UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF SEPTEMBER 8th, 2026 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday September 8th, 2026, in the office of the Plant Administration Building, Mensch Dam Road, Pennsburg, Pennsylvania.

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

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 - absent
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 August 11, 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 Mrs. Gery 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. Gaudreau 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. Gaudreau 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

Mrs. Paul made a motion to approve the proposed changes to the Bylaws presented by Mr. Philips at the August 11, 2026 meeting. Mrs. Gery seconded the motion, and the motion was unanimously approved.

XI. NEW BUSINESS

Action Item: Resolution 2026-08 is presented for the board's discussion and vote.

Mr. Philips presented the 2027 Minimum Municipal Obligation (MMO) Pension Plan Resolution 2026-08 for consideration. Mr. Gaudreau made a motion to approve the Resolution 2026-08 and Mrs. Gery seconded the motion. It was unanimously approved.

Mrs. Leister presented a proposal from Woodard & Curran for the SCADA Control Panel at the Red Hill Gun Club. After discussion, Mrs. Paul made a motion to approve the SCADA Control Panel in the amount of $48,300.00. Mr. Gaudreau seconded the motion, and it was unanimously approved.

Mrs. Leister presented a proposal from Woodard & Curran for the electrical integration of the SCADA Control Panel at Red Hill Gun Club. Mr. Gaudreau made a motion to approve the

proposal in the amount of $37,600.00. Mrs. Paul seconded the motion, and the motion was unanimously approved.

Craig Building Group submitted a request for the release of financial security for 1420 West 4th Street in the amount of $69,500.00. Mrs. Gery made a motion to approve the release, contingent upon Craig Building Group establishing a new escrow account in the amount of $8,800.00, which shall remain in escrow for a period of one year. Mr. Gaureau seconded the motion. The motion was unanimously approved.

XII. ADDITIONAL BUSINESS

None.

XIII. ADJOURNMENT

Mr. Gaudreau made a motion to adjourn the meeting.

Mr. Ingram adjourned the public meeting at 8:30 p.m.

Respectfully submitted,

Secretary (Assistant Secretary)

Upper Montgomery Joint Authority

Meeting Date September 08, 2026

Treasurer's Report - Account Balances as of August 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	-	430,840.06		(430,840.06)		-
Operating Checking	1284	134,891.37	197,220.58		(192,860.44)	32.30	139,283.81
Special Checking	1300	10,987.16	50,911.75		(50,673.75)	3.70	11,228.86
Rental Income	4741	658.63	246,818.16		(246,818.16)		658.63
Rental - Credit Card Income	2050	264.27	113,730.65		(113,730.65)	6.02	270.29
Revenue Fund	0478	876,853.79	391,467.61		(427,442.43)	751.74	841,630.71
Bond Redemption	0486	401,770.81	100,000.00			523.69	502,294.50
Depreciation Reserve	0494	83,985.63	5,475.00			97.13	89,557.76
Debt Service Fund	0544	340,835.56	100,663.67			456.92	441,956.15
Debt Service Reserve Fund	0551	1,234,879.97				1,363.79	1,236,243.76
Totals		**$ 3,085,127.19**	**$ 1,637,127.48**	**$ -**	**$ (1,462,365.49)**	**$ 3,235.29**	**$ 3,263,124.47**

QNB Loan Account

Account Name	last 4 digits of acct #	Beginning Balance	Advances	Service Fees	Payments	Interest Paid	Ending Balance
Loan-SRB 2025 Bond $8.5Mil	4311	2,098,670.97	430,840.06				2,529,511.03
Totals		**$ 2,098,670.97**	**$ 430,840.06**	**$ -**	**$ -**	**$ -**	**$ 2,529,511.03**

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	41,812.35				26.58	41,838.93
Jefferson Street O&M	0676	27,978.15			(19,740.64)	7.28	8,244.79
Lateral Projects	0734	3,493.11	1,320.00		(935.00)	1.37	3,879.48
Craig Building Group	4504	112.54	500.00		(598.50)	0.06	14.10
Stonegate	6400	3,587.04				1.42	3,588.46
Arlington Subdivision	6459	2,822.81			(683.09)	0.92	2,140.64
NB at Deerfield LLC	7747	3,332.82			(2,880.00)	0.50	453.32
189 Main St Assoc LP	7853	6,430.65				2.55	6,433.20
Creekside (Forestar)	7804	2,136.01				0.84	2,136.85
Creekside (Forestar) Construction	7812	36,381.66				23.12	36,404.78
Sands Bros. Construction	9248	2,843.25				1.13	2,844.38
DR Horton Creekside	0105	6,793.09			(2,880.00)	1.87	3,914.96
Green Tree Group Contracting LLC	0162	9,783.18			(278.50)	3.81	9,508.49
Pottstown Oral Surgery Ctr.	1434	990.58		10.00	(579.50)	0.23	421.31
Raw Replenish	1442	490.29		10.00	(500.34)	0.05	0.00
		$ 148,987.53	**$ 1,820.00**	**$ 20.00**	**$ (29,075.57)**	**$ 71.73**	**$ 121,823.69**

Ryan M. Pugh

Ryan Pugh, Treasurer

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

INCOME		2026-2027 Budget	Total to Date	%	August	July	June
Grant	354.04		$ 5,222.00		$ 5,222.00		
Rentals	364.10	4,656,960.00	$ 1,447,471.48	31%	$ 347,912.33	$ 363,602.77	$ 407,625.88
EDU's	364.20		$ 329,672.00		$ 15,804.00	$ 205,452.00	$ 77,914.00
Certifications	364.30	7,000.00	$ 4,270.00	61%	$ 1,295.00	$ 1,435.00	$ 735.00
Laterals	364.40	25,000.00	$ 46,425.00	186%	$ 11,200.00	$ 11,100.00	$ 12,650.00
Other Income	364.50		$ 251.54				$ 251.54
Inspections	364.60		$ 12,992.22		$ 5,903.28		$ 5,126.54
Legal Fee Reimbursement	364.70		$ -				
FOG Program	364.80		$ 3,262.50		$ 875.00	$ 1,300.00	$ 937.50
Interest Income	341.10	18,000.00	$ 12,524.77	70%	$ 3,236.66	$ 3,446.00	$ 2,725.71
Cell Tower Income	342.53	26,000.00	$ 10,245.96	39%		$ 5,122.98	$ 2,561.49
TOTAL MONTHLY INCOME		**$ 4,732,960.00**	**$ 1,872,337.47**	**40%**	**$ 391,448.27**	**$ 591,458.75**	**$ 510,527.66**

Ryan M. Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority **VIII.B**

Meeting Date **September 08, 2026**

Treasurer's
Cash Report - Payroll - August 2026

Payroll - EFT transfers

(Automatic withdraw)

Paycheck Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
8/6/2026	EFT	Salaries (Net)	426.10	$ 14,324.49
8/6/2026	EFT	Payroll taxes	201.50	$ 6,152.65
8/6/2026	EFT	PremierNow Fee	400.11	$ 139.90
		TOTAL		$ 20,617.04
8/13/2026	EFT	Salaries (Net)	426.10	$ 14,047.28
8/13/2026	EFT	Payroll taxes	201.50	$ 5,969.88
8/13/2026	EFT	PremierNow Fee	400.11	$ 91.80
		TOTAL		$ 20,108.96
8/20/2026	EFT	Salaries (Net)	426.10	$ 15,074.70
8/20/2026	EFT	Payroll taxes	201.50	$ 6,271.17
8/20/2026	EFT	PremierNow Fee	400.11	$ 102.70
		TOTAL		$ 21,448.57
8/27/2026	EFT	Salaries (Net)	426.10	$ 14,216.51
8/27/2026	EFT	Payroll taxes	201.50	$ 6,034.64
8/27/2026	EFT	PremierNow Fee	400.11	$ 98.30
		TOTAL		$ 20,349.45
		TOTAL EFT Transfers for month		**$ 82,524.02**

Ryan M. Pugh

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