53
Creekside (Forestar) Construction	7812	36,236.87				22.24	36,259.11
Sands Bros. Construction	9248	2,836.17				1.09	2,837.26
DR Horton Creekside	0105	10,011.46				4.22	10,015.68
Green Tree Group Contracting LLC	0162	10,011.00				4.23	10,015.23
Totals		\$ 168,488.96	\$ -	\$ -	\$ (4,653.54)	\$ 88.83	\$ 163,924.25

Ryan M. Pugh
 Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of

February 28, 2026

INCOME		2025-2026 Budget	Total to Date	%	February	January	December
Grant	354.04		\$ -				
Rentals	364.10	4,417,916.00	\$ 3,498,249.60	79%	\$ 322,254.65	\$ 352,924.48	\$ 429,407.77
EDU's	364.20		\$ 274,408.00		\$ 61,004.00	\$ 30,502.00	\$ 15,876.00
Certifications	364.30	7,000.00	\$ 6,730.00	96%	\$ 315.00	\$ 455.00	\$ 700.00
Laterals	364.40	25,000.00	\$ 81,575.00	326%	\$ 4,750.00	\$ 3,700.00	\$ 7,475.00
Other Income	364.50		\$ -				
Inspections	364.60		\$ 829.21			\$ 360.00	
Legal Fee Reimbursement	364.70		\$ -				
FOG Program	364.80		\$ 275.00		\$ 125.00		
Interest Income	341.10	18,000.00	\$ 22,801.20	127%	\$ 2,245.75	\$ 2,385.33	\$ 2,132.86
Cell Tower Income	342.53	26,000.00	\$ 27,838.20	107%	\$ 5,122.98		\$ 5,122.98
TOTAL MONTHLY INCOME		\$ 4,493,916.00	\$ 3,912,706.21	87%	\$ 395,817.38	\$ 390,326.81	\$ 460,714.61


 Ryan Pugh, Treasurer

Upper Montgomery Joint Authority

X.B

Meeting Date March 10, 2026

Treasurer's Cash Report - Payroll - February 2026

Payroll - EFT transfers (Automatic withdraw)

Paycheck Date	Check #	NAME & DESCRIPTION	Account	AMOUNT	
2/5/2026	EFT	Salaries (Net)	426.10	\$ 13,752.42	
2/5/2026	EFT	Payroll taxes	201.50	\$ 5,589.08	
2/5/2026	EFT	QuickBooks Fee	400.11	\$ -	*Refunded fee 2/17/26
TOTAL				\$ 19,341.50	
2/12/2026	EFT	Salaries (Net)	426.10	\$ 13,631.52	
2/12/2026	EFT	Payroll taxes	201.50	\$ 5,694.21	
2/12/2026	EFT	QuickBooks Fee	400.11	\$ -	*Refunded fee 2/17/26
TOTAL				\$ 19,325.73	
2/19/2026	EFT	Salaries (Net)	426.10	\$ 13,550.84	
2/19/2026	EFT	Payroll taxes	201.50	\$ 5,637.32	
2/19/2026	EFT	QuickBooks Fee	400.11	\$ -	*Refunded fee 2/17/26
TOTAL				\$ 19,188.16	
2/26/2026	EFT	Salaries (Net)	426.10	\$ 13,671.93	
2/26/2026	EFT	Payroll taxes	201.50	\$ 5,726.20	
2/26/2026	EFT	QuickBooks Fee	400.11	\$ -	*Refunded fee 2/17/26
TOTAL				\$ 19,398.13	
TOTAL EFT Transfers for month				\$ 77,253.52	

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