



UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING,  
CONDITIONAL USE HEARING

March 19, 2018  
7:00 p.m.

## CONTENTS

Packet Page Number (in red)

•	Agenda .....	1
•	Approval of Minutes	
○	Minutes of February 13, 2018 .....	2
○	Minutes of February 20, 2018 .....	5
•	Approval of Payments	
○	Check Register .....	11
•	Treasurer's Report	
○	Treasurer's Memo.....	13
○	Balance Sheet .....	14
○	Statement of Revenues and Expenditures.....	16
•	Administration Reports	
○	Township Engineer's Report .....	25
■	Development Update .....	26
○	Building and Codes Department Report .....	28
○	Public Works Department Report .....	30
•	Land Development	
○	Ewing Tract – Sanitary Sewer Maintenance Bonds .....	32
○	Eagle Village Park – Consider Bid Award .....	42
•	Administration	
○	Ordinance Amendment – Group Home Definition, Regulations Consider Adoption .....	52
○	Chester County Tax Collection Committee Delegate Consider Appointment .....	58
○	Downingtown Area School District Property Transfer Agreement Consider Approval .....	60



UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA  
MARCH 19, 2018  
7:00 p.m.

- I. CALL TO ORDER
  - A. Salute to the Flag
  - B. Moment of Silence
  - C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting
- II. APPROVAL OF MINUTES: February 13, 2018 Board of Supervisors Workshop  
February 20, 2018 Board of Supervisors Meeting
- III. APPROVAL OF PAYMENTS
- IV. TREASURER'S REPORT
- V. SUPERVISORS' REPORT
  - A. Executive Session – March 19, 2018 regarding a legal matter.
  - B. Calendar:
    - March 30, 2018 Township Office is closed – Good Friday
    - April 10, 2018 4:00 PM Joint Boards & Commissions Workshop
    - April 16, 2018 7:00 PM Board of Supervisors Meeting
    - April 22-25, 2018 Annual Pennsylvania State Association of Township Supervisors (PSATS) Educational Conference in Hershey
- Yard Waste Collections: March 21, April 4, April 11, April 18, April 25  
Do not use plastic bags for trees or yard waste. Place materials curbside the night before to guarantee collection.
- VI. ADMINISTRATION REPORTS
  - A. Township Engineer's Report
  - B. Building and Codes Department Report
  - C. Police Chief's Report
  - D. Public Works Department Report
- VII. LAND DEVELOPMENT
  - A. Ewing Tract West Vincent Township – Sanitary Sewer Maintenance Bonds
  - B. Eagle Village Park – Construction Bid – Consider Award
- VIII. ADMINISTRATION
  - A. Ordinance Amendment – Amend Group Home Definition, Regulations – Consider Adoption
  - B. Chester County Tax Collection Committee Delegate Appointment Resolution – Consider Adoption
  - C. Downingtown Area School District Property Transfer Agreement – Consider Approval
  - D. Settlement Agreement 55 Yarmouth Lane – Consider Approval
- IX. OPEN SESSION
- X. ADJOURNMENT



Upper Uwchlan Township  
Board of Supervisors Workshop  
February 13, 2018  
4:00 p.m.  
Minutes  
**DRAFT**

In attendance:

Jamie Goncharoff, Chair  
Sandy D'Amico, Vice-Chair  
Guy Donatelli, Member  
Cary Vargo, Township Manager  
Shanna Lodge, Assistant Township Manager

John DeMarco, Police Chief  
Gwen Jonik, Township Secretary  
Matt Brown, Township Wastewater Consultant

Jamie Goncharoff called the Workshop to order at 4:03 p.m., led the Pledge of Allegiance, and offered a moment of silence.

Township Manager's Report

Cary Vargo advised that the County has reinstated a Septage Management Database where the Haulers report the pumping of septic systems, which is suggested every 3 years. Municipalities have access to this system. Upper Uwchlan is in "high-quality" watersheds, and having the drip disposal fields, our groundwater needs to be clean and protected. We also need to be mindful of what's happening upstream. The Township is reviewing a Septage Management Ordinance which would initiate a program which would require all private systems to be pumped every 3 years and to have the tanks inspected by a Certified Inspector, which most Haulers have on Staff. Matt Brown assisted with the following discussion: the ordinance includes notification processes if tanks aren't inspected/don't pass, or if the system hasn't been pumped in 3 or more years. There are currently 26 townships in the County with this type of ordinance. Typical Hauler's fee for pumping and inspection once every three years is \$200-\$300. The County's database was initiated in the 1960s, lapsed and was reinstated last year. Our Municipal Authority is reviewing this ordinance. Of the 4500 parcels in Upper Uwchlan, @ 2000 have on-site septic systems. Some older developments' HOAs pay for pumping every year. Public sewer will be extended on Byers Road in Phase 3 of the Route 100 wastewater treatment plant -@ 5 years. The County's Database will show areas of frequent pumping, signaling there may be an 'issue'. Municipalities are responsible for caring for the waters of the Commonwealth and are liable. Our groundwater monitoring wells are tested regularly and concerns addressed as soon as possible by our Plant operator and the PaDEP. The Board was in favor of the draft ordinance and looks forward to the Authority's recommendation.

Cary Vargo also reported on the following projects:

Park Road Trail Phase IV: includes the reconstruction of Park Road and trail installation from Hickory Park to Marsh Creek State Park. We should receive the Turnpike's Agreement shortly, completing the acquisition of the 10 rights-of-way or easements necessary. April 2018 bidding is targeted with construction beginning late August 2018. The majority of the \$2,800,000 project is funded by a Federal CMAQ Grant (Congestion Mitigation Air Quality). Additional parking within Marsh Creek State Park is being discussed with the State in an attempt to ease or eliminate the parking / Park closures of previous years.

PaDEP lifted the Sunoco Mariner 2 construction suspension. Sunoco was fined \$12.6 Million and can resume construction. The last site in Upper Uwchlan is on property Sunoco purchased on Meadow Creek. They aren't using the house and the property is being maintained. There

isn't an estimate of when Mariner 3 might start. Safety Groups are asking that some of the PaDEP fine be used to fund a risk assessment study. The Township may support through Representative Corbin and Senator Rafferty.

Upattinas / Open Community Corp. – Greenridge Road. Neighbors have expressed concerns with the development of the property. The property owner proposed 18 condominiums within existing buildings. A Group Home concept was not presented to the Township. An informational meeting for the neighbors has been scheduled for February 15.

160 Park Road Land Development Plan. The Planning Commission reviewed revised Land Development Plans addressing township staff and consultants' comments for an expanded parking area at 160 Park Road which includes a paved, fenced parking area close to Park Road, away from the Waynebrook residences, with a vegetated buffer along the parking area and along the western Waynebrook property line. Conditional Use references will be removed from the Land Development Plan. Plan approval may be on the Board's February 20 or March 19 meeting agenda. A new conditional use application is anticipated as the Owner proposes a more traditional indoor restaurant. There won't be overflow parking – the expanded paved parking area will be fenced, limiting customers.

Land Development plans have been received for the Jankowski Tract following the Conditional Use approval. Don Carlson suggested neighboring Carriage Drive and Surrey Lane be included in the public sewer for the Jankowski Tract.

Construction of the residential parcel of The Village at Byers Station (Parcel 5C) is underway. The sewage planning module for the commercial parcel is under review. Kimberton Whole Foods is the anchor tenant.

Sunderland Avenue extension in West Vincent Township. Toll Brothers is required to build the extension from the Upper Uwchlan Township line. They're moving forward and should complete the road this summer.

Downingtown Area School District School Board approved an Agreement of Sale for .9 acres along the township building property line to the Pickering Valley Elementary School curb line for an expansion of the township building. An assessment was conducted in 2016, an architect will be hired to design the expansion for construction in 2019. The Board of Supervisors and Historical Commission will be involved in the process.

Eagleview Boulevard traffic signal Agreement. This Agreement formalizes the ownership and operation/maintenance of the traffic light at Route 100 and Eagleview Boulevard. Uwchlan Township owns it; Upper Uwchlan operates and maintains it as part of our adaptive traffic signal system. Uwchlan Township is reviewing the Agreement.

Reserve at Waynebrook drip fields dedication. The Township is accepting dedication of the drip fields in Waynebrook, taking ownership to be consistent with all other drip fields in the Township.

Reserve at Chester Springs (formerly known as the Frame Property). Little Conestoga Road in this area will be resurfaced this Spring.

Townes at Chester Springs (270-290 Park Road). PECO's subcontractor installed a temporary patch over the gas line in Park Road. The road will be restored in the Spring.

Jamie Goncharoff offered the following comments:

If a senior living center is approved for Byers Station Parcel 6C – the corner of Byers Road and Graphite Mine Road – the exterior aesthetics will be extremely important so that it fits nicely between the commercial and residential properties.

Downington Area Senior Center – a contribution should not be made until a Policy is adopted for such contributions.

A Municipal Government Academy was proposed by Chief DeMarco during the 2018 Budget workshops and he supports that educational opportunity.

Eagle Park status. Cary Vargo advised that the bids for construction are due and will be opened tomorrow.

GEYA and field use. Cary Vargo advised a discussion was held with GEYA regarding improvements and GEYA's field use.

Guy Donatelli commented on the draft Decision for Montesano's conditional use application. Cary Vargo advised that the Condition regarding the hours of alcohol service will be removed and the Applicant will be responsible for the parking signage.

#### Open Session

Resident Ray Erfle commented that agendas should be expanded to include greater details; and he'd like more details regarding the Board's decision-making procedures.

Steve McNaughton commented that he likes that the supporting documents are posted on the website for Supervisors' meetings.

Steve McNaughton commented that the DSM building lighting, noise, and screening isn't in compliance with testimony and doesn't comply with the township ordinance regarding effective screening year-round. Cary Vargo advised he and Al Gaspari will conduct an inspection and proceed from there.

#### Adjournment

There being no further business to be brought before the Board, Jamie Goncharoff adjourned the Workshop at 6:34 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary



TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS  
REGULAR MEETING

February 20, 2018 (Tuesday)  
7:00 p.m.  
**DRAFT**

In Attendance:

Board of Supervisors

Jamie W. Goncharoff, Chair  
Sandra M. D'Amico, Vice-Chair  
Guy A. Donatelli, Member

Kristin Camp, Esq., Township Solicitor

Township Administration

Cary B. Vargo, Township Manager  
Shanna Lodge, Assistant Township Manager  
Gwen A. Jonik, Township Secretary  
Jill Bukata, Township Treasurer  
Corporal Gathercole, Police Dept.  
Al Gaspari, Codes Administrator  
Mike Heckman, Director of Public Works  
Dave Leh, P.E., Township Engineer

Mr. Goncharoff called the meeting to order at 7:03 p.m., led the Pledge of Allegiance, offered a moment of silence and asked if any attendees planned to record the meeting. Christina DiGiulio advised she was going to video record the meeting.

Approval of Minutes

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve as presented the minutes of the January 16, 2018 Board of Supervisors meeting. The Motion carried unanimously.

Approval of Payments

Mr. Donatelli moved, seconded by Mrs. D'Amico, to pay all vendors as listed February 16, 2018. The Motion carried unanimously.

Treasurer's Report

Jill Bukata reported the financial position remains strong; revenue is at 2.3% of the budget as January is the lowest receipts month of the year; expenses are at 4.9% of the budget. Mr. Donatelli asked if updating the Employee Personnel Manual was on-going. Mrs. Bukata advised it's been awhile since it's been updated and is taking time to accomplish.

Supervisor's Report

Mr. Goncharoff announced that the Board met earlier this evening with Planning Commission candidate Jeff Smith. Mr. Donatelli moved, seconded by Mrs. D'Amico to appoint Mr. Smith to the Planning Commission, who would fill a mid-term vacancy that will expire December 31, 2019. The Motion carried unanimously.

Mr. Goncharoff read the following calendar: March 13, 2018, 5:30 PM Board of Supervisors Workshop; March 13, 2018, 6:30 PM Conditional Use Hearing: Chester County Struble Trail Extension; March 19, 2018 7:00 PM Board of Supervisors Meeting; March 30, 2018 Township Office closed – Good Friday; Yard Waste Collections February 21, March 7, March 21.

Administration Reports

Township Engineer's Report

Dave Leh reported that sketch plans for Eagleview Lot 1B - proposing a property maintenance facility – and Eagleview Lot 1C – proposing a 113,000 SF flex office building – were introduced

at the February Planning Commission meeting. The Jankowski Tract land development plan was received and is being reviewed by township consultants. Mr. Donatelli asked that adjacent neighbors be made aware of the Lot 1C sketch. Mr. Goncharoff questioned the property maintenance building proposed on Lot 1B. Mr. Leh believes it would be for overall maintenance activities on a number of the lots, not just Lot 1B.

#### Building and Codes Department Report

Al Gaspari reported that 46 building permits were issued in January, totaling \$37,719 in permit fees. Mr. Gaspari also reported the following: a resident called regarding Hankin digging soil test pits; parts of Park Road will be paved following the gas line installation and a sewer connection for Park Road projects; the 10<sup>th</sup> Annual Block Party is Saturday, June 16 – mark your calendars – the bands and fireworks have been reserved. Mrs. D'Amico asked of the increased number of permits issued over the last several years. Mr. Gaspari replied that there are a number of new subdivisions and residents are renovating their homes, adding decks, etc.

#### Police Chief's Report

Corporal Gathercole reported on Chief DeMarco's behalf, that there were 1,050 incidents handled in January, including 3 criminal arrests; all officers are completing State In-Service Training; this year's Junior Police Academy is being planned for children 11-15 years old. This is the 5<sup>th</sup> year of the Academy and they're expanding it to 35-40 children.

#### Public Works Department Report

Mike Heckman reported that the snow materials budget is being hit hard. While there hasn't been a lot of snow, a lot of salting activity is necessary and it's happening mostly over nights and weekends; the crew has been performing regular maintenance activities; 118 work orders were received and completed; a leak was repaired at the Saybrooke wastewater spray field; interviews are being held for the facility maintenance position. Don Carlson suggested an Authority member be involved in the interviews as this position is to maintain the wastewater facilities.

#### Land Development

Moser Homes – Marsh Lea Conditional Use Approval Extension Request. Lou Colagreco, Esq., requests an extension of the Conditional Use Approval to August 2018. Township Code requires a building permit submission occur within 6 months of Conditional Use Approval, which in this case would expire February 21, 2018. Mr. Donatelli moved, seconded by Mrs. D'Amico, to grant the Conditional Use Approval extension to August 21, 2018. The Motion carried unanimously.

Moser Homes – Marsh Lea Escrow Release Request. Dave Leh noted that this \$57,754.80 request is the first release requested for Marsh Lea project, for erosion and sedimentation controls and other site work. The request has been reviewed and Mr. Leh recommends releasing \$57,754.80. Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the escrow release of \$57,754.80. Mr. Goncharoff asked for and Mr. Colagreco will provide clarification of Moser Homes' and Marsh Lea LLC's roles with this project. The Motion to release \$57,754.80 carried unanimously.

Byers Station Parcel 6C Plan Application Extension Request. Cary Vargo advised that the Owner of "Parcel 6C" has requested an extension to March 16, 2020 for filing of a Final Plan Application for the Parcel. Parcel 6C was part of the overall Byers Station approval in 1999 and within a settlement agreement, a Final Land Development Plan was required to be submitted by March 16, 2018. Vantage Point Retirement Living is planning to file a Final Plan in the near future, but won't meet the March 16, 2018 deadline. Mr. Donatelli moved, seconded by Mrs. D'Amico, to grant the extension until March 16, 2020 for filing of a Final Plan Application for Parcel 6C. The Motion carried unanimously.

Montesano Brothers Conditional Use Decision and Order. Kristin Camp advised that a Decision and Order was drafted for this Application seeking approval for outside seating and table service at the Montesano Restaurant at 55 Seaboldt Way. Several Hearings were held, and off-site parking Agreements will determine the number of seats permitted. Vincent Montesano and his Counsel were present and replied that they reviewed the Decision and Order and are in agreement. Mr. Goncharoff noted the Pennsylvania Liquor Control Board (PLCB) training and insurance being a part of this approval. Ms. Camp explained that the hours of operation in the Order provide for expanded hours if the business is successful without having to return for Conditional Use revision.

Mr. Donatelli moved, seconded by Mrs. D'Amico, to grant Conditional Use Approval as detailed in the Order as follows. The Motion carried unanimously.

**ORDER**

AND NOW, this 20<sup>th</sup> day of February 2018, the Board hereby approves the Application and grants the following relief subject to compliance with the conditions listed below:

1. A conditional use pursuant to Section 200-33.B.(8) to permit an eating and/or drinking establishment with inside and/or outside table service and with or without indoor or outdoor counter service for consumption on or off-site but excluding drive-through service in the C-1 Village District.
2. A modification of the off-street parking requirements pursuant to Section 200-73.K.(2) of the Ordinance to allow the location of required parking spaces elsewhere than on the same lot as the principal building.

**CONDITIONS OF APPROVAL**

1. Applicant and its successors and assigns in interest to the Property shall be strictly bound by this Decision.
2. Applicant shall operate the eating and drinking establishment with inside and outside seating in substantial conformance with the testimony and evidence presented at the conditional use hearings, as revised to comply with the conditions imposed in this Decision and Order.
3. The maximum seating capacity that may be provided inside and outside of the restaurant shall be 75 seats.
4. If the PLCB approves the issuance of the storage license for use at the Property, Applicant shall provide a copy of the same to the Township and adhere to all conditions imposed by the PLCB.
5. All employees who serve alcohol at the restaurant shall obtain RAMP certification from the PLCB.
6. The hours of operation for the restaurant shall be limited to 9:00 AM– 11:00 PM seven days a week.
7. The use of amplified sound outside of the building shall be limited to a speaker with music. There shall be no live entertainment outside of the restaurant.
8. Applicant shall purchase one additional EDU of sewer capacity from the Township. After Applicant has installed the outdoor seating, the Township may examine the water usage records for the restaurant and determine if additional sewer capacity must be purchased based on the water usage at the restaurant. If the Township wastewater consultant determines that additional sewage capacity is necessary, Applicant shall purchase the same within a reasonable period of time agreed to by the Township.
9. Applicant shall install lighting in the parking lot and the outdoor dining area that meets the Ordinance criteria. Such lighting shall be installed prior to use of outdoor seats.
10. Applicant shall purchase and maintain commercial general liability insurance in the minimum amount of Three Million (\$3,000,000) Dollars.
11. Applicant shall ensure, and the PLCB licensee shall continuously maintain a policy of liquor liability insurance in the minimum amount of Two Million (\$2,000,000) Dollars for so long as Applicant and PLCB licensee shall offer alcoholic beverages pursuant to its liquor license.
12. Applicant shall maintain license agreements for parking off-site. The number of seats that may be used at the restaurant at any one time shall be limited based on the availability of parking spaces that Applicant has either on the Property or secured through license agreements for parking off-site. If the licenses expire or are revoked, Applicant must reduce the total seating capacity at the restaurant to a number that would be permitted based on the off-street parking requirements in the Ordinance or secure new license agreements. Applicant shall annually provide copies of the license agreements to the Township to prove the number of off-street parking spaces it has available. Additionally, Applicant shall install appropriate signage or other means of identification to advise patrons of the location of off-site parking available for the restaurant use.
13. Applicant shall provide ADA accessible parking spaces in accordance with applicable Township Ordinances.

Eagle Village Parking Expansion Preliminary/Final Plan. Lou Colagreco, Esq., representing property owner, Fred Gunther, presented a Land Development Plan for a 136-space parking lot to serve the commercial property at 160 – 180 Park Road including the beer garden and the Eagle Village Shoppes. This is a structured, fenced parking lot with code-compliant lighting and

vegetative buffer, and landscaping will be added along the western property boundary with the Waynebrook development. Denny Howell of D.L. Howell reviewed several waivers being requested, such as a waiver from the landscaping requirement along Route 100 as no development is occurring along Route 100. The proposed parking lot will be accessed from Park Road and is over 200 feet from the Waynebrook residences.

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the Eagle Village Parking Expansion Preliminary/Final Land Development Plan prepared by D.L. Howell & Associates Inc., dated October 6, 2017 and last revised January 17, 2018, accompanied by 9 conditions.

Discussion by the Board, residents Mr. Patel, Ms. Krumbhaar, and Mr. Tracy, Mr. Russella, and Mr. Leh, included the following:

1. Concerned with headlights shining into Waynebrook homes as vehicles enter the parking area and parking spaces. Suggested changing the direction of the parking spaces, or require entrance from Route 100 and use the existing driveway to the expanded parking, exiting only onto Park Road. The Engineers advised the Route 100 only entrance isn't feasible.
2. The parking area fencing will be at least 6' high, with landscaping tall enough to address headlights, plus additional landscaping at the property line.
3. A berm with fencing and landscaping atop was suggested.
4. Concerned that this parking area is associated with the beer garden only and not the other businesses – existing or proposed.
5. This is a commercial site, the parking will serve existing and future businesses, and the buffering is greater than required. One of the waivers is to reduce the size of the islands within the parking area, which reduces the overall size of the parking area.
6. The conditional use approval for the beer garden was a temporary, seasonal use, requiring annual approval to allow for adjustments/revisions.
7. Tonight's approval is for a parking lot and not for the beer garden for 2018. The Planning Commission reviewed the Plan and recommended approval.
8. There hasn't yet been a request to renew the beer garden approval for 2018.
9. Residents may favor parking for daytime businesses but not favor night-time activity.
10. If or when the beer garden approval is sought, include a condition that there won't be any parking in the field/grass.

Mr. Goncharoff reiterated that a Motion was moved, which Mr. Donatelli revised to include 2 additional conditions, as follows.

1. The plans shall be revised to comply with Gilmore & Associates, Inc. review letter dated February 2, 2018.
2. The June 13, 2017 Conditional Use Order cited on Sheet 1 of the plan set shall be removed as it is unrelated to this application.
3. The Applicant shall secure all required outside agency permitting prior to plan recording.
4. A waiver is hereby granted from Section 162-8.B. to permit this submission to be considered a Preliminary/Final Plan Application.
5. A waiver is hereby granted from Section 162-9.H.(2) and Section 162-42 which require a Traffic Impact Study be provided. The Applicant must still provide a study consistent with the requirements stated in the Gilmore & Associates, Inc. review letter dated February 2, 2018.
6. A waiver is hereby granted from Section 162-39.D. which requires curbing be provided around the entire perimeter of the parking lot. Curbing, however, must be provided in areas where it is necessary for storm water management.
7. A partial waiver is hereby granted from Section 162-57.C.(4) and 162-57.C.(6) which requires perimeter landscaping be provided around the entire parcel.
8. A waiver is hereby granted from Section 162-57.C.(7)(f)[2] and 162-57.D.(1) to permit a 10' wide landscaping island between parking areas instead of the required 15' wide island.
9. The Applicant hereby agrees to pay a Traffic Impact Fee in the amount of \$48,014. The fee shall be paid prior to plan recordation.

10. The Applicant agrees to create a berm to elevate the fencing and landscaping along the expanded parking area to increase the buffer from headlights on the adjoining residential properties.
11. Only currently existing Uses shall be included in the Parking Tabulation Chart. Proposed Uses shall be removed from the Parking Tabulation Chart.

Don Tracy questioned the inclusion of a traffic impact fee if a traffic study is being waived. Mr. Vargo advised the traffic impact fee was for the actual traffic impact of the 2017 beer garden and is memorialized herein.

Mrs. D'Amico seconded the revised Motion and it carried by unanimous vote.

#### ADMINISTRATION

Waynebrook Drip Field Dedication. Cary Vargo advised that the Township previously accepted dedication of the Waynebrook roads and easements of the wastewater disposal drip fields. The Township wanted to take dedication of the drip fields in their entirety rather than as an easement, consistent with all other drip fields in the Township. Mr. Donatelli moved, seconded by Mrs. D'Amico, to take dedication of the drip fields. Don Carlson advised that of the 3 drip fields in Waynebrook, 2 are in use and the 1 along Route 100 is prepared but not in use at this time. The Motion carried unanimously.

Ordinance Adoptions. Mr. Vargo advised the following Ordinances are amendments to existing Ordinances.

The Flood Hazard District Ordinance is being revised via #2018-02 to reference "Floodplain Administrator" and Chapter 82 "Floodplain Management" in order to be consistent with the FEMA-related Floodplain Ordinance adopted in 2017.

The Park and Recreation Board Ordinance amendments, via #2018-03, update current authorities and responsibilities of the Park and Recreation Board and to correct punctuation and typographical errors.

Darrell Drive and Reserve at Waynebrook roadway speed limits and stop intersections are being added via #2018-04 to the "Vehicles and Traffic" chapter of the Township Code.

Mr. Donatelli moved, seconded by Mrs. D'Amico, to adopt Township Ordinances #2018-02, #2018-03, and #2018-04 as described above. The Motion carried unanimously.

#### Open Session

Tom DeStefano, Byers Station resident, commented on trash collection service and costs.

Resident Christina DiGiulio made comments regarding the Sunoco pipeline project and their ownership of a property on Meadow Creek Lane. Mr. Vargo advised the company is not using the house and is using the property for horizontal directional drilling (HDD) purposes. No waivers, permits, variances were required. The Township is monitoring the property to assure it is being properly maintained. Ms. DiGiulio requests the Township make sure they're operating within their boundaries and rights. Mr. Donatelli commented that as property owners, they're afforded the same rights as residents, and townships don't have as much authority as desired with pipeline companies; they're under the PUC and if we can question or restrict their use, we do.

Ms. Krumbhaar, Meadow Creek Lane resident, commented that trees along the turnpike were removed, the traffic noise level has risen, and could the Township help them with solutions. Also, Sunoco's grading has changed the water runoff. Mr. Vargo replied that Sunoco advised at purchase that they'd use the property and then return the property to the original condition including water supply, septic system, etc. Mr. Donatelli asked Al Gaspari to require certain conditions when Sunoco goes to sell the property. Mr. Goncharoff concurred, calling attention to the storm water issue.

Don Tracy commented on the conditions of approval for the Parking Expansion Plan and when could he start construction. Mr. Vargo advised the Plans will be revised by the Applicant, reviewed by the Township's consultants, recorded, the Applicant will have to apply the County and State for soil disturbance permits (NPDES), Township building permits, and while under construction, an engineer or the Township inspects the construction activity for conformance with the Plan.

Christina DiGiulio requested the Board consider including on their next agenda a presentation regarding a pipeline risk assessment - life, property, health, safety – she has an engineer that will present. Mr. Vargo will touch base with Ms. DiGiulio.

Tom DeStefano asked if the expanded parking lot Plan needed approval before the beer garden. Mr. Goncharoff advised they are separate issues. The parking lot could be used in the future for a beer garden; approval for a beer garden could be given before a parking lot is constructed; they are separate approvals.

Brett Boden commented he favors the Struble Trail extension to Marsh Creek State Park.

Adjournment

There being no further business to be brought before the Board, Mr. Goncharoff adjourned the meeting at 9:46 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 48839 to 48910  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
48839	03/19/18	21ST CENTURY MEDIA PHILLY	2,344.00	1747
48840	03/19/18	ABELB010 ABEL BROTHER TOWING & AUTO	500.00	1747
48841	03/19/18	ACEP0010 ACE PORTABLES, INC.	175.00	1747
48842	03/19/18	AMERICOM AMERICAN COMBAT EVOLUTIONS	375.00	1747
48843	03/19/18	AMERIGAS AMERIGAS	181.50	1747
48844	03/19/18	AQUAP010 AQUA PA	781.57	1747
48845	03/19/18	ARAMA010 ARAMARK	290.80	1747
48846	03/19/18	ARROC010 ARRO CONSULTING, INC.	1,316.59	1747
48847	03/19/18	ASAPH005 ASAP HYD EXTON LLC	529.50	1747
48848	03/19/18	BAIRD010 BAIRD & RUDOLPH TIRE COMPANY,	875.25	1747
48849	03/19/18	BERKH030 H.A. BERKHEIMER, INC.	3,493.53	1747
48850	03/19/18	BOROPOTT BOROUGH OF POTTSTOWN	100.00	1747
48851	03/19/18	BRANDFLA BRANDYWINE FLAGS	310.00	1747
48852	03/19/18	BRANDSPC BRANDYWINE VALLEY SPCA	154.50	1747
48853	03/19/18	BROWN010 BROWN'S COMMERCIAL CLEANING	886.00	1747
48854	03/19/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	2,686.50	1747
48855	03/19/18	BURKHOLD BURKHOLDER MFG, INC.	215.25	1747
48856	03/19/18	CCATO0010 CCATO	350.00	1747
48857	03/19/18	CCHISSOC CHESTER COUNTY HISTORICAL SOC	135.00	1747
48858	03/19/18	CHARLHIG CHARLES A HIGGINS & SONS	3,615.88	1747
48859	03/19/18	CHESCODE CHESTER COUNTY TREASURER-CCDES	25.00	1747
48860	03/19/18	CINTA010 CINTAS CORPORATION #287	239.16	1747
48861	03/19/18	CMREFRIG C & M REFRIGERATION SALES	324.00	1747
48862	03/19/18	COLLIFL COLLIFLOWER, INC	225.05	1747
48863	03/19/18	COMCA010 COMCAST	861.25	1747
48864	03/19/18	DAVIS010 ROBERT L DAVIS	111.27	1747
48865	03/19/18	DELAW030 DVHT	51,932.50	1747
48866	03/19/18	EAGLE100 EAGLE SERVICE CENTER, INC.	125.00	1747
48867	03/19/18	EAGLE130 EAGLE TERMIT & PEST CONTROL	80.00	1747
48868	03/19/18	EAGLHARD EAGLE HARDWARE	325.48	1747
48869	03/19/18	EDMUN010 EDMUND & ASSOCIATES, INC.	4,800.00	1747
48870	03/19/18	GILMO020 GILMORE & ASSOCIATES, INC	14,185.23	1747
48871	03/19/18	GUTHL010 GUTH LABORATORIES, INC.	1,376.13	1747
48872	03/19/18	HATH0010 H.A. THOMSON	150.00	1747
48873	03/19/18	HAWEI010 H.A. WEIGAND, INC.	206.60	1747
48874	03/19/18	HELPNOW HELP NOW	3,235.88	1747
48875	03/19/18	INTER010 INTERCON TRUCK EQUIPMENT	270.00	1747
48876	03/19/18	KEENC010 KEEN COMPRESSED GAS COMPANY	19.72	1747
48877	03/19/18	KONIC010 KONICA MINOLTA BUSINESS SOLUTI	419.52	1747
48878	03/19/18	LINESYST LINE SYSTEMS, LSI	1,008.00	1747
48879	03/19/18	LLOYD020 RHYS LLOYD	27.78	1747
48880	03/19/18	LTLCONSU LTL CONSULTANTS, LTD	402.92	1747
48881	03/19/18	LUDWI060 LUDWIG'S CORNER SUPPLY CO.	80.21	1747
48882	03/19/18	MAILF010 MAIL FINANCE	90.00	1747
48883	03/19/18	MCMAH010 MCMAHON ASSOCIATES, INC.	13,573.00	1747
48884	03/19/18	METROALR METRO ALERT	2,504.00	1747
48885	03/19/18	MONTE010 MONTESANO BROS.	110.00	1747
48886	03/19/18	NAPA0010 NAPA	2,005.02	1747
48887	03/19/18	PADUIASS PA DUI ASSOCIATION	110.00	1747
48888	03/19/18	PEC00010 PECO	2,915.71	1747
48889	03/19/18	POWERDMS POWER DMS, INC.	5,234.60	1747

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
48890	03/19/18	PROSIGNS PROSIGNS	1,403.18	1747
48891	03/19/18	REEDMTOL REEDMAN TOLL - CHEVY	105.06	1747
48892	03/19/18	REILLYSI REILLY & SONS INC.	851.02	1747
48893	03/19/18	SHALLSER SHALLIS SERVICES	530.00	1747
48894	03/19/18	SKYSHOOT SKYSHOOTER DISPLAYS BY ZY PYRO	4,500.00	1747
48895	03/19/18	SLOAN010 SLOAN MOTORS, INC.	50.66	1747
48896	03/19/18	SNAPON01 SNAP-ON TOOLS	572.25	1747
48897	03/19/18	STAPLADV STAPLES ADVANTAGE	623.71	1747
48898	03/19/18	STAPLCRP STAPLES CREDIT PLAN	177.02	1747
48899	03/19/18	STYER010 STYER PROPANE	1,481.00	1747
48900	03/19/18	UUTMU010 UUTMA	483.60	1747
48901	03/19/18	UWCHLN030 UWCHLAN TOWNSHIP	15,062.19	1747
48902	03/19/18	VERIZ010 VERIZON	481.06	1747
48903	03/19/18	VERIZ020 VERIZON WIRELESS	876.98	1747
48904	03/19/18	VERIZFIO VERIZONFIOS	124.99	1747
48905	03/19/18	VERIZOSP VERIZON - SPECIAL PROJECTS	217.14	1747
48906	03/19/18	VERZIPAD VERIZON IPAD	169.46	1747
48907	03/19/18	WALLA010 WALLACE TOWNSHIP	32,462.65	1747
48908	03/19/18	WGAMERIC WG AMERICA COMPANY	109.49	1747
48909	03/19/18	WINTEREQ WINTER EQUIPMENT COMPANY, INC	2,783.60	1747
48910	03/19/18	PADEP030 PA DEPT OF LABOR & INDUSTRY	100.00	1748
<hr/>				
<b>Report Totals</b>				
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:	72	0	189,453.96
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>
	Total:	<u>72</u>	<u>0</u>	<u>189,453.96</u>
				<u>Amount Void</u>
				0.00
				<u>0.00</u>
				<u>0.00</u>



## UPPER UWCHLAN TOWNSHIP

### MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Jill Bukata, Township Treasurer

RE: Status Update

DATE: March 19, 2018

---

#### **Finance has worked on the following items during the month**

- Received and processed 926 trash and 2,221 sewer payments (2/16/18 to 3/15/18)
- The Department of the Auditor General was on site to audit the 2016 Liquid Fuels MS-965. They had no findings.
- Barbacane Thornton is on site now - auditing the Township, Municipal Authority and the Pension Plans

#### **Projects and goals**

- Revise the Accounting Manual in accordance with current procedures and staffing (*in process*)
- Revise and update the Employee Personnel Manual

#### **Highlights of the February, 2018 financial statements**

- The balance sheet remains strong with cash of over **\$6.8 million**
- Year to date revenues (combined) are **\$1,177,863** or **14.5%** of the annual budget. Combined expenses are **\$768,755** or **11.3%** of the budget. The combined year to date net income - (General Fund and Solid Waste Fund) is **\$409,108**
- Earned income tax revenue YTD February was \$624,333. As of 3/15/18, we received \$140,400 which is \$63,000 less than the end of March last year.

**Upper Uwchlan Township**  
**General Fund**  
**Balance Sheet**  
**As of February 28, 2018**

**ASSETS**

Cash

01-100-000-100	General Checking - Fulton Bank	\$ 192,580.01
01-100-000-200	Meridian Bank	3,063,731.66
01-100-000-210	Meridian Bank - Payroll	89,112.95
01-100-000-250	Fulton Bank - Turf Field	293,938.27
01-100-000-300	Petty Cash	300.00
	Total Cash	<hr/> 3,639,662.89

Investments

01-120-000-100	Certificate of Deposit - 7/2/18	<hr/> 262,013.71
		262,013.71

Accounts Receivable

01-145-000-020	Engineering Fees Receivable	64,154.15
01-145-000-021	Engineering Fees Receivable-CU	4,420.82
01-145-000-030	Legal Fees Receivable	5,033.35
01-145-000-040	R/E Taxes Receivable	805.67
01-145-000-050	Hydrant Tax Receivable	67.75
01-145-000-080	Field Fees Receivables	14,647.50
01-145-000-085	Turf Field Receivables	26,325.00
01-145-000-086	EIT Receivable	52,992.93
01-145-000-090	RE Transfer Tax Receivable	50,425.68
01-145-000-095	Misc accounts receivable	65,926.04
	Total Accounts Receivable	<hr/> 284,798.89

Other Current Assets

01-130-000-001	Due From Municipal Authority	92,508.10
01-130-000-003	Due From Liquid Fuels	-
01-130-000-004	Due from ACT 209 Fund	-
01-130-000-005	Due From Capital Fund	-
01-130-000-006	Due from Solid Waste Fund	-
01-130-000-007	Due from Water Resource Protection Fund	-
01-130-000-008	Due from the Sewer Fund	-
01-130-000-009	Due from Developer's Escrow Fund	-
01-131-000-000	Suspense Account	-
	Total Other Current Assets	<hr/> 92,508.10

Prepaid Expense

01-155-000-000	Prepaid expenses	<hr/> -
	Total Prepaid Expense	-

**Total Assets** **4,278,983.59**

**LIABILITIES AND FUND BALANCE**

Accounts Payable

01-200-000-000	Accounts Payable	495.00
01-252-000-001	Deferred Revenues	62,427.95
	Total Accounts Payable	<hr/> 62,922.95

**Upper Uwchlan Township**  
**General Fund**  
**Balance Sheet**  
**As of February 28, 2018**

**Other Current Liabilities**

01-199-000-000	Suspense Account	-
01-210-000-000	Payroll Liabilities	-
01-210-000-001	Federal Tax Withheld	-
01-211-000-000	FICA Tax Withheld	-
01-212-000-000	Earned Income Tax W/H	4,147.41
01-214-000-000	Non-Uniform Pension	-
01-215-000-000	Police Pension Withheld	-
01-216-000-000	Domestic Relation W/H	-
01-217-000-000	State Tax Withheld	(3.00)
01-218-000-000	Police Association Dues	1,000.00
01-219-000-000	LST Tax Withheld	340.00
01-220-000-000	State Unemployment W/H	258.10
01-221-000-000	Benefit Deduction-Aflac	(92.21)
01-222-000-000	457 Contribution Deduction	-
01-223-000-000	Direct Deposit	-
01-224-000-000	Payroll Deduction Adjustments	-
01-239-000-001	Due to Municipal Authority	-
01-239-000-003	Due To Liquid Fuels	-
01-239-000-004	Due to Act 209 Fund	-
01-239-000-005	Due to Capital Fund	-
01-239-000-006	Due to Solid Waste Fund	-
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	-
01-258-000-000	Accrued Expenses	5,916.92
	<b>Total Other Current Liabilities</b>	<b>11,567.22</b>

**Total Liabilities** **74,490.17**

**EQUITY**

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	3,130,573.14
	Current Period Net Income (Loss)	260,998.68
	<b>Total Equity</b>	<b>4,204,493.42</b>

**Total Fund Balance** **4,204,493.42**

**Total Liabilities & Fund Balance** **4,278,983.59**

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended February 28, 2018**

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
01-301-000-010	Current Real Estate Taxes	3,858.51	983,600.00	(979,741.49)	0.4%
01-301-000-013	Real Estate Tax Refunds	-	(25,000.00)	25,000.00	0.0%
01-301-000-030	Delinquent Real Estate Taxes	8.07	30,000.00	(29,991.93)	0.0%
01-301-000-071	Hydrant Tax	286.18	65,000.00	(64,713.82)	0.4%
01-310-000-010	Real Estate Transfer Taxes	80,851.36	523,750.00	(442,898.64)	15.4%
01-310-000-020	Earned Income Taxes	632,489.02	3,735,903.00	(3,103,413.98)	16.9%
01-310-000-021	EIT commissions paid	(8,156.12)	(50,808.00)	42,651.88	16.1%
01-320-000-010	Building Permits	66,154.80	490,000.00	(423,845.20)	13.5%
01-320-000-020	Use & Occupancy Permit	1,500.00	8,000.00	(6,500.00)	18.8%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	550.00	2,000.00	(1,450.00)	27.5%
01-320-000-050	Refinance Certification Fees	360.00	4,500.00	(4,140.00)	8.0%
01-321-000-080	Cable TV Franchise Fees	61,196.45	250,000.00	(188,803.55)	24.5%
01-331-000-010	Vehicle Codes Violation	6,493.44	50,000.00	(43,506.56)	13.0%
01-331-000-011	Reports/Fingerprints	391.00	2,000.00	(1,609.00)	19.6%
01-331-000-012	Solicitation Permits	-	500.00	(500.00)	0.0%
01-331-000-050	Reimbursable Police Wages	-	1,000.00	(1,000.00)	0.0%
01-341-000-001	Interest Earnings	6,149.61	18,000.00	(11,850.39)	34.2%
01-342-000-001	Rental Property Income	4,000.00	24,000.00	(20,000.00)	16.7%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	148,448.00	(148,448.00)	0.0%
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	-	5,000.00	(5,000.00)	0.0%
01-355-000-004	Alcoholic Beverage Tax	-	400.00	(400.00)	0.0%
01-355-000-005	State Aid, Police Pension	-	85,000.00	(85,000.00)	0.0%
01-355-000-006	State Aid, Non-Uniform Pension	-	55,000.00	(55,000.00)	0.0%
01-355-000-007	Foreign Fire Insurance Tax	-	112,000.00	(112,000.00)	0.0%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	3,500.00	4,000.00	(500.00)	87.5%
01-361-000-032	Fees from Engineering	-	150,000.00	(150,000.00)	0.0%
01-361-000-033	Admin Fees from Engineering	-	8,000.00	(8,000.00)	0.0%
01-361-000-035	Admin Fees from Legal	-	1,500.00	(1,500.00)	0.0%
01-361-000-036	Legal Services Fees	-	3,000.00	(3,000.00)	0.0%
01-361-000-038	Sale of Maps & Books	-	250.00	(250.00)	0.0%
01-361-000-039	Fire Inspection Fees	-	-	-	#DIV/0!
01-361-000-040	Fees from Engineering - CU	-	20,000.00	(20,000.00)	0.0%
01-361-000-042	Copies	-	100.00	(100.00)	0.0%
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	10,153.75	30,000.00	(19,846.25)	33.8%
01-367-000-025	Turf Field Fees	715.00	45,000.00	(44,285.00)	1.6%
01-367-000-030	Community Events Donations	370.00	10,000.00	(9,630.00)	3.7%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-045	Upland Farms Barn Rental Fees	-	5,000.00	(5,000.00)	0.0%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	1,335.00	5,000.00	(3,665.00)	26.7%
01-380-000-010	Insurance Reimbursement	-	3,000.00	(3,000.00)	0.0%
01-392-000-008	Municipal Authority Reimbursement	39,036.50	234,219.00	(195,182.50)	16.7%
01-392-000-020	Transfer from Capital Fund	-	-	-	#DIV/0!
01-392-000-030	Transfer from Solid Waste Fund	-	-	-	#DIV/0!
01-395-000-000	Refund of Prior Year Expenses	-	-	-	#DIV/0!
<b>Total Revenue</b>		<b>911,242.57</b>	<b>7,038,662.00</b>	<b>(6,127,419.43)</b>	<b>12.9%</b>

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended February 28, 2018**

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
<b>GENERAL GOVERNMENT</b>					
01-400-000-113	Supervisors Wages	625.00	5,000.00	(4,375.00)	12.5%
01-400-000-150	Payroll Tax Expense	47.81	383.00	(335.19)	12.5%
01-400-000-320	Telephone	156.05	2,000.00	(1,843.95)	7.8%
01-400-000-340	Public Relations	-	6,500.00	(6,500.00)	0.0%
01-400-000-341	Advertising	-	7,500.00	(7,500.00)	0.0%
01-400-000-342	Printing	98.01	1,000.00	(901.99)	9.8%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,486.00	4,255.00	(1,769.00)	58.4%
01-400-000-352	Insurance-Liability	4,289.88	15,569.00	(11,279.12)	27.6%
01-400-000-420	Dues/Subscriptions/Memberships	-	2,769.00	(2,769.00)	0.0%
01-400-000-460	Meeting & Conferences	-	6,000.00	(6,000.00)	0.0%
01-400-000-461	Bank Fees	1,719.59	9,000.00	(7,280.41)	19.1%
01-400-000-463	Misc expenses	3,544.70	2,000.00	1,544.70	177.2%
		12,967.04	63,976.00	(51,008.96)	20.3%
<b>EXECUTIVE</b>					
01-401-000-100	Administration Wages	50,831.05	461,785.00	(410,953.95)	11.0%
01-401-000-150	Payroll Tax Expense	2,655.97	35,327.00	(32,671.03)	7.5%
01-401-000-151	PSATS Unemployment Compensation	-	567.00	(567.00)	0.0%
01-401-000-156	Employee Benefit Expense	17,415.77	127,351.00	(109,935.23)	13.7%
01-401-000-157	ACA Fees	-	243.00	(243.00)	0.0%
01-401-000-160	Non-Uniform Pension	-	41,078.00	(41,078.00)	0.0%
01-401-000-174	Tuition Reimbursements	-	4,000.00	(4,000.00)	0.0%
01-401-000-181	Longevity Pay	-	5,700.00	(5,700.00)	0.0%
01-401-000-183	Overtime Wages	453.39	5,000.00	(4,546.61)	9.1%
01-401-000-200	Supplies	2,635.70	15,000.00	(12,364.30)	17.6%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	722.38	4,500.00	(3,777.62)	16.1%
01-401-000-230	Gasoline & Oil	143.79	2,200.00	(2,056.21)	6.5%
01-401-000-235	Vehicle Maintenance	-	500.00	(500.00)	0.0%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	757.59	10,000.00	(9,242.41)	7.6%
01-401-000-317	Parking/Travel	387.12	1,200.00	(812.88)	32.3%
01-401-000-322	Ipad Expenses	47.36	600.00	(552.64)	7.9%
01-401-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-400-000-353	Insurance-Vehicle	45.21	186.00	(140.79)	24.3%
01-401-000-354	Insurance-Workers Compensation	434.04	1,736.00	(1,301.96)	25.0%
01-401-000-420	Dues/Subscriptions/Memberships	4,139.00	3,901.00	238.00	106.1%
01-401-000-450	Contracted Services	7,979.98	7,410.00	569.98	107.7%
		88,648.35	730,484.00	(641,835.65)	12.1%
<b>AUDIT</b>					
01-402-000-450	Contracted Services	1,650.00	27,100.00	(25,450.00)	6.1%
		1,650.00	27,100.00	(25,450.00)	6.1%
<b>TAX COLLECTION</b>					
01-403-000-100	Tax Collector Wages	2,192.31	19,000.00	(16,807.69)	11.5%
01-403-000-150	Payroll Tax Expense	111.82	1,454.00	(1,342.18)	7.7%
01-403-000-200	Supplies	7.20	500.00	(492.80)	1.4%
01-403-000-215	Postage	9.20	2,000.00	(1,990.80)	0.5%
01-403-000-350	Insurance-Bonding	-	600.00	(600.00)	0.0%
01-403-000-450	Contracted Services	675.00	3,000.00	(2,325.00)	22.5%
		2,995.53	26,554.00	(23,558.47)	11.3%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended February 28, 2018**

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
<b>LEGAL</b>					
01-404-000-305	Reimbursable Legal Fees - CU	-	500.00	(500.00)	0.0%
01-404-000-310	Reimbursable Legal Fees	4,276.88	9,500.00	(5,223.12)	45.0%
01-404-000-311	Non Reimbursable Legal	1,383.30	30,000.00	(28,616.70)	4.6%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		5,660.18	45,000.00	(39,339.82)	12.6%
<b>COMPUTER</b>					
01-407-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-407-000-220	Software	5,250.00	4,000.00	1,250.00	131.3%
01-407-000-222	Hardware	-	7,000.00	(7,000.00)	0.0%
01-407-000-240	Web Page	-	6,900.00	(6,900.00)	0.0%
01-407-000-450	Contracted Services	18,333.68	73,070.00	(54,736.32)	25.1%
		23,583.68	92,970.00	(69,386.32)	25.4%
<b>ENGINEERING</b>					
01-408-000-305	Reimbursable Conditional Use	777.11	25,000.00	(24,222.89)	3.1%
01-408-000-310	Reimbursable Engineering	9,583.77	75,000.00	(65,416.23)	12.8%
01-408-000-311	Traffic Engineering	4,891.78	25,000.00	(20,108.22)	19.6%
01-408-000-313	Non Reimbursable Engineering	255.00	20,000.00	(19,745.00)	1.3%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	2,344.74	10,000.00	(7,655.26)	23.4%
01-408-000-368	MS4 Expenses	-	-	-	#DIV/0!
		17,852.40	159,500.00	(141,647.60)	11.2%
<b>TOWNSHIP PROPERTIES</b>					
<i>Public Works Building</i>					
01-409-001-200	Supplies	128.45	1,000.00	(871.55)	12.8%
01-409-001-231	Propane & heating - PW bldg	12,781.61	13,000.00	(218.39)	98.3%
01-409-001-250	Maint & Repair	99.17	16,150.00	(16,050.83)	0.6%
01-409-001-320	Telephone	760.26	1,700.00	(939.74)	44.7%
01-409-001-351	Insurance - property	1,672.80	6,893.00	(5,220.20)	24.3%
01-409-001-360	Utilities	892.40	12,000.00	(11,107.60)	7.4%
01-409-001-450	Contracted Services	894.70	4,370.00	(3,475.30)	20.5%
<i>Township Building</i>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	119.06	2,000.00	(1,880.94)	6.0%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	406.43	8,000.00	(7,593.57)	5.1%
01-409-003-320	Telephone	1,509.39	7,000.00	(5,490.61)	21.6%
01-409-003-351	Insurance Property	1,672.80	6,893.00	(5,220.20)	24.3%
01-409-003-360	Utilities	2,491.07	15,000.00	(12,508.93)	16.6%
01-409-003-450	Contracted Services	3,668.71	25,000.00	(21,331.29)	14.7%
<i>Milford Road</i>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	-	1,500.00	(1,500.00)	0.0%
01-409-004-250	Maintenance & Repairs	-	3,000.00	(3,000.00)	0.0%
01-409-004-320	Telephone	431.25	1,600.00	(1,168.75)	27.0%
01-409-004-351	Insurance - property	334.56	1,379.00	(1,044.44)	24.3%
01-409-004-360	Utilities	110.59	2,000.00	(1,889.41)	5.5%
01-409-004-450	Contracted Services	-	1,100.00	(1,100.00)	0.0%
		27,973.25	135,085.00	(107,111.75)	20.7%

**Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended February 28, 2018**

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
<b>POLICE EXPENSES</b>					
01-410-000-100	Police Wages	127,185.68	1,169,409.00	(1,042,223.32)	10.9%
01-410-000-150	Payroll Tax Expense	7,024.73	89,460.00	(82,435.27)	7.9%
01-410-000-151	PSATS Unemployment Compensation	56.32	1,170.00	(1,113.68)	4.8%
01-410-000-156	Employee Benefit Expense	52,928.45	319,082.00	(266,153.55)	16.6%
01-410-000-158	Medical Expense Reimbursements	359.04	9,000.00	(8,640.96)	4.0%
01-410-000-160	Pension Expense	-	218,009.00	(218,009.00)	0.0%
01-410-000-174	Tuition Reimbursement	-	12,000.00	(12,000.00)	0.0%
01-410-000-181	Longevity Pay	-	19,400.00	(19,400.00)	0.0%
01-410-000-182	Education incentive	3,000.00	3,500.00	(500.00)	85.7%
01-410-000-183	Overtime Wages	4,099.59	42,000.00	(37,900.41)	9.8%
01-410-000-187	Courttime Wages	1,334.05	12,000.00	(10,665.95)	11.1%
01-410-000-191	Uniform/Boot Allowances	6,850.00	11,250.00	(4,400.00)	60.9%
01-410-000-200	Supplies	914.13	12,000.00	(11,085.87)	7.6%
01-410-000-215	Postage	-	750.00	(750.00)	0.0%
01-410-000-230	Gasoline & Oil	2,501.76	25,000.00	(22,498.24)	10.0%
01-410-000-235	Vehicle Maintenance	1,647.51	30,000.00	(28,352.49)	5.5%
01-410-000-238	Clothing/Uniforms	412.05	5,000.00	(4,587.95)	8.2%
01-410-000-250	Maintenance & Repairs	85.00	2,500.00	(2,415.00)	3.4%
01-410-000-260	Small Tools & Equipment	623.42	7,000.00	(6,376.58)	8.9%
01-410-000-311	Non-Reimbursable-Legal	-	3,000.00	(3,000.00)	0.0%
01-410-000-316	Training/Seminar	1,384.12	14,500.00	(13,115.88)	9.5%
01-410-000-317	Parking & travel	-	500.00	(500.00)	0.0%
01-410-000-320	Telephone	271.11	8,000.00	(7,728.89)	3.4%
01-410-000-322	Ipad Expense	37.36	600.00	(562.64)	6.2%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	231.52	10,000.00	(9,768.48)	2.3%
01-410-000-342	Police Accreditation	1,135.00	13,500.00	(12,365.00)	8.4%
01-410-000-352	Insurance - Liability	3,621.25	14,921.00	(11,299.75)	24.3%
01-410-000-353	Insurance - Vehicles	1,102.17	4,541.00	(3,438.83)	24.3%
01-410-000-354	Insurance - Workers Compensation	9,404.20	37,619.00	(28,214.80)	25.0%
01-410-000-420	Dues/Subscriptions/Memberships	75.00	750.00	(675.00)	10.0%
01-410-000-450	Contracted Services	8,037.30	17,200.00	(9,162.70)	46.7%
01-410-000-740	Computer/Furniture	-	4,000.00	(4,000.00)	0.0%
		234,320.76	2,118,661.00	(1,884,340.24)	11.1%
<b>FIRE/AMBULANCE</b>					
01-411-000-354	Insurance - Workers Compensation	-	28,000.00	(28,000.00)	0.0%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	10,428.00	60,000.00	(49,572.00)	17.4%
01-411-001-001	Ludwigs	-	74,160.00	(74,160.00)	0.0%
01-411-001-002	Lionville	-	74,282.00	(74,282.00)	0.0%
01-411-001-003	Lionville Capital	-	-	-	#DIV/0!
01-411-001-004	Glenmoore	-	8,549.00	(8,549.00)	0.0%
01-411-001-005	E. Brandywine	7,954.00	15,908.00	(7,954.00)	50.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	200.00	(200.00)	0.0%
01-411-002-530	Contributions-Fire Relief	-	112,000.00	(112,000.00)	0.0%
		18,382.00	375,399.00	(357,017.00)	4.9%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended February 28, 2018**

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
<b>AMBULANCE</b>					
01-412-000-540	Uwchlan Ambulance	-	27,038.00	(27,038.00)	0.0%
01-412-000-544	Minquas Ambulance	-	-	-	#DIV/0!
		-	27,038.00	(27,038.00)	0.0%
<b>CODES ADMINISTRATION</b>					
01-413-000-100	Code Adminstrator Wages	27,358.71	236,017.00	(208,658.29)	11.6%
01-413-000-150	Payroll Tax Expenses	1,381.96	18,055.00	(16,673.04)	7.7%
01-413-000-151	PSATS Unemployment Compensation	-	270.00	(270.00)	0.0%
01-413-000-156	Employee Benefit Expense	12,205.98	73,618.00	(61,412.02)	16.6%
01-413-000-160	Pension	-	24,445.00	(24,445.00)	0.0%
01-413-000-181	Longevity Pay	-	6,900.00	(6,900.00)	0.0%
01-413-000-200	Supplies	271.57	1,000.00	(728.43)	27.2%
01-413-000-230	Gasoline & Oil	129.82	3,800.00	(3,670.18)	3.4%
01-413-000-235	Vehicle Maintenance	-	1,500.00	(1,500.00)	0.0%
01-413-000-316	Training/Seminar	93.28	3,000.00	(2,906.72)	3.1%
01-413-000-317	Parking/Travel	-	1,000.00	(1,000.00)	0.0%
01-413-000-320	Telephone	109.96	2,000.00	(1,890.04)	5.5%
01-413-000-322	Ipad Expense	37.36	600.00	(562.64)	6.2%
01-413-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-413-000-353	Insurance - Vehicle	90.42	373.00	(282.58)	24.2%
01-413-000-354	Insurance - Workers Compensation	434.04	1,736.00	(1,301.96)	25.0%
01-413-000-420	Dues/Subscriptions/Memberships	1,971.50	7,000.00	(5,028.50)	28.2%
01-413-000-450	Contracted Services	1,050.94	53,760.00	(52,709.06)	2.0%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		45,135.54	435,074.00	(389,938.46)	10.4%
<b>PLANNING &amp; ZONING</b>					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	-	500.00	(500.00)	0.0%
01-414-001-301	Court Reporter	-	1,500.00	(1,500.00)	0.0%
01-414-001-315	Legal Fees	-	3,000.00	(3,000.00)	0.0%
01-414-001-365	Comp Plan Update	-	-	-	#DIV/0!
01-414-001-366	Ordinance Update	-	3,000.00	(3,000.00)	0.0%
01-414-001-367	General Planning	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	516.56	500.00	16.56	103.3%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		516.56	11,500.00	(10,983.44)	4.5%
<b>VILLAGE CONCEPT</b>					
01-414-002-367	General Planning	-	1,000.00	(1,000.00)	0.0%
		-	1,000.00	(1,000.00)	0.0%
<b>ZONING</b>					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	60.00	2,000.00	(1,940.00)	3.0%
01-414-003-315	Legal Fees	345.82	6,000.00	(5,654.18)	5.8%
01-414-003-366	Ordinance Update	-	-	-	#DIV/0!
01-414-003-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		405.82	9,800.00	(9,394.18)	4.1%
<b>EMERGENCY OPERATIONS</b>					
01-415-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	-	1,200.00	(1,200.00)	0.0%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended February 28, 2018**

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	296.64	1,200.00	(903.36)	24.7%
01-415-000-330	Other Services/Charges	240.00	500.00	(260.00)	48.0%
01-415-000-420	Dues/subscriptions/memberships	-	50.00	(50.00)	0.0%
01-415-000-450	Contracted Services	-	500.00	(500.00)	0.0%
01-415-000-740	Computer/Office Equipment	-	1,000.00	(1,000.00)	0.0%
		536.64	7,850.00	(7,313.36)	6.8%
<b>ANIMAL CONTROL/OTHER</b>					
01-422-000-530	Contributions - SPCA	1,900.35	4,244.00	(2,343.65)	44.8%
01-422-000-601	Contributions - DARC	15,987.00	15,987.00	-	100.0%
	Downington Senior Center	-	2,000.00		
		17,887.35	22,231.00	(2,343.65)	80.5%
<b>SIGNS</b>					
01-433-000-200	Supplies	115.40	5,000.00	(4,884.60)	2.3%
01-433-000-450	Contracted Services	210.00	1,000.00	(790.00)	21.0%
		325.40	6,000.00	(5,674.60)	5.4%
<b>SIGNALS</b>					
01-434-000-450	Contracted Services	1,117.14	183,300.00	(182,182.86)	0.6%
		1,117.14	183,300.00	(182,182.86)	0.6%
<b>PUBLIC WORKS</b>					
01-438-000-100	Public Works Wages	40,393.32	337,247.00	(296,853.68)	12.0%
01-438-000-101	Employee cost allocated	-	-	-	#DIV/0!
01-438-000-150	Payroll Tax Expense	2,415.66	25,799.00	(23,383.34)	9.4%
01-438-000-151	PSATS Unemployment Compensation	-	646.00	(646.00)	0.0%
01-438-000-156	Employee Benefit Expense	24,589.86	133,912.00	(109,322.14)	18.4%
01-438-000-160	Pension	-	30,424.00	(30,424.00)	0.0%
01-438-000-181	Longevity	-	7,050.00	(7,050.00)	0.0%
01-438-000-183	Overtime Wages	3,199.76	19,100.00	(15,900.24)	16.8%
01-438-000-200	Supplies	5,484.72	49,600.00	(44,115.28)	11.1%
01-438-000-205	Meals & Meal Allowances	-	500.00	(500.00)	0.0%
01-438-000-230	Gasoline & Oil	6,736.42	29,100.00	(22,363.58)	23.1%
01-438-000-235	Vehicle Maintenance	1,729.70	13,400.00	(11,670.30)	12.9%
01-438-000-238	Uniforms	2,632.70	3,050.00	(417.30)	86.3%
01-438-000-245	Highway Supplies	683.64	10,200.00	(9,516.36)	6.7%
01-438-000-260	Small Tools & Equipment	1,619.13	12,750.00	(11,130.87)	12.7%
01-438-000-316	Training/Seminar	-	4,575.00	(4,575.00)	0.0%
01-438-000-317	Parking & travel	-	600.00	(600.00)	0.0%
01-438-000-320	Telephone	168.67	3,000.00	(2,831.33)	5.6%
01-438-000-322	Ipad Expense	47.38	1,200.00	(1,152.62)	3.9%
01-438-000-341	Advertising	-	-	-	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-000-353	Vehicle Insurance	1,272.24	5,242.00	(3,969.76)	24.3%
01-438-000-354	Insurance - Workers Compensation	2,314.88	8,958.00	(6,643.12)	25.8%
01-438-000-360	Heating Oil	-	-	-	#DIV/0!
01-438-000-420	Dues and Subscriptions	640.00	400.00	240.00	160.0%
01-438-000-450	Contracted Services	12,714.24	54,880.00	(42,165.76)	23.2%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	244,222.00	(244,222.00)	0.0%
		106,642.32	1,000,855.00	(894,212.68)	10.7%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended February 28, 2018**

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
<b><u>Public Works - Facilities Division</u></b>					
01-438-001-100	Wages	12,768.97	185,694.00	(172,925.03)	6.9%
01-438-001-101	Employee Costs Allocated	-	(183,815.00)	183,815.00	0.0%
01-438-001-150	Payroll Tax Expense	574.27	14,206.00	(13,631.73)	4.0%
01-438-001-151	PSATS Unemployment Compensation	-	630.00	(630.00)	0.0%
01-438-001-156	Employee Benefit Expense	7,489.70	50,721.00	(43,231.30)	14.8%
01-438-001-160	Pension Expense	-	8,646.00	(8,646.00)	0.0%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	-	1,650.00	(1,650.00)	0.0%
01-438-001-183	Overtime Wages	1,029.79	8,000.00	(6,970.21)	12.9%
01-438-001-230	Gasoline & Oil	-	1,000.00	(1,000.00)	0.0%
01-438-001-235	Vehicle Maintenance	-	4,500.00	(4,500.00)	0.0%
01-438-001-238	Uniforms	-	900.00	(900.00)	0.0%
01-438-001-316	Training & Seminars	-	3,600.00	(3,600.00)	0.0%
01-438-001-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-001-353	Insurance - Vehicles	409.01	1,685.00	(1,275.99)	24.3%
01-438-001-354	Insurance - Workers Compensation	1,157.44	4,934.00	(3,776.56)	23.5%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		23,429.18	102,351.00	(78,921.82)	22.9%
<b>ROAD CONSTRUCTION</b>					
01-439-000-752	East West Link	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>PARK &amp; RECREATION</b>					
<b><i>Parks - General</i></b>					
01-454-001-101	Park wages allocation	-	183,815.00	(183,815.00)	0.0%
01-454-001-200	Supplies	922.67	8,000.00	(7,077.33)	11.5%
01-454-001-201	Park & Rec Special Events	-	5,000.00	(5,000.00)	0.0%
01-454-001-202	Community Day	5,622.50	26,000.00	(20,377.50)	21.6%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	-	2,500.00	(2,500.00)	0.0%
01-454-001-250	Maintenance & Repairs	-	500.00	(500.00)	0.0%
01-454-001-260	Small Tools & Equipment	608.40	2,700.00	(2,091.60)	22.5%
01-454-001-316	Training/Seminars	-	5,000.00	(5,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	723.40	2,894.00	(2,170.60)	25.0%
01-454-001-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	-	500.00	(500.00)	0.0%
		7,876.97	236,909.00	(229,032.03)	3.3%
<b>HICKORY PARK</b>					
01-454-002-200	Supplies-Hickory	5.99	2,500.00	(2,494.01)	0.2%
01-454-002-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-454-002-250	Maintenance & Repairs	-	7,000.00	(7,000.00)	0.0%
01-454-002-351	Insurance-Property	669.12	2,757.00	(2,087.88)	24.3%
01-454-002-360	Utilities	345.13	5,000.00	(4,654.87)	6.9%
01-454-002-450	Contracted Services	-	20,000.00	(20,000.00)	0.0%
		1,020.24	39,257.00	(38,236.76)	2.6%

**Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended February 28, 2018**

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
<b>FELLOWSHIP FIELDS</b>					
01-454-003-200	Supplies	322.64	1,000.00	(677.36)	32.3%
01-454-003-250	Maintenance & Repairs	5,901.52	10,000.00	(4,098.48)	59.0%
01-454-003-312	Engineering Fees	-	2,000.00	(2,000.00)	0.0%
01-454-003-320	Telephone	250.15	2,500.00	(2,249.85)	10.0%
01-454-003-351	Insurance Property	1,338.24	5,514.00	(4,175.76)	24.3%
01-454-003-360	Utilities	744.09	12,000.00	(11,255.91)	6.2%
01-454-003-450	Contracted Services	-	16,000.00	(16,000.00)	0.0%
		<b>8,556.64</b>	<b>49,014.00</b>	<b>(40,457.36)</b>	<b>17.5%</b>
<b>LARKINS FIELD</b>					
01-454-004-200	Supplies-Larkins	-	1,000.00	(1,000.00)	0.0%
01-454-004-250	Maintenance & Repair	-	5,000.00	(5,000.00)	0.0%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	175.00	3,000.00	(2,825.00)	5.8%
		<b>175.00</b>	<b>9,000.00</b>	<b>(8,825.00)</b>	<b>1.9%</b>
<b>UPLAND FARMS</b>					
01-454-005-200	Supplies	110.80	5,000.00	(4,889.20)	2.2%
01-454-005-231	Propane & Heating Oil	-	4,500.00	(4,500.00)	0.0%
01-454-005-250	Repairs & Maintenance	-	10,000.00	(10,000.00)	0.0%
01-454-005-351	Insurance - Building	1,003.68	4,136.00	(3,132.32)	24.3%
01-454-005-360	Utilities	193.42	4,000.00	(3,806.58)	4.8%
01-454-005-450	Contracted Services	175.00	5,000.00	(4,825.00)	3.5%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		<b>1,482.90</b>	<b>32,636.00</b>	<b>(31,153.10)</b>	<b>4.5%</b>
	<b>Total Parks and Recreation</b>	<b>19,111.75</b>	<b>366,816.00</b>	<b>(347,704.25)</b>	<b>5.2%</b>
<b>LIBRARY</b>					
01-456-000-530	Contributions	-	5,000.00	(5,000.00)	0.0%
		<b>-</b>	<b>5,000.00</b>	<b>(5,000.00)</b>	<b>0.0%</b>
<b>HISTORICAL COMMISSIONS</b>					
01-459-000-200	Supplies	1,018.00	1,000.00	18.00	101.8%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	85.00	500.00	(415.00)	17.0%
		<b>1,103.00</b>	<b>2,500.00</b>	<b>(1,397.00)</b>	<b>44.1%</b>
	<b>Total Expenditures Before Operating Transfers</b>	<b>650,243.89</b>	<b>5,956,044.00</b>	<b>(5,303,800.11)</b>	<b>10.9%</b>
	<b>Excess of Revenues over Expenses Before Operating Transfers</b>	<b>260,998.68</b>	<b>1,082,618.00</b>	<b>(823,619.32)</b>	<b>24.1%</b>

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended February 28, 2018**

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
<b>OPERATING TRANSFERS</b>					
01-492-000-030	Transfer to Capital Projects Fund	-	950,000.00	(950,000.00)	0.0%
01-492-000-031	Transfer to Solid Waste Fund	-	-	-	#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-	-	#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-	-	#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-	-	#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund	-	250,000.00	(250,000.00)	0.0%
		-	1,200,000.00	(1,200,000.00)	0.0%
<b>Total Expenditures after Operating Transfers</b>		<b>650,243.89</b>	<b>7,156,044.00</b>	<b>(6,503,800.11)</b>	<b>9.1%</b>
<hr/>					
<b>EXCESS OF REVENUES OVER EXPENSES</b>		<b>260,998.68</b>	<b>(117,382.00)</b>	<b>376,380.68</b>	<b>-222.3%</b>
<hr/>					



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

---

***ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP***

---

**Date:** March 15, 2018

**To:** Cary B. Vargo - Township Manager  
Board of Supervisors

**From:** David Leh, P.E.

---

The following is an overview of engineering activities for the previous month:

**Byers Station (Lot 5C)** - An amended land development plan has been submitted for the commercial portion of the site. The plan is currently under review by the consultants and will be formally reviewed by the Planning Commission at their April 12<sup>th</sup> meeting.

**Jankowski Tract** - A land development plan was submitted and reviewed by the Planning Commission at their March 8th meeting and Preliminary / Final Approval was recommended.

**Eagle Park** – The bids for this project have been opened and reviewed. Unfortunately, they came in well over the budgeted amount. As a result, the scope of the project has been reduced and Cary has issued a memo outlining a recommendation for award.

**General:**

Meetings / Correspondence with staff regarding various matters.



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

## **DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP**

**Date:** March 15, 2018

**To:** Board of Supervisors

**From:** David Leh, P.E.

**270-290 Park Road (Townes at Chester Springs)** - This is a 40-unit multiple-family townhouse community along Park Road just north of Windsor Baptist Church. Toll Brothers is developing the property. Construction continues and we have received 3 building permit applications (12 total units) to date.

**American Tower (780 Dorlan Mills Road)** – The Applicant submitted a conditional use application for a proposed cell tower on this property. A Conditional Use was granted by the Board of Supervisors at their July 20<sup>th</sup>, 2015 meeting. Zoning relief was also required and granted. No further activity has occurred.

**Byers Station (Lot 5C)** - Construction continues on the residential portion of the development. In addition, an amended land development plan has been submitted for the commercial portion of the site. The plan is currently under review by the consultants and will be formally reviewed by the Planning Commission at their April 12<sup>th</sup> meeting.

**Byers Station (Lot 6C)** – A staff meeting was held on July 10<sup>th</sup>, 2017 with a potential applicant to discuss a concept plan for a senior living facility. This is the same concept which was brought before the Planning Commission at their February 9<sup>th</sup>, 2017 meeting. The Board adopted an ordinance to support the proposed use at their January 20<sup>th</sup> meeting.

**Carsense** - Carsense has submitted a land development application for a 2,253 SF addition onto their existing 10,000 SF Detailing Building. The Board granted Preliminary / Final Land Development Approval at their November 20<sup>th</sup>, 2017 meeting.

**Eagleview Lot 1B** – Site Construction is almost complete. The Board granted a conditional use for a 12,500 SF manufacturing operation to be located within the proposed building at their May 11<sup>th</sup>, 2017 meeting.

File No. 18-01080T  
March 15, 2018

In addition, a sketch plan has been received for a maintenance facility on the site. The plan will was reviewed by the Planning Commission at their February 8<sup>th</sup> meeting.

**Eagleview Lot 1C-** A sketch plan has been received for this parcel which is located along Sierra Drive, just south of the office building currently under construction. (Lot 1B) The project proposes a 113,000 SF Flex Office building. The proposed building and amenities appear to be similar to the other buildings located along Sierra Drive. The plan was reviewed by the Planning Commission at their February 8<sup>th</sup> meeting.

**Fetters Property (McKee Group)** - A conditional use was approved on January 17<sup>th</sup>, 2017 for an active-adult 55-year old and over community consisting of 116 single-family detached dwellings, 154 twin units, 105 triplex units, and associated amenities. The Board granted Final Plan Approval at their October 16<sup>th</sup>, 2017 meeting.

**Jankowski Tract-** Conditional Use Approval for this 55-lot, single family home community was granted by the Board at their December 18<sup>th</sup>, 2017 meeting. A land development plan has now been submitted and the Planning Commission recommended Preliminary / Final Approval at their March 8<sup>th</sup> meeting

**Marsh Lea –** The Board granted Preliminary / Final Plan Approval to this 27-lot, single family home community at their May 15<sup>th</sup>, 2017 meeting. Construction continues and we have received a grading plan for their model home.

**Montesano Brothers** - Montesano Brothers submitted a conditional use application to permit an 8,400 SF outdoor dining area. A decision and order for the use was approved by the Board of Supervisors at their February 20<sup>th</sup> meeting.

**Reserve at Chester Springs (Frame Property)** – Infrastructure construction continues. The road network for the entire development has been completed. Home construction continues at a very brisk pace in the development. Building Permits for 49 of the 63 homes have been issued.

**Struble Trail Extension** – Chester County has submitted an application to reopen the Conditional Use Hearing to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The Planning Commission recommended approval of the Conditional Use at their February 8<sup>th</sup> meeting. The Conditional Use Hearing previously scheduled for March 13<sup>th</sup> has been continued to a date uncertain.



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

**TO:** The Board of Supervisors

**FROM:** Kathi McGrath  
Administrative Assistant

**RE:** Codes Department Activity Report

**DATE:** March 14, 2018

=====

Attached, please find the Codes Department Activity Report for the month of February, 2018.

Attachments:  
Activity Report

/km

UPPER UWCHLAN TOWNSHIP  
Permit Analysis  
2015-2018

	2015			2016			2017			2018		
	# of Permits	Fees	YTD Permits	# of Permits	Fees	YTD Permits	# of Permits	Fees	YTD Permits	# of Permits	Fees	YTD Permits
Jan	58	\$10,390.32	58	\$10,390.32	33	\$19,195.00	33	\$19,195.00	36	\$27,889.54	36	\$27,889.54
Feb	34	\$ 4,098.54	92	\$ 14,488.86	38	\$ 31,184.74	71	\$ 50,379.74	30	\$ 6,209.00	66	\$ 34,098.54
Mar	59	\$ 9,560.34	151	\$ 24,049.20	38	\$ 9,003.50	109	\$ 59,383.24	62	\$ 61,429.00	128	\$ 95,527.54
Apr	135	\$ 15,230.00	286	\$ 39,279.20	64	\$ 88,297.00	173	\$ 147,680.24	61	\$ 30,429.00	189	\$ 125,956.54
May	119	\$ 33,693.18	405	\$ 72,972.38	125	\$ 14,112.00	298	\$ 161,792.24	61	\$ 13,118.56	250	\$ 139,075.10
Jun	154	\$ 21,139.54	559	\$ 94,111.92	109	\$ 9,919.12	407	\$ 171,711.36	117	\$ 107,225.16	367	\$ 246,300.26
Jul	98	\$ 11,329.56	657	\$ 105,448.48	55	\$ 8,120.56	462	\$ 179,831.92	78	\$ 60,308.00	445	\$ 306,608.26
Aug	66	\$ 9,531.00	723	\$ 114,979.48	83	\$ 50,103.08	545	\$ 229,935.00	90	\$ 9,532.32	535	\$ 316,140.58
Sept	41	\$ 6,911.88	764	\$ 121,891.36	57	\$ 8,844.90	602	\$ 238,779.90	86	\$ 29,485.94	621	\$ 345,626.52
Oct	72	\$ 12,443.02	836	\$ 134,334.38	64	\$ 8,144.42	666	\$ 246,923.42	101	\$ 69,748.73	722	\$ 415,375.25
Nov	38	\$ 102,941.80	874	\$ 237,276.78	71	\$ 13,717.44	737	\$ 260,640.86	58	\$ 29,023.10	780	\$ 415,404.48
Dec	51	\$ 6,235.24	925	\$ 243,512.02	42	\$ 9,929.00	779	\$ 270,569.86	23	\$ 17,392.92	308	\$ 432,797.40



**FEBRUARY/MARCH  
2018 REPORT  
UPPER UWCHLAN TOWNSHIP  
PUBLIC WORKS DEPARTMENT**

**The following projects were underway since we last met:**

**Ongoing:**

- I reiterate from last month's report that **Snow Removal Materials and Overtime Hours** are being hit hard in this year's budget.
- Aside from regular routine maintenance, the following work orders were submitted last month.

**Tracking of work orders through Munilogic: 126 Submitted – 126 Completed**

- **Municipal Authority**
  - 2 Work new orders submitted
  - 2 Completed
- **PA 1-calls**
  - 64 Work orders submitted
  - 64 Completed
- **Public Works**
  - 52 Work orders submitted
  - 52 Completed
- **Parks**
  - 0 Work orders submitted
  - 0 Completed
- **Solid Waste**
  - 8 Work orders submitted
  - 8 Completed
- Completed the propane tank install at the Public Works garage
- We were out 4 times for brining, salting and/or plowing.
- Repaired sinking sewer line trench on Cambridge Lane
- Worked on repairing of minor potholes at various locations
- Worked with PreDoc to complete back flow preventer tests
- Fixed fence at the Reserve Lagoon area

- Mixed salt and anti-skid material
- Discovered a leak at the Greenridge Plant and worked with Clean Water to fix the problem
- Installed all salt spreaders and Pre-wet systems on the trucks, and checked all plows for each weather event.
- Installed safety signs at sewer plants and worked on inspection lists.
- Inlet cleaning of various inlets throughout the Township with vacuum truck
- Swept roads between snow events with vacuum truck
- Worked on multiple Police cars for minor issues and monthly service
- Toter swaps and deliveries were done as requested.
- Preventive maintenance, repairs, and Pa State Inspections continue on all Township owned vehicles and equipment.
- Roadways inspections for sight distance, signage view, and for surface conditions are constantly being done.
- Minor maintenance issues were handled at the Township Buildings.

**Bids:**

- None

**Road Dedication:**

- None

**Workforce**

- All employees are working well and there are no issues to report.

Respectfully submitted,  
Michael G. Heckman  
Director of Public Works  
Upper Uwchlan Township

February 22, 2018

Trappe Office

350 West Main Street, Suite 200

Trappe, PA 19426

T 610.495.0303

Cary Vargo, Township Manager  
Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, PA 19425

RE: Ewing Tract – West Vincent Township Subdivision  
Phases 1/2A, 2 and 2A – Sanitary Sewer Maintenance Bonds, Estimate Reviews  
ARRO #10270.23

Dear Cary:

ARRO Consulting, Inc. (ARRO) has completed its review of the maintenance bond security estimates submitted by Toll Brothers in email dated February 13, 2018, as attached. The maintenance bond security estimates are for the sanitary sewer portions of Ewing Tract - West Vincent Phases 1/2A, 2A and Phase 2 – Carriage Home South.

ARRO has no comments to the estimates and finds acceptable the amount for each maintenance bond, as follows:

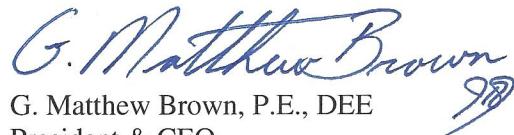
**Ewing Tract – West Vincent Sanitary Sewer Phase 1/2A**  
**Ph. 1 Sanitary Sewer, Spray Irrigation Facilities, Force Mains and Spray Fields #2 & #3**  
**Maintenance Bond Amount \$ 696,988.03**

**Ewing Tract – West Vincent Sanitary Sewer Phase 2A**  
**Spray Fields #1, #5A, #5B and #6, including spray distribution mains**  
**Maintenance Bond Amount \$ 41,405.55**

**Ewing Tract – West Vincent Sanitary Sewer Phase 2, Carriage Home South**  
**Phase 2 - Carriage Home South Sanitary Sewer**  
**Maintenance Bond Amount \$ 45,011.33**

If you have any questions or concerns, please feel free to contact me at your earliest convenience.

Sincerely,



G. Matthew Brown  
G. Matthew Brown, P.E., DEE  
President & CEO

Attachment

GMB/car

c: Justin Hunt – Toll Brothers  
Jay R. Jackson, P.E. – ARRO Consulting, Inc.

ESCROW ACCOUNT - EWING TRACT  
WEST VINCENT TOWNSHIP  
CHESTER COUNTY, PA

CARROLL ENGINEERING CORPORATION  
555 SECOND AVENUE SUITE G-10 DATE:  
COLLEGEVILLE PA 19426  
SANITARY SEWER PH 1/2A - MAINTENANCE BOND

RELEASE:  
DATE: 2/8/2018

PREPARED: July 11, 2007

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Maintenance Bond		Release	Amount	Released	Amount	%
						Release	Amount					
<b>A. SANITARY SEWER</b>												
	<b>8" PVC SDR-35 -</b>											
1	0'-6' Deep	LF	\$ 20.00	115	\$ 2,300.00		\$345.00					
2	6'-10' Deep	LF	\$ 21.00	5717	\$ 120,057.00		\$18,008.55					
3	10'-14' Deep	LF	\$ 24.00	2806	\$ 67,344.00		\$10,101.60					
4	14'-18' Deep	LF	\$ 28.00	1003	\$ 28,084.00		\$4,212.60					
5	18'-20' Deep	LF	\$ 50.00	530	\$ 26,500.00		\$3,975.00					
	<b>8" CL DIP, CLASS 52</b>											
6	6'-10' Deep	LF	\$ 50.00	171	\$ 8,550.00		\$1,282.50					
7	20+' Deep	LF	\$ 100.00	945	\$ 94,500.00		\$14,175.00					
8	25+' Deep	LF	\$ 130.00	595	\$ 77,350.00		\$11,602.50					
9	6" PVC SDR 35	LF	\$ 20.00	4662	\$ 93,240.00		\$13,986.00					
10	6" DIP CL 52 LATERAL PIPE	LF	\$ 75.00	925	\$ 69,375.00		\$10,406.25					
11	6" PVC LATERAL CONNECTIONS	EA	\$ 75.00	125	\$ 9,375.00		\$1,406.25					
12	6" PVC LATERAL CONNECTIONS--DEEP	EA	\$ 1,200.00	10	\$ 12,000.00		\$1,800.00					
13	6" DIP LATERAL CONNECTIONS	EA	\$ 1,500.00	29	\$ 43,500.00		\$6,525.00					
	<b>SANITARY MANHOLES</b>											
14	0'-6' Deep--48"	EA	\$ 1,700.00	5	\$ 8,500.00		\$1,275.00					
15	6'-10' Deep	EA	\$ 1,700.00	28	\$ 47,600.00		\$7,140.00					
16	10'-14' Deep	EA	\$ 2,100.00	9	\$ 18,900.00		\$2,835.00					
17	14'-18' Deep	EA	\$ 2,500.00	2	\$ 5,000.00		\$750.00					
18	6'-10' Deep--60"	EA	\$ 3,300.00	2	\$ 6,600.00		\$990.00					
19	10'-14' Deep--60"	EA	\$ 3,700.00	1	\$ 3,700.00		\$555.00					
20	14'-18' Deep--60"	EA	\$ 4,800.00	2	\$ 9,600.00		\$1,440.00					
21	18+' Deep--60"	EA	\$ 6,500.00	1	\$ 6,500.00		\$975.00					
22	25+' Deep--60"	EA	\$ 8,000.00	2	\$ 16,000.00		\$2,400.00					
	<b>SANITARY DROP MANHOLES</b>											
23	6'-10' Deep--48"	EA	\$ 4,000.00	3	\$ 12,000.00		\$1,800.00					
24	10'-14' Deep	EA	\$ 4,200.00	4	\$ 16,800.00		\$2,520.00					
25	14'-18' Deep	EA	\$ 5,000.00	1	\$ 5,000.00		\$750.00					
26	18+' Deep	EA	\$ 7,000.00	1	\$ 7,000.00		\$1,050.00					
27	25+' Deep	EA	\$ 10,000.00	1	\$ 10,000.00		\$1,500.00					

ESCROW ACCOUNT - EWING TRACT  
WEST VINCENT TOWNSHIP  
CHESTER COUNTY, PA

CARROLL ENGINEERING CORPORATION  
555 SECOND AVENUE SUITE G-10 DATE:  
COLLEGEVILLE PA 19426  
SANITARY SEWER PH 1/2A - MAINTENANCE BOND

RELEASE:  
DATE: 2/8/2018

PREPARED: July 11, 2007

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Maintenance Bond		Release	Amount	Released	Amount	%
						Release	Amount					
28	SANITARY MANHOLES--PVC											
28	0'-6" Deep--48"	EA	\$ 3,500.00	2	\$ 7,000.00		\$1,050.00					
29	6'-10" Deep	EA	\$ 4,700.00	4	\$ 18,800.00		\$2,820.00					
30	10'-14" Deep	EA	\$ 8,200.00	1	\$ 8,200.00		\$1,230.00					
31	14'-18" Deep	EA	\$ 10,200.00	1	\$ 10,200.00		\$1,530.00					
32	18+' Deep	EA	\$ 16,600.00	1	\$ 16,600.00		\$2,490.00					
33	CLEANOUTS	EA	\$ 500.00	164	\$ 82,000.00		\$12,300.00					
34	PIPE LINE CROSSINGS	EA	\$ 4,000.00	2	\$ 8,000.00		\$1,200.00					
35	ROW RESTORATION	SY	\$ 1.50	3400	\$ 5,100.00		\$765.00					
36	LOW PRESSURE FORCE MAIN	LF	\$ 17.00	190	\$ 3,230.00		\$484.50					
37	LPFM Cleanout MH	EA	\$ 5,000.00	1	\$ 5,000.00		\$750.00					

**Subtotal** **\$989,505.00** **\$148,425.75**

<b>B FORCE MAINS</b>												
38	4" DIP Spray Distribution Main	LF	\$25.00	2,140	\$ 53,500.00		\$8,025.00					
39	6" DIP Spray Distribution Main	LF	\$26.00	1,300	\$ 33,800.00		\$5,070.00					
40	8" DIP Spray Distribution Main	LF	\$31.00	235	\$ 7,285.00		\$1,092.75					
41	12" Effluent Return Main	LF	\$41.00	1,240	\$ 50,840.00		\$7,626.00					
42	4"Gate Valves and Box	EA	\$550.00	4	\$ 2,200.00		\$330.00					
43	6"Gate Valves and Box	EA	\$750.00	3	\$ 2,250.00		\$337.50					
44	8"Gate Valves and Box	EA	\$950.00	2	\$ 1,900.00		\$285.00					
45	4"Air Release Pits	EA	\$13,000.00	2	\$ 26,000.00		\$3,900.00					
46	6"Air Release Pits	EA	\$13,500.00	1	\$ 13,500.00		\$2,025.00					
47	8" Tees/Reducers	EA	\$500.00	4	\$ 2,000.00		\$300.00					
48	Gas Main Crossings	EA	\$3,000.00	3	\$ 9,000.00		\$1,350.00					
49	Concrete Encasings	LF	\$15.00	495	\$ 7,425.00		\$1,113.75					
50	Blow Offs	EA	\$490.00	7	\$ 3,430.00		\$514.50					

**Subtotal** **\$213,130.00** **\$31,969.50**

ESCROW ACCOUNT - EWING TRACT  
WEST VINCENT TOWNSHIP  
CHESTER COUNTY, PA

CARROLL ENGINEERING CORPORATION  
555 SECOND AVENUE SUITE G-10 DATE:  
COLLEGEVILLE PA 19426  
SANITARY SEWER PH 1/2A - MAINTENANCE BOND

RELEASE:  
DATE: 2/8/2018

PREPARED: July 11, 2007

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Maintenance Bond	Release	Amount	Release	Amount	Released	Amount	%	
<b>C. LAGOON</b>														
50	Strip Topsoil	CY	\$1.60	10200	\$16,320.00			\$2,448.00						
51	Cut	CY	\$1.30	500	\$650.00			\$97.50						
52	Fill	CY	\$0.70	125000	\$87,500.00			\$13,125.00						
53	Respread Topsoil	CY	\$3.25	3050	\$9,912.50			\$1,486.88						
54	Rake Seed and Mat Slopes	SY	\$1.80	1450	\$2,610.00			\$391.50						
55	R3 Rip Rap Lining	Cy	\$20.00	3500	\$70,000.00			\$10,500.00						
56	Liner-Topsoil Screened	Cy	\$10.00	4300	\$43,000.00			\$6,450.00						
57	Lagoon 60 Mil Textured Liner	EA	\$295,875.00	1	\$295,875.00			\$44,381.25						
58	6" U-drain	LF	\$15.00	645	\$9,675.00			\$1,451.25						
59	5' Diameter MH	EA	\$5,000.00	1	\$5,000.00			\$750.00						
60	DIP and Fittings	LS	\$61,580.00	1	\$61,580.00			\$9,237.00						
61	Electrical Conduit and Aerator w/ Anchor	LS	\$7,500.00	1	\$7,500.00			\$1,125.00						
<i>Subtotal</i>						<b>\$609,622.50</b>	<b>\$91,443.38</b>							
<b>D. FORCE MAIN/FELLOWSHIP ROAD</b>														
62	2.5" DIP	LF	\$26.00	1,200	\$31,200.00			\$4,680.00						
63	3" GATE VALVE AND BOX	LF	\$550.00	2	\$1,100.00			\$165.00						
64	ARV PIT	LF	\$13,000.00	1	\$13,000.00			\$1,950.00						
65	TIE INTO EXISTING	EA	\$1,500.00	1	\$1,500.00			\$225.00						
66	PATCH PVC LINER	EA	\$1,500.00	1	\$1,500.00			\$225.00						
67	PIPELINE CROSSING	EA	\$2,000.00	1	\$2,000.00			\$300.00						
68	4" CONCRETE SLABS FOR PIPELINE	LF	\$15.00	60	\$900.00			\$135.00						
69	STONE BACKFILL	TN	\$18.00	1350	\$24,300.00			\$3,645.00						
<i>Subtotal</i>						<b>\$75,500.00</b>	<b>\$11,325.00</b>							
<b>E. SPRAY IRRIGATION FACILITIES</b>														
70	SPRAY FIELDS 2 & 3	AC	\$24,000.00	17	\$408,000.00			\$61,200.00						
71	CONTROL BUILDING	LS	\$500,000.00	1	\$500,000.00			\$75,000.00						
<i>Subtotal</i>						<b>\$908,000.00</b>	<b>\$136,200.00</b>							

ESCROW ACCOUNT - EWING TRACT  
WEST VINCENT TOWNSHIP  
CHESTER COUNTY, PA

CARROLL ENGINEERING CORPORATION  
555 SECOND AVENUE SUITE G-10 DATE:  
COLLEGEVILLE PA 19426  
SANITARY SEWER PH 1/2A - MAINTENANCE BOND

RELEASE:  
DATE: 2/8/2018

PREPARED: July 11, 2007

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Maintenance Bond	Release	Amount	Release	Amount	Released	Amount	%	
<b>F. MISCELLANEOUS</b>														
72	SPRAY AREA CONSTRUCTION FENCE	LF	\$2.40	3,650	\$8,760.00									
73	Control building Paving	SY	\$25.00	300	\$7,500.00			\$1,125.00						
74	Fellowship Rd. Pump Staion Paving	SY	\$25.00	105	\$2,625.00			\$393.75						
75	10' Lagoon Access Rd.	EA	\$19,750.00	1	\$19,750.00			\$2,962.50						
76	SHOP DRAWINGS	LS	\$3,000.00	1	\$3,000.00									
77	Split Rail Fence - Lagoon	LF	\$10.00	1,600	\$16,000.00			\$2,400.00						
78	Monitoring Wells and Abandonment	LS	\$10,000.00	1	\$10,000.00			\$1,500.00						
79	Stone Access Roads	LS	\$10.00	6,560	\$65,600.00			\$9,840.00						
80	Bollards	LS	\$3,000.00	1	\$3,000.00			\$450.00						
81	Pump Station	LS	\$100,000.00	1	\$100,000.00			\$15,000.00						
82	Testing/Televising	LS	\$304,599.25	1	\$304,599.25			\$45,689.89						
<i>Subtotal</i>						<b>\$540,834.25</b>	<b>\$79,361.14</b>							
<b>G. SURVEYING</b>														
83	CONSTRUCTION STAKING	LS	\$10,000.00	1	\$10,000.00									
84	AS BUILTS	LS	\$4,000.00	1	\$4,000.00									
<i>Subtotal</i>						<b>\$14,000.00</b>	<b>\$0.00</b>							
<b>H. PHASE 2A</b>														
85	6" DIP Spray Distribution Main	LF	\$26.00	1,950	\$50,700.00			\$7,605.00						
86	6"Gate Valves and Box	EA	\$750.00	1	\$750.00			\$112.50						
87	6"Air Release Pits	EA	\$13,500.00	2	\$27,000.00			\$4,050.00						
88	6" Reducers	EA	\$500.00	4	\$2,000.00			\$300.00						
89	1-1/4" Force Main	LF	\$15.00	630	\$9,450.00			\$1,417.50						
90	2" PVC Spray Distribution Main	LF	\$20.00	80	\$1,600.00			\$240.00						
91	2" Air Release Valve Pit	EA	\$10,000.00	1	\$10,000.00			\$1,500.00						
92	3" PVC Spray Distribution Main	LF	\$22.00	20	\$440.00			\$66.00						
93	Spray Fields 5A/5B/6 NOW INCLUDES 1	AC	\$24,000.00	5	\$120,000.00			\$18,000.00						
94	Spray Field Construction Fencing	LF	\$2.40	3,000	\$7,200.00									
95	Stone Access Roads	LF	\$10.00	1,100	\$11,000.00			\$1,650.00						
96	Bollards	LS	\$2,000.00	1	\$2,000.00			\$300.00						
97	Construction Staking	LS	\$2,500.00	1	\$2,500.00									
98	As-Builts	LS	\$2,500.00	1	\$2,500.00									
99	Testing/Televising	LS	\$24,714.00	1	\$24,714.00			\$3,707.10						
<i>Subtotal</i>						<b>\$271,854.00</b>	<b>\$38,948.10</b>							

ESCROW ACCOUNT - EWING TRACT  
WEST VINCENT TOWNSHIP  
CHESTER COUNTY, PA

CARROLL ENGINEERING CORPORATION  
555 SECOND AVENUE SUITE G-10 DATE:  
COLLEGEVILLE PA 19426  
**SANITARY SEWER PH 1/2A - MAINTENANCE BOND**

RELEASE:  
DATE: 2/8/2018

PREPARED: July 11, 2007

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Maintenance Bond	Release	Amount	Release	Amount	Released	Amount	%
<b>I PROFESSIONAL SERVICES</b>													
96	Professional Consulting Fees		%	6%	3,622,446	\$ 217,346.75		\$ 32,602.01					
				<i>Subtotal</i>		\$ 217,346.75		\$ 32,602.01					
	Sub Total Construction Costs <i>(Items A thru J)</i>					\$ 3,839,792.50		\$ 570,274.87					
	Less 10% Retainage					\$ 383,979.25		\$ 57,596.89					
	Net Escrow Release												
	10% Contingency (per MPC)					\$ 383,979.25		\$ 57,596.89					
	Inflation (2%)					\$ 76,795.85		\$ 11,519.38					
	<b>Total Escrow</b>					<b>\$ 4,684,546.84</b>		<b>\$ 696,988.03</b>					

BY: \_\_\_\_\_  
WEST VINCENT TOWNSHIP DATE

BY: \_\_\_\_\_  
TOWNSHIP ENGINEER DATE

SUBMITTED: \_\_\_\_\_  
DEVELOPER DATE

ESCROW ACCOUNT - EWING TRACT  
WEST VINCENT TOWNSHIP  
CHESTER COUNTY, PA

RELEASE:  
DATE: 2/8/2018  
BOND: SU1127841

PREPARED: October 8, 2013

**SANITARY SEWER PH 2A - MAINTENANCE BOND**

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Maintenance		Release	Amount	Released	Amount	%
<b>A. SURVEYING</b>												
1	CONSTRUCTION STAKING	LS	\$2,500.00	1	\$ 2,500.00							
2	AS BUILTS	LS	\$3,000.00	1	\$ 3,000.00							
<i>Subtotal</i> \$ 5,500.00												
<b>B. PHASE 2A</b>												
3	6" DIP Spray Distribution Main	LF	\$28.00	1,800	\$ 50,400.00		\$7,560.00					
4	6"Gate Valves and Box	EA	\$800.00	1	\$ 800.00		\$120.00					
5	6"Air Release Pits	EA	\$13,500.00	1	\$ 13,500.00		\$2,025.00					
6	6" Reducers	EA	\$500.00	4	\$ 2,000.00		\$300.00					
7	1-1/4" Force Main	LF	\$16.00	630	\$ 10,080.00		\$1,512.00					
8	2" PVC Spray Distribution Main	LF	\$20.00	80	\$ 1,600.00		\$240.00					
9	2" Air Release Valve Pit	EA	\$12,500.00	1	\$ 12,500.00		\$1,875.00					
10	3" PVC Spray Distribution Main	LF	\$22.00	20	\$ 440.00		\$66.00					
11	Spray Fields 5A/5B/6	AC	\$24,000.00	5	\$ 120,000.00		\$18,000.00					
12	Spray Field Construction Fencing	LF	\$2.40	3,000	\$ 7,200.00							
13	Stone Access Roads	LF	\$10.00	1,100	\$ 11,000.00		\$1,650.00					
14	Bollards	LS	\$2,000.00	1	\$ 2,000.00		\$300.00					
15	Construction Staking	LS	\$2,500.00	1	\$ 2,500.00							
16	As-Builts	LS	\$2,500.00	1	\$ 2,500.00							
17	Testing/Televising	LF	\$3.00	1,800	\$ 5,400.00		\$810.00					
<i>Subtotal</i> \$ 241,920.00												
<b>C. PROFESSIONAL SERVICES</b>												
18	Professional Consulting Fees	%	6%	247,420	\$ 14,845.20		\$2,226.78					
<i>Subtotal</i> \$ 14,845.20												
<b>\$2,226.78</b>												

ESCROW ACCOUNT - EWING TRACT  
WEST VINCENT TOWNSHIP  
CHESTER COUNTY, PA

RELEASE:  
DATE: 2/8/2018  
BOND: SU1127841

PREPARED: October 8, 2013

**SANITARY SEWER PH 2A - MAINTENANCE BOND**

#	Item	Unit	Item	Escrow Total	Maintenance		Release	Amount	Released	Amount	%
		Unit	Cost		Release	Amount					
	Sub Total Construction Costs <i>(Items A thru C)</i>			\$ 262,265.20		\$ 36,684.78					
	Less 10% Retainage			----							
	Net Escrow Release			----							
	10% Contingency (per MPC)			\$ 26,226.52		\$ 3,933.98					
	Inflation (2%)			\$ 5,245.30		\$ 786.80					
	<b>Total Escrow</b>			<b>\$ 293,737.02</b>		<b>\$ 41,405.55</b>					

BY: \_\_\_\_\_  
WEST VINCENT TOWNSHIP DATE

BY: \_\_\_\_\_  
TOWNSHIP ENGINEER DATE

SUBMITTED: \_\_\_\_\_  
DEVELOPER DATE

ESCROW ACCOUNT - EWING TRACT  
WEST VINCENT TOWNSHIP  
CHESTER COUNTY, PA

RELEASE:  
DATE: 2/8/2018  
BOND: SU1127839

PREPARED: October 8, 2013

**SANITARY SEWER PH 2 - CHS Section - Maintenance Bond**

Packet Page 40

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Maintenance	Release	Amount	Released	Amount	%
<b>A. SANITARY SEWER</b>											
1	8" PVC SDR-35 - 6-10' Deep	LF	\$ 25.00	2003	\$ 50,075.00			\$7,511.25			
2	8" CL DIP, CLASS 52 6-10' Deep	LF	\$ 60.00	46	\$ 2,760.00			\$414.00			
3	20+' Deep	LF	\$ 110.00	142	\$ 15,620.00			\$2,343.00			
4	25+' Deep	LF	\$ 140.00	50	\$ 7,000.00			\$1,050.00			
5	6" PVC SDR 35	LF	\$ 22.00	880	\$ 19,360.00			\$2,904.00			
6	6" PVC LATERAL CONNECTIONS	EA	\$ 90.00	40	\$ 3,600.00			\$540.00			
<b>SANITARY MANHOLES</b>											
7	6-10' Deep	EA	\$ 2,000.00	12	\$ 24,000.00			\$3,600.00			
8	25+' Deep--60"	EA	\$ 8,500.00	1	\$ 8,500.00			\$1,275.00			
<b>SANITARY DROP MANHOLES</b>											
9	18+' Deep	EA	\$ 7,500.00	1	\$ 7,500.00			\$1,125.00			
10	CLEANOUTS	EA	\$ 600.00	164	\$ 98,400.00			\$14,760.00			
11	PIPE LINE CROSSINGS	EA	\$ 5,000.00	1	\$ 5,000.00			\$750.00			
12	EASEMENT RESTORATION	SY	\$ 1.50	1500	\$ 2,250.00			\$337.50			
13	Testing/Televising	LF	\$3.00	2,241	\$ 6,723.00			\$1,008.45			
<i>Subtotal</i>					\$ 250,788.00			\$ 37,618.20			
<b>B. SURVEYING</b>											
14	CONSTRUCTION STAKING	LS	\$7,500.00	1	\$ 7,500.00						
15	AS BUILTS	LS	\$5,000.00	1	\$ 5,000.00						
<i>Subtotal</i>					\$ 12,500.00			\$ 0.00			
<b>C. PROFESSIONAL SERVICES</b>											
16	Professional Consulting Fees	%	6%	263,288	\$ 15,797.28			\$2,369.59			
<i>Subtotal</i>					\$ 15,797.28			\$2,369.59			

ESCROW ACCOUNT - EWING TRACT  
WEST VINCENT TOWNSHIP  
CHESTER COUNTY, PA

RELEASE:  
DATE: 2/8/2018  
BOND: SU1127839

**SANITARY SEWER PH 2 - CHS Section - Maintenance Bond**

PREPARED: October 8, 2013

#	Item	Unit	Item	Escrow	Maintenance		Release	Amount	Released	Amount	%
		Unit	Quantity	Total	Release	Amount					
	Sub Total Construction Costs <i>(Items A thru J)</i>			\$ 279,085.28		\$ 39,987.79					
	Less 10% Retainage			----							
	Net Escrow Release			----							
	10% Contingency (per MPC)			\$ 27,908.53		\$ 4,186.28					
	Inflation (2%)			\$ 5,581.71		\$ 837.26					
	<b>Total Escrow</b>			<b>\$ 312,575.51</b>		<b>\$ 45,011.33</b>					

BY: \_\_\_\_\_  
WEST VINCENT TOWNSHIP DATE

BY: \_\_\_\_\_  
TOWNSHIP ENGINEER DATE

SUBMITTED: \_\_\_\_\_  
DEVELOPER DATE



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

**TO:** **Board of Supervisors**

**FROM:** **Cary B. Vargo**  
**Township Manager**

**RE:** **Eagle Village Park – Project Award**

**DATE:** **March 14, 2018**

---

After being duly advertised as required by the Second Class Township Code and having a pre-bid meeting, the Township accepted bids for the Eagle Village Park Project using the PennBid system. The proposed budget for the project was \$385,000. The Township received seven bids ranging from \$598,414 to \$1,059,008.

Township staff and consultants reviewed the line item bid documents in detail and evaluated the bids based on a reduced scope of work, specifically the removal of the proposed stage and amphitheater seating. The reduction in scope in no way changed the results of the bid process, specifically which firm would be low bidder. Based on the reduction of the project scope, there were several other change orders available to the Township which would further reduce the costs of the completed project down to \$403,609, or \$18,609 above budget. As a reminder, \$206,000 of this project is being offset by a Park contribution from the residential portion of the Parcel 5C development. These monies will be remitted to the Township prior to the issuance of the first building permit issued for that development.

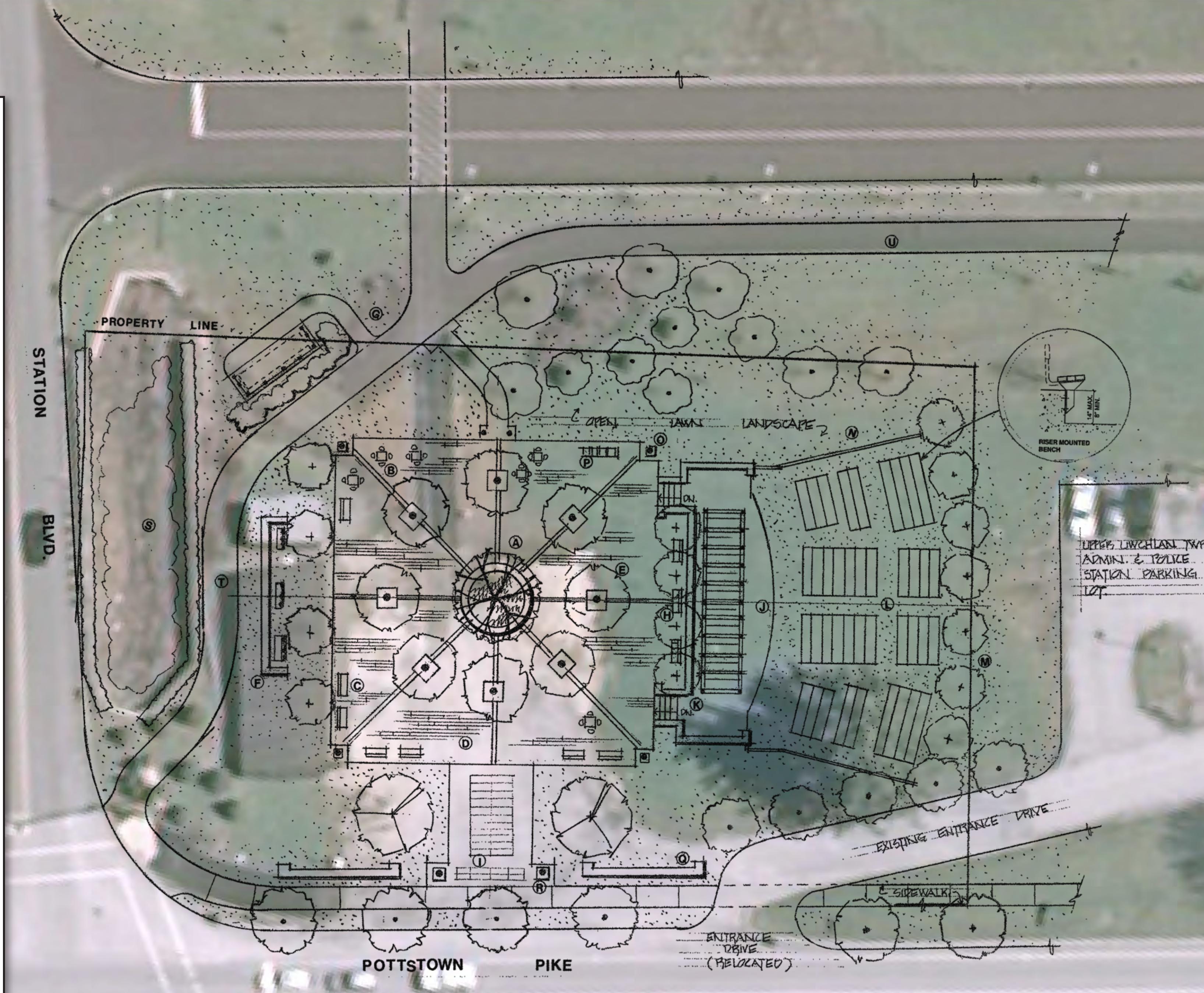
The low bidder, Krisanna Construction, provided a lengthy list of references, which included similar projects for both municipal and private clients. Personnel from Gilmore Associates have conducted a reference check, have received positive feedback and have no issues or concerns.

**I would respectfully request that the BOS approve Krisanna Construction as the low bidder for the reduced scope of work at an amount of \$432,059 and approve the change order amount of \$403,609 which will be the final expected expenditure.**



## PARK FEATURES

- A) Central raised planter seat wall w/ specimen shade tree (approx. 20'diameter)
- B) Chess tables – typical
- C) Six foot benches – typical
- D) Paved plaza surface (approx. 90'x90')
- E) Medium size shade trees within 5' square tree wells
- F) Backdrop wall for relocated war memorial and future exhibits
- G) Portable comfort facility, including fence and landscape screening
- H) Shaded bench niche ( 50'x9')
- I) Park entrance
- J) Performance stage with optional pergola
- K) Structural wall – separate stage direction from plaza level (approx.. 5'-6')
- L) 400± seat amphitheater (stadium seats attached to concrete risers)
- M) Landscape backdrop
- N) Enclosure fencing
- O) Corner post lights – 16' height
- P) Bike racks
- Q) Entry walls – (5'-6' height)
- R) Entry ornamental bollards (optional lighting)
- S) Existing storm water structure
- T) Extension of existing walkway to corner, asphalt
- U) Existing walkway



**DOCUMENT 00 11 13**  
**ADVERTISEMENT FOR BIDS**

Upper Uwchlan Township will receive sealed bids online only for the **Eagle Park Improvement Project**. Sealed bids should be submitted and updated online via the PennBid™ Program until **February 13, 2018 at 2:00 PM** at which time the bids shall be publicly opened and read aloud at Upper Uwchlan Township, **140 Pottstown Pike, Chester Springs, PA 19425**.

All Bid Documents and solicitation details are available on **January 17, 2018** at no cost at PennBid™ - [www.pennbid.net](http://www.pennbid.net). Click on the "Solicitations" then "View" tabs. Please note that PennBid™ charges a fee to the awarded bidder. A non-mandatory pre-bid meeting will also be held on **January 30, 2018** at 2:00 PM at Upper Uwchlan Township, **140 Pottstown Pike, Chester Springs, PA 19425**.

This project is subject to applicable provisions of Act 422, Pennsylvania Prevailing Wage Act as amended and the prevailing minimum wage rates issued by the Pennsylvania Department of Labor and Industry.

This project is also subject to Act 127 of 2012, known as the Public Works Employment Verification Act which requires all public work contractors and subcontractors to utilize the Federal Government's E-Verify system to ensure that all employees performing work on public work projects are authorized to work in the United States.

A certified check or bid bond for the amount of 10% of the total bid shall be required. Bonds are to be issued by a surety licensed to do business in the Commonwealth of Pennsylvania. Upper Uwchlan Township reserves the right to reject any and all bids for any cause whatsoever, to eliminate any item or items from the contract, and to waive any informality in the bids.

Cary B. Vargo  
Upper Uwchlan Township Manager

<b>Company</b>	<b>Base Bid</b>
Krisanna Construction, Inc.	\$598,414.00
James R. Kenney Excavating & Paving, Inc.	\$679,096.60
F.W. Houder, Inc.	\$698,712.30
Construction Masters Services, LLC	\$714,677.25
Land Tech Enterprises	\$724,845.00
MOR Construction Services, Inc.	\$732,577.00
Eagle Contracting Inc.	\$1,059,007.63

Line Item	Type	Description	Unit Of Measure	Quantity	Extended Estimate Price	Estimate Source	Krisanna Construction, Inc.	James R. Kenney Excavating & Paving, Inc.	F.W. Houder, Inc.	Construction Masters Services, LLC	Land Tech Enterprises	MOR Construction Services, Inc.	Eagle Contracting Inc.
1	BASE	Clearing /Grubbing/Tree removal/Pavement removal	LS	1.0000			11,300.00	29,000.00	8,320.00	11,350.00	17,500.00	13,325.00	72,500.00
2	BASE	Earth Moving	LS	1.0000			36,800.00	25,000.00	32,577.00	69,000.00	48,000.00	72,500.00	50,180.88
3	BASE	Silt Fence	LF	200.0000			2,200.00	2,000.00	9,180.00	1,500.00	1,120.00	1,270.00	1,300.00
4	BASE	Inlet protection	EA	5.0000			980.00	3,500.00	1,577.50	1,000.00	1,175.00	625.00	1,875.00
5	BASE	Seeding/Mulching	LS	1.0000			3,323.00	16,000.00	4,160.00	4,050.00	3,900.00	4,200.00	6,875.00
6	BASE	6" HDPE (Perforated)	LF	600.0000			17,400.00	12,000.00	32,100.00	12,450.00	12,000.00	22,710.00	21,000.00
7	BASE	12" HDPE	LF	295.0000			9,145.00	7,080.00	26,314.00	14,351.75	7,375.00	19,691.25	16,225.00
8	BASE	Type "M" Inlets	EA	4.0000			12,744.00	14,000.00	23,880.00	11,600.00	8,800.00	9,800.00	22,000.00
9	BASE	24"x24" Yard Drain	EA	1.0000			1,683.00	1,900.00	3,935.00	1,625.00	1,450.00	2,175.00	3,250.00
10	BASE	Cleanout/Yard Drain Riser	EA	2.0000			3,370.00	1,600.00	2,972.00	3,150.00	3,900.00	4,350.00	3,500.00
11	BASE	12" HDPE End Section	EA	1.0000			1,891.00	2,100.00	895.00	415.00	350.00	1,445.00	1,750.00
12	BASE	Stone (Infiltration Trench)	CY	145.0000			12,180.00	10,875.00	14,790.00	13,485.00	7,540.00	30,268.75	9,787.50
13	BASE	Geotextile Fabric	SF	2600.0000			598.00	4,550.00	4,628.00	2,600.00	1,040.00	52,650.00	9,100.00
14	BASE	Rip-Rap Apron	EA	1.0000			2,699.00	950.00	4,460.00	2,250.00	1,350.00	3,000.00	4,250.00
15	BASE	Plaza Pavers	SF	8000.0000			152,000.00	200,000.00	140,800.00	180,000.00	172,000.00	200,000.00	250,000.00
16	BASE	Macadam Walkways	SY	233.0000			7,689.00	17,475.00	15,249.85	10,135.50	10,485.00	5,242.50	38,794.50
17	BASE	Concrete Walkways	SF	2075.0000			14,525.00	25,107.50	16,288.75	21,995.00	17,430.00	37,350.00	47,994.75
18	BASE	Benches, metal	EA	10.0000			15,790.00	21,300.00	15,550.00	20,000.00	19,500.00	19,550.00	3,125.00
19	BASE	Chess Tables	EA	2.0000			2,176.00	6,000.00	6,850.00	6,900.00	7,300.00	7,820.00	4,000.00
20	BASE	Bike Racks	EA	1.0000			1,257.00	1,650.00	980.00	2,350.00	1,500.00	1,200.00	1,875.00
21	BASE	Trash Containers	EA	2.0000			3,848.00	4,498.00	3,390.00	3,580.00	3,800.00	4,290.00	3,125.00
22	BASE	Central feature, seat wall, tree	LS	1.0000			7,875.00	20,790.00	18,200.00	19,300.00	13,750.00	10,215.00	43,750.00
23	BASE	Bollards	EA	2.0000			1,564.00	3,600.00	4,000.00	1,660.00	2,100.00	3,870.00	2,750.00
24	BASE	Entry Wall and War Memorial Walls	LS	1.0000			25,640.00	21,315.80	33,223.00	33,775.00	35,000.00	32,195.00	81,250.00
25	BASE	Performance Stage and Stairs	LS	1.0000			28,229.00	37,345.00	17,690.00	32,150.00	37,000.00	32,000.00	68,750.00
26	BASE	Seat wall and retaining wall between plaza and amphitheater	LS	1.0000			36,516.00	52,580.00	50,770.00	84,250.00	119,000.00	23,025.00	100,000.00
27	BASE	Amphitheater steps	LS	1.0000			7,729.00	12,500.00	10,700.00	2,335.00	11,400.00	2,365.00	9,375.00
28	BASE	Amphitheater Seating	LS	1.0000			89,429.00	48,500.00	92,115.00	53,700.00	59,000.00	54,380.00	81,250.00
29	BASE	Landscaping (11 trees and 19 shrubs - see Sheet 4 for species)	LS	1.0000			11,511.00	14,512.30	11,855.00	9,500.00	9,000.00	20,005.50	25,000.00
31	BASE	Realign Entrance Drive	LS	1.0000			2,335.00	4,500.00	13,000.00	220.00	2,800.00	4,250.00	12,500.00
32	BASE	Board on Board Fence	LF	84.0000			4,452.00	5,460.00	3,994.20	8,400.00	7,980.00	9,009.00	2,625.00
33	BASE	Corner Post Lights, 16'	EA	4.0000			26,108.00	24,090.00	32,108.00	50,800.00	54,000.00	9,000.00	43,750.00
34	BASE	Drinking Fountain w/ water connection, water valve, and water line to future restroom area	LS	1.0000			7,673.00	6,000.00	16,000.00	11,300.00	11,800.00	7,300.00	12,000.00
35	BASE	Electrical work per Electrical drawings/specifications	LS	1.0000			35,755.00	21,318.00	26,160.00	13,500.00	14,500.00	11,500.00	3,500.00
36	ADD	Alternate 1 - Electrical work including relocating service panel per Electrical drawings/specifications	LS	1.0000			5,720.00	6,578.00	3,000.00	5,200.00	6,000.00	13,250.00	6,250.00
37	ADD	Alternate 2 - Seeding in lieu of sod for Amphitheater Seats	LS	1.0000			1,187.00	4,000.00	0.00	1.00	0.00	3,105.00	2,200.00

## EAGLE PARK

### Scope Reduction Analasys

Date: 2/23/18

Number	Type	Description	Unit	Quantity	Krisanna Construction, Inc.	Kenney Excavating	F.W. Houder, Inc.	Masters Services, LLC	Land Tech Enterprises	Construction Services, Inc.	Contracting Inc.
1	BASE	Clearing /Grubbing/Tree removal/Pavement removal	LS	1	\$ 11,300.00	\$ 29,000.00	\$ 8,320.00	\$ 11,350.00	\$ 17,500.00	\$ 13,325.00	\$ 72,500.00
2	BASE	Earth Moving	LS	1	\$ 36,800.00	\$ 25,000.00	\$ 32,577.00	\$ 69,000.00	\$ 48,000.00	\$ 72,500.00	\$ 50,180.88
3	BASE	Silt Fence	LF	200	\$ 2,200.00	\$ 2,000.00	\$ 9,180.00	\$ 1,500.00	\$ 1,120.00	\$ 1,270.00	\$ 1,300.00
4	BASE	Inlet protection	EA	5	\$ 980.00	\$ 3,500.00	\$ 1,577.50	\$ 1,000.00	\$ 1,175.00	\$ 625.00	\$ 1,875.00
5	BASE	Seeding/Mulching	LS	1	\$ 3,323.00	\$ 16,000.00	\$ 4,160.00	\$ 4,050.00	\$ 3,900.00	\$ 4,200.00	\$ 6,875.00
6	BASE	6" HDPE (Perforated)	LF	600	\$ 17,400.00	\$ 12,000.00	\$ 32,100.00	\$ 12,450.00	\$ 12,000.00	\$ 22,710.00	\$ 21,000.00
7	BASE	12" HDPE	LF	295	\$ 9,145.00	\$ 7,080.00	\$ 26,314.00	\$ 14,351.75	\$ 7,375.00	\$ 19,691.25	\$ 16,225.00
8	BASE	Type "M" Inlets	EA	4	\$ 12,744.00	\$ 14,000.00	\$ 23,880.00	\$ 11,600.00	\$ 8,800.00	\$ 9,800.00	\$ 22,000.00
9	BASE	24"x24" Yard Drain	EA	1	\$ 1,683.00	\$ 1,900.00	\$ 3,935.00	\$ 1,625.00	\$ 1,450.00	\$ 2,175.00	\$ 3,250.00
10	BASE	Cleanout/Yard Drain Riser	EA	2	\$ 3,370.00	\$ 1,600.00	\$ 2,972.00	\$ 3,150.00	\$ 3,900.00	\$ 4,350.00	\$ 3,500.00
11	BASE	12" HDPE End Section	EA	1	\$ 1,891.00	\$ 2,100.00	\$ 895.00	\$ 415.00	\$ 350.00	\$ 1,445.00	\$ 1,750.00
12	BASE	Stone (Infiltration Trench)	CY	145	\$ 12,180.00	\$ 10,875.00	\$ 14,790.00	\$ 13,485.00	\$ 7,540.00	\$ 30,268.75	\$ 9,787.50
13	BASE	Geotextile Fabric	SF	2600	\$ 598.00	\$ 4,550.00	\$ 4,628.00	\$ 2,600.00	\$ 1,040.00	\$ 52,650.00	\$ 9,100.00
14	BASE	Rip-Rap Apron	EA	1	\$ 2,699.00	\$ 950.00	\$ 4,460.00	\$ 2,250.00	\$ 1,350.00	\$ 3,000.00	\$ 4,250.00
15	BASE	Plaza Pavers	SF	8000	\$ 152,000.00	\$ 200,000.00	\$ 140,800.00	\$ 180,000.00	\$ 172,000.00	\$ 200,000.00	\$ 250,000.00
16	BASE	Macadam Walkways	SY	233	\$ 7,689.00	\$ 17,475.00	\$ 15,249.85	\$ 10,135.50	\$ 10,485.00	\$ 5,242.50	\$ 38,794.50
17	BASE	Concrete Walkways	SF	2075	\$ 14,525.00	\$ 25,107.50	\$ 16,288.75	\$ 21,995.00	\$ 17,430.00	\$ 37,350.00	\$ 47,994.75
18	BASE	Benches, metal	EA	10	\$ 15,790.00	\$ 21,300.00	\$ 15,550.00	\$ 20,000.00	\$ 19,500.00	\$ 19,550.00	\$ 3,125.00
19	BASE	Chess Tables	EA	2	\$ 2,176.00	\$ 6,000.00	\$ 6,850.00	\$ 6,900.00	\$ 7,300.00	\$ 7,820.00	\$ 4,000.00
20	BASE	Bike Racks	EA	1	\$ 1,257.00	\$ 1,650.00	\$ 980.00	\$ 2,350.00	\$ 1,500.00	\$ 1,200.00	\$ 1,875.00
21	BASE	Trash Containers	EA	2	\$ 3,848.00	\$ 4,498.00	\$ 3,390.00	\$ 3,580.00	\$ 3,800.00	\$ 4,290.00	\$ 3,125.00
22	BASE	Central feature, seat wall, tree	LS	1	\$ 7,875.00	\$ 20,790.00	\$ 18,200.00	\$ 19,300.00	\$ 13,750.00	\$ 10,215.00	\$ 43,750.00
23	BASE	Bollards	EA	2	\$ 1,564.00	\$ 3,600.00	\$ 4,000.00	\$ 1,660.00	\$ 2,100.00	\$ 3,870.00	\$ 2,750.00
24	BASE	Entry Wall and War Memorial Walls	LS	1	\$ 25,640.00	\$ 21,315.80	\$ 33,223.00	\$ 33,775.00	\$ 35,000.00	\$ 32,195.00	\$ 81,250.00
25	BASE	Performance Stage and Stairs - <b>ELIMINATED</b>	LS	1							
26	BASE	Seat wall and retaining wall between plaza and amphitheater - <b>ELIMINATED</b>	LS	1							
27	BASE	Amphitheater steps - <b>ELIMINATED</b>	LS	1							
28	BASE	Amphitheater Seating - <b>ELIMINATED</b>	LS	1							
29	BASE	Landscaping (11 trees and 19 shrubs - see Sheet 4 for species)	LS	1	\$ 11,511.00	\$ 14,512.30	\$ 11,855.00	\$ 9,500.00	\$ 9,000.00	\$ 20,005.50	\$ 25,000.00
31	BASE	Realign Entrance Drive	LS	1	\$ 2,335.00	\$ 4,500.00	\$ 13,000.00	\$ 220.00	\$ 2,800.00	\$ 4,250.00	\$ 12,500.00
32	BASE	Board on Board Fence - <b>ELIMINATED</b>	LF	84							
33	BASE	Corner Post Lights, 16'	EA	4	\$ 26,108.00	\$ 24,090.00	\$ 32,108.00	\$ 50,800.00	\$ 54,000.00	\$ 9,000.00	\$ 43,750.00
34	BASE	Drinking Fountain w/ water connection, water valve, and water line to future restroom area	LS	1	\$ 7,673.00	\$ 6,000.00	\$ 16,000.00	\$ 11,300.00	\$ 11,800.00	\$ 7,300.00	\$ 12,000.00
35	BASE	Electrical work per Electrical drawings/specifications	LS	1	\$ 35,755.00	\$ 21,318.00	\$ 26,160.00	\$ 13,500.00	\$ 14,500.00	\$ 11,500.00	\$ 3,500.00
<b>TOTAL</b>											
					<b>\$ 432,059.00</b>	<b>\$ 522,711.60</b>	<b>\$ 523,443.10</b>	<b>\$ 533,842.25</b>	<b>\$ 490,465.00</b>	<b>\$ 611,798.00</b>	<b>\$ 797,007.63</b>
36 ADD		Alternate 1 - Electrical work including relocating service panel per Electrical drawings/specifi LS		1	\$ 5,720.00	\$ 6,578.00	\$ 3,000.00	\$ 5,200.00	\$ 6,000.00	\$ 13,250.00	\$ 6,250.00
37 ADD		Alternate 2 - Seeding in lieu of sod for Amphitheater Seats	LS	1	\$ 1,187.00	\$ 4,000.00	\$ -	\$ 1.00	\$ -	\$ 3,105.00	\$ 2,200.00

EAGLE PARK - Scope Reduction Analysis				Revised: 3.13.2018		
Number	Type	Description	Unit	Quantity	Krisanna Original Bid	Krisanna Revised Bid
1	BASE	Clearing /Grubbing/Tree removal/Pavement removal	LS	1	\$11,300	\$10,201
2	BASE	Earth Moving	LS	1	\$36,800	\$33,222
3	BASE	Silt Fence	LF	200	\$2,200	\$2,200.00
4	BASE	Inlet protection	EA	5	\$980	\$980.00
5	BASE	Seeding/Mulching	LS	1	\$3,323	\$3,000
6	BASE	6" HDPE (Perforated)	LF	600	\$17,400	\$17,400.00
7	BASE	12" HDPE	LF	295	\$9,145	\$9,145.00
8	BASE	Type "M" Inlets	EA	4	\$12,744	\$12,744.00
9	BASE	24"x24" Yard Drain	EA	1	\$1,683	\$1,683.00
10	BASE	Cleanout/Yard Drain Riser	EA	2	\$3,370	\$3,370.00
11	BASE	12" HDPE End Section	EA	1	\$1,891	\$1,891.00
12	BASE	Stone (Infiltration Trench)	CY	145	\$12,180	\$12,180.00
13	BASE	Geotextile Fabric	SF	2600	\$598	\$598.00
14	BASE	Rip-Rap Apron	EA	1	\$2,699	\$2,699.00
15	BASE	Plaza Pavers	SF	8000	\$152,000	\$136,050.00
16	BASE	Macadam Walkways	SY	233	\$7,689	\$7,689.00
17	BASE	Concrete Walkways	SF	2075	\$14,525	\$14,525.00
18	BASE	Benches, metal	EA	10	\$15,790	\$15,790.00
19	BASE	Chess Tables	EA	2	\$2,176	\$2,176.00
20	BASE	Bike Racks	EA	1	\$1,257	\$1,257.00
21	BASE	Trash Containers	EA	2	\$3,848	\$3,848.00
22	BASE	Central feature, seat wall, tree	LS	1	\$7,875	\$7,875.00
23	BASE	Bollards	EA	2	\$1,564	\$1,564.00
24	BASE	Entry Wall and War Memorial Walls	LS	1	\$25,640	\$25,640.00
25	BASE	Performance Stage and Stairs- ELIMINATED	LS	1	\$28,229	Eliminated
26	BASE	Seat wall and retaining wall between plaza and amphitheater- ELIMINATED	LS	1	\$36,516	Eliminated
27	BASE	Amphitheater steps - ELIMINATED	LS	1	\$7,729	Eliminated
28	BASE	Amphitheater Seating - ELIMINATED	LS	1	\$89,429	Eliminated
29	BASE	Landscaping (11 trees and 19 shrubs - see Sheet 4 for species)	LS	1	\$11,511	\$11,511.00
31	BASE	Realign Entrance Drive	LS	1	\$2,335	\$2,335.00
32	BASE	Board on Board Fence- ELIMINATED	LF	84	\$4,452	Eliminated
33	BASE	Corner Post Lights, 16'	EA	4	\$26,108	\$26,108.00
34	BASE	Drinking Fountain w/ water connection, water valve, and water line to future restroom area	LS	1	\$7,673	\$7,673.00
35	BASE	Electrical work per Electrical drawings/specifications	LS	1	\$35,755	\$28,255.00
		TOTAL			\$598,414	\$403,609

KRISANNA CONSTRUCTION, INC.		COMPLETED CONTRACTS -													
JOB #	OWNER	LOCATION	DESCRIPTION	PRICE	*** CONTRACT	DATE	CONTACT	TELEPHONE	WAS	EXTENS	PENALTY	LIENS	FILED		
COMPLT	NEEDED	IMPOSED	FILED												
12008	Conifer LeChase	Ferry Family Homes	Clearing, Excavation, Concrete, Earthwork, Paving, Pipe	P 389,681	Mar-13	Jeff Herberger	585-760-5336	NO	NO	NO	NO	NO	NO	NO	
12053	Atlantic County	Dolphin Avenue	Concrete, Earthwork, Pipe, Pave, Excavation	P 511,531	May-13	John Musto	609-645-5898	NO	NO	NO	NO	NO	NO	NO	
12068	A E Stone	DRPA Pavement Repairs - Various	Concrete	S 334,106	Oct-13	Tom Ritter	609-641-2781	NO	NO	NO	NO	NO	NO	NO	
12075	Sambe Construction	Sahara Sams	Concrete, Earthwork, Pipe, Pave, Excavation	S 298,453	Oct-13	Greg Zukowsky	856-663-7751	NO	NO	NO	NO	NO	NO	NO	
12085	American Asphalt	Team Campus 85 (DOT Work)	Concrete, Earthwork, Pipe, Pave, Excavation	S 666,054	Sep-13	Robert Brown	856-456-2899	NO	NO	NO	NO	NO	NO	NO	
12090	Haines & Kibblehouse	138 Darrah Lane	Concrete	S 4,112	Jan-13	Rich Long	610-584-8500	NO	NO	NO	NO	NO	NO	NO	
12104	Ehret Construction Co	Brandywine Senior Living	Concrete	S 15,300	Jan-13		856-780-5642	NO	NO	NO	NO	NO	NO	NO	
13011	Techna Pro Electric	Techna Pro Misc	Concrete	S 2,748	Sep-13	Mike Cerula	856-802-9940	NO	NO	NO	NO	NO	NO	NO	
13013	Dover Construction	Joe's Crab Shack - Deptford	Excavation, Pave, Concrete, Mill	S 31,365	Aug-13	Chris Falkenburg	609-698-4555	NO	NO	NO	NO	NO	NO	NO	
13016	Burris Construction	Marlton Square Shopping Center	Excavation, Pave, Concrete, Mill	S 386,824	Jul-13	Jim Gibson	856-439-6666	NO	NO	NO	NO	NO	NO	NO	
13020	Patriot Homes	Marissa Estates	Pave, Mill	P 83,563	Nov-13	Steve Bradach	609-548-2787	NO	NO	NO	NO	NO	NO	NO	
13035	American Asphalt	NFI Warehouse	Concrete	A 30,439	Jul-13	Robert Brown	856-456-2899	NO	NO	NO	NO	NO	NO	NO	
13037	Techna Pro Electric	Forest and 14th, Twp of Lakewood	Concrete, Pave	A 6,071	Aug-13	Mike Cerula	856-802-9940	NO	NO	NO	NO	NO	NO	NO	
13042	Victory Lane Sports Bar	Victory Lane Sports Bar	Pave, Mill	P 4,200	Sep-13	Philip Christou	856-768-5454	NO	NO	NO	NO	NO	NO	NO	
13047	Premier Construction Mngmt	Luke-Oil / Seven Eleven	Pave, Mill	P 54,050	Sep-13	Dan Smith	732-240-2803	NO	NO	NO	NO	NO	NO	NO	
13048	Techna-Pro Electric	Meadow Road & Canal Pointe Blvd	Concrete, Pave	S 7,750	Sep-13	Mike Cerula	856-802-9940	NO	NO	NO	NO	NO	NO	NO	
13060	Techna-Pro Electric	Intersection Improvements Haddonfield Rd	Concrete, Pave	S 21,676	Oct-13	Mike Cerula	856-802-9940	NO	NO	NO	NO	NO	NO	NO	
13066	Stanker & Galetto	Priest Residence - additional parking	Concrete, Mill, Pave	S 41,375	Dec-13	Robert Yood	856-692-8098	NO	NO	NO	NO	NO	NO	NO	
13068	Techna-Pro Electric	Rozel & Alexandra traffic signal	Concrete, Pave, Earthwork	S 85,668	Nov-13	Mike Cerula	856-802-9940	NO	NO	NO	NO	NO	NO	NO	
13074	The EPH Group	South Knoll - Belgian Block Curb	Concrete	P 198,555	Dec-13	Eric Ford	609-788-4831	NO	NO	NO	NO	NO	NO	NO	
13076	Friends of Israel	Friends of Israel	Concrete	P 720	Nov-13		856-853-5590	NO	NO	NO	NO	NO	NO	NO	
13095	DCO Energy, LLC	Borgata New Steam Line	Concrete, Pave	P 32,345	Dec-13	Greg Leary	609-837-8008	NO	NO	NO	NO	NO	NO	NO	
Various	Jersey Construction	Various Projects	Concrete, Earthwork, Pipe, Pave, Excavation	S 1,616,314	Various 2013	Robert Nogueras	609-704-0005	NO	NO	NO	NO	NO	NO	NO	
12063	Conifer LeChase	White Oak Lane - Mantua	Clearing, Excavation, Concrete, Earthwork, Paving, Pipe	P 2,008,802	Oct-14	John Tomcik	704-400-8579	NO	NO	NO	NO	NO	NO	NO	
12073	Conifer LeChase	Revere Run at Park Place	Clearing, Excavation, Concrete, Earthwork, Paving, Pipe	P 1,123,564	Jan-14	Chris Bellenger	585-760-5336	NO	NO	NO	NO	NO	NO	NO	
13023	City of Brigantine	Improvements to Brigantine Blvd	Clearing, Excavation, Concrete, Mill, Paving, Pipe	P 684,558	Jan-14	Ed Stinson	609-266-7600	NO	NO	NO	NO	NO	NO	NO	
13080	Westchester Fire Insurance Co	Heritage Phase 4 Punchlist	Clearing, Excavation, Concrete, Earthwork, Paving, Pipe	P 566,950	Aug-14	Stephen Flannery	610-660-7722	NO	NO	NO	NO	NO	NO	NO	
14019	Blau Rock Construction	Rt 130 Interstate Blvd - South Brunswick	Clearing, Excavation, Concrete, Earthwork, Paving, Pipe	S 1,402,895	Dec-14	Jason Quenzel	609-747-7758	NO	NO	NO	NO	NO	NO	NO	
14028	TR Home Group	The Preserve at Willowbrook - Phase 2	Concrete, Pave	P 105,350	Nov-14	Eric Ford	609-788-4831	NO	NO	NO	NO	NO	NO	NO	
14031	Command Company	Newtown Lake Park Improvements	Concrete	P 8,288	May-14	Doug Marienski	609-965-0399	NO	NO	NO	NO	NO	NO	NO	
14032	Stanker & Galetto	Dunkin Donuts - 130 Benino Blvd	Sanitary, Water	S 39,000	Aug-14	Robert Yood	856-692-8098	NO	NO	NO	NO	NO	NO	NO	
14044	Essex Enterprises	Green Briar - Curb Replacement	Concrete	P 14,102	Jul-14	Gerry Pacella	609-929-6200	NO	NO	NO	NO	NO	NO	NO	
14047	Conti Federal Services Inc	Price Landfills Superfund	Pipe	S 82,400	Aug-14	Andy Weber	732-520-5000	NO	NO	NO	NO	NO	NO	NO	
14048	Reading Site Contractors	Westtown School	Concrete	S 67,379	Sep-14	Darrin Henry	610-488-8929	NO	NO	NO	NO	NO	NO	NO	
14050	Command Company	Lighthouse Park - Atlantic City	Concrete	S 73,668	Sep-14	Doug Marienski	609-965-0399	NO	NO	NO	NO	NO	NO	NO	
14053	Whittendale Excavating	Olmstead at Cinnaminson	Concrete, Pave	S 63,458	Sep-14	Jim Whittendale	856-234-6203	NO	NO	NO	NO	NO	NO	NO	
VAR	Inter Company - JCI	Various Projects	Concrete, Earthwork, Pipe, Pave, Excavation	S 1,961,237	Various 2014	Robert Nogueras	609-704-0005	NO	NO	NO	NO	NO	NO	NO	
13032	Ingberman Construction	Collings at the Lumberyard	Clearing, Excavation, Concrete, Earthwork, Paving, Pipe	P 202,830	Jan-15	Joe DiSalvo	856-662-1730	NO	NO	NO	NO	NO	NO	NO	
13045	Township of Gloucester	Laurelwood Estate Punchlist	Concrete, landscaping, paving	P 120,003	Jan-15	Annina Hogan	856-216-1890	NO	NO	NO	NO	NO	NO	NO	
14013	Reading Site Contractors	Heritage Plaza at Winslow	Concrete	S 41,718	Dec-15	Jim Litka	610-842-1006	NO	NO	NO	NO	NO	NO	NO	
14015	Conifer LeChase	Riverfront @ Pennsauken	Clearing, Excavation, Concrete, Earthwork, Paving, Pipe	P 1,022,909	Jul-15	Paul Cundiff	856-297-8623	NO	NO	NO	NO	NO	NO	NO	
14022	Conifer LeChase	Duffy School (Florence Township)	Clearing, Excavation, Concrete, Earthwork, Paving, Pipe	P 483,735	Jul-15	Paul Cundiff	856-297-8623	NO	NO	NO	NO	NO	NO	NO	
14025	Big Sky Construction	Marlton Assembly of God	Concrete	S 58,031	May-15	Ryan Regina	856-435-8400	NO	NO	NO	NO	NO	NO	NO	
14043	Preit Services LLC	Red Robin - Cumberland Mall	Clearing, sanitary, storm, water pipe, paving, concrete, utilities	P 195,177	Aug-15	Dan Costello	215-875-0459	NO	NO	NO	NO	NO	NO	NO	
14049	Pleasantville Board of Education	Decatur Avenue School	Clearing, paving, concrete, earthwork, pipe, landscaping	P 205,806	Apr-15	Ed Dennis	609-892-1087	NO	NO	NO	NO	NO	NO	NO	
14052	Borough of Wenonah	Wenonah Road Program	Paving, concrete, mill, clearing	P 284,753	Jan-15	Engineer	856-468-6713	NO	NO	NO	NO	NO	NO	NO	
14054	Reading Site Contractors	CarMax - Winslow	Concrete	S 95,830	Feb-15	Jim Litka	610-842-1006	NO	NO	NO	NO	NO	NO	NO	
14055	Ingberman Construction	Willows at Waretown	Clearing, Excavation, Concrete, Earthwork, Paving, Pipe	P 950,872	Oct-15	Joe DiSalvo	856-662-1730	NO	NO	NO	NO	NO	NO	NO	
14061	A&E Construction	Restaurant Depot	Clearing, Excavation, Concrete, Earthwork, Paving, Pipe	S 1,033,653	Apr-15	Fran Baylis	610-449-3152	NO	NO	NO	NO	NO	NO	NO	
14062	The Bennett Group	Republic Bank - Gloucester	Concrete, paving, sanitary, storm water pipe, excavation, earthwork	S 313,379	Mar-15	Joe Millitch	856-751-8800	NO	NO	NO	NO	NO	NO	NO	
14063	Techna-Pro Electric	Mt Holly Safe Routes	Concrete	S 85,277	Jan-15	Mike Cerula	856-802-9940	NO	NO	NO	NO	NO	NO	NO	
14064	North Beach Condo Association	700 E Brigantine Blvd	Concrete	P 40,760	Jan-15	Frank Iacona	609-417-9508	NO	NO	NO	NO	NO	NO	NO	
14065	Reading Site Contractors	134 Plymouth Road	Concrete	S 51,697	May-15	Jim Litka	610-842-1006	NO	NO	NO	NO	NO	NO	NO	
14072	Reading Site Contractors	Turnersville Landing Parcels	Concrete	S 46,792	Oct-15	Jim Litka	610-842-1006	NO	NO	NO	NO	NO	NO	NO	
14089	Stanker & Galetto	Benedict's New Parking Lot	Concrete, paving, earthwork	S 42,931	May-15	Robert Yood	856-692-8098	NO	NO	NO	NO	NO	NO	NO	
14107	The Bennett Group	Republic Bank - Evesham	Clearing, earthwork, sanitary, water pipe, concrete, paving	S 354,784	Sep-15	Joe Millitch	856-751-8800	NO	NO	NO	NO	NO	NO	NO	
14108	The Bennett Group	Bancroft Parking Lot	Earthwork, storm sewer, paving, concrete	S 157,558	Jun-15	Joe Millitch	856-751-8800	NO	NO	NO	NO	NO	NO	NO	
15005	Ingberman Construction	Medford Commons	Excavation	P 5,665	Jan-15	Joe DiSalvo	856-662-1730	NO	NO	NO	NO	NO	NO	NO	
15017	The Bennett Group	Walgreen - Hamilton Updated	Clearing, earthwork, excavation, concrete, paving, water, storm, sanitary	S 568,893	Dec-15	Joe Millitch	856-751-8800	NO	NO	NO	NO	NO	NO	NO	
15020	The Norwood Company	Kennedy Hospital Cherry Hill - temp parking lot	Earthwork	S 22,375	May-15	Greg Kralz	610-240-4435	NO	NO	NO	NO	NO	NO	NO	
15022	Command Company	Von Nieda Park	Concrete	S 135,399	Oct-15	Doug Marienski	609-965-0399	NO	NO	NO	NO	NO	NO	NO	
15030	Command Company	Meadowbrook Park Revitalization	Concrete	S 8,000	Jul-15	Doug Marienski	609-965-0399	NO	NO	NO	NO	NO	NO	NO	
15045	Winzinger Inc	Doane Academy	Concrete	S 53,788	Sep-15	Jim Chalender	609-267-8600	NO	NO	NO	NO	NO	NO	NO	
15046	American Asphalt Co	Bank of America - Landis Ave - Vineland	Concrete	S 75,000	Sep-15	Bob Moncrief	856-456-2899	NO	NO	NO	NO	NO	NO	NO	
15047	American Asphalt Co	Bank of America - Delsea Dr - Vineland	Concrete	S 2,680	Aug-15	Bob Moncrief	856-456-2899	NO	NO	NO	NO	NO	NO	NO	
15048	American Asphalt Co	Bank of America - Cornwall Dr - Bridgeton	Concrete	P 78,701	Jan-15	Annina Hogan	856-216-1890	NO	NO	NO	NO	NO	NO	NO	
15049	Gloucester Township	Girard Ave Ball Fields Parking Lot	Excavation, landscaping, pipe, paving	S 7,684	Sep-15	Joe Millitch	856-751-8800	NO	NO	NO	NO	NO	NO	NO	
15050	The Bennett Group	1901 Deptford Center Road	Pipe												

KRISANNA CONSTRUCTION, INC.																
COMPLETED CONTRACTS -												WAS				
JOB #	OWNER	LOCATION	DESCRIPTION	***	CONTRACT	PRICE	DATE	COMPLT	CONTACT	TELEPHONE	EXTENSN	PENALTY	LIENS	NEEDED	IMPOSED	FILED
15051	Winzinger Inc	Mt Place - Rancocas Glen	Concrete	S	25,173	Sep-15	Jim Chalendar	609-267-8600	NO	NO	NO					
15057	Command Company	George Baker Elementary School	Concrete	S	4,100	Sep-15	Doug Marienski	609-965-0399	NO	NO	NO	15	Page			
15061	American Asphalt Co	Bank of America - Hammonton	Concrete	S	28,025	Oct-15	Bob Moncrief	856-456-2899	NO	NO	NO					
15062	Scungio Borst Associates	MarketFair	Paving, earthwork	S	718,706	Nov-15	Will Elias	856-757-0100	NO	NO	NO					
15063	American Asphalt Co	Boston Market - Moorestown	Concrete	S	8,370	Oct-15	Bob Moncrief	856-456-2899	NO	NO	NO					
15068	The Bannett Group	6965 Airport Highway Lane	Paving	S	24,997	Dec-15	Joe Miltich	856-751-8800	NO	NO	NO					
15069	Duco Corp	The Tender - 4501 Church Road - Mt Laurel	Concrete	S	8,100	Oct-15	Jeff Dubrow	856-778-4363	NO	NO	NO					
15070	GJ Construction	Harrison Twp Basin Improvement	Concrete	S	68,800	Dec-15	Jeff Cooper	856-784-6406	NO	NO	NO					
15071	Toll Brothers	Plymouth - Reserve Parkng Lot	Earthwork, storm sewer, concrete, paving, excavation	P	177,274	Dec-15	Lewis Hobbs	215-914-4245	NO	NO	NO					
15077	M.L Ruberton Construction	394 Jackson Mill Road, Jackson, NJ	Concrete	P	9,753	Oct-15	Rick Berenato	609-561-3800	NO	NO	NO					
15081	Gary Gardner	AC Hope - The Meadows	Excavation, trenching	S	138,987	Nov-15	Randy Manheim	609-654-5312	NO	NO	NO					
VAR	Inter Company - JCI	Various Projects	Concrete, Earthwork, Pipe, Pave, Excavation	S	2,170,938	Various 2015	Robert Nogueras	609-704-0005	NO	NO	NO					
13056	American Asphalt Co	Bordentown Waterfront Off-site	Concrete, pipe, excavation, paving	S	371,515	Jan-16	Bob Moncrief	856-456-2899	NO	NO	NO					
14033	Ingerman Construction	Apartments at the Mills	Earthwork, storm, sanitary and water, paving, concrete	P	1,397,477	Feb-16	Joe DiSalvo	856-662-1730	NO	NO	NO					
14040	A&E Construction	Wishing Well Plaza	Demo, earthwork, sanitary, storm and water, paving, concrete	S	1,868,702	Apr-16	Fran Baylis	610-449-3152	NO	NO	NO					
14079	Conifer LeChase	Atlantic City Hope V	Clearing, demo, earthwork, sanitary, storm and water, paving, concrete	P	2,942,191	May-16	Paul Curdif	856-297-8623	NO	NO	NO					
15028	Pine Valley Construction	Red Robin - Cumberland Mall	Concrete	S	19,145	Jan-16	Scott Skuzinsky	856-516-0731	NO	NO	NO					
15032	Blue Rock Construction	Simon and Shuster - Warehouse Expansion	Clearing, demo, earthwork, sanitary, storm and water, paving, concrete	S	2,664,397	Jun-16	Jason Quenzel	609-747-7758	NO	NO	NO					
15039	Conifer LeChase	Whitehall Acres	Clearing, demo, earthwork, sanitary, storm and water, paving, concrete	P	395,750	Sep-16	Paul Curdif	856-297-8623	NO	NO	NO					
15071	Toll Brothers	Plymouth Reserve Parking Lot	Earthwork, storm, milling, concrete, paving	P	87,717	Dec-16	Lewis Hobbs	215-914-4245	NO	NO	NO					
15073	P. Agnes, Inc	Finnmarc Parking Garage	Clearing, earthwork, sanitary and storm, concrete	S	521,131	May-16	Bill Lawyer	215-755-6900	NO	NO	NO					
15081	Gary Gardner Inc	A C Hope	Excavation, trenching	S	138,987	Jan-16	Randy Manheim	609-654-5312	NO	NO	NO					
16009	Command Company	Barlow Field Concrete - Stockton University	Concrete	S	180,586	Oct-16	Doug Marienski	609-965-0399	NO	NO	NO					
16012	Gloucester Twp	Family Resource Center	Paving, earthwork, landscaping, concrete	P	110,033	Jul-16	Annina Hogan	856-216-1890	NO	NO	NO					
16014	Harkins Builders	Plymouth Meeting Apartments	Paving repairs	S	2,500	Mar-16	Ken Oteri	610-627-4945	NO	NO	NO					
16021	Lions Gate	Lions Gate - Voorhees	Clearing, earthwork, storm, concrete, paving, landscaping	P	109,385	Jun-16	Alex Alston	856-679-2271	NO	NO	NO					
16024	Gray Construction, Inc.	ID/Grainger Warehouse	Concrete, masonry	S	48,150	Dec-16	Eric Simons	856-281-5000	NO	NO	NO					
16025	Pine Valley Construction	Chic-Fil-A - Philadelphia	Concrete	S	20,238	Jun-16	Scott Skuzinsky	856-516-0731	NO	NO	NO					
16031	Whittendale Excavating	1040 Kings Highway - Cherry Hill	Concrete	S	9,274	Jul-16	Jim Whittendale	856-234-6203	NO	NO	NO					
16033	Yannuzzi Group	Jeffrey Clark School & Library	Paving, milling, concrete, earthwprk	S	330,300	Nov-16	Ed Moore	908-218-0880	NO	NO	NO					
16039	Command Company	N Burlington HS Parking Expansion	Concrete	S	153,095	Dec-16	Doug Marienski	609-965-0399	NO	NO	NO					
16041	Hummell Services	Hummell Services Misc	Concrete	P	11,436	Aug-16	David Hummel	609-877-1212	NO	NO	NO					
16087	Crest Construction	Ashley Court - Moorestown, NJ	Milling, paving	S	27,000	Dec-16	Tom Tranovich	609-332-3760	NO	NO	NO					
VAR	Inter Company - JCI	Various Projects	Concrete, Earthwork, Pipe, Pave, Excavation	S	2,026,438	Various 2016	Robert Nogueras	609-704-0005	NO	NO	NO					



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

**TO:** **Board of Supervisors**

**FROM:** **Cary B. Vargo**  
**Township Manager**

**RE:** **Zoning Ordinance Amendment – Group Homes**

**DATE:** **March 14, 2018**

---

Attached for your review and consideration is a zoning ordinance amendment specific to group homes, definition of such, and making group homes a permitted use in all zoning districts whereby residential is already a permitted use (R-1, R-2, R-3 R-4, and C-1). This ordinance amendment brings our zoning code in to compliance with the Federal Fair Housing Act. The ordinance amendment was drafted by the Township Solicitor, reviewed by staff and the Township Planning Commission, and the Chester County Planning Commission. The ordinance amendment was duly advertised as required by Second Class Township Code and is now in front of you for your consideration.

**I would respectfully request that the BOS adopt the attached ordinance as presented.**

UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO.       -2018

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE, WHICH IS CODIFIED IN CHAPTER 200 OF THE CODE OF UPPER UWCHLAN TOWNSHIP, BY AMENDING THE DEFINITION OF GROUP HOME IN SECTION 200-7; AMENDING SECTION 200-13.A TO ALLOW A GROUP HOME BY RIGHT IN THE R-1 DISTRICT; DELETING SECTION 200-13.C(5); AMENDING SECTION 200-33.A(5) TO ALLOW A GROUP HOME BY RIGHT IN THE C-1 VILLAGE DISTRICT AND AMENDING THE REGULATIONS FOR GROUP HOMES IN SECTION 200-65.

**BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Upper Uwchlan Township that Chapter 200 of the Upper Uwchlan Township Code, titled "Zoning," is hereby amended as follows:

**SECTION 1.** The definition of Group Home in Section 200-7 shall be amended as follows:

**"GROUP HOME-** The use of any lawful dwelling unit which meets the criteria in § 200-65 of this chapter."

**SECTION 2.** Section 200-13.A shall be amended to state as follows:

"A. Single-family detached dwelling and group home."

**SECTION 3.** Section 200-13.C(5) shall be deleted and the section number reserved.

**SECTION 4.** Section 200-33.A(5) shall be amended to state as follows:

"A. Single-family detached dwelling, single family semidetached dwelling, two family detached dwelling and group home."

**SECTION 5.** Section 200-65 shall be amended to read as follows:

**“\$200-65. Group homes.**

A. Group homes are permitted by right in the R-1, R-2, R-3, R-4 and C-1 Districts.

B. A group home consists of a maximum of four unrelated persons occupying a dwelling unit if said occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. Such unrelated individuals shall have the right to occupy a dwelling unit in the same manner and to the same extent as any family as defined in this chapter.

C. In any case where an applicant seeking a zoning permit for a group home requests a reasonable accommodation pursuant to the provisions of the Federal Fair Housing Act, a written application shall be filed with the Zoning Officer who is hereby empowered to grant such accommodation subject to the provisions of the Federal Fair Housing Act."

**SECTION 6. Severability.** If any term, condition, or provision of this chapter shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective.

**SECTION 7. Repealer.** All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 8. Effective Date.** This Ordinance shall become effective five (5) days from the date of enactment.

**ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**ATTEST:**

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

---

Gwen Jonik, Township Secretary

---

Jamie W. Goncharoff, Chairman

---

Sandra M. D'Amico, Vice-Chairman

---

Guy A. Donatelli, Member





# THE COUNTY OF CHESTER

## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell  
  
Brian N. O'Leary, AICP  
Executive Director

PLANNING COMMISSION  
Government Services Center, Suite 270  
601 Westtown Road  
P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285      Fax (610) 344-6515



February 9, 2018

Gwen A. Jonik, Secretary  
Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, 19425

Re:     Zoning Ordinance Amendment – Floodplain Administrator; Group Homes in R-1, R-2, R-3, R-4, and C-1, Limits on Residents, Reasonable Accommodations  
#       ZA-01-18-15265 - Upper Uwchlan Township

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 23, 2018. We offer the following comments to assist in your review of the proposed Upper Uwchlan Township Zoning Ordinance amendment.

## DESCRIPTION:

1.     The Township has submitted to amendments to the Zoning Ordinance:
  - A. References to the Floodplain Administrator are added, and references to Chapter 82 (which is the portion of the Upper Uwchlan Township Code that relates to floodplain management) are also added;
  - B. Group Home is defined and this land use is specifically permitted in the R-1 Residential District and in the C-1 Village District; and
  - C. Group Homes are also permitted by-right in the R-2, R-3, R-4 (as well as in the R-1 and in the C-1 Districts);
  - D. A Group Home will consist of up to four unrelated persons; and
  - E. Requests for a “reasonable accommodation” for Group Homes are to be submitted to the Zoning Officer, who shall be empowered to grant such accommodation pursuant to the Federal Fair Housing Act.
  - F. The preamble to the proposed Township Zoning Ordinance amendment references allowing a Group Home in the R-1 District and in the C-1 District and references amending Section 200-65. We note that the amendment to Section 200-65 will also permit group homes by-right in the R-2, R-3 and R-4 Districts, but the preamble does not specifically mention these Districts.

Page: 2

Re: Zoning Ordinance Amendment – Floodplain Administrator; Group Homes in R-1, R-2, R-3, R-4, and C-1, Limits on Residents, Reasonable Accommodations  
# ZA-01-18-15265 - Upper Uwchlan Township

COMMENTS:

2. The amendments relating to the Floodplain Administrator in the Upper Uwchlan Township Zoning Ordinance and to Chapter 82 of the Upper Uwchlan Township Code are appropriate because they are needed for internal consistency.
3. The Township Solicitor should ensure that the proposed limit of four unrelated persons in a Group Home as referenced in Section 200-65.B. of the proposed amendment is consistent with the Federal Civil Rights Act of 1968 and with the Federal Fair Housing Amendments Act of 1988. This limitation could be viewed as regulating the occupants of a group home differently than those of a traditional family.
4. The provision allowing the Zoning Officer to grant a “reasonable accommodation” for Group Homes pursuant to the Federal Fair Housing Act is appropriate.

**RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.**

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

TO: **BOARD OF SUPERVISORS**  
FROM: **Gwen Jonik, Township Secretary**  
RE: **Chester County Tax Collection Committee Delegate Appointments**  
DATE: **March 16, 2018**

---

Each Member of the Chester County Tax Collection District is required to appoint one voting delegate and one or more alternate voting delegates to the Chester County Tax Collection Committee.

Upper Uwchlan Township needs to update and appoint new delegates to the Committee due to changes in personnel.

The Board is requested to consider adoption of the attached Resolution appointing Township personnel as voting delegates for the Chester County Tax Collection Committee:

<b>Primary Delegate:</b>	Cary Vargo
<b>Secondary Delegate:</b>	Jill Bukata
<b>Alternate Delegate:</b>	Shanna Lodge

Attachment: Resolution



UPPER UWCHLAN TOWNSHIP

Chester County, Pennsylvania

RESOLUTION # \_\_\_\_\_

**TCC Delegate Appointment Resolution**

**Background.** Act 32 § 505(b), requires the governing bodies of school districts, townships, boroughs, and cities to appoint one voting delegate and one or more alternate delegates to be their Tax Collection Committee (TCC) representatives. The purpose of this resolution is to appoint the required delegates. The appointed individuals have consented to appointment.

**RESOLVED**, by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania, that the following individuals are appointed as TCC delegates for Upper Uwchlan Township:

1. Primary Voting Delegate: Cary Vargo
2. First Alternate Voting Delegate: Jill Bukata
3. Second Alternate Voting Delegate: Shanna Lodge
4. If the primary voting delegate cannot be present for a TCC meeting, the first alternate voting delegate shall be the representative at the TCC meeting. If both the primary voting delegate and the first alternate voting delegate cannot be present for a TCC meeting, the second alternate voting delegate shall be the representative at the TCC meeting.
5. These appointments are effective immediately and shall continue until successors are appointed. Delegates shall be appointed each year in November or December or as soon thereafter as possible. All delegates shall serve at the pleasure of this governing body and may be removed at any time.

RESOLVED and ENACTED this 19th day of March, 2018.

UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Jamie W. Goncharoff, Chair

\_\_\_\_\_  
Sandra M. D'Amico, Vice-Chair

\_\_\_\_\_  
Guy A. Donatelli, Member

ATTEST:

\_\_\_\_\_  
Gwen A. Jonik, Township Secretary



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

**TO:** **Board of Supervisors**

**FROM:** **Cary B. Vargo**  
**Township Manager**

**RE:** **DASD Transfer of Property**

**DATE:** **March 14, 2018**

---

Attached for your review and consideration is an agreement that details and approves the transfer of approximately 0.90 acres of land from the DASD to Upper Uwchlan Township. This land is located to the rear of existing Township property and acquisition will facilitate future planned expansion of Township Administration and Police facilities. This agreement has been reviewed by legal representation acting on behalf of the DASD as well as the Township Solicitor, revisions have been made and the agreement finalized.

**I would respectfully request that the BOS consider and approve the attached agreement of land transfer.**

## AGREEMENT OF TRANSFER

**THIS AGREEMENT OF TRANSFER** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by and between **DOWNINGTOWN AREA SCHOOL DISTRICT**, a school district of the second class with an address of 540 Trestle Place, Downingtown, PA 19335 (hereinafter the "Seller"), and **UPPER UWCHLAN TOWNSHIP**, a second class township located in the jurisdictional limits of the Seller with an address of 140 Pottstown Pike, Chester Springs, PA 19425 (hereinafter the "Buyer").

### **WITNESSETH:**

WHEREAS, Pursuant to the Public School Code of 1949, Act of Mar. 10, 1949, P.L. 30, No. 14, (the "School Code") Seller, upon approval of two-thirds (2/3) of the members of the board of school directors, may convey any unused and unnecessary lands and buildings of the Seller to a township located within the District without consideration, or for such consideration and on such terms of exchange or otherwise as may be agreed upon, without first complying with the public bid, sealed bid or private sale requirements of Section 707 of the School Code; and

WHEREAS, Seller is the owner of a 19.00 acre tract of land located to the south of Graphite Mine Road and northeast of Pottstown Pike in Upper Uwchlan Township, which land is more particularly identified as Chester County Tax Parcel No. 32-4-21.1 (the "Seller Property"); and

WHEREAS, the Seller Property is improved with a 87,400 square foot building and associated parking which is used as the Pickering Valley Elementary School; and

WHEREAS, the Buyer owns two parcels of land located on the northeast side of Pottstown Pike the boundaries of which are coterminous with the Seller Property and are more particularly identified as Chester County Tax Parcel Nos. 32-4-12 and 32-4-13 (collectively the "Buyer Property"); and

WHEREAS, a portion of the Seller Property is unused and unnecessary and the boundaries of which are coterminous with the rear of the Buyer Property; and

WHEREAS, pursuant to Section 707(8) of the School Code, Seller is willing to convey to Buyer for no cost approximately 39,170 square feet of the Seller Property pursuant to the terms of this Agreement;

NOW THEREFORE, with the intent to be legally bound and for the consideration recited herein, the parties agree as follows:

1. The Property. Seller agrees to convey to Buyer, and Buyer agrees to accept, subject to the terms and conditions of this Agreement all of Seller's right, title and interest in and to approximately 39,170 square feet or 0.90 acres, more or less, of the Seller Property (the "Property"), which shall be subdivided from the Seller Property. The Property is depicted on a boundary survey plan, titled, "Boundary Retracement Plan" prepared by Gilmore & Associates, Inc. dated January 5, 2018 (the "Subdivision

Plan"). A true and correct copy of the Subdivision Plan is attached hereto as **Exhibit A** and is incorporated herein by reference.

2. Warranty of Ownership & Conveyance. Seller represents and warrants to Buyer that Seller is the fee title owner of the Property. Conveyance of the Property from Seller to Buyer shall be by fee simple deed of special warranty, duly executed and delivered at Settlement; provided, however, that pursuant to Section 707(8) of the School Code, the deed shall contain a clause whereby the Property will revert to Seller if it is no longer being used for municipal purposes.

3. Purchase Price. The Purchase Price for the Property shall be One Dollar (\$1.00) payable at Settlement.

4. Title.

(a) The title to the Property shall be good and marketable, and free and clear of all liens, restrictions, encumbrances, easements, leases, tenancies and other title objections whatsoever, except controlling ordinances and regulations of governmental authorities having jurisdiction, existing easements of roads, easements visible upon the ground, if any, privileges or rights of public service companies (utilities), if any, presently of record and all Permitted Encumbrances, as hereinafter defined. In addition, such title shall be insurable under an ALTA Owners Policy, Form B, amended 2006 by any reputable title insurance company at regular rates.

(b) Buyer shall order a commitment to insure title ("Commitment") for the Property within five (5) days after the date that both parties have signed this Agreement (the "Effective Date"), and shall send Seller a copy of the Commitment within ten (10) days following Buyer's receipt of the Commitment with copies of all exceptions, together with a list of all title objections and exceptions disclosed in the Commitment which are not acceptable to Buyer; all other title exceptions shown on the Commitment and not identified as unacceptable by Buyer are herein referred to as the "Permitted Encumbrances." Buyer shall have twenty (20) days following the date of receipt of the Commitment to notify Seller of Buyer's election to either accept such title to the Property as Seller can provide (other than monetary liens of an ascertainable amount, which shall be paid by Seller at Settlement from the Purchase Price) or to terminate this Agreement by written notice. Nothing herein shall be construed to preclude the parties from extending in writing the date by which such Commitment or Seller's notification must be given.

5. Condition of Property. **BUYER ACKNOWLEDGES AND AGREES THAT IT IS PURCHASING THE PROPERTY AS-IS, WITH ALL FAULTS AS TO ALL MATTERS PERTAINING TO THE PROPERTY AND WITHOUT ANY REPRESENTATION OR WARRANTY WHATEVER EXCEPT AS PROVIDED IN SECTIONS 2 AND 12 OF THIS AGREEMENT. FROM AND AFTER THE DATE OF SETTLEMENT HEREUNDER, BUYER SHALL BE SOLELY RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE OF THE PROPERTY BEING CONVEYED.**

6. Subdivision Plan Approval. Buyer shall prepare at its sole cost and expense the Subdivision Plan, which shall be filed with the Township and all necessary governmental agencies to obtain final subdivision approval to allow Seller to convey the Property to Buyer. Seller shall cooperate with Buyer and sign or consent to filing all necessary applications and documents necessary to obtain final approval of the Subdivision Plan. Seller shall provide to Buyer all necessary information or materials in its possession that are needed to file the subdivision application and record the Subdivision Plan. Seller shall provide access to the Property by Buyer and its agents, consultants and employees necessary to prepare the Subdivision Plan upon advance notice to Seller. In the event approval of the Subdivision Plan is appealed by a third-party, Buyer shall provide Seller with a copy of the appeal within five (5) days of receipt thereof and either Seller or Buyer, in their sole discretion, shall have the right, but not the obligation, to terminate this Agreement upon written notice to the other party. In the event this Agreement is terminated in accordance with the foregoing, neither party shall have any further obligations or liability under this Agreement. Nothing set forth in this Agreement shall be construed to require Seller to participate in any appeal pertaining to approval of the Subdivision Plan.

7. Settlement. Settlement shall be held not later than thirty (30) days after final unappealed and unappelable approval of the Subdivision Plan. Buyer shall send written notice to Seller of the satisfaction of this condition and the scheduling of the Settlement. It is agreed that the obligation of Buyer to complete Settlement and that of Seller to deliver the deed on the date of Settlement are of the essence of this Agreement.

8. Apportionments; Transfer Taxes, etc.

(a) The Parties recognize that the Property is exempt from real estate tax and there shall be no real estate taxes owed on the Property as of the date of Settlement.

(b) The Parties recognize that the transfer of the Property will be exempt from transfer tax and there shall be no transfer taxes owed on the Property as of a result of Seller conveying the Property to Buyer.

(c) Buyer shall pay for its title search and title insurance and any survey of the Property should Buyer choose to have the Property surveyed.

(d) Buyer shall pay for all costs associated with obtaining approval and recording the Subdivision Plan.

(e) Buyer shall pay or reimburse Seller for Seller's costs, fees and expenses incurred in connection with this Agreement and the transaction contemplated hereby.

9. Risk of Loss. Seller shall maintain the Property in its present condition, normal wear and tear excepted.

10. Access to the Property. While this Agreement remains in effect, Buyer and Buyer's agents, consultants, employees and representatives shall be given access to the Property by Seller and upon notice to Seller at such reasonable times and from time to time as Buyer may desire to make inspections, environmental tests, borings and evaluations, surveys and studies such as Buyer deems necessary to insure the suitability of the Property and complete the Subdivision Plan; provided, however, if Settlement does not occur, Buyer shall restore the Property to its prior condition upon completion of such inspections, tests, surveys, etc. and termination of the Agreement, normal wear and tear excepted, and shall indemnify, defend and hold Seller harmless from any and all mechanics' liens or similar charges which may affect the Property as a consequence of such work. Further, Buyer shall indemnify, defend and save harmless Seller from any claim, loss, liability or damage resulting or arising from Buyer's use of or access to the Property under this paragraph or other provision of this Agreement, and shall, on request of Seller, provide Seller with proof of insurance certifying that Buyer is insured against such liability.

11. Intentionally Omitted.

12. Representations and Warranties of Seller. Seller represents and warrants to Buyer that:

(a) To the best of Seller's knowledge, such knowledge limited to the actual personal knowledge of Seller's business manager, there are no violations of any federal, state, county or municipal laws, ordinances, orders, regulations or requirements affecting any portion of the Property, and no written notice of any such violations has been received by Seller. To the best of Seller's knowledge, such knowledge limited to the actual personal knowledge of Seller's business manager, there is no action, suit or proceeding pending or threatened against or affecting Seller or the Property, or any portion thereof, or relating to or arising out of Seller's ownership of the Property, in any court or before by any federal, state, county or municipal department, commission, board, bureau or agency or other governmental instrumentality.

(b) To the best of Seller's knowledge, such knowledge limited to the actual personal knowledge of Seller's business manager, there are no existing written or oral leases, occupancy agreements, licenses, agreements of sale, options, or similar agreements of any kind affecting or to which the Property is subject as of the date of this Agreement. To the best of Seller's knowledge, such knowledge limited to the actual personal knowledge of Seller's business manager, there are no management, service, equipment, supply, maintenance or concession agreements with respect to or affecting the Property which will remain in effect after Settlement. Seller shall not enter into any leases or other agreements as described in this paragraph, whether written or

oral, subsequent to Seller's execution of this Agreement and prior to Settlement or termination of this Agreement.

(c) To the best of Seller's knowledge, such knowledge limited to the actual personal knowledge of Seller's business manager, no assessment for public improvements has been served upon Seller with respect to the Property which remains unpaid, including, but not limited to, those for construction of sewer, water, electric or gas lines and mains, streets, sidewalks and curbing.

13. Conditions of Buyer's Obligation. The obligation of Buyer under this Agreement to acquire the Property from Seller is subject to the satisfaction at the time of Settlement of each of the following conditions (any of which may be waived in whole or in part by Buyer, in its sole and absolute discretion, at or prior to Settlement)

(a) All of the representations and warranties by Seller et forth in this Agreement shall be true and correct at and as of the date of Settlement in all respects as though such representations and warranties were made at and as of the date of Settlement.

(b) No representation, statement or warranty by Seller contained in this Agreement or in any exhibit attached hereto contains or will contain any untrue statement or omits or will omit a material fact necessary to make the statements or fact therein recited not misleading.

(c) The Subdivision Plan has received final, unappealed and unappealable approval by the Township.

14. Conditions of Seller's Obligation. The obligation of Seller to transfer the Property to Buyer hereunder is subject the Buyer having complied with Sections 8(e) and 16 of this Agreement.

15. Right to Terminate. If, at any time prior to Settlement hereunder, it appears to either party that any of the conditions specified in this Agreement cannot be satisfied, such party shall have the right to terminate this Agreement by giving written notice to the other party, and in such event, neither party shall have any further liability hereunder. Notwithstanding the foregoing, if Buyer does not complete Settlement on or before the date that is one (1) year from the date of this Agreement, Seller shall have the right to terminate this Agreement at any time thereafter upon written notice to Buyer.

16. Future Development. Buyer shall include a note on the Subdivision Plan that states as follows:

"Should a zoning or development application be considered at any time in the future for TMP No. 32-4-21.1, the owner of the said property shall be permitted to utilize the land being transferred to TMP Nos. 32-4-12 and 32-4-13 herein towards meeting all applicable area & bulk requirements, including, without limitation, (a) setbacks shall be measured from the

original boundary of TMP 32-4-21.1, and b) the owner of TMP No. 32-4-21.1 shall be entitled to the inclusion of the currently non-impervious area contained within the land being transferred to TMP Nos. 32-4-12 and 32-4-13 for purposes of future impervious surface coverage computations."

In addition, Buyer shall prepare a declaration to confirming the aforesaid note and record the same in the Office of the Recorder of Deeds for Chester County, Pennsylvania.

17. Remedies for Default.

(a) In the event of a default by Buyer under this Agreement, Seller's sole remedy shall be to terminate this Agreement.

(b) In the event of a default by Seller under this Agreement, Buyer's sole monetary remedy for such default shall be to receive reimbursement of all of Buyer's title investigation charges and other out-of-pocket expenses incurred by it in connection with or arising from its performance of this Agreement.

18. Brokers. Seller represents and warrants to Buyer that Seller has had no dealings, negotiations or communications with any broker or other intermediary in connection with this Agreement. Buyer represents and warrants to Seller that Buyer has had no dealings, negotiations or communications with any broker or other intermediary in connection with this Agreement. In the event that any claim is asserted by any person, firm or corporation, whether broker or otherwise, claiming a commission and/or finder's fee with respect to the sale of the Property resulting from any act, representation or promise of Seller, Seller shall indemnify and save harmless Buyer from any such claim. In the event any claim is asserted by any person, firm or corporation, whether broker or otherwise, claiming a commission and/or finder's fee with respect to the sale of the Property resulting from any act, representation or promise of Buyer, Buyer shall indemnify and save harmless Seller from any such claim.

19. Notices. All notices, requests and other communications under this Agreement shall be in writing and shall be delivered in person or given by (i) registered or certified mail, return receipt requested, or (ii) recognized overnight delivery service providing positive tracking of items (for example, Federal Express), addressed as follows or to such other address of which Seller or Buyer shall have given notice as herein provided:

If intended for Seller:

Downingtown Area School District  
540 Trestle Place  
Downingtown, PA 19335  
Attn: Business Manager

With copy to:

Lamb McErlane, PC  
24 E. Market Street  
West Chester, PA 19381  
Attn: Roger Huggins, Esquire

If intended for Buyer:

Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, PA 19425  
Attention: Manager

With copy to:

Buckley, Brion, McGuire & Morris, LLP  
118 W. Market Street  
Suite 300  
West Chester, PA 19382  
Attn: Kristin Camp, Esquire

All such notices, requests and other communications shall be deemed to have been sufficiently given for all purposes hereof only upon receipt by the party to whom such notice is sent.

20. Successors and Assigns. This Agreement shall be binding upon the parties hereto and their respective successors, heirs, executors, administrators and assigns. Buyer shall have the right to assign its interest in this Agreement without the consent of Seller. No such assignment shall relieve Buyer of its liabilities or obligations under this Agreement.

21. Entire Agreement; Amendment. This Agreement constitutes the entire understanding between the parties hereto; all prior negotiations and agreements with respect to the subject matter hereof are merged herein and superseded hereby. This Agreement may be amended or varied in any of its terms only by a written instrument signed by the parties hereto.

22. Time of Essence; Governing Law. Time is of the essence of this Agreement. This Agreement shall be construed and interpreted in accordance with the laws of the Commonwealth of Pennsylvania.

23. Miscellaneous.

(a) Intentionally omitted.

(b) In the event that for any reason one or more of the provisions of this Agreement or their application to any person or circumstances shall be

held to be invalid, illegal, or unenforceable in any respect or to any extent, such provisions shall nevertheless remain valid, legal and enforceable in all other respects and to such extent as may be permissible. In addition, any such invalidity, illegality or unenforceability shall not affect or impair any other provisions of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. Time is of the essence to this Agreement.

(c) This Agreement shall not be recorded in the Office for the Recording of Deeds or in any other office or place of public record.

(d) The headings and captions in this Agreement are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this Agreement or any of the provisions hereof.

(e) This Agreement may be executed in two or more counterparts in electronic or telefax format, to be followed by the original writing, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

(f) In the event that the date for performance of any duty or obligation, exercise of any right or option or giving of any notice shall occur upon a Saturday, Sunday or legal holiday, the due date for such performance, exercise or giving of notice shall be automatically extended to the next succeeding business day.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW]

**IN WITNESS WHEREOF**, the parties hereto, intending to be legally bound hereby and in consideration of the mutual covenants contained herein, have caused this Agreement to be duly executed as of the day and year first above written.

**SELLER:**

ATTEST:

**DOWNINGTOWN AREA SCHOOL DISTRICT**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**BUYER:**

ATTEST:

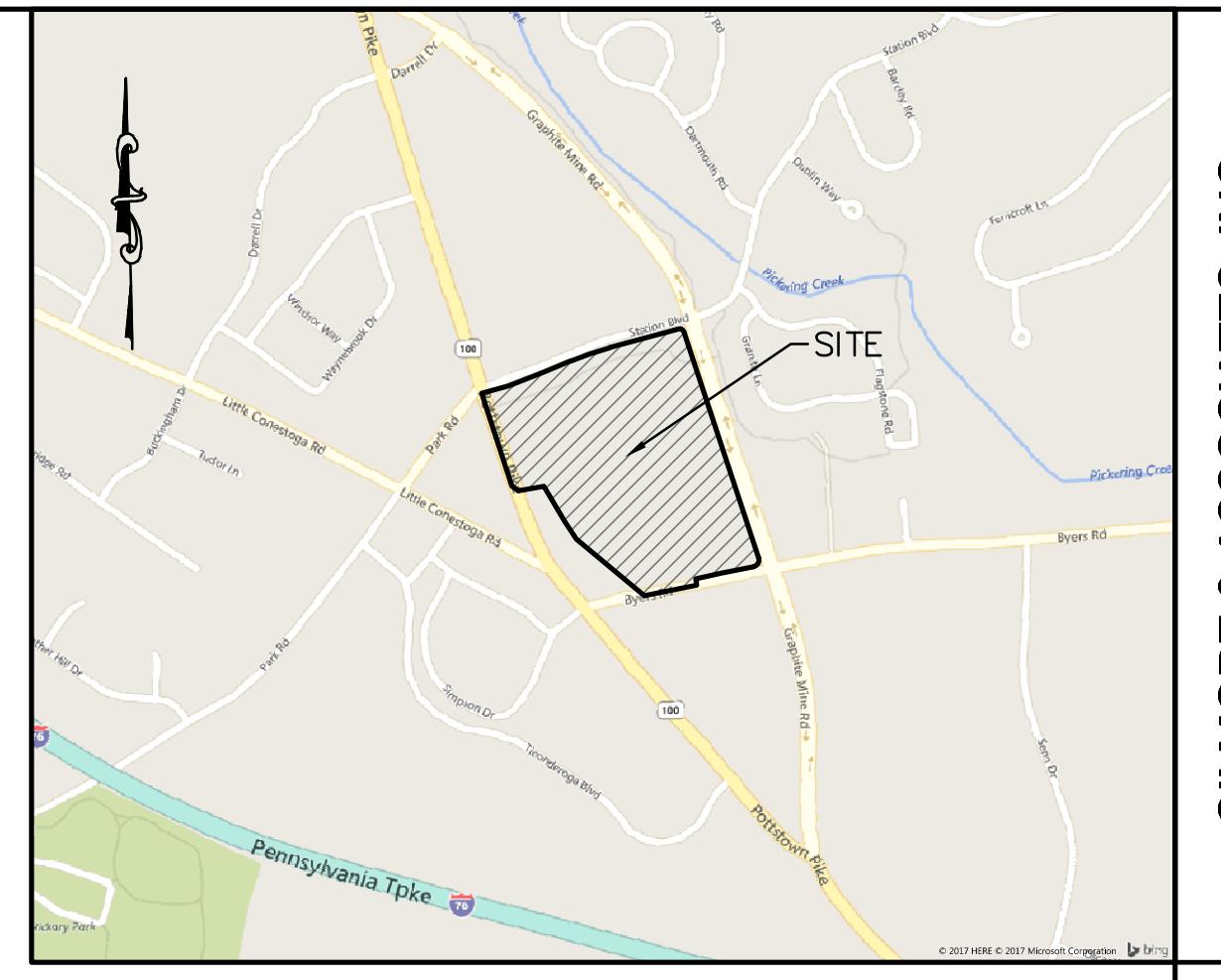
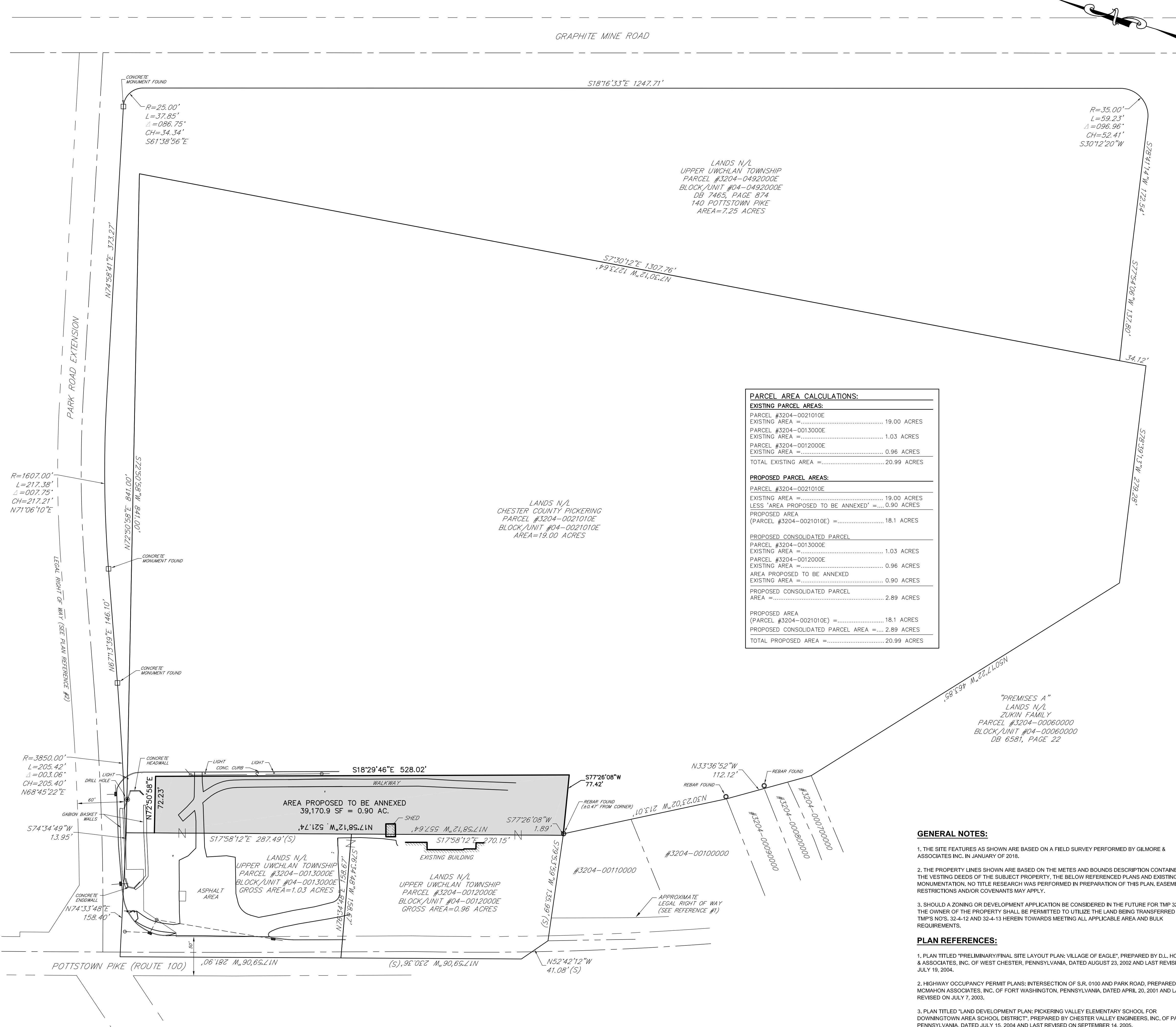
**UPPER UWCHLAN TOWNSHIP**

\_\_\_\_\_  
Gwen Jonik, Secretary

\_\_\_\_\_  
Jamie W. Goncharoff, Chair

\_\_\_\_\_  
Sandra M. D'Amico, Vice-Chair

\_\_\_\_\_  
Guy A. Donatelli, Member



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

184 WEST MAIN STREET, SUITE 300, TRAPZ, PA 19428 • (610) 488-4948 • www.gilmoreinc.com

© 2012 G&A. All rights reserved.

NOT APPROVED FOR CONSTRUCTION

**G&A**

NOTARY PUBLIC	
APPLICANT	
COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER	
ON THE <u>DAY</u> OF <u>A.D. 20</u> BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN PERSONALLY APPEARED	
HIMSELF TO BE THE AUTHORIZED AGENT OF THE APPLICANT AND OWNER OF LAND PROPOSED TO BE DEVELOPED. THE PLANS AND THIS SWORN AFFIDATUM KNOWLEDGES THAT THE DEVELOPMENT AS SHOWN ON THIS FINAL PLAN IS MADE WITH HIS CONSENT AND THAT HE DESires THAT THE SAME PLAN TO BE RECORDED ACCORDING TO THE LAW. WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.	
MY COMMISSION EXPIRES:	

NOTARY PUBLIC	
APPLICANT	

REVIEWED BY THE PLANNING COMMISSION OF UPPER UWCHLAN TWP., CHESTER CO., PA.,  
THIS DAY OF A.D. 20

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TWP., CHESTER CO., PA.,  
THIS DAY OF A.D. 20

REVIEWED BY THE UPPER UWCHLAN TWP., ENGINEER  
DATE

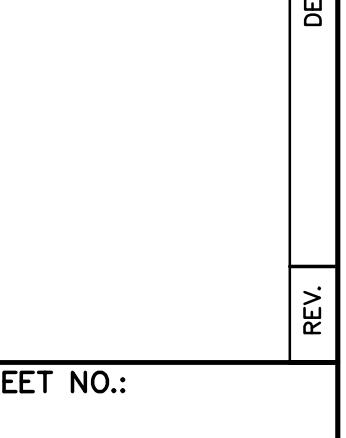
REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION  
THIS DAY OF A.D. 20

SECRETARY

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST  
CHESTER, PENNSYLVANIA IN PLAN BOOK        PAGE        ON THE        DAY  
OF        A.D. 20

(DEPUTY) RECORDER OF DEEDS

PENNSYLVANIA ONE CALL SYSTEM, INC.  
925 Main Run Road  
West Chester, Pennsylvania  
15122 - 1078



SHEET NO.: 1 OF 1

DATE: 01/05/18