UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF MAY 12th, 2026 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday May 12th, 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 7:01 p.m. In attendance were the following Board members:

William Ingram
Ryan Pugh
Donna Paul
Leon Ritchey
Gregory Gaudreau; and
Kimberly Gery - absent

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

Adam Kleckner – Worth and Company, Inc.
Dave Busch – Keystone Alliance Consulting, Inc.

Dave Busch provided additional guidance on the Tapping Fee and Fee Schedule before adoption by the Board.

V. PUBLIC COMMENT PERIOD

None.

VI. MINUTES APPROVAL

Mr. Ingram noted the Minutes of March 10th, 2026, meeting had been distributed previously and are presented tonight for approval. Mr. Ingram asked if there were any corrections to the minutes. Mrs. Paul moved to approve the minutes, and Mr. Pugh 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

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. Paul seconded the motion it was unanimously approved.

X. UNFINISHED BUSINESS

Mr. Philips advised that the Solar Project documents have been recorded with the County Recorder and that the executed documents are expected to be returned by the end of the week.

Adam Kleckner from Worth & Company, Inc. provided the Board with an update on the Biosolids Project. He noted that the construction permit has been received and that the electrical proposals have been submitted for consideration. He also informed the Board that a preconstruction meeting is scheduled for May 20, 2026.

XI. NEW BUSINESS

Mrs. Leister presented the Board with information regarding power curtailment that she received from CPower. She explained that the Authority would be a good candidate to receive an annual payment by participating in the program and operating the generator during periods when the power grid is under pressure.
Mrs. Leister asked whether the Board would be interested in hearing additional information from her contacts, Cheryl Heft with World Kinetic Energy and Kellen Bollettino with CPower, and the Board agreed to have them attend the June meeting.

Mrs. Leister presented the Board with the electrical proposals submitted by Worth & Company, Inc. The Authority received four proposals from Tri M Group, BSI Electrical Contractors, Response Electric Company, Inc., and G&G Electrical Construction, LLC, with bids ranging from $754,977 to $1,065,000.

After discussion, the Board decided to reconvene at a Special Meeting on June 1, 2026, at 9:30 a.m. to award the electrical bid, as additional information needs to be gathered.

Action Item: Approval of Guaranteed Maximum Price and HVAC for Biosolids Project

Mr. Pugh made a motion to approve the GMP proposal in the amount of $6,997,660.00 and the HVAC proposal in the amount of $143,750.00, contingent upon review by the Authority Solicitor. Mrs. Paul seconded the motion, and it was unanimously approved.

Action Item: Approval of Replacement of Plant Generator Control System

Mrs. Paul made a motion to approve the bid from BSI Electrical Contractors in the amount of $46,550.00 for the replacement of the plant generator control system. Mr. Pugh seconded the motion, and it was unanimously approved.

Action Item: Approval of Resolution 2026-04 - Tapping Fee Update

Mr. Pugh made a motion to approve Resolution 2026-04. Mr. Ritchey seconded the motion it was unanimously approved.

Action Item: Approval of Resolution 2026-05 – Sewer Rate Modifications

Mr. Pugh made a motion to approve Resolution 2026-05. Mrs. Paul seconded the motion, and it was unanimously approved.

XII. ADDITIONAL BUSINESS

None.

XIII. ADJOURNMENT

Mrs. Paul made a motion to adjourn the meeting.

Mr. Ingram adjourned the public meeting at 8:47 p.m.

Respectfully submitted,

Secretary (Assistant Secretary)

Upper Montgomery Joint Authority

Meeting Date May 12, 2026

Treasurer's Report - Account Balances as of April 30, 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	-	76,944.73		(76,944.73)		-
Operating Checking	1284	105,005.40	237,853.33		(231,346.28)	27.04	111,539.49
Special Checking	1300	10,264.87	59,122.18		(50,122.18)	5.32	19,270.19
Rental Income	4741	622.20	200,063.99		(200,063.99)		622.20
Rental - Credit Card Income	2050	236.58	139,159.60		(139,159.60)	6.57	243.15
Revenue Fund	0478	588,641.87	646,399.84		(395,407.50)	658.48	840,292.69
Bond Redemption	0486	100,692.35				115.04	100,807.39
Depreciation Reserve	0494	61,769.22	5,475.00			60.99	67,305.21
Debt Service Fund	0544	540,288.49	119,802.06		(19,138.39)	672.23	641,624.39
Debt Service Reserve Fund	0551	1,229,065.81				1,404.17	1,230,469.98
Totals		**$ 2,636,586.79**	**$ 1,484,820.73**	**$ -**	**$ (1,112,182.67)**	**$ 2,949.84**	**$ 3,012,174.69**

QNB Loan Account

Account Name	last 4 digits of acct #	Beginning Balance	Advances	Service Fees	Payments	Interest Paid	Ending Balance
Loan-SRB 2025 Bond $8.5Mil	4311	1,668,822.12	76,944.73			19,138.39	1,764,905.24
Totals		**$ 1,668,822.12**	**$ 76,944.73**	**$ -**	**$ -**	**$ 19,138.39**	**$ 1,764,905.24**

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	42,582.68				28.00	42,610.68
Jefferson Street O&M	0676	27,988.34			(16.68)	18.40	27,990.06
Lateral Projects	0734	8,014.20	1,853.50		(6,404.20)	2.33	3,465.83
Craig Building Group	4504	975.91			(324.55)	0.32	651.68
Stonegate	6400	4,540.26			(660.75)	1.71	3,881.22
Arlington Subdivision	6459	1,397.78	10.00	(10.00)	(168.50)	0.54	1,229.82
NB at Deerfield LLC	7747	6,657.27				2.74	6,660.01
189 Main St Assoc LP	7853	7,567.09				3.11	7,570.20
Creekside (Forestar)	7804	2,264.36			(132.00)	0.90	2,133.26
Creekside (Forestar) Construction	7812	36,282.95				23.85	36,306.80
Sands Bros. Construction	9248	2,838.42				1.17	2,839.59
DR Horton Creekside	0105	9,299.74			(720.00)	3.65	8,583.39
Green Tree Group Contracting LLC	0162	10,019.75				4.53	10,024.28
		$ 160,428.75	**$ 1,863.50**		**$ (8,426.68)**	**$ 91.25**	**$ 153,946.82**

Ryan M. Pugh

Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of April 30, 2026

INCOME		2025-2026 Budget	Total to Date	%	April	March	February
Grant	354.04		$ 91,299.00		$ 91,299.00		
Rentals	364.10	4,417,916.00	$ 4,266,404.56	97%	$ 322,620.09	$ 445,534.87	$ 322,254.65
EDU's	364.20		$ 548,926.00		$ 183,012.00	$ 91,506.00	$ 61,004.00
Certifications	364.30	7,000.00	$ 7,955.00	114%	$ 875.00	$ 350.00	$ 315.00
Laterals	364.40	25,000.00	$ 100,250.00	401%	$ 14,725.00	$ 3,950.00	$ 4,750.00
Other Income	364.50		$ 29,499.28		$ 29,499.28		
Inspections	364.60		$ 3,673.50		$ 175.00		$ 1,080.00
Legal Fee Reimbursement	364.70		$ -				
FOG Program	364.80		$ 650.00		$ 75.00	$ 300.00	$ 125.00
Interest Income	341.10	18,000.00	$ 28,340.59	157%	$ 2,952.17	$ 2,587.22	$ 2,245.75
Cell Tower Income	342.53	26,000.00	$ 30,399.69	117%	$ 2,561.49		$ 5,122.98
TOTAL MONTHLY INCOME		**$ 4,493,916.00**	**$ 5,107,397.62**	**114%**	**$ 647,794.03**	**$ 544,228.09**	**$ 396,897.38**

Ryan Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority **X.B**

Meeting Date **May 12, 2026**

Treasurer's
Cash Report - Payroll - April 2026

Payroll - EFT transfers
(Automatic withdraw)

Paycheck Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
4/2/2026	EFT	Salaries (Net)	426.10	$ 13,519.39
4/2/2026	EFT	Payroll taxes	201.50	$ 5,629.35
4/2/2026	EFT	PremierNow Fee	400.11	$ 138.20
		TOTAL		$ 19,286.94
4/9/2026	EFT	Salaries (Net)	426.10	$ 13,595.10
4/9/2026	EFT	Payroll taxes	201.50	$ 5,628.07
4/9/2026	EFT	PremierNow Fee	400.11	$ 87.40
		TOTAL		$ 19,310.57
4/16/2026	EFT	Salaries (Net)	426.10	$ 13,639.71
4/16/2026	EFT	Payroll taxes	201.50	$ 5,692.61
4/16/2026	EFT	PremierNow Fee	400.11	$ 84.20
		TOTAL		$ 19,416.52
4/23/2026	EFT	Salaries (Net)	426.10	$ 14,438.66
4/23/2026	EFT	Payroll taxes	201.50	$ 5,889.83
4/23/2026	EFT	PremierNow Fee	400.11	$ 100.90
		TOTAL		$ 20,429.39
4/30/2026	EFT	Salaries (Net)	426.10	$ 13,626.58
4/30/2026	EFT	Payroll taxes	201.50	$ 5,672.98
4/30/2026	EFT	PremierNow Fee	400.11	$ 95.90
		TOTAL		$ 19,395.46
		TOTAL EFT Transfers for month		**$ 97,838.88**

Ryan M. Pugh

Ryan M. Pugh, Treasurer/Leon Ritchey, Asst Treasurer