UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF AUGUST 11th, 2026 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday August 11th, 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
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

None.

V. PUBLIC COMMENT PERIOD

None.

VI. MINUTES APPROVAL

Mr. Ingram noted the Minutes of July 14th, 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. Gaudreau 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 Mrs. Paul, and it was unanimously approved.

VIII. FINANCIAL REPORTS

The Financial Reports were circulated for review and discussed.

IX. BILLS FOR PAYMENT

Mrs. Paul 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. Pugh seconded the motion it was unanimously approved.

X. UNFINISHED BUSINESS

Mr. Philips presented his proposed changes to the Bylaws. The Board agreed to review and discuss the proposed changes at the September meeting.

Mrs. Leister provided an update on the Biosolids and Solar Projects. She reported that the solar panels are expected to arrive next week and that the dryer and centrifuge have been delivered.

XI. NEW BUSINESS

Mrs. Leister presented a quote from Advanced Rehabilitation Technology in the amount of $29,250.00 for the lining of 90 manholes in the collection system for consideration. After discussion, Mr. Gaudreau made a motion to approve the quote, and Mrs. Gery seconded the motion. The motion was unanimously approved.

Mrs. Leister presented quotes from two COSTARS vendors for a Tigerflow Booster Pump System for the Biosolids Project. DXP submitted a quote in the amount of $29,084.28, and Reiner Pump Systems submitted a quote in the amount of $28,155.00. After discussion, Mr. Pugh made a motion to approve the quote from Reiner Pump Systems, and Mr. Gaudreau seconded the motion. The motion was unanimously approved.

XII. ADDITIONAL BUSINESS

None.

XIII. ADJOURNMENT

Mr. Pugh made a motion to adjourn the meeting.

Mr. Ingram adjourned the public meeting at 7:54 p.m.

Respectfully submitted,

Secretary (Assistant Secretary)

Upper Montgomery Joint Authority **IX.A**

Meeting Date **August 11, 2026**

Treasurer's Report - Account Balances as of July 31, 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	-	185,162.08		(185,162.08)		-
Operating Checking	1284	130,060.26	183,991.24		(179,192.43)	32.30	134,891.37
Special Checking	1300	11,474.21	48,521.31		(49,014.31)	5.95	10,987.16
Rental Income	4741	658.63	211,123.60		(211,123.60)		658.63
Rental - Credit Card Income	2050	255.52	165,803.60		(165,803.60)	8.75	264.27
Revenue Fund	0478	720,588.22	587,061.79		(431,707.22)	911.00	876,853.79
Bond Redemption	0486	301,315.98	100,000.00			454.83	401,770.81
Depreciation Reserve	0494	78,407.93	5,475.00			102.70	83,985.63
Debt Service Fund	0544	239,793.87	100,663.67			378.02	340,835.56
Debt Service Reserve Fund	0551	1,233,330.03				1,549.94	1,234,879.97
Totals		**$ 2,715,884.65**	**$ 1,587,802.29**	**$ -**	**$ (1,222,003.24)**	**$ 3,443.49**	**$ 3,085,127.19**

QNB Loan Account

Account Name	last 4 digits of acct #	Beginning Balance	Advances	Service Fees	Payments	Interest Paid	Ending Balance
Loan-SRB 2025 Bond $8.5Mil	4311	1,913,508.89	185,162.08				2,098,670.97
Totals		**$ 1,913,508.89**	**$ 185,162.08**	**$ -**	**$ -**	**$ -**	**$ 2,098,670.97**

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	41,901.09			(119.00)	30.26	41,812.35
Jefferson Street O&M	0676	27,957.93				20.22	27,978.15
Lateral Projects	0734	8,515.10	935.00		(5,959.50)	2.51	3,493.11
Craig Building Group	4504	112.49				0.05	112.54
Stonegate	6400	3,670.40			(85.00)	1.64	3,587.04
Arlington Subdivision	6459	2,872.52			(51.00)	1.29	2,822.81
NB at Deerfield LLC	7747	3,424.30			(93.00)	1.52	3,332.82
189 Main St Assoc LP	7853	6,809.16			(381.50)	2.99	6,430.65
Creekside (Forestar)	7804	2,135.04				0.97	2,136.01
Creekside (Forestar) Construction	7812	36,355.36				26.30	36,381.66
Sands Bros. Construction	9248	2,841.96				1.29	2,843.25
DR Horton Creekside	0105	6,790.02				3.07	6,793.09
Green Tree Group Contracting LLC	0162	10,033.50			(255.00)	4.68	9,783.18
Pottstown Oral Surgery Ctr.	1434	1,000.12		(10.00)		0.46	990.58
Raw Replenish	1442	500.06		(10.00)		0.23	490.29
		$ 154,919.05	**$ 935.00**		**$ (6,944.00)**	**$ 97.48**	**$ 148,987.53**

Ryan M. Pugh

Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of July 31, 2026

INCOME		2026-2027 Budget	Total to Date	%	July	June	May
Grant	354.04		$ -				
Rentals	364.10	4,656,960.00	$ 1,099,559.15	24%	$ 363,602.77	$ 407,625.88	328,330.50
EDU's	364.20		$ 313,868.00		$ 205,452.00	$ 77,914.00	30,502.00
Certifications	364.30	7,000.00	$ 2,975.00	43%	$ 1,435.00	$ 735.00	805.00
Laterals	364.40	25,000.00	$ 35,225.00	141%	$ 11,100.00	$ 12,650.00	11,475.00
Other Income	364.50		$ 251.54			$ 251.54	
Inspections	364.60		$ 7,088.94			$ 5,126.54	1,962.40
Legal Fee Reimbursement	364.70		$ -				
FOG Program	364.80		$ 2,387.50		$ 1,300.00	$ 937.50	150.00
Interest Income	341.10	18,000.00	$ 9,288.11	52%	$ 3,446.00	$ 2,725.71	3,116.40
Cell Tower Income	342.53	26,000.00	$ 10,245.96	39%	$ 5,122.98	$ 2,561.49	2,561.49
TOTAL MONTHLY INCOME		**$ 4,732,960.00**	**$ 1,480,889.20**	**31%**	**$ 591,458.75**	**$ 510,527.66**	**$ 378,902.79**

Ryan M. Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority **IX.B**

Meeting Date **August 11, 2026**

Treasurer's
Cash Report - Payroll - July 2026

Payroll - EFT transfers

(Automatic withdraw)

Paycheck Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
7/2/2026	EFT	Salaries (Net)	426.10	$ 14,002.70
7/2/2026	EFT	Payroll taxes	201.50	$ 5,944.33
7/2/2026	EFT	PremierNow Fee	400.11	$ 138.70
		TOTAL		$ 20,085.73
7/9/2026	EFT	Salaries (Net)	426.10	$ 14,762.06
7/9/2026	EFT	Payroll taxes	201.50	$ 6,428.19
7/9/2026	EFT	PremierNow Fee	400.11	$ 84.20
		TOTAL		$ 21,274.45
7/16/2026	EFT	Salaries (Net)	426.10	$ 14,038.47
7/16/2026	EFT	Payroll taxes	201.50	$ 5,964.27
7/16/2026	EFT	PremierNow Fee	400.11	$ 89.70
		TOTAL		$ 20,092.44
7/23/2026	EFT	Salaries (Net)	426.10	$ 14,911.94
7/23/2026	EFT	Payroll taxes	201.50	$ 6,129.66
7/23/2026	EFT	PremierNow Fee	400.11	$ 106.50
		TOTAL		$ 21,148.10
7/30/2026	EFT	Salaries (Net)	426.10	$ 14,141.54
7/30/2026	EFT	Payroll taxes	201.50	$ 5,989.97
7/30/2026	EFT	PremierNow Fee	400.11	$ 96.80
		TOTAL		$ 20,228.31
		TOTAL EFT Transfers for month		**$ 102,829.03**

Ryan M. Pugh

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