



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA
AUGUST 20, 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: July 10, 2018 Board of Supervisors Workshop July 16, 2018 Board of Supervisors Meeting	2 4
III.	APPROVAL OF PAYMENTS	9
IV.	TREASURER'S REPORT	11
V.	SUPERVISORS' REPORT	
A.	Calendar: September 3, 2018 Office Closed ~ Labor Day No Trash/Recycling Collection Trash/Recycling will be collected Tuesday, September 4, 2018 September 11, 2018 4:00 PM Joint Boards & Commissions Workshop September 17, 2018 7:00 PM Board of Supervisors Meeting Yard Waste Collections: August 22, September 5, 12, 19 Do not use plastic bags for yard waste. Place materials curbside the night before to guarantee collection.	
VI.	ADMINISTRATION REPORTS	
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VII.	LAND DEVELOPMENT	
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A.	2018 Pavement Marking Bid Results – Consider Contract Award	37
B.	Declaration of Restrictive Covenants between Downingtown Area School District and Upper Uwchlan Township – Land Transfer	40
C.	Vantage Point Retirement Living Sewage Facility Planning Module – Adopt Resolution to send to PaDEP for review (Byers Station Parcel 6C)	46
IX.	OPEN SESSION	
X.	ADJOURNMENT	



Upper Uwchlan Township
Board of Supervisors Workshop
July 10, 2018
4:00 p.m.
Minutes
DRAFT

In attendance:

Jamie Goncharoff, Chair
Sandy D'Amico, Vice-Chair
Cary Vargo, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen Jonik, Township Secretary
Dave Leh, Township Engineer

The Board met with Cliff Schultz and a candidate for the Zoning Hearing Board Alternate Member at 4:00 p.m., followed by an Executive Session regarding a legal matter.

Jamie Goncharoff called the Workshop to order at 4:40 p.m., led the Pledge of Allegiance, offered a moment of silence, and asked if anyone planned to audio or video record the Workshop. There were no responses.

Jankowski Tract Land Development Plan

Adam Brower of E.B. Walsh and John Mostoller of Envision Land Use were present and provided an update of the project. They recently submitted a minor subdivision plan to West Vincent Township which will include portions of a few adjacent West Vincent parcels into this project. The Applicant sought input from the Board on the following items:

1. Five lots vs. four accessed from the cul de sac bulb, regarding snow removal. They moved the location of a house and driveway on one of the middle lots so there would be room for depositing snow;
2. Is street lighting within the development desired, though it isn't required. Following discussion, it was recommended that street lighting be provided at the connector road (Milford Road extended) and Route 100, at the entrances into the development, and along the connector road as determined appropriate by the Township consultants and Developer. Standard driveway lighting (lamp posts) will provide adequate lighting within the development.
3. The trail will not be provided along Route 100 from the connector road to the north toward the West Vincent Township line as it won't connect to another trail. The trail on the southern portion of the project is proposed at 6' wide. Consultants suggested 10' width. Following discussion, it was agreed that the trail would be 10' wide along the Route 100 portion only, not the entire trail.
4. Sidewalk width was also discussed. The sidewalks within the development are proposed at 4' wide to reduce impervious coverage and costs for construction and maintenance. Consultants suggested 5' wide for ADA compliance. The Applicant will contact the Consultant to discuss that the ADA requirements would be met with the 4' wide sidewalk and the spacing of the driveways.
5. The trail, dog park and storm water management will be the responsibility of the Homeowners Association.
6. Upper Uwchlan Township will consider Final Plan Approval following West Vincent Township approval of the minor subdivision plan.

Open Session

Shanna Lodge presented a design for the replacement of the playground equipment at Hickory Park. Kompan, a playground equipment manufacturer and installer, was the vendor selected by the Park & Recreation Board. The material is Robinia wood (aka Black Locust) that is pest and decay resistant and requires minimal annual maintenance. Several of the pieces are ADA accessible. The 2018 Budget included \$209,300 for the replacement of the equipment and resurfacing the playground area. The project will fall within Budget. Installation could occur in October.

Cary Vargo reintroduced the topic of a Township building expansion. Staff had completed a needs analysis in 2016. The 2018 Budget included funds for architectural services, a request for proposals resulted in 6 responses, which Staff reviewed and narrowed to 3 finalists. The 3 Firms were interviewed, Staff checked references and toured sites on their reference lists and Hammel Associates has been selected. Architectural design was included in the 2018 Budget; if the building is empty during construction, completion timeline is 9-12 months; construction could begin Spring 2019. Municipalities who have recently renovated or expanded their facilities

Adjournment

There being no further business to be brought before the Board, Jamie Goncharoff adjourned the Workshop at 6:03 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
REGULAR MEETING
July 16, 2018
7:00 p.m.
DRAFT

In Attendance:

Board of Supervisors

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

Township Administration

Cary Vargo, Township
Shanna Lodge, Assistant Township Manager
Gwen A. Jonik, Township Secretary
Jill Bukata, Township Treasurer
John DeMarco, Police Chief
Mike Heckman, Director of Public Works
Dave Leh, P.E., Township Engineer

Mr. Goncharoff called the meeting to order at 7:01 p.m., led the Pledge of Allegiance, offered a moment of silence and asked if anyone planned to audio or video record the meeting. There were no responses.

Approval of Minutes

Mrs. D'Amico moved, seconded by Mr. Goncharoff, to approve as presented the minutes of the June 12, 2018 Board of Supervisors Workshop. The Motion carried unanimously.

Mrs. D'Amico moved, seconded by Mr. Donatelli, to approve as presented the minutes of the June 18, 2018 Board of Supervisors Meeting. The Motion carried with 2 in favor and 1 abstention (Goncharoff).

Approval of Payment

Mrs. D'Amico moved, seconded by Mr. Donatelli, to approve the payments to all vendors as listed July 12, 2018. The Motion carried unanimously.

Treasurer's Report

Jill Bukata reported the Township's financial position remains strong; year-to-date revenues are at 56.6% of the budget; expenses are at 41.2% of the budget; and earned income tax receipts are \$58,000 less than this time last year but at 53.4% of budget.

Mrs. Bukata requested authorization for the transfer of \$200,000 from the General Fund to the Capital Fund to pay off the debt at BB&T. The transfer was discussed and included in the 2018 Budget. Mrs. D'Amico moved, seconded by Mr. Donatelli, to authorize the transfer of funds. The Motion carried unanimously.

Supervisor's Report

Mr. Goncharoff announced the Board had met with Lauren Cortesi, a qualified candidate for the Zoning Hearing Board Alternate Member vacancy. Ms. Cortesi had met with Zoning Hearing Board Members and received their recommendation for appointment. Mrs. D'Amico moved, seconded by Mr. Donatelli, to appoint Lauren Cortesi as Alternate Member of the Zoning Hearing Board. The Motion carried unanimously. A term on the Zoning Hearing Board is 3 years. Mrs. Cortesi fills a mid-term vacancy with the term expiring December 31, 2019.

Jeff Kowalczyk of Barbacane Thornton was delayed. The presentation of the 2017 Audit Report will occur later this evening. The 2017 Audit Report is posted on the website.

Mr. Goncharoff announced that Executive Sessions were held June 28, 2018 regarding a personnel matter and July 10, 2018 regarding a legal matter. The following calendar was published: August 14, 2018 4:00 PM Board of Supervisors Workshop; August 20, 2018 7:00 PM Board of Supervisors Meeting; Yard Waste Collection dates: July 25, August 8, and August 22.

ADMINISTRATION REPORTS

Township Engineer's Report

Dave Leh reported that the Eagleview Lot 1B Maintenance Area Plan was revised and reviewed by consultants; in Byers Station Parcel 5C residential "Villages at Chester Springs", the paving and roadwork connections are done and several buildings are under construction; Marsh Lea roadbed is in place and curbing is being installed.

Mr. Donatelli inquired of the Byers Station Parcel 5C commercial lot's drive-through issue. Cary Vargo explained that there are residents who are not in agreement that the 1999 Byers Station Planned Residential Development approval (PRD) regulations overrule zoning for Parcel 5C and allow for a drive-through; our Solicitors advise us that a drive-through is allowed by that PRD approval due to the zoning codes in effect at that time; a parking study for the commercial lot is underway and there is the possibility that restrictions could be placed on the lot for the second phase of the commercial development, such as prohibiting fast food restaurants.

Building – Codes Department Report

Cary Vargo reported on Al Gaspari's behalf that 59 building permits were issued, totaling \$39,179 in permit fees. He noted the Building Department is very busy and handling their schedule well.

Police Chief's Report

Chief DeMarco reported there were 947 calls last month, including 14 reported crimes, 10 criminal arrests and 105 traffic warnings; 54 teenagers attended the 2018 Junior Police Academy, coordinate and supervised by Corporal Gathercole and Officer Stiteler; an Upper Uwchlan Township incident action plan has been developed with adjacent emergency response personnel for the Country Music Fest being held in West Vincent Township in August.

Mrs. D'Amico complimented the Police Department for the Junior Police Academy.

Resident Ray Legnini made comment that the Country Music Fest website doesn't mention parking or lack thereof. Chief advised that letters were sent to Upper Uwchlan residents who live within a radius developed to include roads within walking distance of the Music Fest venue, and those roads will be posted No Parking Zones, extra patrols will occur and residents should call 9-1-1 with any nuisances. Universal Technical Institute (UTI) is a parking area for the Music Fest goers who will then be bused to the venue.

Public Works Department Report

Mike Heckman reported 151 work orders were received and completed last month, and along with routine maintenance activities, the Department complete the following tasks: block party preparations and clean-up; storm water inlet repairs; roadside tree trimming in preparation of milling/paving; Brian Owens finished Road Scholar Training.

Resident Ed Benevides made comment regarding the need for better signage at the south intersection of Graphite Mine Road and Route 100. Cary Vargo noted the Township has made requests to PennDOT.

Resident Ray Legnini made comment regarding the length of time to travel in the morning from Ticonderoga Boulevard to Eagleview Boulevard. Mike Heckman noted the adaptive traffic light system reacts to major traffic on Route 100 and Graphite Mine Road, to move the volume of traffic along, and the side streets do not get equal time.

LAND DEVELOPMENT

Marsh Lea Escrow Release Request. Dave Leh advised that Moser Homes' request for an escrow release request had been reviewed and a \$149,806.80 release was recommended, for erosion/sedimentation controls, paving, curbing, etc. Mrs. D'Amico moved, seconded by Mr. Donatelli, to authorize the release of \$149,806.80 to Moser Homes. The Motion carried unanimously.

ADMINISTRATION

Hickory Park Playground Equipment Replacement and Resurfacing Project. Shanna Lodge explained that the 2018 Budget included the purchase and installation of new playground equipment at Hickory Park. The existing equipment has reached its useful life and several pieces are deteriorating. Playground designs were provided by several businesses and Kompan was selected by members of the Park & Rec Board. The equipment selected will engage different age groups and ability levels. Kompan offered discounted pricing which will allow for the purchase of additional equipment within the budgeted amount. If purchase of the equipment is approved today, installation could occur in October. The design, and materials provide a unique look. This product doesn't get as hot in the sun as metal or plastic; it's robinia wood, a heavy, dense wood that will hold up well. It comes with a 2-year service contract and a 10-year warranty on the wood / 5-year warranty on all other materials. There is money in the budget for replacing the subsurface and drainage system. A few of the existing pieces of equipment could be donated or sold. Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the purchase of Kompan playground equipment for Hickory Park in the amount of \$167,323.46, including equipment, surfacing and installation. The Motion carried unanimously.

Township Building Renovation/Expansion. Cary Vargo thanked the Staff and Police Department for completing a township building needs analysis in 2016, as office space had become constrained. Shanna Lodge advised that from the 2016 needs analysis, a May 2018 Request For Proposals for architectural services was drafted. Six proposals were received; a Committee reviewed the proposals, narrowing the field to 3. The 3 Firms were interviewed and referenced sites visited, and the Committee selected Hammel Associates. Hammel Associates is currently working on West Chester Borough and they have experience with Police barracks, which is critical with our Department's accreditation. Hammel's proposal at \$165,580.00 is within the Budget, includes architectural services and 400 hours of construction administration. Projected scheduled: architectural design complete within 4 months, bid for construction, construction begins spring/summer 2019, under construction 9-12 months. Mrs. D'Amico moved, seconded by Mr. Donatelli, to engage Hammel Associates for architectural design services for the township administration/police building at \$165,580.00. The Motion carried unanimously.

Ordinance Amendment. Gwen Jonik advised that the Reserve at Waynebrook allows parking on 1 side of the street. The proposed ordinance would add Waynebrook Drive and Windsor Way to the "No Stopping, Standing or Parking" ordinance, to allow for enforcement of no parking on the other side of the roadways. Last month, the proposed ordinance included adding Senn Drive; however, following meetings with Senn Drive commercial entities, parking issues have been rectified and Senn Drive was removed from the proposed ordinance. Mr. Goncharoff asked if all Senn Drive businesses were being treated equally. Mike Heckman advised all are working together regarding truck parking and overflow for special events.

Mrs. D'Amico moved, seconded by Mr. Donatelli, to adopt Ordinance #2018-09 adding the Reserve at Waynebrook roads – Waynebrook Drive and Windsor Way -- to the Township's Codes -- Vehicle and Traffic Section 176-6. The Motion carried unanimously.

Electronic Auction Results – Township Property. Cary Vargo explained that the Public Works Department replaced a 2006 Ford F-350 and offered the vehicle for sale via Municibid, an electronic auction. The auction notice was published in the Daily Local News, as required. Following 769 views and 38 bids, the high bid for the 2006 Ford F-350 pick-up truck (VIN 1FTWF31546EC85382) with a western 8.6' straight plow was \$10,100. Mike Heckman advised that bid was higher than expected. Mrs. D'Amico moved, seconded by Mr. Donatelli, to accept the high bid of \$10,100 and proceed with the sale. The Motion carried unanimously.

Access to Youth Sports Scholarship Agreement - Marsh Creek Eagles. Jimmy Griffiths, Treasurer – Marsh Creek Eagles, was in attendance. Cary Vargo explained the Township Supervisors encourage youth participation in active recreation and recently approved the Access to Youth Sports Scholarship Program, offering a \$2,000 scholarship annually to each of the (3) primary sports organizations – GEYA, Marsh Creek Eagles and Downingtown Rugby – for distribution to families within their organization who might not be able to participate otherwise. Mrs. D'Amico moved, seconded by Mr. Donatelli, to execute the Agreement and approve the \$2,000 scholarship for the Marsh Creek Eagles Little Scholars – Pop Warner and Cheer Programs. Mr. Goncharoff asked what happens if the organization doesn't use the \$2,000? Mr. Vargo advised that the organization reports on an annual basis their success, or not, in distributing those funds and the Board of Supervisors can adjust the next year's funds if so desired. The Motion carried unanimously to execute the Agreement with Marsh Creek Eagles.

Amendment to Forbearance Agreement – Hankin Group Traffic Impact Fee. Cary Vargo explained that within the Eagleview Corporate Center in Upper Uwchlan Township there are a limited number of commercial parcels that remain for development. The Hankin Group's traffic impact fee is based on square footage (2001 Forbearance Agreement). Hankin and the Township have calculated estimated future fees if built out, to use to repair Pennsylvania Drive, which is in poor condition. Pennsylvania Drive is wider than needed. Hankin will excavate the middle of the road and install mountable-curb landscaped medians, as in the rest of Eagleview. The commercial Homeowners Association (HOA) will maintain the median in the future. The Township will repair and repave the roadway over the next several months. Mr. Goncharoff asked how the HOA maintenance responsibilities will be memorialized. Mr. Vargo advised it will be incorporated into land development approvals. The Hankin Group is pre-paying traffic impact fees for future land development projects. Mr. Donatelli moved, seconded by Mrs. D'Amico to execute the Amendment to the Forbearance Agreement with the Hankin Group. The Motion carried unanimously.

Open Session

Jeff Kowalczyk, Partner with Barbacane Thornton, was in attendance to present the 2017 Audit Report and advised it was the third year of the CAFR (Comprehensive Annual Financial Report), an expanded presentation of our financial activity. He congratulated Jill Bukata, Treasurer, and the staff for once again being awarded the "Excellence in Financial Reporting Award" by the Government Finance Officers Association. The Auditors' opinion of the 2017 financial statements is that they are fairly stated, by Government Auditing Standards, and no deficiencies were found. There is one recommendation under 'Opportunities for Improvement' and that relates to the timely filing of the liquid fuels report. Mrs. Bukata thanked Mr. Kowalczyk and his team for their assistance with the process.

Mr. Goncharoff asked if anyone was audio or video recording the meeting. Christina DiGiulio responded that she was recording.

Resident Brett Boden commented on PennDOT bidding the repair of Dorlan Mill Road and hoped the Struble Trail extension would occur at the same time. Mr. Vargo advised that is not the case, unfortunately.

Resident Karen Lauer made comment regarding an occasional odor near Milford Road and Little Conestoga Road and air quality. Mr. Vargo will investigate with Sunoco and advise if results are available to the public. Ms. Lauer was asked to provide her contact information for follow up.

Resident Christina DiGiulio made comment regarding air quality monitoring and information on sensors that could be placed on various Township-owned properties, monitored by the Township. Ms. DiGiulio inquired of emergency operation plans. Chief DeMarco advised every municipality is required to have an Emergency Operations Plan, updated regularly, for pipeline-related issues. Local fire fighters, police and County personnel are trained to respond safely and appropriately.

Resident Debra Benevides requested information regarding public water and sewer in relation to the Jankowski Tract.

Resident Christina DiGiulio asked if the Township could move toward live streaming meetings in the future, with someone at the meeting taking questions/comments during the live feed. Mr. Donatelli and Mr. Vargo replied the Township will investigate.

Karen Lauer made comment about residents reporting suspected leaks/odors. Mr. Goncharoff and Chief DeMarco replied that residents should call 9-1-1 to report concerns and the appropriate agency with trained personnel will investigate the situation.

The Township will increase posting correct and accurate pipeline-related information via the website, social media, the newsletter, and the "New Resident" letter.

Mr. Donatelli advised that as a Board of Supervisors, they have no authority advising the State or PUC to interrupt or stop pipeline construction activity. However, each registered voter can individually or collectively contact their State Representatives to ask them to push back against the pipeline companies. (Senator Dinniman, Senator Rafferty, Representative Corbin)

Adjournment

There being no further business to be brought before the Board, Mr. Goncharoff adjourned the meeting at 9:14 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary

August 15, 2018
10:46 AM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL
Report Type: All Checks

to GENERAL

Range of Check Ids: 49270 to 49356

Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
49270	08/20/18	CARRJ010 JOSEPH CARR	285.31	1831
49271	08/20/18	21ST 21st CENTURY MEDIA PHILLY	1,462.46	1831
49272	08/20/18	ADVAN010 ADVANCED HORTICULTURAL SOLN	6,238.00	1831
49273	08/20/18	ADVAN020 ADVANTAGE INDUSTRIAL SUPPLY	416.75	1831
49274	08/20/18	AMERI030 AICPA	111.62	1831
49275	08/20/18	AQUAP010 AQUA PA	885.17	1831
49276	08/20/18	ARROC010 ARRO CONSULTING, INC.	6,214.50	1831
49277	08/20/18	BARBA010 BARBACANE THORNTON & COMPANY	2,000.00	1831
49278	08/20/18	BARBALAU BARBARA LAUNI	123.46	1831
49279	08/20/18	BELFOR BELFOR	507.40	1831
49280	08/20/18	BERKH030 H.A. BERKHEIMER, INC.	325.81	1831
49281	08/20/18	BESTL140 BEST LINE EQUIPMENT	473.26	1831
49282	08/20/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	171.33	1831
49283	08/20/18	CHARLHIG CHARLES A HIGGINS & SONS	733.56	1831
49284	08/20/18	CHRISFRA FRANTZ, CHRISTOPHER	273.00	1831
49285	08/20/18	CINTA010 CINTAS CORPORATION #287	271.36	1831
49286	08/20/18	CJTIRES CJ'S TIRE & AUTOMOTIVE SERVICE	1,302.80	1831
49287	08/20/18	COLLIFL COLLIFLOWER, INC	105.29	1831
49288	08/20/18	COLON010 COLONIAL ELECTRIC SUPPLY CO.,	151.05	1831
49289	08/20/18	COMCA010 COMCAST	531.37	1831
49290	08/20/18	CONWAY01 CONWAY POWER EQUIPMENT, INC.	130.65	1831
49291	08/20/18	DAVIS010 ROBERT L DAVIS	209.78	1831
49292	08/20/18	DELAW030 DVHT	57,168.02	1831
49293	08/20/18	DEMAR010 JOHN DEMARCO	208.73	1831
49294	08/20/18	DZMAUTO DZM AUTOMOTIVE	47.50	1831
49295	08/20/18	EAGLE130 EAGLE TERMITE & PEST CONTROL	85.00	1831
49296	08/20/18	EAGLHARD EAGLE HARDWARE	215.35	1831
49297	08/20/18	EMERGVEH EMERGENCY VEHICLE OUTFITTERS	62.00	1831
49298	08/20/18	FISHE010 FISHER & SON COMPANY, INC.	49.00	1831
49299	08/20/18	FRAME010 FRAME POWER EQUIPMENT	253.77	1831
49300	08/20/18	GATHE010 BRIAN E. GATHERCOLE	390.65	1831
49301	08/20/18	GIANNO010 JEFFREY C. GIANNINI	158.20	1831
49302	08/20/18	GILMO020 GILMORE & ASSOCIATES, INC	3,460.67	1831
49303	08/20/18	GLASG010 GLASGOW, INC.	2,486.26	1831
49304	08/20/18	GOVER020 GOVERNMENT FINANCE OFFICERS AS	190.00	1831
49305	08/20/18	HAIKSOOK HAIK SOOKIAS JR	269.13	1831
49306	08/20/18	HAINS010 LINDSAY HAINES	15.24	1831
49307	08/20/18	HAWEI010 H.A. WEIGAND, INC.	596.00	1831
49308	08/20/18	HELPNOW HELP NOW	3,046.63	1831
49309	08/20/18	INTER010 INTERCON TRUCK EQUIPMENT	28.59	1831
49310	08/20/18	KEENC010 KEEN COMPRESSED GAS COMPANY	28.32	1831
49311	08/20/18	KEMME010 PAUL E. KEMME	222.50	1831
49312	08/20/18	LAWRETUR LAWRENCE TURNBULL	312.72	1831
49313	08/20/18	LEVEN010 LEVENGOOD SEPTIC SERVICE	550.00	1831
49314	08/20/18	LINESYST BLOCK LINE SYSTEMS	1,004.51	1831
49315	08/20/18	LTLCONS LTL CONSULTANTS, LTD	81.06	1831
49316	08/20/18	LUDWI060 LUDWIG'S CORNER SUPPLY CO.	238.10	1831
49317	08/20/18	MAILF010 MAIL FINANCE	50.00	1831
49318	08/20/18	MAINL010 MAIN LINE CONCRETE & SUPPLY IN	2,740.00	1831
49319	08/20/18	MARKWEIM MARK WEIMAN	208.37	1831
49320	08/20/18	MARTI040 MARTIN'S TIRE & ALIGNMENT	704.00	1831

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
49321	08/20/18	MCMAH010 MCMAHON ASSOCIATES, INC.	1,215.00	1831
49322	08/20/18	MICHABAN MICHAEL BANIS	202.29	1831
49323	08/20/18	MIDAT010 MID ATLANTIC CONNECTIONS, INC.	436.00	1831
49324	08/20/18	NAPA0010 NAPA	1,972.18	1831
49325	08/20/18	NATIO080 NRA-LEAD	90.00	1831
49326	08/20/18	NEWHO010 NEW HOLLAND AUTO GROUP	1,181.76	1831
49327	08/20/18	NORTH040 NORTHERN SAFETY & INDUSTRIAL	107.07	1831
49328	08/20/18	PAMA PAMA	180.00	1831
49329	08/20/18	PARAD010 ROBERT PARADIS	137.95	1831
49330	08/20/18	PEC00010 PECO	2,272.13	1831
49331	08/20/18	PENNS030 PA CHIEFS OF POLICE ASSOC	105.00	1831
49332	08/20/18	REAGE010 REAGENT PRINT & IMAGING	386.85	1831
49333	08/20/18	RRDON010 RR DONNELLEY	79.60	1831
49334	08/20/18	SCOTTPOT SCOTTIES POTTIES	120.00	1831
49335	08/20/18	SHALLSER SHALLIS SERVICES	530.00	1831
49336	08/20/18	SHRWILWC THE SHERWIN WILLIAMS CO.	118.87	1831
49337	08/20/18	SIRCH010 SIRCHIE FINGER PRINT LABORATOR	198.74	1831
49338	08/20/18	SIVAGORL SIVA GORLA	40.74	1831
49339	08/20/18	STAPLCRP STAPLES CREDIT PLAN	372.92	1831
49340	08/20/18	STRATIX STRATIX SYSTEMS	461.90	1831
49341	08/20/18	SUNBEC020 SUNBELT RENTALS	925.38	1831
49342	08/20/18	SWEETWAT SWEETWATER NATURAL PRODUCTS LL	68.50	1831
49343	08/20/18	TMACC010 TMACC	700.00	1831
49344	08/20/18	TMASSOC T & M ASSOCIATES	4,611.08	1831
49345	08/20/18	TRAFOTER TRAF-O-TERIA SYSTEM	242.84	1831
49346	08/20/18	VARG0005 VARGO, CARY	75.55	1831
49347	08/20/18	VERIZ010 VERIZON	482.04	1831
49348	08/20/18	VERIZ200 VERIZON WIRELESS	679.20	1831
49349	08/20/18	VERIZFIO VERIZONFIOS	124.99	1831
49350	08/20/18	VERIZOSP VERIZON - SPECIAL PROJECTS	217.14	1831
49351	08/20/18	VERZIPAD VERIZON IPAD	338.96	1831
49352	08/20/18	WGAMERIC WG AMERICA COMPANY	230.48	1831
49353	08/20/18	WILLI010 WILLIAM HOPE HANDY	55.00	1831
49354	08/20/18	WOLFI010 WOLFINGTON BODY COMPANY, INC.	128.74	1831
49355	08/20/18	YISCO010 YIS/COWDEN GROUP, INC.	207.50	1831
49356	08/20/18	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	603.94	1831

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	87	0	117,694.59	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	87	0	117,694.59	0.00



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Jill Bukata, Township Treasurer

RE: Status Update

DATE: August 20, 2018

Finance has worked on the following items during the month

- Received and processed 130 trash and 725 sewer payments (7/13/18 to 8/14/18)
- Filed 2Q payroll tax returns
- Started preliminary work on the 2019 Budget

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 July, 2018 financial statements

- The balance sheet remains strong with cash of over **\$7.8 million** - of that amount nearly \$3 million is not available for the routine operations of the Township as they are reserved for specific purposes, ie. Liquid Fuels and Act 209 for highways, Turf Field for replacement of the Turf Field, Capital Projects for capital improvements etc.
- Year to date revenues (combined) are **\$4,852,048 or 59.8%** of the annual budget. Combined expenses are **\$3,403,138 or 49.8%** of the budget. The combined year to date net income - (General Fund and Solid Waste Fund) is **\$1,448,910**
- Earned income tax revenue YTD July was **\$2,080,067**. That is approximately \$47,000 less than the same period last year and **56.4%** of the amount budgeted. We received \$344,200 on August 2.
- During July, we made the final payment on our loan with BB&T. The amount remaining on the loan was \$194,740 and it has been paid in full. The loan was originally taken out in 2005 with amendments to it in 2007 and 2009 – the amount originally borrowed was \$2,934,273.
 - At this time, the Township's debt consists of the General Obligation Bonds – Series of 2014 and the loan for the street sweeper that has approximately \$157,500 remaining. The street sweeper will be paid in full in May of 2021.

Upper Uwchlan Township
General Fund
Balance Sheet
As of July 31, 2018

ASSETS

Cash		
01-100-000-100	General Checking - Fulton Bank	\$ 160,204.74
01-100-000-200	Meridian Bank	3,586,914.14
01-100-000-210	Meridian Bank - Payroll	96,751.66
01-100-000-250	Fulton Bank - Turf Field	347,609.23
01-100-000-300	Petty Cash	300.00
	Total Cash	4,191,779.77
Investments		
01-120-000-100	Certificate of Deposit - 10/2/19	263,159.50
		263,159.50
Accounts Receivable		
01-145-000-020	Engineering Fees Receivable	28,808.99
01-145-000-021	Engineering Fees Receivable-CU	6,817.97
01-145-000-030	Legal Fees Receivable	7,038.76
01-145-000-040	R/E Taxes Receivable	27,013.03
01-145-000-050	Hydrant Tax Receivable	1,956.72
01-145-000-080	Field Fees Receivables	4,415.00
01-145-000-085	Turf Field Receivables	(595.00)
01-145-000-086	EIT Receivable	52,490.11
01-145-000-090	RE Transfer Tax Receivable	67,359.56
01-145-000-095	Misc accounts receivable	77,257.98
01-145-000-096	Traffic Signals Receivable	-
01-145-000-097	Advertising Fees Reimbursable	195.00
	Total Accounts Receivable	272,758.12
Other Current Assets		
01-130-000-001	Due From Municipal Authority	107,508.04
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	3,175.00
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	62,787.87
01-131-000-000	Suspense Account	-
	Total Other Current Assets	173,470.91
Prepaid Expense		
01-155-000-000	Prepaid expenses	-
	Total Prepaid Expense	-
	Total Assets	4,901,168.30

LIABILITIES AND FUND BALANCE

Accounts Payable		
01-200-000-000	Accounts Payable	-
01-252-000-001	Deferred Revenues	73,608.32
	Total Accounts Payable	73,608.32

Upper Uwchlan Township
General Fund
Balance Sheet
As of July 31, 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	3,179.16
01-214-000-000	Non-Uniform Pension	(534.55)
01-214-000-100	NU Pension Plan #2	1,189.32
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	800.00
01-219-000-000	LST Tax Withheld	10.00
01-220-000-000	State Unemployment W/H	677.43
01-221-000-000	Benefit Deduction-Aflac	416.78
01-222-000-000	457 Contribution Deduction	5,349.57
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	4,054.78
01-239-000-006	Due to Solid Waste Fund	5.00
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	687.90
01-258-000-000	Accrued Expenses	-
	Total Other Current Liabilities	15,832.39

Total Liabilities **89,440.71**

EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	3,119,680.07
	Current Period Net Income (Loss)	879,125.92
	Total Equity	4,811,727.59

Total Fund Balance **4,811,727.59**

Total Liabilities & Fund Balance **4,901,168.30**

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended July 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
01-301-000-010	Current Real Estate Taxes	925,948.32	983,600.00	(57,651.68)	94.1%
01-301-000-013	Real Estate Tax Refunds	(24,238.14)	(25,000.00)	761.86	97.0%
01-301-000-030	Delinquent Real Estate Taxes	4,633.79	30,000.00	(25,366.21)	15.4%
01-301-000-071	Hydrant Tax	54,833.98	65,000.00	(10,166.02)	84.4%
01-310-000-010	Real Estate Transfer Taxes	310,032.81	523,750.00	(213,717.19)	59.2%
01-310-000-020	Earned Income Taxes	2,107,256.88	3,735,903.00	(1,628,646.12)	56.4%
01-310-000-021	EIT commissions paid	(27,189.96)	(50,808.00)	23,618.04	53.5%
01-320-000-010	Building Permits	253,262.72	490,000.00	(236,737.28)	51.7%
01-320-000-020	Use & Occupancy Permit	10,350.08	8,000.00	2,350.08	129.4%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,725.00	2,000.00	(275.00)	86.3%
01-320-000-050	Refinance Certification Fees	1,950.00	4,500.00	(2,550.00)	43.3%
01-321-000-080	Cable TV Franchise Fees	119,393.16	250,000.00	(130,606.84)	47.8%
01-331-000-010	Vehicle Codes Violation	22,196.95	50,000.00	(27,803.05)	44.4%
01-331-000-011	Reports/Fingerprints	1,316.50	2,000.00	(683.50)	65.8%
01-331-000-012	Solicitation Permits	-	500.00	(500.00)	0.0%
01-331-000-050	Reimbursable Police Wages	3,633.45	1,000.00	2,633.45	363.3%
01-341-000-001	Interest Earnings	24,856.25	18,000.00	6,856.25	138.1%
01-342-000-001	Rental Property Income	14,000.00	24,000.00	(10,000.00)	58.3%
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	600.00	400.00	200.00	150.0%
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	7,600.00	4,000.00	3,600.00	190.0%
01-361-000-032	Fees from Engineering	12,477.97	150,000.00	(137,522.03)	8.3%
01-361-000-033	Admin Fees from Engineering	453.41	8,000.00	(7,546.59)	5.7%
01-361-000-035	Admin Fees from Legal	224.31	1,500.00	(1,275.69)	15.0%
01-361-000-036	Legal Services Fees	6,815.20	3,000.00	3,815.20	227.2%
01-361-000-038	Sale of Maps & Books	119.00	250.00	(131.00)	47.6%
01-361-000-039	Fire Inspection Fees	-	-	-	#DIV/0!
01-361-000-040	Fees from Engineering - CU	6,308.67	20,000.00	(13,691.33)	31.5%
01-361-000-042	Copies	236.00	100.00	136.00	236.0%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	-	-	#DIV/0!
01-361-000-044	Fees from Advertising Reimbursables	7,166.14	-	7,166.14	#DIV/0!
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-014	Pavillion Rental	85.00	-	85.00	#DIV/0!
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	32,990.75	30,000.00	2,990.75	110.0%
01-367-000-025	Turf Field Fees	14,640.25	45,000.00	(30,359.75)	32.5%
01-367-000-030	Community Events Donations	11,285.00	10,000.00	1,285.00	112.9%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-045	Upland Farms Barn Rental Fees	675.00	5,000.00	(4,325.00)	13.5%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	11,805.39	5,000.00	6,805.39	236.1%
01-380-000-010	Insurance Reimbursement	147.50	3,000.00	(2,852.50)	4.9%
01-392-000-008	Municipal Authority Reimbursement	107,716.20	234,219.00	(126,502.80)	46.0%
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	495.00	-	495.00	#DIV/0!
Total Revenue		4,025,802.58	7,038,662.00	(3,012,859.42)	57.2%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended July 31, 2018**

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
GENERAL GOVERNMENT					
01-400-000-113	Supervisors Wages	3,125.00	5,000.00	(1,875.00)	62.5%
01-400-000-150	Payroll Tax Expense	239.06	383.00	(143.94)	62.4%
01-400-000-320	Telephone	942.05	2,000.00	(1,057.95)	47.1%
01-400-000-340	Public Relations	241.50	6,500.00	(6,258.50)	3.7%
01-400-000-341	Advertising	2,019.86	7,500.00	(5,480.14)	26.9%
01-400-000-342	Printing	3,066.01	1,000.00	2,066.01	306.6%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,636.00	4,255.00	(1,619.00)	62.0%
01-400-000-352	Insurance-Liability	12,869.88	15,569.00	(2,699.12)	82.7%
01-400-000-420	Dues/Subscriptions/Memberships	379.99	2,769.00	(2,389.01)	13.7%
01-400-000-460	Meeting & Conferences	4,754.92	6,000.00	(1,245.08)	79.2%
01-400-000-461	Bank Fees	6,184.80	9,000.00	(2,815.20)	68.7%
01-400-000-463	Misc expenses	40,284.96	2,000.00	38,284.96	2014.2%
		76,744.03	63,976.00	12,768.03	120.0%
EXECUTIVE					
01-401-000-100	Administration Wages	240,154.90	461,785.00	(221,630.10)	52.0%
01-401-000-150	Payroll Tax Expense	17,478.81	35,327.00	(17,848.19)	49.5%
01-401-000-151	PSATS Unemployment Compensation	551.47	567.00	(15.53)	97.3%
01-401-000-156	Employee Benefit Expense	53,022.27	127,351.00	(74,328.73)	41.6%
01-401-000-157	ACA Fees	-	243.00	(243.00)	0.0%
01-401-000-160	Non-Uniform Pension	20,553.00	41,078.00	(20,525.00)	50.0%
01-401-000-174	Tuition Reimbursements	-	4,000.00	(4,000.00)	0.0%
01-401-000-181	Longevity Pay	2,100.00	5,700.00	(3,600.00)	36.8%
01-401-000-183	Overtime Wages	3,887.59	5,000.00	(1,112.41)	77.8%
01-401-000-200	Supplies	7,138.05	15,000.00	(7,861.95)	47.6%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	3,028.70	4,500.00	(1,471.30)	67.3%
01-401-000-230	Gasoline & Oil	936.27	2,200.00	(1,263.73)	42.6%
01-401-000-235	Vehicle Maintenance	403.06	500.00	(96.94)	80.6%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	3,531.54	10,000.00	(6,468.46)	35.3%
01-401-000-317	Parking/Travel	715.08	1,200.00	(484.92)	59.6%
01-401-000-322	Ipad Expenses	236.80	600.00	(363.20)	39.5%
01-401-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-400-000-353	Insurance-Vehicle	135.63	186.00	(50.37)	72.9%
01-401-000-354	Insurance-Workers Compensation	1,304.12	1,736.00	(431.88)	75.1%
01-401-000-420	Dues/Subscriptions/Memberships	7,614.77	3,901.00	3,713.77	195.2%
01-401-000-450	Contracted Services	10,937.62	7,410.00	3,527.62	147.6%
		373,729.68	730,484.00	(356,754.32)	51.2%
AUDIT					
01-402-000-450	Contracted Services	30,500.00	27,100.00	3,400.00	112.5%
		30,500.00	27,100.00	3,400.00	112.5%
TAX COLLECTION					
01-403-000-100	Tax Collector Wages	10,230.78	19,000.00	(8,769.22)	53.8%
01-403-000-150	Payroll Tax Expense	726.83	1,454.00	(727.17)	50.0%
01-403-000-200	Supplies	105.81	500.00	(394.19)	21.2%
01-403-000-215	Postage	1,577.51	2,000.00	(422.49)	78.9%
01-403-000-350	Insurance-Bonding	-	600.00	(600.00)	0.0%
01-403-000-450	Contracted Services	3,095.34	3,000.00	95.34	103.2%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended July 31, 2018

GL Account #	Account Description	2018 YTD	2018	Over (Under)	Actual as
		Actual	Budget	Budget	% of Budget
		15,736.27	26,554.00	(10,817.73)	59.3%
LEGAL					
01-404-000-305	Reimbursable Legal Fees - CU	-	500.00	(500.00)	0.0%
01-404-000-310	Reimbursable Legal Fees	6,873.18	9,500.00	(2,626.82)	72.3%
01-404-000-311	Non Reimbursable Legal	15,121.22	30,000.00	(14,878.78)	50.4%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		21,994.40	45,000.00	(23,005.60)	48.9%
COMPUTER					
01-407-000-200	Supplies	21.19	2,000.00	(1,978.81)	1.1%
01-407-000-220	Software	7,937.90	4,000.00	3,937.90	198.4%
01-407-000-222	Hardware	1,455.00	7,000.00	(5,545.00)	20.8%
01-407-000-240	Web Page	-	6,900.00	(6,900.00)	0.0%
01-407-000-450	Contracted Services	53,472.66	73,070.00	(19,597.34)	73.2%
		62,886.75	92,970.00	(30,083.25)	67.6%
ENGINEERING					
01-408-000-305	Reimbursable Conditional Use	7,603.56	25,000.00	(17,396.44)	30.4%
01-408-000-310	Reimbursable Engineering	9,952.43	75,000.00	(65,047.57)	13.3%
01-408-000-311	Traffic Engineering	21,873.00	25,000.00	(3,127.00)	87.5%
01-408-000-313	Non Reimbursable Engineering	36,997.75	20,000.00	16,997.75	185.0%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	9,294.19	10,000.00	(705.81)	92.9%
01-408-000-368	MS4 Expenses	-	-	-	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	2,690.00	-	2,690.00	#DIV/0!
01-408-000-370	Reimbursable Advertising	288.64	-	288.64	#DIV/0!
		88,699.57	159,500.00	(70,800.43)	55.6%
TOWNSHIP PROPERTIES					
<i>Public Works Building</i>					
01-409-001-200	Supplies	205.03	1,000.00	(794.97)	20.5%
01-409-001-231	Propane & heating - PW bldg	15,527.00	13,000.00	2,527.00	119.4%
01-409-001-250	Maint & Repair	3,681.66	16,150.00	(12,468.34)	22.8%
01-409-001-320	Telephone	2,676.84	1,700.00	976.84	157.5%
01-409-001-351	Insurance - property	5,018.50	6,893.00	(1,874.50)	72.8%
01-409-001-360	Utilities	3,510.70	12,000.00	(8,489.30)	29.3%
01-409-001-450	Contracted Services	4,455.01	4,370.00	85.01	101.9%
<i>Township Building</i>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	683.34	2,000.00	(1,316.66)	34.2%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	876.78	8,000.00	(7,123.22)	11.0%
01-409-003-320	Telephone	5,246.92	7,000.00	(1,753.08)	75.0%
01-409-003-351	Insurance Property	5,018.50	6,893.00	(1,874.50)	72.8%
01-409-003-360	Utilities	10,331.83	15,000.00	(4,668.17)	68.9%
01-409-003-450	Contracted Services	10,725.16	25,000.00	(14,274.84)	42.9%
<i>Milford Road</i>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	571.25	1,500.00	(928.75)	38.1%
01-409-004-250	Maintenance & Repairs	-	3,000.00	(3,000.00)	0.0%
01-409-004-320	Telephone	1,509.64	1,600.00	(90.36)	94.4%
01-409-004-351	Insurance - property	1,003.70	1,379.00	(375.30)	72.8%
01-409-004-360	Utilities	421.76	2,000.00	(1,578.24)	21.1%
01-409-004-450	Contracted Services	228.00	1,100.00	(872.00)	20.7%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended July 31, 2018

GL Account #	Account Description	2018 YTD	2018	Over (Under)	Actual as
		Actual	Budget	Budget	% of Budget
POLICE EXPENSES					
01-410-000-100	Police Wages	642,966.02	1,169,409.00	(526,442.98)	55.0%
01-410-000-150	Payroll Tax Expense	48,100.89	89,460.00	(41,359.11)	53.8%
01-410-000-151	PSATS Unemployment Compensation	1,192.67	1,170.00	22.67	101.9%
01-410-000-156	Employee Benefit Expense	183,995.60	319,082.00	(135,086.40)	57.7%
01-410-000-158	Medical Expense Reimbursements	3,506.97	9,000.00	(5,493.03)	39.0%
01-410-000-160	Pension Expense	88,893.50	218,009.00	(129,115.50)	40.8%
01-410-000-174	Tuition Reimbursement	-	12,000.00	(12,000.00)	0.0%
01-410-000-181	Longevity Pay	5,000.00	19,400.00	(14,400.00)	25.8%
01-410-000-182	Education incentive	3,000.00	3,500.00	(500.00)	85.7%
01-410-000-183	Overtime Wages	18,125.15	42,000.00	(23,874.85)	43.2%
01-410-000-187	Courttime Wages	4,659.73	12,000.00	(7,340.27)	38.8%
01-410-000-191	Uniform/Boot Allowances	11,550.00	11,250.00	300.00	102.7%
01-410-000-200	Supplies	4,491.95	12,000.00	(7,508.05)	37.4%
01-410-000-215	Postage	-	750.00	(750.00)	0.0%
01-410-000-230	Gasoline & Oil	14,471.96	25,000.00	(10,528.04)	57.9%
01-410-000-235	Vehicle Maintenance	13,373.35	30,000.00	(16,626.65)	44.6%
01-410-000-238	Clothing/Uniforms	1,619.07	5,000.00	(3,380.93)	32.4%
01-410-000-250	Maintenance & Repairs	1,238.37	2,500.00	(1,261.63)	49.5%
01-410-000-260	Small Tools & Equipment	3,229.77	7,000.00	(3,770.23)	46.1%
01-410-000-311	Non-Reimbursable-Legal	-	3,000.00	(3,000.00)	0.0%
01-410-000-316	Training/Seminar	8,947.39	14,500.00	(5,552.61)	61.7%
01-410-000-317	Parking & travel	21.00	500.00	(479.00)	4.2%
01-410-000-320	Telephone	1,625.40	8,000.00	(6,374.60)	20.3%
01-410-000-322	Ipad Expense	186.80	600.00	(413.20)	31.1%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	3,749.89	10,000.00	(6,250.11)	37.5%
01-410-000-342	Police Accreditation	2,030.00	13,500.00	(11,470.00)	15.0%
01-410-000-352	Insurance - Liability	10,863.96	14,921.00	(4,057.04)	72.8%
01-410-000-353	Insurance - Vehicles	3,306.57	4,541.00	(1,234.43)	72.8%
01-410-000-354	Insurance - Workers Compensation	28,212.60	37,619.00	(9,406.40)	75.0%
01-410-000-420	Dues/Subscriptions/Memberships	102.54	750.00	(647.46)	13.7%
01-410-000-450	Contracted Services	11,842.57	17,200.00	(5,357.43)	68.9%
01-410-000-740	Computer/Furniture	1,735.24	4,000.00	(2,264.76)	43.4%
		1,122,038.96	2,118,661.00	(996,622.04)	53.0%
FIRE/AMBULANCE					
01-411-000-354	Insurance - Workers Compensation	12,607.27	28,000.00	(15,392.73)	45.0%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	36,498.00	60,000.00	(23,502.00)	60.8%
01-411-001-001	Ludwigs	37,080.00	74,160.00	(37,080.00)	50.0%
01-411-001-002	Lionville	39,595.92	74,282.00	(34,686.08)	53.3%
01-411-001-003	Lionville Capital	-	-	-	#DIV/0!
01-411-001-004	Glenmoore	4,274.50	8,549.00	(4,274.50)	50.0%
01-411-001-005	E. Brandywine	15,908.00	15,908.00	-	100.0%
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%
		145,963.69	375,399.00	(229,435.31)	38.9%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended July 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
AMBULANCE					
01-412-000-540	Uwchlan Ambulance	13,519.00	27,038.00	(13,519.00)	50.0%
01-412-000-544	Minquas Ambulance	-	-	-	#DIV/0!
		13,519.00	27,038.00	(13,519.00)	50.0%
CODES ADMINISTRATION					
01-413-000-100	Code Adminstrator Wages	128,741.75	236,017.00	(107,275.25)	54.5%
01-413-000-150	Payroll Tax Expenses	9,478.44	18,055.00	(8,576.56)	52.5%
01-413-000-151	PSATS Unemployment Compensation	270.00	270.00	-	100.0%
01-413-000-156	Employee Benefit Expense	42,704.73	73,618.00	(30,913.27)	58.0%
01-413-000-160	Pension	12,222.34	24,445.00	(12,222.66)	50.0%
01-413-000-181	Longevity Pay	4,950.00	6,900.00	(1,950.00)	71.7%
01-413-000-200	Supplies	384.82	1,000.00	(615.18)	38.5%
01-413-000-230	Gasoline & Oil	1,312.32	3,800.00	(2,487.68)	34.5%
01-413-000-235	Vehicle Maintenance	564.96	1,500.00	(935.04)	37.7%
01-413-000-316	Training/Seminar	1,434.20	3,000.00	(1,565.80)	47.8%
01-413-000-317	Parking/Travel	-	1,000.00	(1,000.00)	0.0%
01-413-000-320	Telephone	909.95	2,000.00	(1,090.05)	45.5%
01-413-000-322	Ipad Expense	186.80	600.00	(413.20)	31.1%
01-413-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-413-000-353	Insurance - Vehicle	271.26	373.00	(101.74)	72.7%
01-413-000-354	Insurance - Workers Compensation	1,302.12	1,736.00	(433.88)	75.0%
01-413-000-420	Dues/Subscriptions/Memberships	2,071.50	7,000.00	(4,928.50)	29.6%
01-413-000-450	Contracted Services	5,858.88	53,760.00	(47,901.12)	10.9%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		212,664.07	435,074.00	(222,409.93)	48.9%
PLANNING & ZONING					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	-	500.00	(500.00)	0.0%
01-414-001-301	Court Reporter	150.00	1,500.00	(1,350.00)	10.0%
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	717.14	500.00	217.14	143.4%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		867.14	11,500.00	(10,632.86)	7.5%
VILLAGE CONCEPT					
01-414-002-367	General Planning	-	1,000.00	(1,000.00)	0.0%
		-	1,000.00	(1,000.00)	0.0%
ZONING					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	296.50	2,000.00	(1,703.50)	14.8%
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%
		642.32	9,800.00	(9,157.68)	6.6%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended July 31, 2018**

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
EMERGENCY OPERATIONS					
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	118.00	1,200.00	(1,082.00)	9.8%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	1,039.60	1,200.00	(160.40)	86.6%
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%
		1,397.60	7,850.00	(6,452.40)	17.8%
ANIMAL CONTROL/OTHER					
01-422-000-530	Contributions - SPCA	2,157.85	4,244.00	(2,086.15)	50.8%
01-422-000-601	Contributions - DARC	15,987.00	15,987.00	-	100.0%
	Downingtown Senior Center	-	2,000.00		
		18,144.85	22,231.00	(2,086.15)	81.6%
SIGNS					
01-433-000-200	Supplies	2,037.58	5,000.00	(2,962.42)	40.8%
01-433-000-450	Contracted Services	210.00	1,000.00	(790.00)	21.0%
		2,247.58	6,000.00	(3,752.42)	37.5%
SIGNALS					
01-434-000-450	Contracted Services	27,762.56	183,300.00	(155,537.44)	15.1%
		27,762.56	183,300.00	(155,537.44)	15.1%
PUBLIC WORKS					
01-438-000-100	Public Works Wages	182,622.29	337,247.00	(154,624.71)	54.2%
01-438-000-101	Employee cost allocated	-	-	-	#DIV/0!
01-438-000-150	Payroll Tax Expense	14,054.10	25,799.00	(11,744.90)	54.5%
01-438-000-151	PSATS Unemployment Compensation	620.31	646.00	(25.69)	96.0%
01-438-000-156	Employee Benefit Expense	84,163.23	133,912.00	(49,748.77)	62.8%
01-438-000-160	Pension	14,286.90	30,424.00	(16,137.10)	47.0%
01-438-000-181	Longevity	2,850.00	7,050.00	(4,200.00)	40.4%
01-438-000-183	Overtime Wages	10,804.68	19,100.00	(8,295.32)	56.6%
01-438-000-200	Supplies	30,251.09	49,600.00	(19,348.91)	61.0%
01-438-000-205	Meals & Meal Allowances	-	500.00	(500.00)	0.0%
01-438-000-230	Gasoline & Oil	28,174.45	29,100.00	(925.55)	96.8%
01-438-000-235	Vehicle Maintenance	2,799.08	13,400.00	(10,600.92)	20.9%
01-438-000-238	Uniforms	3,020.24	3,050.00	(29.76)	99.0%
01-438-000-245	Highway Supplies	2,718.68	10,200.00	(7,481.32)	26.7%
01-438-000-260	Small Tools & Equipment	6,424.98	12,750.00	(6,325.02)	50.4%
01-438-000-316	Training/Seminar	922.63	4,575.00	(3,652.37)	20.2%
01-438-000-317	Parking & travel	-	600.00	(600.00)	0.0%
01-438-000-320	Telephone	1,344.91	3,000.00	(1,655.09)	44.8%
01-438-000-322	Ipad Expense	236.90	1,200.00	(963.10)	19.7%
01-438-000-341	Advertising	1,839.76	-	1,839.76	#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	3,816.79	5,242.00	(1,425.21)	72.8%
01-438-000-354	Insurance - Workers Compensation	6,944.64	8,958.00	(2,013.36)	77.5%
01-438-000-360	Heating Oil	-	-	-	#DIV/0!

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended July 31, 2018**

GL Account #	Account Description	2018 YTD	2018	Over (Under)	Actual as
		Actual	Budget	Budget	% of Budget
01-438-000-420	Dues and Subscriptions	665.00	400.00	265.00	166.3%
01-438-000-450	Contracted Services	22,528.21	54,880.00	(32,351.79)	41.0%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	244,222.00	(244,222.00)	0.0%
		421,088.87	1,000,855.00	(579,766.13)	42.1%
<i><u>Public Works - Facilities Division</u></i>					
01-438-001-100	Wages	81,506.28	185,694.00	(104,187.72)	43.9%
01-438-001-101	Employee Costs Allocated	(83,356.65)	(183,815.00)	100,458.35	45.3%
01-438-001-150	Payroll Tax Expense	6,232.69	14,206.00	(7,973.31)	43.9%
01-438-001-151	PSATS Unemployment Compensation	454.01	630.00	(175.99)	72.1%
01-438-001-156	Employee Benefit Expense	33,207.41	50,721.00	(17,513.59)	65.5%
01-438-001-160	Pension Expense	5,234.76	8,646.00	(3,411.24)	60.5%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	1,650.00	1,650.00	-	100.0%
01-438-001-183	Overtime Wages	4,607.53	8,000.00	(3,392.47)	57.6%
01-438-001-230	Gasoline & Oil	2,191.14	1,000.00	1,191.14	219.1%
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	124.00	3,600.00	(3,476.00)	3.4%
01-438-001-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-001-353	Insurance - Vehicles	1,227.05	1,685.00	(457.95)	72.8%
01-438-001-354	Insurance - Workers Compensation	3,472.32	4,934.00	(1,461.68)	70.4%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		56,550.54	102,351.00	(45,800.46)	55.3%
ROAD CONSTRUCTION					
01-439-000-752	East West Link	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
PARK & RECREATION					
<i><u>Parks - General</u></i>					
01-454-000-150	Scholarships for Youth Groups	2,000.00	-	2,000.00	#DIV/0!
01-454-001-101	Park wages allocation	83,356.65	183,815.00	(100,458.35)	45.3%
01-454-001-200	Supplies	7,023.07	8,000.00	(976.93)	87.8%
01-454-001-201	Park & Rec Special Events	81.28	5,000.00	(4,918.72)	1.6%
01-454-001-202	Community Day	27,137.34	26,000.00	1,137.34	104.4%
01-454-001-230	Gasoline & Oil	388.05	-	388.05	#DIV/0!
01-454-001-235	Vehicle Maintenance	2,207.75	2,500.00	(292.25)	88.3%
01-454-001-250	Maintenance & Repairs	332.46	500.00	(167.54)	66.5%
01-454-001-260	Small Tools & Equipment	114.99	2,700.00	(2,585.01)	4.3%
01-454-001-316	Training/Seminars	-	5,000.00	(5,000.00)	0.0%
01-454-001-340	Public Relations	1,431.87	-	1,431.87	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	2,170.20	2,894.00	(723.80)	75.0%
01-454-001-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	376.20	500.00	(123.80)	75.2%
		126,619.86	236,909.00	(110,289.14)	53.4%
HICKORY PARK					
01-454-002-200	Supplies-Hickory	2,194.46	2,500.00	(305.54)	87.8%
01-454-002-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-454-002-250	Maintenance & Repairs	1,978.06	7,000.00	(5,021.94)	28.3%
01-454-002-351	Insurance-Property	2,007.40	2,757.00	(749.60)	72.8%
01-454-002-360	Utilities	1,563.25	5,000.00	(3,436.75)	31.3%
01-454-002-450	Contracted Services	6,156.00	20,000.00	(13,844.00)	30.8%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended July 31, 2018**

GL Account #	Account Description	2018 YTD	2018	Over (Under)	Actual as
		Actual	Budget	Budget	% of Budget
FELLOWSHIP FIELDS					
01-454-003-200	Supplies	4,669.24	1,000.00	3,669.24	466.9%
01-454-003-250	Maintenance & Repairs	6,081.56	10,000.00	(3,918.44)	60.8%
01-454-003-312	Engineering Fees	-	2,000.00	(2,000.00)	0.0%
01-454-003-320	Telephone	875.10	2,500.00	(1,624.90)	35.0%
01-454-003-351	Insurance Property	4,014.80	5,514.00	(1,499.20)	72.8%
01-454-003-360	Utilities	6,627.64	12,000.00	(5,372.36)	55.2%
01-454-003-450	Contracted Services	4,375.05	16,000.00	(11,624.95)	27.3%
		26,643.39	49,014.00	(22,370.61)	54.4%
LARKINS FIELD					
01-454-004-200	Supplies-Larkins	343.89	1,000.00	(656.11)	34.4%
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	1,480.00	3,000.00	(1,520.00)	49.3%
		1,823.89	9,000.00	(7,176.11)	20.3%
UPLAND FARMS					
01-454-005-200	Supplies	2,546.61	5,000.00	(2,453.39)	50.9%
01-454-005-231	Propane & Heating Oil	90.00	4,500.00	(4,410.00)	2.0%
01-454-005-250	Repairs & Maintenance	3,122.12	10,000.00	(6,877.88)	31.2%
01-454-005-351	Insurance - Building	3,011.10	4,136.00	(1,124.90)	72.8%
01-454-005-360	Utilities	959.31	4,000.00	(3,040.69)	24.0%
01-454-005-450	Contracted Services	1,831.66	5,000.00	(3,168.34)	36.6%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		11,560.80	32,636.00	(21,075.20)	35.4%
	Total Parks and Recreation	180,547.11	366,816.00	(186,268.89)	49.2%
LIBRARY					
01-456-000-530	Contributions	-	5,000.00	(5,000.00)	0.0%
		-	5,000.00	(5,000.00)	0.0%
HISTORICAL COMMISSIONS					
01-459-000-200	Supplies	1,040.05	1,000.00	40.05	104.0%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	220.00	500.00	(280.00)	44.0%
		1,260.05	2,500.00	(1,239.95)	50.4%
	Total Expenditures Before Operating Transfers	2,946,676.66	5,956,044.00	(3,007,367.34)	49.5%
	Excess of Revenues over Expenses Before Operating Transfers	1,079,125.92	1,082,618.00	(5,492.08)	99.7%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended July 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
OPERATING TRANSFERS					
01-492-000-030	Transfer to Capital Projects Fund	200,000.00	950,000.00	(750,000.00)	21.1%
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%
		200,000.00	1,200,000.00	(1,000,000.00)	16.7%
Total Expenditures after Operating Transfers		3,146,676.66	7,156,044.00	(4,007,367.34)	44.0%
<hr/>					
EXCESS OF REVENUES OVER EXPENSES		879,125.92	(117,382.00)	994,507.92	-748.9%



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: August 14, 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:

Eagleview Lot 1C – Hankin has now submitted a Final Land Development Plan for this project which will be reviewed by the Planning Commission at their September 13th meeting.

Marsh Lea – The roadway has now been constructed and paved. In addition, we have received Escrow Release # 6 for this project and have provided a recommendation for the release under separate cover.

Byers Station (Lot 6C)- Vantage Point - A staff meeting was held on July 31st to discuss various comments in the consultants' letters. The Applicant has now submitted a revised plan to address the consultants comments. The Plan will be reviewed at a future Planning Commission Meeting.

Eagle Park – We have received Payment Request 2 & 3 for this project and have provided a recommendation for payment under separate cover.

General:

Meetings / Correspondence with staff regarding various matters.



DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: August 14, 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 5 building permit applications (20 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 20th, 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 and we have received our first 2 building permit applications. In addition, an amended land development plan has been submitted for the commercial portion of the site. The plan was reviewed by the Planning Commission at their April 12th, May 10th meetings, no action was taken. Revised plans were then submitted and the Planning Commission recommended Amended Final PRD Approval at their June 14th Meeting.

Byers Station (Lot 6C)- Vantage Point – A Preliminary Land Development Application has been submitted for this site. The Applicant is proposing to construct a 36,171 SF, 3 story retirement facility. The plan was reviewed by the Planning Commission at their May 10th meeting; no action was taken. A staff meeting was held on July 31st to discuss various comments in the consultants letters. The Applicant has now submitted a revised plan to address the consultants comments. The Plan will be reviewed at a future Planning Commission Meeting.

Eagleview Lot 1B – A revised Preliminary / Final Land Development Plan has been received for a maintenance facility on the site. The plan has been revised to reduce the proposed site disturbance. The plan has been reviewed by the consultants and will be reviewed by the Planning Commission at their September 13th meeting.

File No. 18-01080T
August 14, 2018

Eagleview Lot 1C- This project proposes a 113,000 SF Flex Office building. The proposed building and amenities appear to be similar to the adjacent office buildings located along Sierra Drive. The Board granted Preliminary Land Development Approval at their May 21st meeting. Hankin has now submitted a Final Land Development Plan which will be reviewed by the Planning Commission at their September 13th meeting.

Eagle Village Parking Expansion Project – A preconstruction meeting was held on June 25th for this project. However, no date for commencement of construction has been set.

Feechers Property (McKee Group) - A conditional use was approved on January 17th, 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 16th, 2017 meeting. No further activity has occurred.

Jankowski Tract- Conditional Use Approval for this 55-lot, single family home community was granted by the Board at their December 18th, 2017 meeting. A land development plan was previously submitted and the Planning Commission recommended Preliminary / Final Approval at their March 8th meeting. The Applicant has submitted a revised plan which is being reviewed by the Township Consultants. The plan may be before the Board at your September 17th meeting contingent upon approval of subdivision plans which are currently pending in West Vincent Township. (The Parcels are bisected by the Township Line)

J-Tech (112 Oscar Way) – A Preliminary / Final Land Development application has been submitted to construct an 8,845 square foot building addition to an existing building. The building is intended to be used solely for storage of Materials for the owners existing business.(J-Tech) The Board granted Preliminary / Final Land Development Approval at their June 18th meeting.

Marsh Lea – The Board granted Preliminary / Final Plan Approval to this 27-lot, single-family home community at their May 15th, 2017 meeting. Construction continues and the roadway has been constructed and paved. In addition, we have received grading plans for 5 proposed homes.

Reserve at Chester Springs (Frame Property) – Home construction continues at a very brisk pace in the development. Building Permits for 58 of the 63 homes have been applied for.

Reference: Development Update

File No. 18-01080T
August 14, 2018

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 8th meeting. The Conditional Use Hearing previously scheduled for March 13th 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: August 9, 2018

=====

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

Attachments:
Activity Report

/km



UPPER UWCHLAN TOWNSHIP
Permit Analysis
2015-2018

2015				2016				2017				2018				
# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	
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	46	\$37,719.22	46	\$37,719.22
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	43	\$ 40,684.68	89	\$ 78,406.90
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	43	\$ 36,969.50	132	\$ 115,376.40
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	56	\$ 45,204.94	188	\$ 160,581.34
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	70	\$ 39,985.36	258	\$ 200,566.70
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	59	\$ 39,179.50	317	\$ 239,746.20
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	67	\$ 16,422.42	384	\$ 256,168.62
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	28	\$ 17,392.92	808	\$ 432,797.40				



JULY/AUGUST 2018 REPORT

UPPER UWCHLAN TOWNSHIP PUBLIC WORKS DEPARTMENT

The following projects were underway since we last met:

Ongoing:

- Aside from regular routine maintenance, the following work orders were submitted last month.

Tracking of work orders through Munilogic: 120 Submitted – All Completed

- Municipal Authority
 - 2 Work new orders submitted
 - 2 Completed
- PA 1-calls
 - 62 Work orders submitted
 - 62 Completed
- Public Works
 - 18 Work orders submitted
 - 18 Completed
- Parks
 - 1 Work orders submitted
 - 1 Completed
- Solid Waste
 - 37 Work orders submitted
 - 37 Completed
- Cleared out storm pipes at Krauser, Fellowship, and Moore Roads after storms.
- Base repairs were done on Turnstone Way

- Railings were installed on the new steps at the Upland Farms Barn
- Roadside mowing as time allowed
- Hauled more dirt for use as backfill at Public Works new structure site
- Crack-sealing at various locations
- Called in for tree down on Saybrooke Lane
- Assembled 300 No Parking signs for upcoming Country Concert at Ludwigs
- Called in for tree down on St Andrews Rd at Font Rd
- Worked on repairing of potholes at various locations
- Repaired downspouts on Municipal Authority properties.
- Two employees attended LTAP Road Scholar program training classes
- Inlet cleaning of various inlets throughout the Township with vacuum truck
- Spot swept roads with vacuum truck
- Tree trimming was done on various Township roads for overgrowth into roads
- Notices were placed at properties with overgrown trees and shrubs that are over the roadways. A special concern was placed on roadways that we are resurfacing due to the fact that a milling machine, a paver, and dump trucks will need to get close to the curbs.
- Worked on Police cars for minor issues and monthly services
- Toter swaps and deliveries were done as requested.
- Preventive maintenance, repairs, and Pa State Inspections continue on all Township owned vehicles and equipment.
- Installed more retaining blocks for the wall at the Public Works Garage as time allowed.
- Minor maintenance issues were handled at the Township Buildings.
- Trimmed trees around signals

Bids:

- **Pavement Markings (Tonight)**
- **Snow Removal (Due August 30)**

Road Dedications:

- **None**

Workforce

- **Brian Owens has obtained his LTAP Road Scholar Certificate**
- **Jeff Giannini has obtained a spray license from his DEP classes**
- **Interviews were done for the opening in the Public Works Highway Dept.**
- **All current employees are working well and there are no issues to report.**

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



August 14, 2018

File No. 03-0545T

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

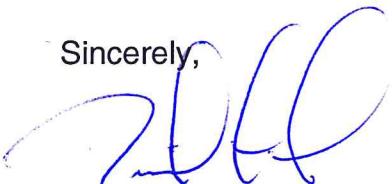
Reference: Marsh Lea Subdivision
Escrow Release Request # 6

Dear Cary:

Gilmore & Associates, Inc. has reviewed Moser Builders August 6, 2018 request associated with release of escrow for the above-referenced project. Based upon our review of the submitted payment request, we recommend release of **\$404,458.50**. Following this release, there will be \$871,316.54 remaining in escrow.

Also enclosed is one (1) copy of the Escrow Status Report summary spreadsheet for this project for the Board's review and consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,



David N. Leh, P.E.
Municipal Services Manager
Gilmore & Associates, Inc.

Attachment- Escrow Spreadsheet

cc: T.R. Moser Land Developers, LP, Applicant (Via e-mail only)
Shawn Fahr – Gilmore & Associates Inc. (Via e-mail only)

184 West Main Street | Suite 300 | Trappe, PA 19426 | Phone: 610-489-4949 | Fax: 610-489-8447

ESCROW STATUS REPORT

GILMORE & ASSOCIATES, INC.

184 WEST MAIN STREET

SUITE 300

TRAPPE, PA 19426

PROJECT NAME: MARSH LEA SUBDIVISION

PROJECT NUMBER:

PROJECT SPONSOR: T. RICHARD MOSER LAND DEVELOPERS, L.P.
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP

ESCROW AGENT:

TYPE OF SECURITY:

AGREEMENT DATE:

SUMMARY OF ESCROW ACCOUNT

TOTAL CONSTRUCTION (100%) = \$ 1,397,626.75
 TOWNSHIP SECURITY (10%) = \$ 139,762.68
 CONSTRUCTION INSPECTION \$ 132,573.68
 GRAND TOTAL ESCROWED = \$ 1,669,963.10

AMOUNT OF CURRENT CONST. RELEASE: \$ 33,704.85
 AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%) = \$ 33,704.85
 AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%) = \$ 33,704.85
 AMOUNT OF CURRENT TOTAL RELEASE: \$ 67,409.75
 TOTAL OF CONST. RELEASES TO DATE: \$ 798,646.55
 CONSTRUCTION ESCROW REMAINING: \$ 788,262.75
 TOWNSHIP SECURITY REMAINING: \$ 45,121.45
 CONSTRUCTION INSPECTION REMAINING: \$ 37,932.45
 TOTAL ESCROW REMAINING: \$ 871,316.54
 48%

ESCROW TABULATION				CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE	
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
D. STORM SEWER											
1. 15" HDPE	LF	128	\$31.00	\$ 3,968.00	\$ -	\$ -	128	\$ 3,968.00	0	\$ -	100%
2. 18" HDPE	LF	37	\$33.00	\$ 1,221.00	\$ -	\$ -	37	\$ 1,221.00	0	\$ -	100%
3. 24" HDPE	LF	68	\$40.00	\$ 2,720.00	\$ -	\$ -	68	\$ 2,720.00	0	\$ -	100%
4. 15" RCP	LF	816	\$42.00	\$ 34,272.00	\$ -	\$ -	816	\$ 34,272.00	0	\$ -	100%
5. 18" RCP	LF	212	\$44.00	\$ 9,328.00	\$ -	\$ -	212	\$ 9,328.00	0	\$ -	100%
6. 24" RCP	LF	1,306	\$50.00	\$ 65,300.00	\$ -	\$ -	1306	\$ 65,300.00	0	\$ -	100%
7. STD TYPE C INLET	EA	28	\$1,700.00	\$ 47,600.00	\$ -	\$ -	28	\$ 47,600.00	0	\$ -	100%
8. STORM MANHOLE	EA	1	\$2,000.00	\$ 2,000.00	\$ -	\$ -	1	\$ 2,000.00	0	\$ -	100%
9. ENDWALLS	EA	1	\$1,250.00	\$ 1,250.00	\$ -	\$ -	1	\$ 1,250.00	0	\$ -	100%
10. OUTLET STRUCTURE	EA	1	\$7,500.00	\$ 7,500.00	\$ -	\$ -	1	\$ 7,500.00	0	\$ -	100%
11. PIPE STORAGE BED	LS	1	\$250,500.00	\$ 250,500.00	\$ -	\$ -	1	\$ 250,500.00	0	\$ -	100%
12. RAIN GARDEN (#19 & #20)	EA	2	\$7,000.00	\$ 14,000.00	\$ -	\$ -	2	\$ 14,000.00	0	\$ -	0%
13. WATER STORAGE TANKS	EA	2	\$17,500.00	\$ 35,000.00	\$ -	\$ -	2	\$ 35,000.00	0	\$ -	0%
SUBTOTAL ITEM D				\$ 474,659.00	\$ -	\$ -		\$ 425,659.00		\$ 49,000.00	90%
E. PAVING & CURBING											
1. FINE GRADE	SY	10,215	\$0.75	\$ 7,661.25	4,215	\$ 3,161.25	6,000	\$ 4,500.00	4,215	\$ 3,161.25	59%
2. 5" 2A MODIFIED	SY	10,215	\$5.00	\$ 51,075.00	10,215	\$ 51,075.00		\$ -	10,215	\$ 51,075.00	0%
3. 5" 25MM BASE	SY	10,215	\$17.50	\$ 178,762.50	10,215	\$ 178,762.50		\$ -	10,215	\$ 178,762.50	0%
4. 3" 19MM BINDER	SY	10,215	\$10.25	\$ 104,703.75		\$ -		\$ -	10,215	\$ 104,703.75	0%
5. CLEAN & TACK	SY	10,215	\$0.25	\$ 2,553.75		\$ -		\$ -	10,215	\$ 2,553.75	0%
6. 1.5" 9.5MM WEARING	SY	10,215	\$6.50	\$ 66,397.50		\$ -		\$ -	10,215	\$ 66,397.50	0%
7. 4" CONCRETE SIDEWALK W/ 4" STONE BASE	SF	7,138	\$8.75	\$ 62,457.50		\$ -		\$ -	7,138	\$ 62,457.50	0%
8. CONCRETE CURB (EXCAVATE AND INSTALL)	LF	6,662	\$16.00	\$ 106,592.00	6400.00	\$ 102,400.00		\$ -	6,662	\$ 106,592.00	0%
9. TEMP STONE DRIVE AT EXISTING RESIDENCE	LS	1	\$1,500.00	\$ 1,500.00	\$ -	\$ -	1	\$ 1,500.00	0	\$ -	100%
10. 6" STONE AND 2" WEARING AT EXISTING RESIDENCE	LS	1	\$6,500.00	\$ 6,500.00	\$ -	\$ -		\$ -	1	\$ 6,500.00	0%
SUBTOTAL ITEM E				\$ 588,203.25		\$ 335,398.75		\$ 6,000.00		\$ 582,203.25	1%
F. SURVEYING											
1. CONSTRUCTION STAKING	LS	1	\$16,500.00	\$ 16,500.00	0.10	\$ 1,650.00	0.90	\$ 14,850.00	0	\$ 1,650.00	90%
2. PROPERTY CORNER PINS	EA	37	\$70.00	\$ 2,590.00		\$ -		\$ -	37	\$ 2,590.00	0%
3. PROPERTY CORNER MONUMENTS	EA	27	\$140.00	\$ 3,780.00		\$ -		\$ -	27	\$ 3,780.00	0%
4. AS-BUILTS	LS	1	\$12,000.00	\$ 12,000.00		\$ -		\$ -	1	\$ 12,000.00	0%
SUBTOTAL ITEM F				\$ 34,870.00		\$ 1,650.00		\$ 14,850.00		\$ 20,020.00	43%
G. LANDSCAPING											
1. SHADE TREES	EA	28	\$400.00	\$ 11,200.00		\$ -		\$ -	28	\$ 11,200.00	0%
2. STREET TREES	EA	126	\$400.00	\$ 50,400.00		\$ -		\$ -	126	\$ 50,400.00	0%
3. EVERGREEN TREES	EA	49	\$210.00	\$ 10,290.00		\$ -		\$ -	49	\$ 10,290.00	0%
SUBTOTAL ITEM G				\$ 71,890.00	Page 2	\$ -		\$ -		\$ 71,890.00	0%

ESCROW STATUS REPORT												GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426					
PROJECT NAME: MARSH LEA SUBDIVISION				SUMMARY OF ESCROW ACCOUNT				AMOUNT OF CURRENT CONST. RELEASE: \$ 1,397,626.75					AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ 33,704.88				
PROJECT NUMBER:						AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$ 33,704.88					AMOUNT OF CURRENT TOTAL RELEASE: \$ 67,409.75						
PROJECT SPONSOR: T. RICHARD MOSER LAND DEVELOPERS, L.P.						TOTAL OF CONST. RELEASES TO DATE: \$ 798,646.56					CONSTRUCTION ESCROW REMAINING: \$ 788,262.75						
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP						TOWNSHIP SECURITY REMAINING: \$ 45,121.40					CONSTRUCTION INSPECTION REMAINING: \$ 37,932.40						
ESCROW AGENT:						TOTAL ESCROW REMAINING: \$ 871,316.54					48%						
TYPE OF SECURITY:						RELEASE NO.: 6					REQUEST DATE: August 6, 2018						
AGREEMENT DATE:																	
ESCROW TABULATION						CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE					
CONSTRUCTION ITEMS			UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT		QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT			
H. MISCELLANEOUS																	
1. SIGNS	EA	16	\$ 250.00	\$ 4,000.00		\$ -		\$ -		16	\$ 4,000.00		0%				
2. PAVEMENT MARKINGS	LS	1	\$ 7,500.00	\$ 7,500.00		\$ -		\$ -		1	\$ 7,500.00		0%				
SUBTOTAL ITEM H				\$ 11,500.00		\$ -		\$ -			\$ 11,500.00		0%				
TOTAL IMPROVEMENTS - ITEMS A-H																	
I. TOWNSHIP SECURITY (10%)				\$ 139,762.68		\$ 33,704.88		\$ 94,641.28			\$ 788,262.75		44%				
J. CONSTRUCTION INSPECTION				\$ 132,573.68		\$ 33,704.88		\$ 94,641.28	\$ -		\$ 45,121.40		68%				
SURETY AMOUNT				\$ 1,669,963.10		\$ 404,458.50		\$ 798,646.56			\$ 871,316.54		71%				
NET CONSTRUCTION RELEASE				\$ 1,669,963.10		\$ 404,458.50		\$ 798,646.56			\$ 871,316.54		48%				

Marsh Lea 27 LLC

August 6, 2018

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

RE: Marsh Site Improvements

Dear Cary:

Please find enclosed Escrow Release #6 for improvement work completed at the above referenced project. Please release \$404,458.50 from escrow.

If you have any questions, please don't hesitate to call.

Sincerely,
Marsh Lea 27, L.L.C

T.R. Moser
Managing Member

ENCLOSURE



MEMORANDUM

To: Cary Vargo, Township Manager

From: Michael G. Heckman, Director of Public Works

Date: August 3, 2018

Re: Bid Awards - 2018 Pavement Markings Contract

On August 1, 2018, at 1:00 pm, the bids for the 2018 Pavement Marking Contract were publically opened and read aloud.

As per usual, all pavement markings will be assessed prior to the work. A list of work will be given to the contractor so we can stay within budget. Upper Uwchlan's Public Works Department also has the capability to paint a limited number of arrows and legends, and is doing so again this year.

There were only two contractors that bid for the contract. The bid had varying prices listed on the bid sheet. I have attached the bid sheet to this memo. The line item for this work in the 2018 Budget is \$39,900. The total of the bid from the low bidder (if everything bid were to be painted by contractor) is \$32,101.50 if done in paint. If we choose to do some of the arrows and legends in durable markings we will choose the 90 mil material since it is the same price as the 60 mil.

Therefore, it is my recommendation that Alpha Space Control be awarded the 2018 Pavement Marking Contract at the individual, per item amounts listed on the bid forms.

2018 Pavement Marking Bid Opening / Results

Attendees: Mike Heckman, Kristin Roth

Upper Uwchlan

Township

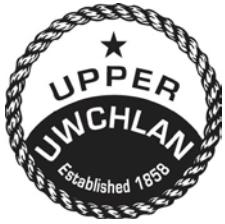
August 1, 2018

1:00 PM

Vendor	Alpha Space Control, Chambersburg, PA			Vendor	DeAngelo Brothers, Hazleton, PA		
Bid Bond Provided	Yes			Bid Bond Provided	Yes		
Paint	Quantity	Unit Price	Total	Paint	Quantity	Unit Price	Total
Stop Bars 18"	20	\$22.50	\$450	Stop Bars 18"	20	\$75.00	\$1,500
Crosswalks 6"	200LF	\$1.50	\$300	Crosswalks 6"	200LF	\$2.50	\$500
White Solid Lines	150,000 LF	\$0.063	\$9,450	White Solid Lines	150,000 LF	\$0.07	\$10,500
White Broken Lines	500 LF	\$0.063	\$31.50	White Broken Lines	500 LF	\$0.07	\$35.00
Double Yellow	120,000 LF	\$0.126	\$15,120	Double Yellow	120,000 LF	\$0.14	\$16,800
Turn Arrows	20	\$45.00	\$900	Turn Arrows	20	\$100.00	\$2,000
Combo Arrows	15	\$90.00	\$1,350	Combo Arrows	15	\$125.00	\$1,875
Stop/Only Legends	30	\$50.00	\$1,500	Stop/Only Legends	30	\$125.00	\$3,750
Gore Areas	1,500 LF	\$2.00	\$3,000	Gore Areas	1,500 LF	\$3.00	\$4,500
		Totals:	\$32,101.50			Totals:	\$41,460.00

**Durable
Markings**

60 MIL Thick	Quantity	Unit Price	Total	60 MIL Thick	Quantity	Unit Price	Total
Stop Bars 18"	12	\$108.00	\$1,296	Stop Bars 18"	12	\$180.00	\$2,160
Crosswalks 6"	200	\$3.50	\$700	Crosswalks 6"	200	\$3.00	\$600
Turn Arrows	15	\$225.00	\$3,375	Turn Arrows	15	\$125.00	\$1,875
Combo Arrows	5	\$400.00	\$2,000	Combo Arrows	5	\$150.00	\$750
Stop/Only	15	\$320.00	\$4,800	Stop/Only	15	\$150.00	\$2,250
		Totals:	\$12,171.00			Totals:	\$7,635.00
90 MIL Thick	Quantity	Unit Price	Total	90 MIL Thick	Quantity	Unit Price	Total
Stop Bars 18"	12	\$108.00	\$1,296	Stop Bars 18"	12	\$180.00	\$2,160
Crosswalks 6"	200	\$3.50	\$700	Crosswalks 6"	200	\$3.00	\$600
Turn Arrows	15	\$225.00	\$3,375	Turn Arrows	15	\$125.00	\$1,875
Combo Arrows	5	\$400.00	\$2,000	Combo Arrows	5	\$150.00	\$750
Stop/Only	15	\$320.00	\$4,800	Stop/Only	15	\$150.00	\$2,250
		Totals:	\$12,171.00			Totals:	\$7,635.00



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

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

RE: **Declaration of Restrictive Covenants (DASD/UUT)**

DATE: **August 14, 2018**

The Agreement of Sale for the portion of the DASD parcel that the Township is acquiring (Pickering Valley Elementary School) requires that a Declaration of Restrictive Covenants be recorded along with the deed. Manito Abstract prepared the deed. The Township Solicitor prepared the attached Declaration of Restrictive Covenants for your review and approval.

I would respectfully request that you approve the attached Declaration of Restrictive Covenants as presented and authorize its execution.

Prepared by/Return to:

Kristin S. Camp, Esquire
BUCKLEY, BRION, McGUIRE & MORRIS LLP
118 W. Market Street, Suite 300
West Chester, PA 19382

UPI Nos. 32-4-21.1-E; 32-4-12-E; and 32-4-13-E

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants (the "Declaration") is made as of this _____ day of _____, 20____, by UPPER UWCHLAN TOWNSHIP, a second class township located in the Commonwealth of Pennsylvania with an address of 140 Pottstown Pike, Chester Springs, PA 19425 ("Declarant").

WITNESSETH:

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

WHEREAS, by deed dated _____ and recorded in the Office of the Recorder of Deeds for Chester County in Book _____, page _____, Declarant acquired from the Downingtown Area School District a 39,170 square feet or 0.90 acre parcel of land (the "Transfer Parcel") which was subdivided from 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 "School Parcel"); and

WHEREAS, Declarant intends to use the Transfer Parcel in conjunction with the Property; and

WHEREAS, as a condition of transfer of the Transfer Parcel, Declarant must enter this Declaration to be recorded against the School Parcel.

NOW, THEREFORE, Declarant, for itself and its successors and assigns in title to the Transfer Property hereby declare as follows:

1. Should a zoning or development application be considered at any time in the future for the School Parcel, the owner of said property shall be permitted to utilize the Transfer Parcel towards meeting all applicable area & bulk requirements, including, without limitation, (a) setbacks shall be measured from the original boundary of the School Parcel, and b) the owner of the School Parcel shall be entitled to the inclusion of the currently non-impervious area contained within the Transfer Parcel for purposes of future impervious surface coverage computations. A plan of the School Property as it

existed prior to the transfer of the Transfer Property to Declarant which shows the amount of impervious cover on the Transfer Property as of the date of this Declaration is attached hereto as Exhibit A and is incorporated herein by reference.

2. This Declaration shall be recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, contemporaneously with the recording of the deed for the Transfer Parcel.

IN WITNESSETH WHEREOF, Declarant, intending to be legally bound, has signed this Declaration the day and year first written above.

DECLARANT:

ATTEST:

UPPER UWCHLAN TOWNSHIP

Gwen A. Jonik, Secretary

Jamie W. Goncharoff, Chairman

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER :
ss

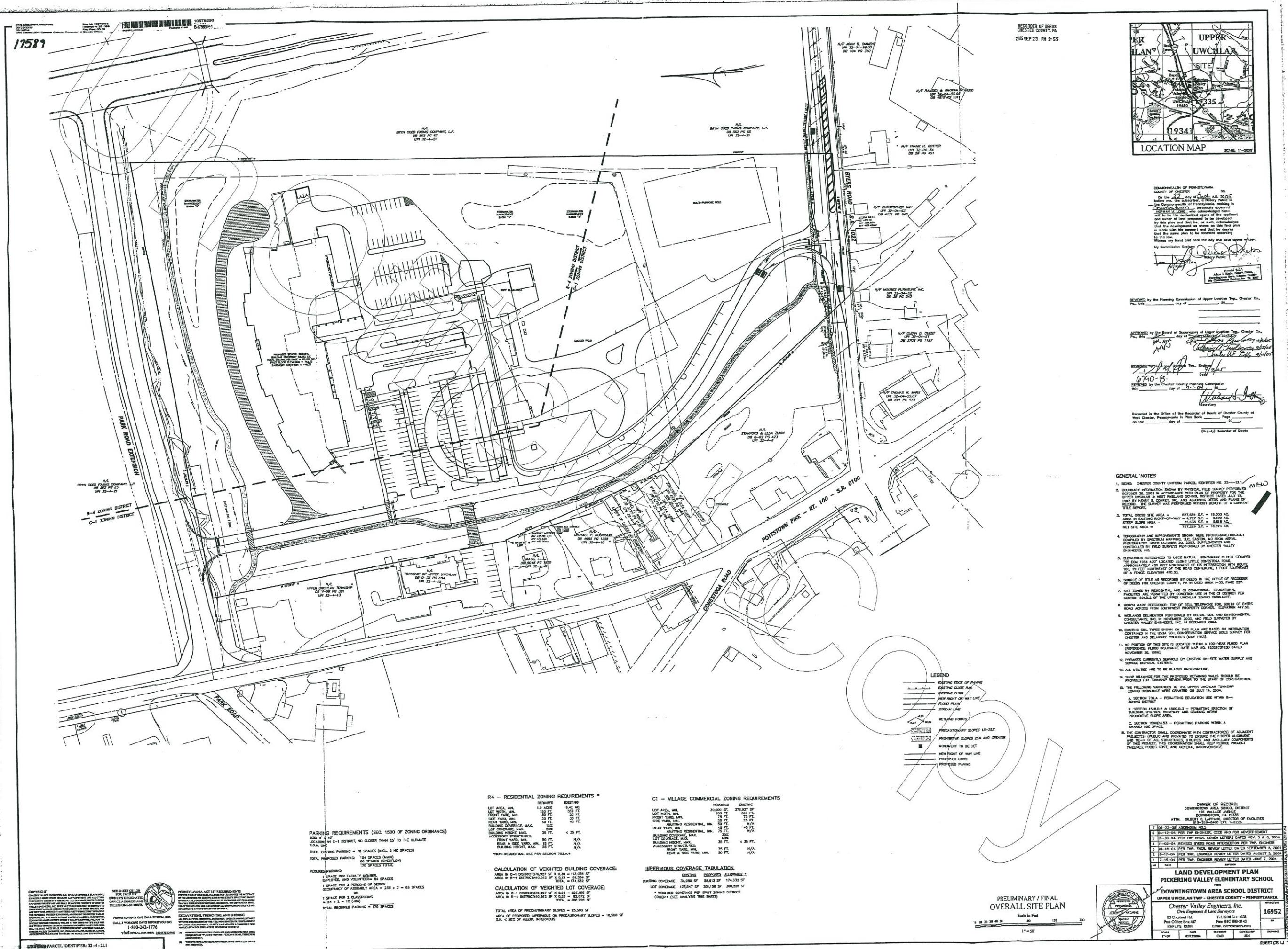
ON THIS, the _____ day of _____, 2018, before me, the undersigned officer, personally appeared Jamie W. Goncharoff, who acknowledged himself to be the Chairman of the Upper Uwchlan Township Board of Supervisors and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

EXHIBIT A





UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

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

RE: **Sewage Facilities Planning Module -- Byers Station**
Parcel 6C - Vantage Point Retirement Living

DATE: **August 14, 2018**

Attached for your consideration is a resolution authorizing the submission of a sewage facilities planning module (SFPM) for Vantage Point Retirement Living (Byers Station Parcel 6C) proposed at the northeast corner of Byers Road and Graphite Mine Road. Sewage from the project will be treated at the Route 100 Regional Wastewater Treatment Plant. The Project Narrative is attached for your review. The complete SFPM will be available at the public meeting for review.

I would respectfully request that the BOS approve the attached resolution, allowing the SFPM to proceed to the PADEP for review and consideration.

**Vantage Point – Chester Springs
Upper Uwchlan Township
Chester County
Pa DEP Sewage Facilities Planning Module**

Project Narrative

1. Type of Development

The proposed project will consist of constructing a 3-story, 100-unit apartment building with associated parking and utility service. Sewage disposal will be through gravity flow connecting to an existing sewer main. The 4.25 acre site is located in a C-1 Village Commercial Zoning District at the intersection of Graphite Mine Road and Byers Road in Upper Uwchlan Township, Chester County.

2. Number of Lots

There is one 4.25 acre lot proposed for development. Using the Upper Uwchlan Township flow allocation, the approximate proposed flow is 100 gallons per day per unit. With 100 units, the total proposed flow equates to 10,000 gallons per day. Using 225 gpd/EDU (Upper Uwchlan Township regulations) yields approx. 45 EDU's.

3. Proposed Sewage Disposal Method

Disposal Method: Treatment and disposal will be at the Rt. 100 Regional Wastewater Treatment Plant.

Collection System: Sewage from the proposed building will flow via gravity lateral and connect to the proposed sewer main located on Byers Road. Sewage will be conveyed as part of the proposed sewer system towards Byers Station Regional Pump Station No. 1, ultimately reaching the Rt. 100 Regional Wastewater Treatment Plant for treatment.

4. Project Sewage Flows

Sewage flows have been projected using existing water bills and Upper Uwchlan Township requirements:

Existing Flow from similar facilities	100 gpd/unit
Proposed Number of Apartment Units	100 units
Approximate Proposed Flow	10,000 gpd
Upper Uwchlan Township	225 gpd/EDU
Total Flow	10,000 gpd or 45 EDU

5. Location of Discharge or Land Application

There will be no land application as a result of this proposed project. Sewage will be treated at the Rt. 100 Regional Wastewater Treatment Plant.

6. Project Acreage

Total project acreage is 4.25 acres, all of which will be associated with the land development project.

7. Future Use of Adjacent Properties

The site is bordered by residential properties to the north, undeveloped lots to the east, Byers Road to the south, and Graphite Mill Road to the west.

8. Previous Act 537 Planning

According to the current Act 537 Plan for Upper Uwchlan Township, this site is located within the Existing or Proposed Public Sewer Service Area.

9. Additional Information

Currently there is no additional information regarding this Planning Module application.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Upper Uwchlan Township (TOWNSHIP) (BOROUGH) (CITY), Chester COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Vantage Point Retirement Living, Inc. has proposed the development of a parcel of land identified as land developer

Vantage Point - Chester Springs, and described in the attached Sewage Facilities Planning Module, and name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify). _____

WHEREAS, Upper Uwchlan Township finds that the subdivision described in the attached municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Upper Uwchlan hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20_____. _____

Municipal Address:

Upper Uwchlan Township

Seal of

140 Pottstown Pike

Governing Body

Chester Springs, PA 19425

Telephone (610) 458-9400