



UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
AGENDA  
JUNE 15, 2020  
7:00 p.m.

**LOCATION:**

This meeting will be held **virtually**. Any member of the public interested in participating in the meeting should email the Township at [tscheivert@upperuwchlan-pa.gov](mailto:tscheivert@upperuwchlan-pa.gov) for a link and a password to join in the meeting. In order to minimize public exposure to COVID-19 and maintain social distancing, the meeting will be conducted via webinar. No attendance in-person will be allowed. If you require special accommodation, please call the Township office at 610-458-9400.

I.	CALL TO ORDER	Packet Page #
	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:	
	May 12, 2020 Board of Supervisors Workshop	3
	May 18, 2020 Board of Supervisors Meeting	5
III.	APPROVAL OF PAYMENTS	8
IV.	TREASURER'S REPORT	36
V.	SUPERVISORS REPORT	
	A. Executive Sessions were held June 9, 2020 re: personnel, real estate matters	
	B. Park & Recreation Board Appointment ~ Stephen Beckman	68
	C. Re-Opening of Township Parks – Discussion	
	D. MS4 Public Education ~ Illicit Discharge Detection & Elimination Fact Sheet	69
	E. Calendar:	
	The Annual Township Block Party has been POSTPONED to a date to be determined.	
	June 24, 2020 7:00 PM Zoning Hearing Board ~ Garman Application	
	July 3, 2020 (Friday) Township Office Closed ~ observing Independence Day	
	July 14, 2020 4:00 PM Board of Supervisors Workshop	
	July 18, 2020 9:00 AM – Noon Electronics Recycling Event – at Public Works, 132 Oscar Way	
	July 20, 2020 7:00 PM Board of Supervisors Meeting	
	Yard Waste Collection Dates: June 17, June 24, July 8, July 22	
	Do not use plastic bags as these materials are composted. Use biodegradable bags.	
	Place materials curbside the night before to guarantee collection.	
VI.	ADMINISTRATIVE REPORTS	
	A. Township Engineer's Report	76
	B. Building and Codes Department Report	80
	C. Police Chief's Report	
	D. Public Works Department Report	82
	i. 2020 Road Milling, Paving Bid Results ~ Consider Contract Award	85

VII. LAND DEVELOPMENT

- A. 160 Park Road/Eagle Village Parking Expansion Final Escrow Release - \$2,184.00 88
- B. Chester Springs Crossing Escrow Release #3 - \$229,101.72 90
- C. Marsh Lea Escrow Release #9 - \$124,258.20 96

VIII. ADMINISTRATION – Consider the following items for Adoption, Acceptance, Execution

- A. Ordinance Amendments: Subdivision/Land Development/Land Development, Zoning 100
- B. Expiration of Disaster Emergency Declaration ~ declared March 16, 2020
- C. Resolution: Outdoor Dining / Sales 116
- D. First Amendment to the Lease Agreement with Chester County ~ Transmission Tower 118
- E. Reserve at Chester Springs Sanitary Sewer Facilities Dedication, Maintenance Bond 135
- F. Comcast Cable Franchise Renewal and Audit – Cohen Law Group Proposal 163

IX. OPEN SESSION

X. ADJOURNMENT



Upper Uwchlan Township  
Board of Supervisors Workshop  
May 12, 2020  
4:00 p.m.  
Minutes  
**DRAFT**

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LOCATION: This was a virtual meeting, held via Zoom video/audio conferencing, in order to minimize public exposure to COVID-19 and maintain social distancing. The meeting's Public Notices instructed those interested in participating in the meeting to email or call the Township Manager for the link and password to join in the meeting.

**Attendees:**

Sandy D'Amico, Chair  
Jamie Goncharoff, Vice-Chair  
Jenn Baxter, Member

Tony Scheivert, Township Manager  
Shanna Lodge, Assistant Township Manager  
Gwen Jonik, Township Secretary  
John DeMarco, Police Chief  
Kristin Camp, Esq., Township Solicitor

Sandy D'Amico called the Workshop to order at 4:01 p.m., led the Pledge of Allegiance, offered a moment of silence, announced an Executive Session had been held May 4 regarding legal and personnel matters, and noted 1 citizen was in attendance. No one planned to record the meeting other than the township, for minute preparation purposes.

**2020 Road Materials Contract**

In follow up to the Board's April 20, 2020 meeting discussion, Tony Scheivert reiterated that the life-cycle cost method employed by the Township does include travel costs, fuel costs and such, and is included in our bid specifications. Kristin Camp reviewed the bid specifications following the April 20<sup>th</sup> meeting and deemed them appropriate. We are permitted to award the 2020 Road Materials Contract as recommended by Mike Heckman, Public Works Director as follows: Glasgow Inc. for bituminous concrete warm mix material at \$34,950 at plant and \$40,657.50 if delivered; and to Glasgow Inc. for coarse aggregate material at \$6,510 at plant and \$9,187.50 if delivered. Jamie Goncharoff moved 2 Motions, both seconded by Jenn Baxter, to award the 2020 Road Materials Contracts to Glasgow Inc. as recommended above. The Motions carried unanimously.

**Property Tax Relief Resolution**

Tony Scheivert introduced a draft Resolution implementing Act 15 of 2020 which allows for the extension of the Township real estate tax flat rate through the end of year, no penalties after the face rate as long as the total tax has been paid before December 31, 2020. Our discount period was already past and couldn't be extended. Kristin Camp noted that most townships aren't extending discount periods. This Resolution amends the timeframe that penalties would typically be applied. Act 15 of 2020 was passed to provide one-time relief, during the covid-19 pandemic and the Township must provide approval to the Tax Collector by May 20<sup>th</sup>. The Board could adopt the Resolution at their May 18, 2020 meeting and Tony Scheivert will deliver it to Tax Collector Jeff Smith by May 20.

**Ordinance Amendments**

Gwen Jonik provided a brief summary of draft ordinances that had been reviewed by the Planning Commission and are being reviewed by the County Planning Commission regarding lighting, signs, and restricting residential uses in certain zoning districts. Kristin Camp summarized that lighting regulations had been updated within the Subdivision and Land

Development Ordinances (SALDO) and Zoning Ordinances in coordination with our lighting consultant, Stan Stubbe. The Planning Commission worked with Brandywine Conservancy to restrict residential uses from the C-1 Village District and C-3 Highway Commercial District and added mixed-use dwelling to those districts. The historic structure adaptive reuse provisions also removed residential use from the C-1 and C-3 districts and added the Township Historical Commission's review of adaptive reuse applications. Ms. Camp advised there is a typo in the draft that will be corrected to reference the proper Article number, and parking space requirements will be added for mixed-use dwelling. The Board had no questions at this time.

Citizen Kevin Moore was curious as to further development at Dorlan Mill, the overall plan. He's a tenant in the Mill. The plan as far as the Township is aware is a number of tenant spaces within the Mill buildings.

Jenn Baxter moved, seconded by Jamie Goncharoff, to authorize advertisement of these ordinance amendments, for adoption consideration at the June 15, 2020 Supervisors meeting. The Motion carried unanimously.

Ordinance amendments relating to animal control, small wireless facilities and wireless communication facilities were briefly reviewed and will be discussed next month.

#### Disposition of Township Property

Gwen Jonik explained that the buyer for the desks, awarded in March, has backed out of the purchase due to the covid-19 related delays in completing the transaction. Chief DeMarco has someone interested in some of the Police Department furniture but not Administration's. Our lease at the temporary office terminates May 29 and all furniture needs to be removed by then. If any municipalities, fire companies, charitable organizations can use any desks and small filing cabinets, have them contact the Office.

#### Open Session

Tony Scheivert advised that there are currently 16 positive COVID cases in the Township; thankfully no deaths. Jamie Goncharoff was curious if those people are still sick or have recovered. Chief DeMarco noted we won't know due to privacy issues.

Jamie Goncharoff asked if our Officers will be tested. Chief DeMarco noted it's not required and there are a number of questions about the accuracy of the tests and there are privacy issues. The Officers may get the test on their own, if they so choose.

#### Adjournment

There being no further business to be brought before the Board, Sandy D'Amico adjourned the Workshop at 4:42 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary





TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS MEETING

May 18, 2020

7:00 p.m.

**DRAFT**

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LOCATION: This was a virtual meeting, held via Zoom video/audio conferencing, in order to minimize public exposure to COVID-19 and maintain social distancing. The meeting's Public Notices instructed those interested in participating in the meeting to email or call the Township Manager for the link and password to join in the meeting.

In Attendance:

Board of Supervisors

Sandra M. D'Amico, Chair  
Jamie W. Goncharoff, Vice-Chair  
Jennifer F. Baxter, Member

Tony Scheivert, Township Manager  
Shanna Lodge, Assistant Township Manager  
Gwen A. Jonik, Township Secretary  
Jill Bukata, Township Treasurer  
John DeMarco, Police Chief  
Al Gaspari, Codes Administrator  
Mike Heckman, Director of Public Works  
Dave Leh, P.E., Gilmore & Associates

Kristin Camp, Esq., Township Solicitor

There were 18 citizens/households in attendance, including Rep. Danielle Friel-Otten.

Mrs. D'Amico called the meeting to order at 7:01 p.m., led the Pledge of Allegiance, and offered a moment of silence. No citizen planned to video or audio record the meeting, however, the Township was audio recording for purposes of minute preparation.

High Meadow (Meadow Creek Lane) Pipeline Construction - Discussion

Mrs. D'Amico advised that the Township has reached an agreement, in principle, with Sunoco regarding locating the pipeline within Meadow Creek Lane rather than through residents' properties. In exchange for using a Township roadway, it is hoped we'll be able to offer public sanitary sewer service to the neighborhood without an installation fee to the homeowners. Final details are being worked out. Formal action would be discussed and voted on at a public meeting. Discussion included that no Agreement has been drafted but a Condition would be that all necessary governmental approvals be attained prior to construction; the Board of Supervisors would try to negotiate enough funds from Sunoco that the High Meadow neighborhood could get public sewer connection and abandonment of existing septic systems at little or no cost; the Board is trying to minimize as much as possible the impact to the residents; there are no ideas at this time for use of 38 Meadow Creek if Sunoco gives it to the Township; Matt Brown, Authority Administrator, will attend a Supervisors meeting to answer questions regarding the public sanitary sewer aspects; regarding leak sensors, Rep. Otten advised that in Pennsylvania, townships and counties are responsible for early detection systems/warnings and the technology might not be accurate enough to be of use. She hopes to pass a Bill that there'd be a risk assessment available to Municipalities and create an impact fee so Townships could afford to get something in place for emergency preparedness and response; we rely on the operator to inform emergency responders of any issues; can a 3<sup>rd</sup> party arbitrator be engaged to protect the homeowners; when Sunoco workers are onsite outside of the approved hours, the code enforcement office should be advised; the DEP website contains the geological studies and other reports/documents related to the pipeline as they're matters of public record; the Board will provide updates as more details are worked out and will advise when formal action is to be considered.

### Approval of Minutes

Mr. Goncharoff moved, seconded by Mrs. Baxter, to approve as presented the minutes of the April 14, 2020 Board of Supervisors Workshop and the April 20, 2020 Board of Supervisors Meeting. The Motion carried unanimously.

### Approval of Payments

Mr. Goncharoff moved, seconded by Mrs. Baxter, to approve the payments to all vendors as listed May 14, 2020. The Motion carried unanimously.

### Treasurer's Report

Jill Bukata reported the balance sheet remains strong; year to date revenues are at 36.0% of budget; expenses are at 29.7% of budget; earned income tax was less than April 2019.

### Supervisor's Report

Mrs. D'Amico read the following published calendar: June 9, 2020 4:00 PM Board of Supervisors Workshop; June 15, 2020 7:00 PM Board of Supervisors Meeting; the Annual Township Block Party has been postponed to a date to be determined; yard waste collection dates are Wednesdays May 20, May 27, June 3, June 10.

### Township Engineer's Report

Dave Leh reported that with COVID-19 related restrictions being lifted for construction, most sites have resumed home construction and they've started on the model home for the Preserve at Marsh Creek (McKee/Fetters).

### Building and Codes Department Report

Al Gaspari reported that 28 building permits were issued in April, totaling \$4,846 in permit fees; the number of building permits is down substantially from previous months due to the COVID-related restrictions; Starbucks started site work; a pre-construction meeting is scheduled for next week for Profound Technology;

### Police Chief's Report

Chief DeMarco reported there were 1,011 calls last month; Junior Police Academy has been cancelled for June but some version of it may be held in the Fall.

### Public Works Department Report

Mike Heckman reported that the Department received and completed 95 work orders; used the vacuum truck to clean curbs and storm water inlets; cleared downed trees from the storms; the summer mowing help have started; and they're replacing a storm water pipe on Krauser Road. Mike Heckman / Shanna Lodge reported that the pipeline depth relocation in Hickory Park is complete, they're demobilizing tomorrow and then another contractor will do the restoration work. We have the end-of-work date so the \$10,000 penalty and daily fee(s) will be due. The restoration work isn't to be included in the penalty calculation.

### Land Development

Reserve at Chester Springs Escrow release #7: Dave Leh advised that final paving has been completed. His Firm has observed and inspected the work and recommends the release of \$193,194.92 to Toll Brothers. Mrs. Baxter moved, seconded by Mr. Goncharoff, to release the recommended \$193,194.92 to Toll Brothers for their Reserve at Chester Springs project. The Motion carried unanimously.

160 Park Road (Eagle Village Parking Expansion) Escrow release #3: Dave Leh advised that Mr. Gunther has constructed the new parking lot and there are just a few landscaping items to finish. His Firm has reviewed the escrow release request and recommends releasing

\$62,076.00 to Mr. Gunther. Mr. Goncharoff moved, seconded by Mrs. Baxter, to release \$62,076.00 to Mr. Gunther for the 160 Park Road project. The Motion carried unanimously.

Chester Springs Crossing - Public Improvements Escrow Release #2: Dave Leh advised this release is for erosion/sedimentation controls and paving work. His Firm has observed the work, reviewed the release request and recommends the release of \$731,154.36 to Toll Brothers. Mrs. Baxter moved, seconded by Mr. Goncharoff, to release \$731,14.36 to Toll Brothers for the general site improvements. The Motion carried unanimously.

Chester Springs Crossing – Sanitary Sewer Improvements Escrow Release #1: Dave Leh advised that ARRO Consulting has observed/inspected the sanitary sewer work for this project, reviewed the release request and ARRO recommends the release of \$371,463.00 to Toll Brothers for sanitary sewer work. Mr. Goncharoff moved, seconded by Mrs. Baxter, to release the recommended \$371,463.00 to Toll Brothers. The Motion carried unanimously.

Preserve at Marsh Creek Escrow Release #1: Dave Leh advised that his Firm has observed the work and recommends the release of \$1,157,825.27 to Toll Brothers for the erosion/sedimentation controls, storm sewer work, and base road work completed at this project (McKee/Fetters). Mrs. Baxter moved, seconded by Mr. Goncharoff, to release the recommended \$1,157,825.27. The Motion carried unanimously.

#### ADMINISTRATION

Resolution to Implement Act 15 of 2020 – Property Tax Relief Provisions. Mr. Scheivert advised that this Resolution was introduced at the Workshop last week. It allows for the Township to waive any penalties or fees associated with the Township's real estate tax if the tax is paid by December 31, 2020. If the Board desires to adopt the Resolution, it is to be provided to our tax collector by May 20, 2020. Mr. Goncharoff moved, seconded by Mrs. Baxter, to adopt Resolution #05-18-20-07, allowing Upper Uwchlan Township to waive penalties or fees associated with the Township's real estate tax if said tax is paid by December 31, 2020. The Motion carried unanimously.

Disposition of Township Property. Several park-related pieces of equipment that were no longer functioning or of use to the Township had been advertised for sale via Municibid, an electronic auction. The auctions closed this morning and the Board was requested to accept the high bids and approve the sales. Mill Creek Turf 75TD spreader/top dresser – high bid \$1,800.00; Underhill Tracker traveling sprinkler – high bid \$355.00; tennis court windscreens (quantity 7) – high bid \$360.00; and Nelson 400 sprinklers (quantity 3) – high bid \$131.00. Mr. Goncharoff moved, seconded by Mrs. Baxter, to accept the high bids and approve the sales of those four (4) items. The Motion carried unanimously.

#### Open Session

Mr. Scheivert announced that Administration moved back to the renovated Township Building at 140 Pottstown Pike today. We'll be unpacking throughout the week and operational Tuesday, May 26. We won't be open to the public yet while following the State's red phase guidelines. Partial staff will be in the office while others stay at home until at least June 4, 2020.

#### Adjournment

There being no further business to be brought before the Board, Mrs. D'Amico adjourned the Meeting at 8:13 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary

June 11, 2020  
06:00 PM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 51115 to 51187  
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
51115	06/15/20	21ST 21st CENTURY MEDIA PHILLY	886.88	2224
51116	06/15/20	ADVAN010 ADVANCED HORTICULTURAL SOLN	2,865.00	2224
51117	06/15/20	AQUAP010 AQUA PA	1,631.00	2224
51118	06/15/20	ARROC010 ARRO CONSULTING, INC.	606.25	2224
51119	06/15/20	BARBA010 BARBACANE THORNTON & COMPANY	1,150.00	2224
51120	06/15/20	BAYDISTR BAY DISTRIBUTING	285.00	2224
51121	06/15/20	BERKH030 H.A. BERKHEIMER, INC.	150.00	2224
51122	06/15/20	BIO-ONE BIO-ONE CHESTER COUNTY	600.00	2224
51123	06/15/20	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	1,562.00	2224
51124	06/15/20	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	3,462.30	2224
51125	06/15/20	BUKAT010 JILL BUKATA	89.56	2224
51126	06/15/20	BURKHOLD BURKHOLDER MFG, INC.	70.00	2224
51127	06/15/20	COLON010 COLONIAL ELECTRIC SUPPLY CO.,	163.30	2224
51128	06/15/20	COMCA010 COMCAST	1,327.99	2224
51129	06/15/20	CONWAY01 CONWAY POWER EQUIPMENT, INC.	566.58	2224
51130	06/15/20	CRYST010 CRYSTAL SPRINGS	332.27	2224
51131	06/15/20	CUMMWAGN CUMMINS-WAGNER CO, INC	1,277.00	2224
51132	06/15/20	DELA030 DELAWARE VALLEY HEALTH TRUST	51,157.71	2224
51133	06/15/20	DELCH010 DELCHESTER PUBLIC WORKS ASSOCI	65.00	2224
51134	06/15/20	DIICOMPU DII COMPUTERS, INC	1,434.00	2224
51135	06/15/20	EAGLHARD EAGLE HARDWARE	317.40	2224
51136	06/15/20	FUTUR010 FUTURELINE AUTO & MARINE UPHOL	485.00	2224
51137	06/15/20	GILMO020 GILMORE & ASSOCIATES, INC	3,149.33	2224
51138	06/15/20	GLASG010 GLASGOW, INC.	641.83	2224
51139	06/15/20	GONCH010 JAMIE GONCHAROFF	95.14	2224
51140	06/15/20	GOVERNME GOVERNMENT FORMS AND SUPPLIES	340.00	2224
51141	06/15/20	HELPNOW HELP-NOW,LLC	3,362.88	2224
51142	06/15/20	HONEYBRO HONEY BROOK OUTDOOR POWER	81.41	2224
51143	06/15/20	INTER060 INTERNATIONAL CODE COUNCIL, IN	98.00	2224
51144	06/15/20	KEENC010 KEEN COMPRESSED GAS COMPANY	228.40	2224
51145	06/15/20	KIMBALLW KIMBALL MIDWEST	173.24	2224
51146	06/15/20	KNOXE010 KNOX EQUIPMENT RENTALS INC	427.99	2224
51147	06/15/20	LAWSO010 LAWSON PRODUCTS, INC.	280.44	2224
51148	06/15/20	LINESYST BLOCK LINE SYSTEMS	926.28	2224
51149	06/15/20	MARSH020 MARSH CREEK SIGNS	745.00	2224
51150	06/15/20	MARTI040 MARTIN'S TIRE & ALIGNMENT	791.40	2224
51151	06/15/20	MCPMAH010 MCPMAHON ASSOCIATES, INC.	2,488.74	2224
51152	06/15/20	MGL00010 MGL PRINTING SOLUTIONS	131.00	2224
51153	06/15/20	MONTA010 MONTAGE ENTERPRISES, INC.	160.91	2224
51154	06/15/20	MONTE010 MONTESANO BROS.	100.90	2224
51155	06/15/20	NAPA0010 NAPA	2,736.72	2224
51156	06/15/20	NEWHO010 NEW HOLLAND AUTO GROUP	339.04	2224
51157	06/15/20	NORTH040 NORTHERN SAFETY & INDUSTRIAL	265.31	2224
51158	06/15/20	NOVUS NOVUS MAINTENANCE, LLC	1,400.00	2224
51159	06/15/20	PECO0010 PECO ENERGY	1,615.72	2224
51160	06/15/20	PITNEBOW PITNEY BOWES	400.00	2224
51161	06/15/20	PITNEYGL PITNEY BOWES GLOBAL FINANCIAL	204.00	2224
51162	06/15/20	PSATS010 PA ASSOCIATES OF TOWNSHIP SUPE	174.00	2224
51163	06/15/20	PURCHPOW PURCHASE POWER (PITNEY BOWES)	40.09	2224
51164	06/15/20	RAM-T010 RAM-T CORPORATION	59.00	2224
51165	06/15/20	ROBLITTL ROBERT E. LITTLE, INC.	677.03	2224

June 11, 2020  
06:00 PM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
51166	06/15/20	SERVIO10 SERVICE TIRE TRUCK CENTER	1,324.70		2224
51167	06/15/20	SLOAN010 SLOAN MOTORS, INC.	2,101.09		2224
51168	06/15/20	SNAPON01 SNAP-ON TOOLS	396.55		2224
51169	06/15/20	STAPLADV STAPLES ADVANTAGE	118.48		2224
51170	06/15/20	STAPLCRP STAPLES CREDIT PLAN	608.80		2224
51171	06/15/20	STRATIX STRATIX SYSTEMS	500.00		2224
51172	06/15/20	STRBUSIN STR BUSINESS SOLUTIONS	79.00		2224
51173	06/15/20	STYER010 STYER PROPANE	55.18		2224
51174	06/15/20	SUMMITFI SUMMIT FITNESS	75.00		2224
51175	06/15/20	SWEETWAT SWEETWATER NATURAL PRODUCTS LL	66.00		2224
51176	06/15/20	THEPRO20 THE PROTECTION BUREAU	1,348.00		2224
51177	06/15/20	TIFCO TIFCO INDUSTRIES	531.70		2224
51178	06/15/20	TONYSCH TONY SCHEIVERT	400.00		2224
51179	06/15/20	TRAISR TRAISR BY MCMAHON	2,866.85		2224
51180	06/15/20	TSEXEC TS EXECUTIVE ABSTRACT	1,965.64		2224
51181	06/15/20	TURFEQUI TURF EQUIPMENT AND SUPPLY CO	170.07		2224
51182	06/15/20	VERIZ010 VERIZON	871.06		2224
51183	06/15/20	VERIZFIO VERIZON	124.99		2224
51184	06/15/20	VERIZOSP VERIZON - SPECIAL PROJECTS	217.14		2224
51185	06/15/20	WAYNEMOV WAYNE MOVING & STORAGE	4,150.00		2224
51186	06/15/20	WITME010 WITMER PUBLIC SAFETY GROUP, INC	658.88		2224
51187	06/15/20	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	356.63		2224

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	73	0	111,603.80	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	73	0	111,603.80	0.00

June 11, 2020  
05:56 PM

Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: LHAINES Batch Type: C Batch Date: 06/15/20 Checking Account: GENERAL G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description			Description				
06/15/20 21ST 21st CENTURY MEDIA PHILLY									
20-00628	06/15/20	1 bos meeting	91.80	21ST CENTURY MEDIA - PHILLY CL	01-400-000-341	Expenditure	Aprv	2	1
				Advertising					
20-00628	06/15/20	2 joint boards & commissions	107.34	Advertising	01-400-000-341	Expenditure	Aprv	3	1
				Advertising					
20-00628	06/15/20	3 notice to bidders	205.76	Advertising	01-400-000-341	Expenditure	Aprv	4	1
				Advertising					
20-00628	06/15/20	4 bid notice	68.49	Advertising	01-400-000-341	Expenditure	Aprv	5	1
				Advertising					
20-00628	06/15/20	5 financial statement	154.78	Advertising	01-400-000-341	Expenditure	Aprv	6	1
				Advertising					
20-00628	06/15/20	6 meeting location change	104.75	Advertising	01-400-000-341	Expenditure	Aprv	7	1
				Advertising					
20-00628	06/15/20	7 meeting location change	153.96	Advertising	01-400-000-341	Expenditure	Aprv	8	1
				Advertising					
			886.88						
06/15/20 ADVAN010 ADVANCED HORTICULTURAL SOLN									
20-00630	06/15/20	1 ff - ryegrass	225.00	P.O. BOX 5074	01-454-003-450	Expenditure	Aprv	10	1
				Contracted Services					
20-00630	06/15/20	2 ff - micronutrient turf	990.00	Contracted Services	01-454-003-450	Expenditure	Aprv	11	1
				Contracted Services					
20-00630	06/15/20	3 hp - micronutrient turf	1,650.00	Contracted Services	01-454-002-450	Expenditure	Aprv	12	1
				Contracted Services					
			2,865.00						
06/15/20 AQUAP010 AQUA PA									
20-00631	06/15/20	1 upland	220.00	PO BOX 70279	01-454-005-360	Expenditure	Aprv	13	1
				Utilities					
20-00631	06/15/20	2 pw	92.00	Utilities	01-409-001-360	Expenditure	Aprv	14	1
				Utilities					
20-00631	06/15/20	3 hp	174.00	Utilities	01-454-002-360	Expenditure	Aprv	15	1
				Utilities					
20-00631	06/15/20	4 ff	65.00	Utilities	01-454-003-360	Expenditure	Aprv	16	1
				Utilities					
20-00631	06/15/20	5 milford	28.00	Utilities	01-409-004-360	Expenditure	Aprv	17	1
				Utilities					
20-00631	06/15/20	6 twp	672.00	Utilities	01-409-003-360	Expenditure	Aprv	18	1
				Utilities					
20-00631	06/15/20	7 twp	380.00	Utilities	01-409-003-360	Expenditure	Aprv	19	1
				Utilities					
			1,631.00						
06/15/20 ARROC010 ARRO CONSULTING, INC.									
20-00629	06/15/20	1 project 17000.01twp transition	606.25	108 WEST AIRPORT ROAD	01-401-000-450	Expenditure	Aprv	9	1
				Contracted Services					
			606.25						
06/15/20 BARBA010 BARBACANE THORNTON & COMPANY									
				200 SPRINGER BUILDING					



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20-00635	06/15/20	1 financial statement audit	1,150.00 <u>1,150.00</u>	01-402-000-450 Contracted Services	Expenditure	Aprv	23	1
20-00638	06/15/20	1 pw bldg - lift inspections	285.00 <u>285.00</u>	5805 LEESPORT AVENUE 01-409-001-450 Contracted Services	Expenditure	Aprv	26	1
20-00632	06/15/20	1 sys access/tech support	150.00 <u>150.00</u>	ATTN: CORPORATE ACCOUNTING 01-403-000-450 Contracted Services	Expenditure	Aprv	20	1
20-00639	06/15/20	1 cleaning admin bldg rooms	600.00 <u>600.00</u>	64 E UWCHLAN AVE 01-401-000-450 Contracted Services	Expenditure	Aprv	27	1
20-00633	06/15/20	1 meadow creek/sunoco pipeline	1,562.00 <u>1,562.00</u>	118 W. MARKET STREET 01-404-000-310 Reimbursable Legal Fees	Expenditure	Aprv	21	1
20-00634	06/15/20	1 may - general services	3,462.30 <u>3,462.30</u>	118 W. MARKET STREET 01-404-000-311 Non Reimbursable Legal	Expenditure	Aprv	22	1
20-00636	06/15/20	1 postage/printer cartridge	89.56 <u>89.56</u>	01-401-000-200 Supplies	Expenditure	Aprv	24	1
20-00637	06/15/20	1 parks - zinc cam bar	70.00 <u>70.00</u>	1900 HORSESHOE PIKE 01-454-001-200 Supplies	Expenditure	Aprv	25	1
20-00644	06/15/20	1 pw - fluorescent lighting	163.30 <u>163.30</u>	201 W. CHURCH ROAD 01-438-000-200 Supplies	Expenditure	Aprv	36	1
20-00642	06/15/20	1 pw	290.62	P.O. BOX 70219 01-409-001-450 Contracted Services	Expenditure	Aprv	32	1
20-00642	06/15/20	2 twp	349.31	01-409-003-450 Contracted Services	Expenditure	Aprv	33	1
20-00642	06/15/20	3 upland	688.06 <u>1,327.99</u>	01-454-005-450 Contracted Services	Expenditure	Aprv	34	1

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PO #	Enc Date	Item Description		Description					
20-00645	06/15/20	CONWAY01 CONWAY POWER EQUIPMENT, INC.		1614 EAST STRASBURG ROAD					
	06/15/20	1 parks - sag/exmark repair	165.31	01-454-001-200	Expenditure	Aprv	37	1	
				Supplies					
20-00645	06/15/20	2 parks - air filters, fuel line	41.80	01-454-001-200	Expenditure	Aprv	38	1	
				Supplies					
20-00645	06/15/20	3 parks - reg voltage, electric	359.47	01-454-001-200	Expenditure	Aprv	39	1	
				Supplies					
			566.58						
20-00641	06/15/20	CRYST010 CRYSTAL SPRINGS		P.O. BOX 660579					
	06/15/20	1 pw - kitchen supplies	332.27	01-438-000-200	Expenditure	Aprv	31	1	
				Supplies					
			332.27						
20-00643	06/15/20	CUMMWAGN CUMMINS-WAGNER CO, INC		PO BOX 75976					
	06/15/20	1 pw - powerloss/motor repair	1,277.00	01-409-001-250	Expenditure	Aprv	35	1	
				Maint & Repair					
			1,277.00						
20-00648	06/15/20	DELA030 DELAWARE VALLEY HEALTH TRUST		PO Box 95000-5440					
	06/15/20	1 admin	5,735.88	01-401-000-156	Expenditure	Aprv	42	1	
				Employee Benefit Expens					
20-00648	06/15/20	2 pd	25,094.34	01-410-000-156	Expenditure	Aprv	43	1	
				Employee Benefit Expense					
20-00648	06/15/20	3 codes	5,659.92	01-413-000-156	Expenditure	Aprv	44	1	
				Employee Benefit Expens					
20-00648	06/15/20	4 pw	11,255.20	01-438-000-156	Expenditure	Aprv	45	1	
				Employee Benefit Expense					
20-00648	06/15/20	5 pw - facilities	3,412.37	01-438-001-156	Expenditure	Aprv	46	1	
				Employee Benefit Expense					
			51,157.71						
20-00646	06/15/20	DELCH010 DELCHESTER PUBLIC WORKS ASSOCI		ATTN: ARTHUR ROTHE P.E.					
	06/15/20	1 2020 dues	65.00	01-438-000-420	Expenditure	Aprv	40	1	
				Dues and Subscriptions					
			65.00						
20-00647	06/15/20	DIICOMPU DII COMPUTERS, INC		2425 BLAIR MILL ROAD					
	06/15/20	1 probbook/dock	1,434.00	01-407-000-222	Expenditure	Aprv	41	1	
				Hardware					
			1,434.00						
20-00649	06/15/20	EAGLHARD EAGLE HARDWARE							
	06/15/20	1 pw - hardware	31.45	01-438-000-200	Expenditure	Aprv	47	1	
				Supplies					
20-00649	06/15/20	2 pw - auto heating cable	31.99	01-438-000-200	Expenditure	Aprv	48	1	
				Supplies					
20-00649	06/15/20	3 pw - paint	95.88	01-438-000-200	Expenditure	Aprv	49	1	
				Supplies					
20-00649	06/15/20	4 pw - hardware	7.98	01-438-000-200	Expenditure	Aprv	50	1	
				Supplies					



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20-00649	06/15/20	5 pd - surge strips	53.77	01-409-005-200 Police Relocated - Supplies	Expenditure	Aprv	51	1
20-00649	06/15/20	6 pw - flashing	11.99	01-438-000-200 Supplies	Expenditure	Aprv	52	1
20-00649	06/15/20	7 pd - refuse can	30.39	01-410-000-250 Maintenance & Repairs	Expenditure	Aprv	53	1
20-00649	06/15/20	8 pd - hooks/strips	42.96	01-410-000-260 Small Tools & Equipment	Expenditure	Aprv	54	1
20-00649	06/15/20	9 pd - refuse bags	10.99	01-410-000-260 Small Tools & Equipment	Expenditure	Aprv	55	1
			<u>317.40</u>					
	06/15/20	FUTUR010 FUTURELINE AUTO & MARINE UPHOL		301 S. POTTSTOWN PIKE				
20-00650	06/15/20	1 pd - car 32-8 replace inserts	485.00	01-410-000-235 Vehicle Maintenance	Expenditure	Aprv	56	1
			<u>485.00</u>					
	06/15/20	GILMO020 GILMORE & ASSOCIATES, INC		65 E. BULTER AVENUE, SUITE 100				
20-00654	06/15/20	1 may - general services	2,328.23	01-408-000-313 Non Reimbursable	Expenditure	Aprv	60	1
20-00654	06/15/20	2 lauchner residence	33.75	01-408-000-313 Non Reimbursable	Expenditure	Aprv	61	1
20-00654	06/15/20	3 250 milford road gp	412.50	01-408-000-313 Non Reimbursable	Expenditure	Aprv	62	1
20-00654	06/15/20	4 lauchner residence	67.50	01-408-000-313 Non Reimbursable	Expenditure	Aprv	63	1
20-00654	06/15/20	5 206 liberty bell circle	307.35	01-408-000-313 Non Reimbursable	Expenditure	Aprv	64	1
			<u>3,149.33</u>					
	06/15/20	GLASG010 GLASGOW, INC.		PO BOX 1089				
20-00651	06/15/20	1 pw shop - stone	641.83	01-438-000-200 Supplies	Expenditure	Aprv	57	1
			<u>641.83</u>					
	06/15/20	GONCH010 JAMIE GONCHAROFF						
20-00652	06/15/20	1 empc - stickers	95.14	01-415-000-200 Supplies	Expenditure	Aprv	58	1
			<u>95.14</u>					
	06/15/20	GOVERNME GOVERNMENT FORMS AND SUPPLIES		P.O. BOX 3290				
20-00653	06/15/20	1 twp - hand sanitizer gel	340.00	01-401-000-200 Supplies	Expenditure	Aprv	59	1
			<u>340.00</u>					
	06/15/20	HELPNOW HELP-NOW,LLC		PO BOX 69				
20-00655	06/15/20	1 twp - service tickets	570.00	01-407-000-450 Contracted Services	Expenditure	Aprv	65	1
20-00655	06/15/20	2 twp - service tickets	71.25	01-407-000-450 Contracted Services	Expenditure	Aprv	66	1
20-00707	06/15/20	1 guardian - monthly fees	2,721.63	01-407-000-450 Contracted Services	Expenditure	Aprv	146	1

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PO #	Enc Date	Item Description		Description					
			3,362.88						
20-00656	06/15/20	06/15/20 HONEYBRO HONEY BROOK OUTDOOR POWER 1 parks - voltage regulator, nut	81.41	4270 HORSESHOE PIKE	01-454-001-200	Expenditure	Aprv	67	1
			81.41	Supplies					
20-00657	06/15/20	06/15/20 INTER060 INTERNATIONAL CODE COUNCIL, IN 1 codes - rhys training	39.00	ATTN: MEMBERSHIP	01-413-000-316	Expenditure	Aprv	68	1
20-00657	06/15/20	2 codes - rhys training	59.00	Training/Seminar	01-413-000-316	Expenditure	Aprv	69	1
			98.00	Training/Seminar					
20-00660	06/15/20	06/15/20 KEENC010 KEEN COMPRESSED GAS COMPANY 1 pw - propane regulator	179.00	PO BOX 15151	01-438-000-200	Expenditure	Aprv	73	1
20-00660	06/15/20	2 pw - cylinder rental	49.40	Supplies	01-438-000-450	Expenditure	Aprv	74	1
			228.40	Contracted Services					
20-00659	06/15/20	06/15/20 KIMBALLW KIMBALL MIDWEST 1 pw - cutter,drillbit,towel	173.24	DEPT L-2780	01-438-000-200	Expenditure	Aprv	72	1
			173.24	Supplies					
20-00658	06/15/20	06/15/20 KNOXE010 KNOX EQUIPMENT RENTALS INC 1 twp bldg - stump grinder	240.49	421 E. MARKET STREET	01-409-003-250	Expenditure	Aprv	70	1
20-00658	06/15/20	2 twp bldg - stump grinder	187.50	Maintenance & Repairs	01-409-003-250	Expenditure	Aprv	71	1
			427.99	Maintenance & Repairs					
20-00661	06/15/20	06/15/20 LAWS0010 LAWSON PRODUCTS, INC. 1 pw - stripe paint	280.44	P. O. BOX 809401	01-438-000-200	Expenditure	Aprv	75	1
			280.44	Supplies					
20-00640	06/15/20	06/15/20 LINESYST BLOCK LINE SYSTEMS 1 pw	243.89	PO BOX 826590	01-409-001-320	Expenditure	Aprv	28	1
20-00640	06/15/20	2 twp	464.22	Telephone	01-409-003-320	Expenditure	Aprv	29	1
20-00640	06/15/20	3 milford	218.17	Telephone	01-409-004-320	Expenditure	Aprv	30	1
			926.28	Telephone					
20-00663	06/15/20	06/15/20 MARSH020 MARSH CREEK SIGNS 1 pd - key board & signage	620.00	P.O. BOX 371	01-409-003-200	Expenditure	Aprv	77	1
20-00663	06/15/20	2 pd - numbers for doors	125.00	Supplies	01-409-003-200	Expenditure	Aprv	78	1
				Supplies					

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PO #	Enc Date	Item Description		Description					
			745.00						
20-00666	06/15/20	MARTI040 MARTIN'S TIRE & ALIGNMENT		179 TWIN COUNTY RD.					
	06/15/20	1 parks - 4 tires	791.40	01-454-001-200	Expenditure	Aprv	81	1	
			791.40	Supplies					
20-00667	06/15/20	MCMAH010 MCMAHON ASSOCIATES, INC.		425 COMMERCE DRIVE					
	06/15/20	1 hickory park gas main inspect	2,488.74	01-408-000-313	Expenditure	Aprv	82	1	
			2,488.74	Non Reimbursable					
20-00665	06/15/20	MGL00010 MGL PRINTING SOLUTIONS		154 South Street					
	06/15/20	1 twp - checks envelopes w/ tint	131.00	01-401-000-200	Expenditure	Aprv	80	1	
			131.00	Supplies					
20-00664	06/15/20	MONTA010 MONTAGE ENTERPRISES, INC.		140 ROUTE 94					
	06/15/20	1 pw - mower blade	160.91	01-438-000-200	Expenditure	Aprv	79	1	
			160.91	Supplies					
20-00662	06/15/20	MONTE010 MONTESANO BROS.		55 SEABOLDT WAY					
	06/15/20	1 pd - food for move day	100.90	01-409-005-200	Expenditure	Aprv	76	1	
			100.90	Police Relocated - Supplies					
20-00668	06/15/20	NAPA0010 NAPA		PO BOX 461					
	06/15/20	1 credit - reman/ca	110.99-	01-454-001-200	Expenditure	Aprv	83	1	
				Supplies					
	06/15/20	2 pw - oil, fuel, air filters	134.64	01-438-000-200	Expenditure	Aprv	84	1	
				Supplies					
	06/15/20	3 pw - fuel filter, pan	52.40	01-438-000-200	Expenditure	Aprv	85	1	
				Supplies					
	06/15/20	4 pw - air filters	68.32	01-438-000-200	Expenditure	Aprv	86	1	
				Supplies					
	06/15/20	5 pw - f/pump	81.06	01-438-000-200	Expenditure	Aprv	87	1	
				Supplies					
	06/15/20	6 pw - f/pump	81.06	01-438-000-200	Expenditure	Aprv	88	1	
				Supplies					
	06/15/20	7 parks - reman/bb	331.99	01-454-001-200	Expenditure	Aprv	89	1	
				Supplies					
	06/15/20	8 pw - air,pre filter	19.45	01-438-000-200	Expenditure	Aprv	90	1	
				Supplies					
	06/15/20	9 parks - battery	109.12	01-454-001-200	Expenditure	Aprv	91	1	
				Supplies					
	06/15/20	10 pd - credit	18.00-	01-410-000-235	Expenditure	Aprv	92	1	
				Vehicle Maintenance					
	06/15/20	11 pd - battery	142.48	01-410-000-235	Expenditure	Aprv	93	1	
				Vehicle Maintenance					
	06/15/20	12 parks - air,fuel,oil filters	84.74	01-454-001-200	Expenditure	Aprv	94	1	
				Supplies					

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PO #	Enc Date	Item Description		Description					
20-00668	06/15/20	13 parks-48g(50-1)mix fuel & oil	1,474.58	01-454-001-200	Expenditure	Aprv	95	1	
				Supplies					
20-00668	06/15/20	14 pw - battery	285.87	01-438-000-235	Expenditure	Aprv	96	1	
				Vehicle Maintenance					
			2,736.72						
	06/15/20	NEWHO010 NEW HOLLAND AUTO GROUP		25 BRUBAKER AVENUE					
20-00670	06/15/20	1 pd - housing/brake	339.04	01-410-000-235	Expenditure	Aprv	98	1	
				Vehicle Maintenance					
			339.04						
	06/15/20	NORTH040 NORTHERN SAFETY & INDUSTRIAL		P.O. BOX 4250					
20-00671	06/15/20	1 parks - earmuffs	265.31	01-454-001-200	Expenditure	Aprv	99	1	
				Supplies					
			265.31						
	06/15/20	NOVUS NOVUS MAINTENANCE, LLC		1650 WEST CHESTER PIKE					
20-00669	06/15/20	1 post construction clean up	1,400.00	01-409-005-200	Expenditure	Aprv	97	1	
				Police Relocated - Supplies					
			1,400.00						
	06/15/20	PECO0010 PECO ENERGY		SUMMARY BILL PROCESSING CENTER					
20-00673	06/15/20	1 upland	124.64	01-454-005-360	Expenditure	Aprv	101	1	
				Utilities					
20-00673	06/15/20	2 twp	92.33	01-409-003-360	Expenditure	Aprv	102	1	
				Utilities					
20-00673	06/15/20	3 ff - field lights	89.55	01-454-003-360	Expenditure	Aprv	103	1	
				Utilities					
20-00673	06/15/20	4 ff	113.86	01-454-003-360	Expenditure	Aprv	104	1	
				Utilities					
20-00673	06/15/20	5 pw	481.05	01-409-001-360	Expenditure	Aprv	105	1	
				Utilities					
20-00673	06/15/20	6 twp	440.39	01-409-003-360	Expenditure	Aprv	106	1	
				Utilities					
20-00673	06/15/20	7 milford	237.19	01-409-004-360	Expenditure	Aprv	107	1	
				Utilities					
20-00673	06/15/20	8 hp	36.71	01-454-002-360	Expenditure	Aprv	108	1	
				Utilities					
			1,615.72						
	06/15/20	PITNEBOW PITNEY BOWES		RESERVE ACCOUNT					
20-00675	06/15/20	1 postage refill	400.00	01-401-000-215	Expenditure	Aprv	110	1	
				Postage					
			400.00						
	06/15/20	PITNEYGL PITNEY BOWES GLOBAL FINANCIAL		PO BOX 371887					
20-00672	06/15/20	1 postage - meter lease	204.00	01-401-000-215	Expenditure	Aprv	100	1	
				Postage					
			204.00						
	06/15/20	PSATS010 PA ASSOCIATES OF TOWNSHIP SUPE		4855 WOODLAND DRIVE					
20-00676	06/15/20	1 lindsay - psats training	174.00	01-401-000-316	Expenditure	Aprv	111	1	

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PO #	Enc Date	Item Description		Description					
			174.00	Training & Seminars					
20-00674	06/15/20	1 PURCHPOW PURCHASE POWER (PITNEY BOWES)	40.09	PO BOX 371874					
	06/15/20	1 postage	40.09	01-401-000-215	Expenditure	Aprv	109	1	
				Postage					
20-00678	06/15/20	1 RAM-T010 RAM-T CORPORATION	59.00	P. O. BOX 72265					
	06/15/20	1 pw - wetland bag	59.00	01-438-000-200	Expenditure	Aprv	115	1	
				Supplies					
20-00677	06/15/20	1 pw - seal, roller bearing	186.92	P.O. BOX 51					
	06/15/20	2 pw - chain loop	47.98	01-438-000-245	Expenditure	Aprv	112	1	
	06/15/20	3 pw - yoke, joint	442.13	Highway Supplies	Expenditure	Aprv	113	1	
			677.03	01-438-000-200	Expenditure	Aprv	114	1	
				Supplies					
				Highway Supplies					
20-00682	06/15/20	1 pw - 6 tires	1,324.70	225 AVENUE A					
	06/15/20		1,324.70	01-438-000-235	Expenditure	Aprv	120	1	
				Vehicle Maintenance					
20-00681	06/15/20	1 parks - f350 brake issue	2,101.09	415 W. LINCOLN HWY					
	06/15/20		2,101.09	01-454-001-235	Expenditure	Aprv	119	1	
				Vehicle Maintenance					
20-00679	06/15/20	1 pw - leak detect kit	396.55	1124 YANKEE DRIVE					
	06/15/20		396.55	01-438-000-260	Expenditure	Aprv	116	1	
				Small Tools & Equipment					
20-00680	06/15/20	1 twp - office supplies	11.04	PO BOX 105638					
	06/15/20	2 pw - office supplies	107.44	01-401-000-200	Expenditure	Aprv	117	1	
			118.48	Supplies	Expenditure	Aprv	118	1	
				01-438-000-200					
				Supplies					
20-00683	06/15/20	1 pd - office supplies	608.80	PO BOX 78004					
	06/15/20		608.80	01-410-000-200	Expenditure	Aprv	121	1	
				Supplies					
20-00684	06/15/20	1 copier relocated	500.00	1011 N. PARK ROAD					
	06/15/20			01-409-003-385	Expenditure	Aprv	122	1	
				Relocation Costs					

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PO #	Enc Date	Item Description		Description					
			500.00						
20-00688	06/15/20	STRBUSIN STR BUSINESS SOLUTIONS		15525 KUTZTOWN ROAD					
	06/15/20	1 twp - pinwheel labels	79.00	01-401-000-200	Expenditure	Aprv	126	1	
			79.00	Supplies					
20-00687	06/15/20	STYER010 STYER PROPANE		P. O. BOX 387					
	06/15/20	1 milford - propane	55.18	01-409-004-231	Expenditure	Aprv	125	1	
			55.18	Propane					
20-00685	06/15/20	SUMMITFI SUMMIT FITNESS		11 SENN DRIVE					
	06/15/20	1 block party refund	75.00	01-454-001-202	Expenditure	Aprv	123	1	
			75.00	Community Day					
20-00686	06/15/20	SWEETWAT SWEETWATER NATURAL PRODUCTS LL		976 POTTSTOWN PIKE					
	06/15/20	1 parks - topsoil	66.00	01-454-001-200	Expenditure	Aprv	124	1	
			66.00	Supplies					
20-00690	06/15/20	THEPR020 THE PROTECTION BUREAU		197 PHILIPS ROAD					
	06/15/20	1 milford - annual monitor fee	228.00	01-409-004-450	Expenditure	Aprv	129	1	
				Contracted Services					
20-00690	06/15/20	2 twp - takeover monitoring	1,120.00	01-409-003-450	Expenditure	Aprv	130	1	
			1,348.00	Contracted Services					
20-00689	06/15/20	TIFCO TIFCO INDUSTRIES		PO BOX 40277					
	06/15/20	1 pw - mask, hand sanitizers	299.90	01-438-000-200	Expenditure	Aprv	127	1	
				Supplies					
20-00689	06/15/20	2 pw - masks	231.80	01-438-000-200	Expenditure	Aprv	128	1	
			531.70	Supplies					
20-00626	06/15/20	TONYSCH TONY SCHEIVERT							
	06/15/20	1 cell phone reimbursement	400.00	01-400-000-320	Expenditure	Aprv	1	1	
			400.00	Telephone					
20-00692	06/15/20	TRAISR TRAISR BY MCMAHON		425 COMMERCE DRIVE					
	06/15/20	1 april monthly services	2,866.85	01-407-000-220	Expenditure	Aprv	132	1	
			2,866.85	Software					
20-00706	06/15/20	TSEXEC TS EXECUTIVE ABSTRACT							
	06/15/20	1 refund tax overpayment	1,965.64	01-301-000-013	Revenue	Aprv	145	1	
			1,965.64	Real Estate Tax Refunds					
	06/15/20	TURFEQUI TURF EQUIPMENT AND SUPPLY CO		PO BOX 17357					



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Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 10

Check No. PO #	Check Date Enc Date	Vendor # Name Item Description	Payment Amt	Street 1 of Address to be printed on Check Charge Account Description	Account Type	Status	Seq	Acct
20-00691	06/15/20	1 pw - fuel pump kits	170.07	01-438-000-200 Supplies	Expenditure	Aprv	131	1
			<u>170.07</u>					
20-00694	06/15/20	1 pw bldg	290.15	PO BOX 16800 01-409-001-320 Telephone	Expenditure	Aprv	134	1
20-00694	06/15/20	2 milford	580.91	01-409-004-320 Telephone	Expenditure	Aprv	135	1
			<u>871.06</u>					
20-00693	06/15/20	1 ff - internet	124.99	PO BOX 15124 01-454-003-320 Telephone	Expenditure	Aprv	133	1
			<u>124.99</u>					
20-00695	06/15/20	1 june conduit occupancy	217.14	PO BOX 16802 01-434-000-450 Contracted Services	Expenditure	Aprv	136	1
			<u>217.14</u>					
20-00696	06/15/20	1 move admin back to 140	4,150.00	100 LAWRENCE DRIVE 01-409-003-385 Relocation Costs	Expenditure	Aprv	137	1
			<u>4,150.00</u>					
20-00697	06/15/20	1 pd - nameplate	21.00	104 INDEPENDENCE WAY 01-410-000-235 Vehicle Maintenance	Expenditure	Aprv	138	1
20-00697	06/15/20	2 pd - custom badge	382.50	01-410-000-238 Clothing/Uniforms	Expenditure	Aprv	139	1
20-00697	06/15/20	3 pd - raincoat	109.00	01-410-000-238 Clothing/Uniforms	Expenditure	Aprv	140	1
20-00697	06/15/20	4 pd - raincoat, cap, holster	146.38	01-410-000-238 Clothing/Uniforms	Expenditure	Aprv	141	1
			<u>658.88</u>					
20-00698	06/15/20	1 pw - cleaning supplies	76.50	ZEP SALES AND SERVICE 01-438-000-200 Supplies	Expenditure	Aprv	142	1
20-00698	06/15/20	2 pw - cleaning supplies	76.10	01-438-000-200 Supplies	Expenditure	Aprv	143	1
20-00698	06/15/20	3 pw - hand sanitizer	204.03	01-438-000-200 Supplies	Expenditure	Aprv	144	1
			<u>356.63</u>					

Checks:	<u>Count</u> 73	<u>Line Items</u> 146	<u>Amount</u> 111,603.80
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There are NO errors or warnings in this listing.

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Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: PAYROLL EFTS to PAYROLL EFTS Range of Check Ids: 766 to 766  
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
766	06/16/20	AFLAC010 AFLAC	719.84		2218
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	719.84	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	719.84	0.00



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Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids: 921 to 925  
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
921	06/23/20	AQUAP010 AQUA PA	6,283.98	2219
922	06/10/20	BANKAMER BANK OF AMERICA	7,115.45	2220
923	06/12/20	LOWES020 LOWES BUSINESS ACCOUNT	298.30	2221
924	06/12/20	STANDINS STANDARD INSURANCE COMPANY	2,891.12	2222
925	06/05/20	WEXBANK WEX BANK	5,180.26	2223

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	21,769.11	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	21,769.11	0.00

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Upper Uwchlan Township  
Check Register By Check Id

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Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids: 921 to 925  
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
921	06/23/20	AQUAP010 AQUA PA					2219
20-00700	1	217 hydrants	5,611.62	01-411-000-451	Expenditure		1 1
				Hydrant expenses-Aqua			
20-00700	2	26 hydrants	672.36	01-411-000-451	Expenditure		2 1
				Hydrant expenses-Aqua			
			6,283.98				
922	06/10/20	BANKAMER BANK OF AMERICA					2220
20-00702	1	pd - crestline moto	1,453.71	01-410-000-340	Expenditure		1 1
				Public Relations			
20-00702	2	pd - amazon	251.19	01-401-000-200	Expenditure		2 1
				Supplies			
20-00702	3	pd - acme	16.95	01-410-000-250	Expenditure		3 1
				Maintenance & Repairs			
20-00702	4	pd - amazon	105.99	01-409-003-200	Expenditure		4 1
				Supplies			
20-00702	5	pd - amazon	15.68	01-410-000-250	Expenditure		5 1
				Maintenance & Repairs			
20-00702	6	pd - amazon	54.34	01-410-000-260	Expenditure		6 1
				Small Tools & Equipment			
20-00702	7	pd - amazon	28.61	01-409-003-200	Expenditure		7 1
				Supplies			
20-00702	8	pd - staples	52.98	01-410-000-200	Expenditure		8 1
				Supplies			
20-00702	9	pd - amazon prime	13.77	01-410-000-420	Expenditure		9 1
				Dues/Subscription/Memb			
20-00702	10	pd - holsterland	61.55	01-410-000-238	Expenditure		10 1
				Clothing/Uniforms			
20-00702	11	pd - amazon	13.34	01-410-000-238	Expenditure		11 1
				Clothing/Uniforms			
20-00702	12	pd - amazon	25.29	01-410-000-260	Expenditure		12 1
				Small Tools & Equipment			
20-00702	13	pd - amazon	20.07	01-410-000-200	Expenditure		13 1
				Supplies			
20-00702	14	pd - cvs	8.67	01-410-000-200	Expenditure		14 1
				Supplies			
20-00702	15	pd - amazon	45.99	01-410-000-200	Expenditure		15 1
				Supplies			
20-00702	16	pd - fromyourflowers	65.68	01-410-000-340	Expenditure		16 1
				Public Relations			
20-00702	17	pd - amazon	49.81	01-410-000-200	Expenditure		17 1
				Supplies			
20-00702	18	pd - amazon	1,046.20	01-410-000-200	Expenditure		18 1
				Supplies			
20-00702	19	twp - microsoft	296.80	01-407-000-220	Expenditure		19 1
				Software			
20-00702	20	twp - microsoft	381.60	01-407-000-220	Expenditure		20 1
				Software			
20-00702	21	twp - usps	4.20	01-401-000-215	Expenditure		21 1
				Postage			

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Upper Uwchlan Township  
Check Register By Check Id

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Seq	Acct
PO #	Item	Description							
922	BANK OF AMERICA	Continued							
20-00702	22	twp - staples	72.79	01-401-000-200 Supplies	Expenditure		22	1	
20-00702	23	twp - psats	75.00	01-401-000-316 Training & Seminars	Expenditure		23	1	
20-00702	24	hc - lionville storage	1,092.00	01-459-000-450 Contracted Services	Expenditure		24	1	
20-00702	25	twp - amazon	1,072.72	01-409-003-200 Supplies	Expenditure		25	1	
20-00702	26	twp - nli sharefile	179.85	01-407-000-220 Software	Expenditure		26	1	
20-00702	27	twp - canva	119.40	01-407-000-220 Software	Expenditure		27	1	
20-00702	28	pw - fred beans	75.34	01-438-000-235 Vehicle Maintenance	Expenditure		28	1	
20-00702	29	twp - united face masks	373.29	01-401-000-200 Supplies	Expenditure		29	1	
20-00702	30	twp - acme	42.64	01-401-000-200 Supplies	Expenditure		30	1	
			<u>7,115.45</u>						
923	06/12/20	LOWES020 LOWES BUSINESS ACCOUNT					2221		
20-00703	1	pw - supplies	14.88	01-438-000-200 Supplies	Expenditure		1	1	
20-00703	2	pw - supplies	17.50	01-438-000-200 Supplies	Expenditure		2	1	
20-00703	3	pw - supplies	3.76	01-438-000-200 Supplies	Expenditure		3	1	
20-00703	4	upland - supplies	82.20	01-454-005-200 Supplies	Expenditure		4	1	
20-00703	5	pw - supplies	179.96	01-438-000-200 Supplies	Expenditure		5	1	
			<u>298.30</u>						
924	06/12/20	STANDINS STANDARD INSURANCE COMPANY					2222		
20-00704	1	admin	523.20	01-401-000-156 Employee Benefit Expens	Expenditure		1	1	
20-00704	2	pd	1,442.03	01-410-000-156 Employee Benefit Expense	Expenditure		2	1	
20-00704	3	codes	261.43	01-413-000-156 Employee Benefit Expens	Expenditure		3	1	
20-00704	4	pw	459.25	01-438-000-156 Employee Benefit Expense	Expenditure		4	1	
20-00704	5	pw - facilities	205.21	01-438-001-156 Employee Benefit Expense	Expenditure		5	1	
			<u>2,891.12</u>						
925	06/05/20	WEXBANK WEX BANK					2223		
20-00705	1	admin	52.91	01-401-000-230 Gasoline & Oil	Expenditure		1	1	
20-00705	2	pd	1,869.45	01-410-000-230 Gasoline & Oil	Expenditure		2	1	

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Upper Uwchlan Township  
Check Register By Check Id

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Check #	Check Date	Vendor		Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Seq	Num Acct
PO #	Item	Description							
925 WEX BANK			Continued						
20-00705	3	codes		99.68	01-413-000-230	Expenditure		3	1
					Gasoline & Oil				
20-00705	4	pw		1,252.41	01-438-000-230	Expenditure		4	1
					Gasoline & Oil				
20-00705	5	pw - facilities		1,905.81	01-438-001-230	Expenditure		5	1
					Gasoline & Oil - Facilities				
				5,180.26					

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	21,769.11	0.00
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	5	0	21,769.11	0.00

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Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: DEV ESCROW to DEV ESCROW Range of Check Ids: 504 to 507  
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
504	06/15/20	ARROC010 ARRO CONSULTING, INC.	5,552.50		2225
505	06/15/20	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	830.00		2225
506	06/15/20	CHRISFRA FRANTZ, CHRISTOPHER	709.50		2225
507	06/15/20	GILMO020 GILMORE & ASSOCIATES, INC	12,513.27		2225

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	0	19,605.27	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	19,605.27	0.00

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Upper Uwchlan Township  
Check Payment Batch Verification Listing

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Batch Id: LHAINES Batch Type: C Batch Date: 06/15/20 Checking Account: DEV ESCROW G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
	06/15/20	ARROC010 ARRO CONSULTING, INC.		108 WEST AIRPORT ROAD					
20-00622	06/15/20	1 Fettters McKee	3,818.75	248-035	Project	Aprv	1	1	
				THE PRESERVE @ MARSH CREEK SD					
20-00622	06/15/20	2 Crossings	478.25	248-033	Project	Aprv	2	1	
				Chester Springs Crossing					
20-00622	06/15/20	3 5C Commercial	474.50	248-028	Project	Aprv	3	1	
				COMMERCIAL 5-C					
20-00622	06/15/20	4 Vantage Pont	332.75	248-017	Project	Aprv	4	1	
				Vantage Point at Chester Spr					
20-00622	06/15/20	5 Uppatinas	192.50	248-009	Project	Aprv	5	1	
				Open Community Corp					
20-00622	06/15/20	6 Starbucks	255.75	248-034	Project	Aprv	6	1	
				STARBUCKS @ EAGLEPOINTE VILLAG					
			5,552.50						
	06/15/20	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI		118 W. MARKET STREET					
20-00625	06/15/20	1 Windsor Baptist	166.00	248-031	Project	Aprv	20	1	
				WINDSOR BAPTIST CHURCH					
20-00625	06/15/20	2 Profound Tech	57.00	248-030	Project	Aprv	21	1	
				PROFOUND TECHNOLOGIES					
20-00625	06/15/20	3 Reerve	443.00	248-001	Project	Aprv	22	1	
				RAC/Frame Tract					
20-00625	06/15/20	4 McKee Toll	164.00	248-035	Project	Aprv	23	1	
				THE PRESERVE @ MARSH CREEK SD					
			830.00						
	06/15/20	CHRISFRA FRANTZ, CHRISTOPHER		PO BOX 557					
20-00624	06/15/20	1 March Toll	107.50	248-001	Project	Aprv	18	1	
				RAC/Frame Tract					
20-00624	06/15/20	2 June Toll	602.00	248-001	Project	Aprv	19	1	
				RAC/Frame Tract					
			709.50						
	06/15/20	GILMO020 GILMORE & ASSOCIATES, INC		65 E. BULTER AVENUE, SUITE 100					
20-00623	06/15/20	1 Windsor Baptist	67.50	248-031	Project	Aprv	7	1	
				WINDSOR BAPTIST CHURCH					
20-00623	06/15/20	2 Profound Tech	141.61	248-030	Project	Aprv	8	1	
				PROFOUND TECHNOLOGIES					
20-00623	06/15/20	3 Gunner Parking	440.73	248-032	Project	Aprv	9	1	
				Eagle Village Parking Expansio					
20-00623	06/15/20	4 Starbucks	211.98	248-034	Project	Aprv	10	1	
				STARBUCKS @ EAGLEPOINTE VILLAG					
20-00623	06/15/20	5 Villages 5C	759.45	248-019	Project	Aprv	11	1	
				The Village at Byers Station					
20-00623	06/15/20	6 5C commercial	141.61	248-028	Project	Aprv	12	1	
				COMMERCIAL 5-C					
20-00623	06/15/20	7 Marsh Lea	623.59	248-012	Project	Aprv	13	1	
				Marsh Lea					
20-00623	06/15/20	8 Crossings	5,186.25	248-033	Project	Aprv	14	1	

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Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 2

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item	Description			Description				
20-00623	06/15/20	9	Frame	508.05	Chester Springs Crossing	248-001	Project	Aprv	15	1
20-00623	06/15/20	10	Preserve	4,136.25	RAC/Frame Tract	248-035	Project	Aprv	16	1
20-00623	06/15/20	11	Townes	296.25	THE PRESERVE @ MARSH CREEK SD	248-021	Project	Aprv	17	1
				12,513.27	The Townes at Chester Springs					

	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
checks:	4	23	19,605.27

There are NO errors or warnings in this listing.

Project Description	Project No.	Project Total
RAC/Frame Tract	248-001	1,660.55
Open Community Corp	248-009	192.50
Marsh Lea	248-012	623.59
Vantage Point at Chester Spr	248-017	332.75
The Village at Byers Station	248-019	759.45
The Townes at Chester Springs	248-021	296.25
COMMERCIAL 5-C	248-028	616.11
PROFOUND TECHNOLOGIES	248-030	198.61
WINDSOR BAPTIST CHURCH	248-031	233.50
Eagle Village Parking Expansio	248-032	440.73
Chester Springs Crossing	248-033	5,664.50
STARBUCKS @ EAGLEPOINTE VILLAG	248-034	467.73
THE PRESERVE @ MARSH CREEK SD	248-035	8,119.00
Total Of All Projects:		<u>19,605.27</u>

G/L Posting Summary

Account	Description	Debits	Credits
40-100-000-100	Cash - Fulton Bank	0.00	19,605.27
40-248-000-001	Due to Developers - Toll Bros.	1,660.55	0.00
40-248-000-009	Due to Developer's - Open Community Corp	192.50	0.00
40-248-000-012	Due to Developers - Marsh Lea	623.59	0.00
40-248-000-017	Due to Developer - Vantage Pt Retirement	332.75	0.00
40-248-000-019	Due to Developer - Village at Byers	759.45	0.00
40-248-000-021	Due to Developers-Townes at Chester Sprg	296.25	0.00
40-248-000-028	Commercial 5C	616.11	0.00
40-248-000-030	PROFOUND TECHNOLOGIES	198.61	0.00
40-248-000-031	WINDSOR BAPTIST CHURCH	233.50	0.00
40-248-000-032	Eagle Village Parking Expansion	440.73	0.00
40-248-000-033	CHESTER SPRINGS CROSSING	5,664.50	0.00
40-248-000-034	Starbucks @ Eaglepointe Village	467.73	0.00
40-248-000-035	THE PRESERVE @ MARSH CREEK SD	<u>8,119.00</u>	<u>0.00</u>
Grand Total:		19,605.27	19,605.27



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Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: STORM WATER MGT to STORM WATER MGT Range of Check Ids: 1266 to 1270  
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
1266	06/11/20	LOWES020 LOWES BUSINESS ACCOUNT	56.99	2227
1267	06/15/20	GILMO020 GILMORE & ASSOCIATES, INC	1,170.00	2228
1268	06/15/20	KNOXE010 KNOX EQUIPMENT RENTALS INC	2,920.65	2228
1269	06/15/20	MAINL010 MAIN LINE CONCRETE & SUPPLY IN	1,414.38	2228
1270	06/15/20	PIPEL020 PIPE LINE PLASTICS, INC	1,632.88	2228

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	7,194.90	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	7,194.90	0.00

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Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: STORM WATER MGT to STORM WATER MGT Range of Check Ids: 1266 to 1270  
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
1266	06/11/20	LOWES020 LOWES BUSINESS ACCOUNT					2227
20-00712	1	stormwater - supplies	56.99	08-446-000-200 Supplies	Expenditure		1 1
1267	06/15/20	GILMO020 GILMORE & ASSOCIATES, INC					2228
20-00715	1	ms4 permit	1,170.00	08-420-000-035 Permits	Expenditure		5 1
1268	06/15/20	KNOXE010 KNOX EQUIPMENT RENTALS INC					2228
20-00716	1	equipment rental	1,519.90	08-446-000-450 Contracted services	Expenditure		6 1
20-00716	2	equipment rental	1,400.75	08-446-000-450 Contracted services	Expenditure		7 1
			<u>2,920.65</u>				
1269	06/15/20	MAINL010 MAIN LINE CONCRETE & SUPPLY IN					2228
20-00714	1	concrete + delivery	627.00	08-446-000-200 Supplies	Expenditure		2 1
20-00714	2	cinder-brick	449.28	08-446-000-200 Supplies	Expenditure		3 1
20-00714	3	mason mix	338.10	08-446-000-200 Supplies	Expenditure		4 1
			<u>1,414.38</u>				
1270	06/15/20	PIPEL020 PIPE LINE PLASTICS, INC					2228
20-00713	1	80 ft of pipe	1,632.88	08-446-000-200 Supplies	Expenditure		1 1

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	7,194.90	0.00
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	<u>5</u>	<u>0</u>	<u>7,194.90</u>	<u>0.00</u>

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Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: SOLID WASTE to SOLID WASTE Range of Check Ids: 10417 to 10421  
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
10417	06/15/20	ADVANDIS ADVANCED DISPOSAL	34,303.38	2226
10418	06/15/20	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	17.50	2226
10419	06/15/20	CCSWA010 CCSWA	24,660.13	2226
10420	06/15/20	TOTALREC TOTAL RECYCLE	3,281.11	2226
10421	06/15/20	AJBLO010 A.J. BLOSENSKI	15,148.32	2230

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	77,410.44	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	77,410.44	0.00

June 11, 2020  
06:56 PM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: SOLID WASTE to SOLID WASTE Range of Check Ids: 10417 to 10421  
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
10417	06/15/20	ADVANDIS ADVANCED DISPOSAL					2226
20-00711	1	may solid waste collection	34,303.38	05-427-000-450 Contracted Services	Expenditure		7 1
10418	06/15/20	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI					2226
20-00708	1	trash collections	17.50	05-427-000-314 Legal Fees	Expenditure		1 1
10419	06/15/20	CCSWA010 CCSWA					2226
20-00710	1	5/8-5/15	5,263.91	05-427-000-700 Tipping Fees	Expenditure		3 1
20-00710	2	5/18-5/22	7,456.53	05-427-000-700 Tipping Fees	Expenditure		4 1
20-00710	3	5/26-5/29	5,807.72	05-427-000-700 Tipping Fees	Expenditure		5 1
20-00710	4	6/1-6/5	6,131.97	05-427-000-700 Tipping Fees	Expenditure		6 1
			24,660.13				
10420	06/15/20	TOTALREC TOTAL RECYCLE					2226
20-00709	1	may services	3,281.11	05-427-000-725 Tipping Fees - Recycling	Expenditure		2 1
10421	06/15/20	AJBL0010 A.J. BLOSENSKI					2230
20-00726	1	june recycling collection	15,148.32	05-427-000-460 Contracted Services - Recycling	Expenditure		1 1

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	77,410.44	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	77,410.44	0.00

June 11, 2020  
06:53 PM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: CAPITAL to CAPITAL Range of Check Ids: 1845 to 1853  
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
1845	06/15/20	BAVERGOR GORDON H. BAVER, INC.	62,473.44	2229
1846	06/15/20	BEILERCA BEILER-CAMPBELL REALTORS	1,400.00	2229
1847	06/15/20	BENJROB BENJAMIN ROBERTS, LTD	2,598.18	2229
1848	06/15/20	BERWYNLA BERWYN LAWNMOWER	3,041.50	2229
1849	06/15/20	CLIPPER CLIPPER PIPE & SERVICE, INC	95,636.50	2229
1850	06/15/20	GILMO020 GILMORE & ASSOCIATES, INC	328.33	2229
1851	06/15/20	HAMMEL HAMMEL ASSOCIATES ARCHITECTS	4,725.76	2229
1852	06/15/20	MCMAH010 MCMAHON ASSOCIATES, INC.	640.00	2229
1853	06/15/20	WESCOTT WESCOTT ELECTRIC COMPANY	47,999.40	2229

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	9	0	218,843.11	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	9	0	218,843.11	0.00

June 11, 2020  
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Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: LHAINES Batch Type: C Batch Date: 06/15/20 Checking Account: CAPITAL G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
20-00718	06/15/20	BAVERGOR GORDON H. BAVER, INC. 1 payment application #12	62,473.44	187 WEST EIGHTH STREET	30-409-002-610	Expenditure	Aprv	2	1
			62,473.44	Township Building Expansion 2018-2020					
20-00725	06/15/20	BEILERCA BEILER-CAMPBELL REALTORS 1 open space - 570 dorlan mill	1,400.00	402 BAYARD ROAD	30-507-000-010	Expenditure	Aprv	11	1
			1,400.00	Miscellaneous Expense					
20-00721	06/15/20	BENJROB BENJAMIN ROBERTS, LTD 1 furniture	1,533.18	240 NORTH PRINCE STREET	30-409-002-610	Expenditure	Aprv	5	1
				Township Building Expansion 2018-2020					
20-00721	06/15/20	2 furniture	1,065.00		30-409-002-610	Expenditure	Aprv	6	1
			2,598.18	Township Building Expansion 2018-2020					
20-00717	06/15/20	BERWYNLA BERWYN LAWNMOWER 1 parks - capital - billy goat	3,041.50	500 W LANCASTER AVE	30-454-000-700	Expenditure	Aprv	1	1
			3,041.50	Capital Purchases - All Parks					
20-00720	06/15/20	CLIPPER CLIPPER PIPE & SERVICE, INC 1 payment application #8	95,636.50	PO BOX 148	30-409-002-610	Expenditure	Aprv	4	1
			95,636.50	Township Building Expansion 2018-2020					
20-00722	06/15/20	GILMO020 GILMORE & ASSOCIATES, INC 1 may services	328.33	65 E. BULTER AVENUE, SUITE 100	30-409-002-610	Expenditure	Aprv	7	1
			328.33	Township Building Expansion 2018-2020					
20-00723	06/15/20	HAMMEL HAMMEL ASSOCIATES ARCHITECTS 1 april services	1,404.89	25 EAST GRANT STREET	30-409-002-610	Expenditure	Aprv	8	1
				Township Building Expansion 2018-2020					
20-00723	06/15/20	2 march services	3,320.87		30-409-002-610	Expenditure	Aprv	9	1
			4,725.76	Township Building Expansion 2018-2020					
20-00724	06/15/20	MCMHA010 MCMAHON ASSOCIATES, INC. 1 eagle park project	640.00	425 COMMERCE DRIVE	30-506-000-600	Expenditure	Aprv	10	1
			640.00	Construction - Village of Eagle					
20-00719	06/15/20	WESCOTT WESCOTT ELECTRIC COMPANY 1 payment application #9	47,999.40	PO BOX 278	30-409-002-610	Expenditure	Aprv	3	1
			47,999.40	Township Building Expansion 2018-2020					

June 11, 2020  
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Upper Uwchlan Township  
Check Payment Batch Verification Listing

Check No.	Check Date	Vendor #	Name		Street 1 of Address to be printed on Check				
PO #	Enc Date	Item	Description	Payment Amt	Charge Account	Account Type	Status	Seq	Acct
					Description				

	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
Checks:	9	11	218,843.11

There are NO errors or warnings in this listing.



## UPPER UWCHLAN TOWNSHIP

### MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Jill Bukata, Township Treasurer

RE: Status Update

DATE: June 15, 2020

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

- Received and processed 89 trash and 1,930 sewer payments (5/14/20 – 6/11/20)
- Attended GFOA Virtual Conference – several sessions daily

#### Projects and goals

- Outsource real estate tax collection
- Review and consider alternate methods of preparing the annual budget
- Review and revise documentation of Finance Dept. processes

#### Highlights of the May, 2020 financial statements

- The balance sheet remains strong with cash of over **\$9.9 million** - of that amount **over \$3.8 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 **\$4,161,180 or 51.5%** of the annual budget. Combined expenses are **\$2,670,089 or 37.8%** of the budget. The combined year to date net income - (General Fund and Solid Waste Fund) is **\$1,491,091**. Earned income tax revenue YTD was **\$1,750,589**.
- **Real estate taxes collected have exceeded the budget by nearly \$33,000.**
- Earned income taxes at the end of May was **\$179,000** less than at the same time a year ago. We received **\$55,000** through the first 2 weeks of June, which was lower than the same period in 2019 by about **\$150,000**. An analysis prepared by Keystone Collections showed Upper Uwchlan to be lower by **9.1%** in the first five months of 2020 compared to 2019.



# Upper Uwchlan Township

## Treasurer's Report

Cash Balances  
As of May 31, 2020

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### General Fund

Meridian Bank	\$ 4,513,690
Meridian Bank - Payroll	100,129
Meridian Bank MMA - restricted	38,860
Fulton Bank	51,738
Fulton Bank - Turf Field	428,053
Petty cash	300
Total General Fund	5,132,770

Certificate of Deposit - 1/2/21 273,272

Total General Fund \$ 5,406,042

### Solid Waste Fund

Meridian Bank - Solid Waste	557,180
Fulton Bank - Solid Waste	583,372
Total Solid Waste Funds	1,140,553

Total Solid Waste Fund 1,140,553

### Liquid Fuels Fund

Fulton Bank	1,089,259
	1,089,259

Total Liquid Fuels Fund 1,089,259

### Capital Projects Fund

Fulton Bank	391,315
PSDLAF	5,109
Fulton Bank - 2019 Bond Proceeds	-
Fulton Bank - 2019 Bond Proceeds, ICS Sweep	786,931
	1,183,354

Total Capital Projects Fund 1,183,354

### Act 209 Impact Fund

Fulton Bank	757,222
	757,222

Total Act 209 Impact Fund 757,222

### Water Resource Protection Fund

Fulton Bank	64,884
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Total Water Resource Protection Fund 64,884

### Sewer Fund

PSDLAF	84
Fulton Bank	275,579
	275,662

Total Sewer Fund 275,662

Total - Upper Uwchlan Township	\$ 9,916,976
Municipal Authority	\$ 6,287,129
Developer's Escrow Fund	\$ 418,889

Upper Uwchlan Township  
Schedule of Investments

As of May 31, 2020

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	Institution	Amount Invested	Type of Investment	Maturity Date	Interest Rate	Market Value
<u>General Fund</u>						
General Fund	First Resource Bank	250,000.00	Certificate of Deposit	1/2/2021	2.000%	250,000.00
		21,021.34	Interest accrued			21,021.34
	Accrued interest - YTD	2,251.11				2,251.11
		<u>273,272.45</u>				<u>273,272.45</u>
<u>Sewer Fund - General Obligation Bonds (2014 Bonds)</u>						
Sewer Fund	PSDLAF	2,812,792.62	Collateralized CD Pool		0.100%	2,812,792.62
	Redemptions	(2,812,792.62)				(2,812,792.62)
	PSDLAF	83.59	MAX account (MMF)			83.59
	PSDLAF	-	MAX account (MMF)	-	0.02%	-
		<u>83.59</u>				<u>83.59</u>
<u>Capital Fund</u>						
Capital Fund	PSDLAF	1,500,000.00	Collateralized CD Pool		0.100%	1,500,000.00
	Redemptions	(1,535,000.00)				(1,535,000.00)
	MAX account (MMF)	40,108.62	MAX account (MMF)	-	0.02%	40,108.62
		<u>5,108.62</u>				<u>5,108.62</u>
	Fulton Bank - 2019 Bond Proceeds Used for projects	5,598,691.66 (4,811,760.65) <u>786,931.01</u>				5,598,691.66 (4,811,760.65) <u>786,931.01</u>
Total Capital Fund		<u>792,039.63</u>				<u>792,039.63</u>

Upper Uwchlan Township  
Accounts Receivable  
As of May 31, 2020

Engineering and Legal Receivables - 01-145-000-200 and 300  
Reimbursable CU Fees - 01-145-000-021

	Total Amount Due 5/31/2020	Total Amount Due 4/30/2020	Less than 30 days	31 - 60 days	61 - 90 days	Over 90 days	Over 180 days	Total
Aurora Custom Builders	1,076.91	1,076.91	-	-	-	1,076.91	-	1,076.91
Joseph Basta	-	-	-	-	-	-	-	-
Byers Station	-	-	-	-	-	-	-	-
Car Sense	-	-	-	-	-	-	-	-
Cutler Group	11,284.52	11,284.52	-	-	-	11,284.52	-	11,284.52
DSM Biomedical	2,780.91	2,952.28	-	-	466.13	2,314.78	-	2,780.91
David Dugan	-	-	-	-	-	-	-	-
Eagle Retail Assoc.	-	-	-	-	-	-	-	-
Fish Eye	-	-	-	-	-	-	-	-
Gunner	-	-	-	-	-	-	-	-
Hankin	-	-	-	-	-	-	-	-
Inman	-	-	-	-	-	-	-	-
Jonathon Thuir	143.00	143.00	-	-	143.00	-	-	143.00
KHOV	3,577.86	3,577.86	-	-	-	-	3,577.86	3,577.86
Pa. Turnpike	-	-	-	-	-	-	-	-
Pamela MacIntyre	-	-	-	-	-	-	-	-
QBD	437.42	437.42	-	-	437.42	-	-	437.42
Montchanin Development	-	-	-	-	-	-	-	-
Montesano	5,998.90	6,157.94	-	873.51	-	5,125.29	-	5,998.80
Moser Builders	-	-	-	-	-	-	-	-
Orleans/Lennar	4,502.73	4,502.73	-	-	-	-	4,502.73	4,502.73
Struble	1,246.37	34.37	-	-	-	1,246.37	-	1,246.37
Toll Brothers	5,046.70	5,046.70	-	-	-	5,046.70	-	5,046.70
Chris Vail	-	-	-	-	-	-	-	-
Windsor Baptist Church	-	-	-	-	-	-	-	-
<b>Balance at May 31, 2020</b>	<b>\$ 36,095.32</b>	<b>\$ 35,213.73</b>	<b>\$ -</b>	<b>\$ 873.51</b>	<b>\$ 1,046.55</b>	<b>\$ 26,094.57</b>	<b>\$ 8,080.59</b>	<b>\$ 36,095.22</b>

Upper Uwchlan Township  
Accounts Receivable  
As of May 31, 2020

Turf and Field Fees Receivable - Account 01-145-000-080 and 085

	Total Amount 5/31/2020	Total Amount 4/30/2020	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
Brandywine Rugby	-	-	-					-
Craig Reed	-	-						-
Camp Hill Special School Soccer	-	-	-					-
CSU Soccer	-	-						-
Daniel Beecham	-	-	-					-
Downingtown Rugby	-	-						-
East Soccer Academy	-	-						-
Freedom LAX	-	-						-
GEYA -Baseball	-	-						-
GEYA Soccer	875.00	875.00	-	875.00				875.00
Marriott Hotels	25.00	25.00	-	-	25.00			25.00
Marsh Creek Eagles	-	-	-	-				-
Penn Fusion Soccer Academy	-	-						-
RFC Rebels	-	-						-
St. Elizabeth's CYO Sports	-	-						-
Tad Doyle	950.00	950.00					950.00	950.00
Vincent United	-	75.00						-
<b>Balance at May 31, 2020</b>	<b>\$ 1,850.00</b>	<b>\$ 1,925.00</b>	<b>\$ -</b>	<b>\$ 875.00</b>	<b>\$ 25.00</b>	<b>\$ -</b>	<b>\$ 950.00</b>	<b>\$ 1,850.00</b>

Upper Uwchlan Township  
Accounts Receivable  
As of May 31, 2020

Misc Accounts Receivable - Account 01-145-000-095

	Amount 5/31/2020	Amount 4/30/2020	Aging					Total
			Less than 30 days	30 days	60 days	90 days	180 days & over	
Cable franchise fees - 1Q	28,646.94	58,000.00	-	28,646.94	-			28,646.94
Chester County cell tower rent	-	-	-	-	-	-	-	-
Overpaid Pa. taxes	191.94	191.94	-	-	191.94	-		191.94
	-	-	-					-
	-	-						-
Balance at May 31, 2020	<u>\$ 28,838.88</u>	<u>\$ 58,191.94</u>	<u>-</u>	<u>28,646.94</u>	<u>191.94</u>	<u>-</u>	<u>-</u>	<u>28,838.88</u>

Upper Uwchlan Township  
General Fund  
Balance Sheet  
As of May 31, 2020

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**ASSETS**

Cash			
01-100-000-100	General Checking - Fulton Bank	\$	51,738.10
01-100-000-200	Meridian Bank		4,513,689.82
01-100-000-210	Meridian Bank - Payroll		100,128.97
01-100-000-220	Meridian Bank MMA - restricted		38,859.71
01-100-000-250	Fulton Bank - Turf Field		428,053.03
01-100-000-300	Petty Cash		300.00
	Total Cash		<u>5,132,769.63</u>

Investments			
01-120-000-100	Certificate of Deposit - 1/2/21		273,272.45
			<u>273,272.45</u>

Accounts Receivable			
01-145-000-020	Engineering Fees Receivable		27,141.12
01-145-000-021	Engineering Fees Receivable-CU		(5,419.42)
01-145-000-030	Legal Fees Receivable		7,852.76
01-145-000-040	R/E Taxes Receivable		1,021,369.41
01-145-000-050	Hydrant Tax Receivable		-
01-145-000-080	Field Fees Receivables		2,370.00
01-145-000-085	Turf Field Receivables		(595.00)
01-145-000-086	EIT Receivable		99,687.59
01-145-000-090	RE Transfer Tax Receivable		44,570.16
01-145-000-095	Misc accounts receivable		28,838.88
01-145-000-096	Traffic Signals Receivable		-
01-145-000-097	Advertising Fees Reimbursable		397.42
	Total Accounts Receivable		<u>1,226,212.92</u>

Other Current Assets			
01-130-000-001	Due From Municipal Authority		97,042.03
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		1,340.39
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		<u>98,382.42</u>

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

<b>Total Assets</b>	<b>6,730,637.42</b>
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Upper Uwchlan Township  
General Fund  
Balance Sheet  
As of May 31, 2020

43

**LIABILITIES AND FUND BALANCE**

Accounts Payable

01-200-000-000	Accounts Payable	-
01-252-000-001	Deferred Revenues	26,543.50
	Total Accounts Payable	26,543.50

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	4,579.72
01-214-000-000	Non-Uniform Pension	-
01-214-000-100	NU Pension Plan #2	-
01-215-000-000	Police Pension Withheld	-
01-216-000-000	Domestic Relation W/H	-
01-217-000-000	State Tax Withheld	(0.01)
01-218-000-000	Police Association Dues	1,760.00
01-219-000-000	LST Tax Withheld	60.00
01-220-000-000	State Unemployment W/H	639.15
01-221-000-000	Benefit Deduction-Aflac	704.27
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	1,193.52
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	1,122.20
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	2,461.58
01-258-000-000	Accrued Expenses	-
	Total Other Current Liabilities	12,520.43

<b>Total Liabilities</b>	<b>39,063.93</b>
--------------------------	------------------

EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	4,832,971.69
	Current Period Net Income (Loss)	1,045,680.20
	Total Equity	6,691,573.49

<b>Total Fund Balance</b>	<b>6,691,573.49</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>6,730,637.42</b>
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Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended May 31, 2020

44

GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
01-301-000-010	Current Real Estate Taxes	1,026,886.16	994,100.00	32,786.16	103.3%
01-301-000-013	Real Estate Tax Refunds	(143.60)	(28,000.00)	27,856.40	0.5%
01-301-000-030	Delinquent Real Estate Taxes	19,177.84	30,000.00	(10,822.16)	63.9%
01-301-000-071	Hydrant Tax	218.55	65,000.00	(64,781.45)	0.3%
01-310-000-010	Real Estate Transfer Taxes	165,902.50	541,250.00	(375,347.50)	30.7%
01-310-000-020	Earned Income Taxes	1,772,262.76	3,857,000.00	(2,084,737.24)	45.9%
01-310-000-021	EIT commissions paid	(21,674.25)	(52,455.00)	30,780.75	41.3%
01-320-000-010	Building Permits	131,504.74	378,000.00	(246,495.26)	34.8%
01-320-000-020	Use & Occupancy Permit	4,500.00	12,000.00	(7,500.00)	37.5%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,000.00	2,000.00	(1,000.00)	50.0%
01-320-000-050	Refinance Certification Fees	1,850.00	3,000.00	(1,150.00)	61.7%
01-321-000-080	Cable TV Franchise Fees	54,959.00	225,000.00	(170,041.00)	24.4%
01-331-000-010	Vehicle Codes Violation	13,926.82	45,000.00	(31,073.18)	30.9%
01-331-000-011	Reports/Fingerprints	1,218.47	2,000.00	(781.53)	60.9%
01-331-000-012	Solicitation Permits	-	500.00	(500.00)	0.0%
01-331-000-050	Reimbursable Police Wages	462.00	3,000.00	(2,538.00)	15.4%
01-341-000-001	Interest Earnings	29,554.98	50,000.00	(20,445.02)	59.1%
01-342-000-001	Rental Property Income	10,000.00	24,000.00	(14,000.00)	41.7%
01-354-000-010	County Grants	-	15,000.00	(15,000.00)	0.0%
01-354-000-020	State Grants	-	1,808.00	(1,808.00)	0.0%
01-354-000-030	Police Grants	465.00	-	465.00	#DIV/0!
01-355-000-001	PURTA	-	5,000.00	(5,000.00)	0.0%
01-355-000-004	Alcoholic Beverage Tax	600.00	600.00	-	100.0%
01-355-000-005	State Aid, Police Pension	-	122,000.00	(122,000.00)	0.0%
01-355-000-006	State Aid, Non-Uniform Pension	-	80,000.00	(80,000.00)	0.0%
01-355-000-007	Foreign Fire Insurance Tax	-	95,000.00	(95,000.00)	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	700.00	6,000.00	(5,300.00)	11.7%
01-361-000-032	Fees from Engineering	2,632.50	100,000.00	(97,367.50)	2.6%
01-361-000-033	Admin Fees from Engineering	(75.84)	4,000.00	(4,075.84)	-1.9%
01-361-000-035	Admin Fees from Legal	152.66	1,000.00	(847.34)	15.3%
01-361-000-036	Legal Services Fees	2,845.75	6,000.00	(3,154.25)	47.4%
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%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	-	-	#DIV/0!
01-361-000-044	Fees from Advertising Reimbursables	397.42	500.00	(102.58)	79.5%
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-014	Pavillion Rental	-	500.00	(500.00)	0.0%
01-367-000-021	Field Programs	1,510.00	30,000.00	(28,490.00)	5.0%
01-367-000-025	Turf Field Fees	15,600.00	45,000.00	(29,400.00)	34.7%
01-367-000-030	Community Events Donations	1,885.00	10,000.00	(8,115.00)	18.9%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-045	Upland Farms Barn Rental Fees	-	-	-	#DIV/0!
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	30,114.07	5,000.00	25,114.07	602.3%
01-380-000-010	Insurance Reimbursement	-	3,000.00	(3,000.00)	0.0%
01-392-000-008	Municipal Authority Reimbursement	97,042.03	273,821.00	(176,778.97)	35.4%
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>3,365,474.56</b>	<b>6,977,274.00</b>	<b>(3,611,799.44)</b>	<b>48.2%</b>

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended May 31, 2020

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GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
<b>GENERAL GOVERNMENT</b>					
01-400-000-113	Supervisors Wages	3,250.00	5,000.00	(1,750.00)	65.0%
01-400-000-150	Payroll Tax Expense	248.63	383.00	(134.37)	64.9%
01-400-000-320	Telephone	325.68	2,000.00	(1,674.32)	16.3%
01-400-000-340	Public Relations	-	2,500.00	(2,500.00)	0.0%
01-400-000-341	Advertising	6.16	7,500.00	(7,493.84)	0.1%
01-400-000-342	Printing	3,707.86	5,000.00	(1,292.14)	74.2%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	3,601.00	4,200.00	(599.00)	85.7%
01-400-000-352	Insurance-Liability	9,075.60	18,151.00	(9,075.40)	50.0%
01-400-000-420	Dues/Subscriptions/Memberships	-	4,261.00	(4,261.00)	0.0%
01-400-000-460	Meeting & Conferences	1,330.00	6,000.00	(4,670.00)	22.2%
01-400-000-461	Bank Fees	5,129.93	9,000.00	(3,870.07)	57.0%
01-400-000-463	Misc expenses	10,290.86	2,000.00	8,290.86	514.5%
01-400-000-464	Wallace Twp. Tax Agreement	-	4,750.00	(4,750.00)	0.0%
		36,965.72	72,745.00	(35,779.28)	50.8%
<b>EXECUTIVE</b>					
01-401-000-100	Administration Wages	172,576.83	507,994.00	(335,417.17)	34.0%
01-401-000-150	Payroll Tax Expense	13,616.97	38,862.00	(25,245.03)	35.0%
01-401-000-151	PSATS Unemployment Compensation	446.15	480.00	(33.85)	92.9%
01-401-000-156	Employee Benefit Expense	30,019.88	122,353.00	(92,333.12)	24.5%
01-401-000-157	ACA Fees	-	240.00	(240.00)	0.0%
01-401-000-160	Non-Uniform Pension	20,710.48	41,436.00	(20,725.52)	50.0%
01-401-000-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-401-000-174	Tuition Reimbursements	430.75	6,300.00	(5,869.25)	6.8%
01-401-000-181	Longevity Pay	4,800.00	5,100.00	(300.00)	94.1%
01-401-000-183	Overtime Wages	1,725.41	5,000.00	(3,274.59)	34.5%
01-401-000-200	Supplies	4,830.20	15,000.00	(10,169.80)	32.2%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	2,010.68	4,500.00	(2,489.32)	44.7%
01-401-000-230	Gasoline & Oil	196.66	2,200.00	(2,003.34)	8.9%
01-401-000-235	Vehicle Maintenance	334.85	1,000.00	(665.15)	33.5%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	1,055.68	10,000.00	(8,944.32)	10.6%
01-401-000-317	Parking/Travel	140.00	1,200.00	(1,060.00)	11.7%
01-401-000-322	Ipad Expenses	70.96	600.00	(529.04)	11.8%
01-401-000-352	Insurance - Liability	188.26	377.00	(188.74)	49.9%
01-401-000-353	Insurance-Vehicle	148.64	297.00	(148.36)	50.0%
01-401-000-354	Insurance-Workers Compensation	933.16	1,716.00	(782.84)	54.4%
01-401-000-420	Dues/Subscriptions/Memberships	4,638.80	6,100.00	(1,461.20)	76.0%
01-401-000-450	Contracted Services	10,759.42	16,310.00	(5,550.58)	66.0%
		269,633.78	795,265.00	(525,631.22)	33.9%
<b>AUDIT</b>					
01-402-000-450	Contracted Services	25,050.00	28,500.00	(3,450.00)	87.9%
		25,050.00	28,500.00	(3,450.00)	87.9%
<b>TAX COLLECTION</b>					
01-403-000-100	Tax Collector Wages	2,500.88	7,371.00	(4,870.12)	33.9%
01-403-000-150	Payroll Tax Expense	191.34	564.00	(372.66)	33.9%
01-403-000-200	Supplies	86.06	500.00	(413.94)	17.2%
01-403-000-215	Postage	1,636.54	2,000.00	(363.46)	81.8%
01-403-000-350	Insurance-Bonding	-	600.00	(600.00)	0.0%
01-403-000-450	Contracted Services	2,245.08	3,000.00	(754.92)	74.8%
		6,659.90	14,035.00	(7,375.10)	47.5%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended May 31, 2020

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GL Account #	Account Description	2020 YTD Actual	2020 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	(379.53)	9,500.00	(9,879.53)	-4.0%
01-404-000-311	Non Reimbursable Legal	24,588.00	30,000.00	(5,412.00)	82.0%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		24,208.47	45,000.00	(20,791.53)	53.8%
<b>COMPUTER</b>					
01-407-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-407-000-220	Software	23,865.47	60,500.00	(36,634.53)	39.4%
01-407-000-222	Hardware	3,871.36	6,000.00	(2,128.64)	64.5%
01-407-000-240	Web Page	5,770.37	5,700.00	70.37	101.2%
01-407-000-450	Contracted Services	24,966.90	40,000.00	(15,033.10)	62.4%
		58,474.10	114,200.00	(55,725.90)	51.2%
<b>ENGINEERING</b>					
01-408-000-305	Reimbursable Conditional Use	1,658.00	25,000.00	(23,342.00)	6.6%
01-408-000-310	Reimbursable Engineering	2,252.43	75,000.00	(72,747.57)	3.0%
01-408-000-311	Traffic Engineering	1,955.00	25,000.00	(23,045.00)	7.8%
01-408-000-313	Non Reimbursable Engineering	12,689.15	30,000.00	(17,310.85)	42.3%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	-	10,000.00	(10,000.00)	0.0%
01-408-000-368	MS4 Expenses	-	-	-	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	-	-	-	#DIV/0!
01-408-000-370	Reimbursable Advertising	649.80	-	649.80	#DIV/0!
		19,204.38	169,500.00	(150,295.62)	11.3%
<b>TOWNSHIP PROPERTIES</b>					
<u>Public Works Building</u>					
01-409-001-200	Supplies	59.85	1,000.00	(940.15)	6.0%
01-409-001-231	Propane & heating - PW bldg	3,553.32	15,000.00	(11,446.68)	23.7%
01-409-001-250	Maint & Repair	5,071.66	14,000.00	(8,928.34)	36.2%
01-409-001-320	Telephone	1,846.88	4,000.00	(2,153.12)	46.2%
01-409-001-351	Insurance - property	6,200.64	12,401.00	(6,200.36)	50.0%
01-409-001-360	Utilities	2,892.27	12,000.00	(9,107.73)	24.1%
01-409-001-450	Contracted Services	2,952.00	5,000.00	(2,048.00)	59.0%
<u>Township Building</u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	-	2,500.00	(2,500.00)	0.0%
01-409-003-320	Telephone	1,702.58	7,000.00	(5,297.42)	24.3%
01-409-003-351	Insurance Property	7,234.44	14,468.00	(7,233.56)	50.0%
01-409-003-360	Utilities	4,067.22	15,000.00	(10,932.78)	27.1%
01-409-003-380	Rent	41,640.00	18,333.00	23,307.00	227.1%
01-409-003-385	Relocation Costs	-	-	-	#DIV/0!
01-409-003-450	Contracted Services	4,364.18	25,000.00	(20,635.82)	17.5%
<u>Milford Road</u>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-409-004-250	Maintenance & Repairs	-	3,000.00	(3,000.00)	0.0%
01-409-004-320	Telephone	2,765.01	3,000.00	(234.99)	92.2%
01-409-004-351	Insurance - property	1,033.44	2,067.00	(1,033.56)	50.0%
01-409-004-360	Utilities	1,542.52	2,000.00	(457.48)	77.1%
01-409-004-450	Contracted Services	-	9,100.00	(9,100.00)	0.0%
01-409-005-200	Police relocated - supplies	10,659.30	-	10,659.30	#DIV/0!
		97,585.31	174,369.00	(76,783.69)	56.0%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended May 31, 2020

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GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
<b>POLICE EXPENSES</b>					
01-410-000-100	Police Wages	479,954.64	1,309,163.00	(829,208.36)	36.7%
01-410-000-150	Payroll Tax Expense	38,701.92	100,151.00	(61,449.08)	38.6%
01-410-000-151	PSATS Unemployment Compensation	992.82	1,040.00	(47.18)	95.5%
01-410-000-156	Employee Benefit Expense	132,713.40	333,668.00	(200,954.60)	39.8%
01-410-000-158	Medical Expense Reimbursements	2,327.37	10,000.00	(7,672.63)	23.3%
01-410-000-160	Pension Expense	125,866.50	251,733.00	(125,866.50)	50.0%
01-410-000-165	Employer 457 Match	-	12,000.00	(12,000.00)	0.0%
01-410-000-174	Tuition Reimbursment	6,915.00	12,000.00	(5,085.00)	57.6%
01-410-000-181	Longevity Pay	11,400.00	27,600.00	(16,200.00)	41.3%
01-410-000-182	Education incentive	3,800.00	3,750.00	50.00	101.3%
01-410-000-183	Overtime Wages	15,317.73	49,000.00	(33,682.27)	31.3%
01-410-000-187	Courttime Wages	300.94	12,000.00	(11,699.06)	2.5%
01-410-000-191	Uniform/Boot Allowances	6,900.00	11,600.00	(4,700.00)	59.5%
01-410-000-200	Supplies	4,630.70	14,000.00	(9,369.30)	33.1%
01-410-000-215	Postage	294.10	750.00	(455.90)	39.2%
01-410-000-230	Gasoline & Oil	12,621.23	30,000.00	(17,378.77)	42.1%
01-410-000-235	Vehicle Maintenance	7,775.22	23,000.00	(15,224.78)	33.8%
01-410-000-238	Clothing/Uniforms	373.41	9,000.00	(8,626.59)	4.1%
01-410-000-250	Maintenance & Repairs	105.15	2,500.00	(2,394.85)	4.2%
01-410-000-260	Small Tools & Equipment	427.75	9,000.00	(8,572.25)	4.8%
01-410-000-311	Non-Reimbursable-Legal	-	-	-	#DIV/0!
01-410-000-316	Training/Seminar	4,027.92	13,000.00	(8,972.08)	31.0%
01-410-000-317	Parking & travel	154.40	1,000.00	(845.60)	15.4%
01-410-000-320	Telephone	1,476.79	8,000.00	(6,523.21)	18.5%
01-410-000-322	Ipad Expense	337.68	600.00	(262.32)	56.3%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	47.67	12,000.00	(11,952.33)	0.4%
01-410-000-342	Police Accreditation	1,785.00	6,000.00	(4,215.00)	29.8%
01-410-000-352	Insurance - Liability	6,913.00	13,826.00	(6,913.00)	50.0%
01-410-000-353	Insurance - Vehicles	1,189.00	2,378.00	(1,189.00)	50.0%
01-410-000-354	Insurance - Workers Compensation	20,218.58	37,187.00	(16,968.42)	54.4%
01-410-000-420	Dues/Subscriptions/Memberships	333.85	1,000.00	(666.15)	33.4%
01-410-000-450	Contracted Services	10,184.00	25,350.00	(15,166.00)	40.2%
01-410-000-740	Computer/Furniture	-	3,000.00	(3,000.00)	0.0%
		898,085.77	2,346,296.00	(1,448,210.23)	38.3%
<b>FIRE/AMBULANCE</b>					
01-411-000-354	Insurance - Workers Compensation	-	23,000.00	(23,000.00)	0.0%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	31,419.90	60,000.00	(28,580.10)	52.4%
01-411-001-001	Ludwigs	37,080.00	74,160.00	(37,080.00)	50.0%
01-411-001-002	Lionville	37,141.00	74,282.00	(37,141.00)	50.0%
01-411-001-003	Lionville Capital	150,000.00	-	150,000.00	#DIV/0!
01-411-001-004	Glenmoore	4,274.50	8,549.00	(4,274.50)	50.0%
01-411-001-005	E. Brandywine	6,804.00	13,608.00	(6,804.00)	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	-	95,000.00	(95,000.00)	0.0%
		266,719.40	351,099.00	(84,379.60)	76.0%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended May 31, 2020

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GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
<b>AMBULANCE</b>					
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%
<b>CODES ADMINISTRATION</b>					
01-413-000-100	Code Administrator Wages	95,300.99	250,390.00	(155,089.01)	38.1%
01-413-000-150	Payroll Tax Expenses	7,658.44	19,155.00	(11,496.56)	40.0%
01-413-000-151	PSATS Unemployment Compensation	240.00	240.00	-	100.0%
01-413-000-156	Employee Benefit Expense	29,613.88	72,761.00	(43,147.12)	40.7%
01-413-000-160	Pension	10,992.48	21,985.00	(10,992.52)	50.0%
01-413-000-165	Employer 457 Match	-	3,000.00	(3,000.00)	0.0%
01-413-000-181	Longevity Pay	5,250.00	7,500.00	(2,250.00)	70.0%
01-413-000-200	Supplies	3.29	2,000.00	(1,996.71)	0.2%
01-413-000-230	Gasoline & Oil	652.44	3,800.00	(3,147.56)	17.2%
01-413-000-235	Vehicle Maintenance	-	1,500.00	(1,500.00)	0.0%
01-413-000-316	Training/Seminar	254.00	3,000.00	(2,746.00)	8.5%
01-413-000-317	Parking/Travel	-	1,000.00	(1,000.00)	0.0%
01-413-000-320	Telephone	670.64	2,000.00	(1,329.36)	33.5%
01-413-000-322	Ipad Expense	292.46	600.00	(307.54)	48.7%
01-413-000-352	Insurance - Liability	188.26	377.00	(188.74)	49.9%
01-413-000-353	Insurance - Vehicle	148.64	297.00	(148.36)	50.0%
01-413-000-354	Insurance - Workers Compensation	933.16	1,716.00	(782.84)	54.4%
01-413-000-420	Dues/Subscriptions/Memberships	85.00	5,000.00	(4,915.00)	1.7%
01-413-000-450	Contracted Services	-	30,000.00	(30,000.00)	0.0%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		152,283.68	426,321.00	(274,037.32)	35.7%
<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	55.00	1,500.00	(1,445.00)	3.7%
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	250.00	20,000.00	(19,750.00)	1.3%
01-414-001-367	General Planning	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	-	500.00	(500.00)	0.0%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		305.00	28,500.00	(28,195.00)	1.1%
<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	-	2,000.00	(2,000.00)	0.0%
01-414-003-315	Legal Fees	-	6,000.00	(6,000.00)	0.0%
01-414-003-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		-	9,800.00	(9,800.00)	0.0%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended May 31, 2020

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GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
<b>EMERGENCY OPERATIONS</b>					
01-415-000-200	Supplies	243.00	2,000.00	(1,757.00)	12.2%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	160.00	1,200.00	(1,040.00)	13.3%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	-	1,200.00	(1,200.00)	0.0%
01-415-000-330	Other Services/Charges	-	500.00	(500.00)	0.0%
01-415-000-420	Dues/subscriptions/memberships	120.00	50.00	70.00	240.0%
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%
		523.00	7,850.00	(7,327.00)	6.7%
<b>ANIMAL CONTROL/OTHER</b>					
01-422-000-530	Contributions - SPCA	1,639.09	4,371.00	(2,731.91)	37.5%
01-422-000-601	Contributions - DARC	23,037.00	23,037.00	-	100.0%
01-422-000-603	Downingtown Senior Center	-	2,000.00	(2,000.00)	0.0%
		24,676.09	29,408.00	(4,731.91)	83.9%
<b>SIGNS</b>					
01-433-000-200	Supplies	803.10	5,000.00	(4,196.90)	16.1%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		803.10	6,000.00	(5,196.90)	13.4%
<b>SIGNALS</b>					
01-434-000-450	Contracted Services	14,464.62	35,000.00	(20,535.38)	41.3%
		14,464.62	35,000.00	(20,535.38)	41.3%
<b>PUBLIC WORKS</b>					
01-438-000-100	Public Works Wages	153,247.58	405,395.00	(252,147.42)	37.8%
01-438-000-150	Payroll Tax Expense	12,117.14	31,013.00	(18,895.86)	39.1%
01-438-000-151	PSATS Unemployment Compensation	533.35	560.00	(26.65)	95.2%
01-438-000-156	Employee Benefit Expense	57,863.18	143,928.00	(86,064.82)	40.2%
01-438-000-160	Pension	16,094.79	32,196.00	(16,101.21)	50.0%
01-438-000-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-438-000-181	Longevity	4,500.00	6,750.00	(2,250.00)	66.7%
01-438-000-183	Overtime Wages	1,416.42	24,000.00	(22,583.58)	5.9%
01-438-000-200	Supplies	10,886.48	51,300.00	(40,413.52)	21.2%
01-438-000-205	Meals & Meal Allowances	-	500.00	(500.00)	0.0%
01-438-000-230	Gasoline & Oil	4,419.71	34,200.00	(29,780.29)	12.9%
01-438-000-235	Vehicle Maintenance	2,833.17	17,050.00	(14,216.83)	16.6%
01-438-000-238	Uniforms	2,668.53	3,050.00	(381.47)	87.5%
01-438-000-245	Highway Supplies	255.23	10,100.00	(9,844.77)	2.5%
01-438-000-260	Small Tools & Equipment	4,328.41	12,800.00	(8,471.59)	33.8%
01-438-000-316	Training/Seminar	18.98	5,000.00	(4,981.02)	0.4%
01-438-000-317	Parking & travel	-	800.00	(800.00)	0.0%
01-438-000-320	Telephone	986.01	3,000.00	(2,013.99)	32.9%
01-438-000-322	Ipad Expense	365.02	1,200.00	(834.98)	30.4%
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	832.40	1,665.00	(832.60)	50.0%
01-438-000-353	Vehicle Insurance	594.56	1,189.00	(594.44)	50.0%
01-438-000-354	Insurance - Workers Compensation	4,976.88	8,916.00	(3,939.12)	55.8%
01-438-000-360	Heating Oil	-	-	-	#DIV/0!
01-438-000-420	Dues and Subscriptions	719.99	400.00	319.99	180.0%
01-438-000-450	Contracted Services	4,286.75	52,230.00	(47,943.25)	8.2%



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended May 31, 2020

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GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	-	-	#DIV/0!
		283,944.58	858,242.00	(574,297.42)	33.1%
	<i>Public Works - Facilities Division</i>				
01-438-001-100	Wages	56,682.89	218,918.00	(162,235.11)	25.9%
01-438-001-101	Employee Costs Allocated	-	(207,336.00)	207,336.00	0.0%
01-438-001-150	Payroll Tax Expense	4,486.23	16,747.00	(12,260.77)	26.8%
01-438-001-151	PSATS Unemployment Compensation	200.20	560.00	(359.80)	35.8%
01-438-001-156	Employee Benefit Expense	17,302.80	67,702.00	(50,399.20)	25.6%
01-438-001-160	Pension Expense	5,758.44	11,517.00	(5,758.56)	50.0%
01-438-001-165	Employer 457 Match	-	3,000.00	(3,000.00)	0.0%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	1,950.00	1,950.00	-	100.0%
01-438-001-183	Overtime Wages	308.56	8,000.00	(7,691.44)	3.9%
01-438-001-200	Supplies	-	-	-	#DIV/0!
01-438-001-230	Gasoline & Oil	2,102.05	12,000.00	(9,897.95)	17.5%
01-438-001-235	Vehicle Maintenance	28.06	6,500.00	(6,471.94)	0.4%
01-438-001-238	Uniforms	-	1,200.00	(1,200.00)	0.0%
01-438-001-316	Training & Seminars	-	1,600.00	(1,600.00)	0.0%
01-438-001-352	Insurance - Liability	832.40	1,665.00	(832.60)	50.0%
01-438-001-353	Insurance - Vehicles	594.54	1,189.00	(594.46)	50.0%
01-438-001-354	Insurance - Workers Compensation	2,488.44	4,815.00	(2,326.56)	51.7%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		92,734.61	150,027.00	(57,292.39)	61.8%
	<b>PARK &amp; RECREATION</b>				
	<i>Parks - General</i>				
01-454-000-150	Scholarships for Youth Groups	-	6,000.00	(6,000.00)	0.0%
01-454-001-101	Park wages allocation	-	207,336.00	(207,336.00)	0.0%
01-454-001-200	Supplies	4,725.60	15,000.00	(10,274.40)	31.5%
01-454-001-201	Park & Rec Special Events	630.00	6,000.00	(5,370.00)	10.5%
01-454-001-202	Community Day	2,336.50	28,000.00	(25,663.50)	8.3%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	1,707.69	6,000.00	(4,292.31)	28.5%
01-454-001-250	Maintenance & Repairs	-	500.00	(500.00)	0.0%
01-454-001-260	Small Tools & Equipment	1,404.35	2,700.00	(1,295.65)	52.0%
01-454-001-316	Training/Seminars	-	1,000.00	(1,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	1,555.28	2,861.00	(1,305.72)	54.4%
01-454-001-420	Dues/Subscriptions/Memberships	-	300.00	(300.00)	0.0%
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	-	500.00	(500.00)	0.0%
		12,359.42	276,197.00	(263,837.58)	4.5%
	<b>HICKORY PARK</b>				
01-454-002-200	Supplies-Hickory	580.78	3,000.00	(2,419.22)	19.4%
01-454-002-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-454-002-250	Maintenance & Repairs	-	8,000.00	(8,000.00)	0.0%
01-454-002-351	Insurance-Property	2,066.88	4,134.00	(2,067.12)	50.0%
01-454-002-360	Utilities	908.23	5,000.00	(4,091.77)	18.2%
01-454-002-450	Contracted Services	4,583.00	20,000.00	(15,417.00)	22.9%
		8,138.89	42,134.00	(33,995.11)	19.3%



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended May 31, 2020

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GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
<b>FELLOWSHIP FIELDS</b>					
01-454-003-200	Supplies	158.46	3,000.00	(2,841.54)	5.3%
01-454-003-250	Maintenance & Repairs	360.38	10,000.00	(9,639.62)	3.6%
01-454-003-312	Engineering Fees		-	-	#DIV/0!
01-454-003-320	Telephone	624.95	2,500.00	(1,875.05)	25.0%
01-454-003-351	Insurance Property	2,066.88	4,134.00	(2,067.12)	50.0%
01-454-003-360	Utilities	2,893.88	12,000.00	(9,106.12)	24.1%
01-454-003-450	Contracted Services	-	16,000.00	(16,000.00)	0.0%
		6,104.55	47,634.00	(41,529.45)	12.8%
<b>LARKINS FIELD</b>					
01-454-004-200	Supplies-Larkins		1,000.00	(1,000.00)	0.0%
01-454-004-250	Maintenance & Repair		1,000.00	(1,000.00)	0.0%
01-454-004-312	Engineering Fee-Larkins		-	-	#DIV/0!
01-454-004-450	Contracted Services		3,000.00	(3,000.00)	0.0%
		-	5,000.00	(5,000.00)	0.0%
<b>UPLAND FARMS</b>					
01-454-005-200	Supplies	352.44	5,000.00	(4,647.56)	7.0%
01-454-005-231	Propane & Heating Oil	833.22	4,500.00	(3,666.78)	18.5%
01-454-005-250	Repairs & Maintenance	285.00	50,000.00	(49,715.00)	0.6%
01-454-005-351	Insurance - Building	2,066.88	4,134.00	(2,067.12)	50.0%
01-454-005-360	Utilities	2,713.75	4,000.00	(1,286.25)	67.8%
01-454-005-450	Contracted Services	1,014.70	5,000.00	(3,985.30)	20.3%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		7,265.99	72,634.00	(65,368.01)	10.0%
	<b>Total Parks and Recreation</b>	<b>33,868.85</b>	<b>443,599.00</b>	<b>(409,730.15)</b>	<b>7.6%</b>
<b>LIBRARY</b>					
01-456-000-530	Contributions		5,000.00	(5,000.00)	0.0%
		-	5,000.00	(5,000.00)	0.0%
<b>HISTORICAL COMMISSIONS</b>					
01-459-000-200	Supplies	-	1,000.00	(1,000.00)	0.0%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	85.00	2,316.00	(2,231.00)	3.7%
		85.00	4,316.00	(4,231.00)	2.0%
	<b>Total Expenditures Before Operating Transfers</b>	<b>2,319,794.36</b>	<b>6,143,110.00</b>	<b>(3,823,315.64)</b>	<b>37.8%</b>
	<b>Excess of Revenues over Expenses Before Operating Transfers</b>	<b>1,045,680.20</b>	<b>834,164.00</b>	<b>211,516.20</b>	<b>125.4%</b>

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended May 31, 2020

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GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
	<b>OPERATING TRANSFERS</b>				
01-492-000-030	Transfer to Capital Projects Fund		518,000.00	(518,000.00)	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	-	300,000.00	(300,000.00)	0.0%
		-	818,000.00	(818,000.00)	0.0%
	<b>Total Expenditures after Operating Transfers</b>	<b>2,319,794.36</b>	<b>6,961,110.00</b>	<b>(4,641,315.64)</b>	<b>33.3%</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>		<b>1,045,680.20</b>	<b>16,164.00</b>	<b>1,029,516.20</b>	<b>6469.2%</b>

Upper Uwchlan Township  
Liquid Fuels Fund  
Balance Sheet  
As of May 31, 2020

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**ASSETS**

Cash		
04-100-000-000	Cash - Fulton Bank	\$ 1,089,259.05
	Total Cash	1,089,259.05
Other Current Assets		
04-130-000-001	Due from General Fund	-
04-130-000-002	Due from Capital Fund	649.24
	Other Assets	-
	Total Other Current Assets	649.24
<b>Total Assets</b>		<b>\$ 1,089,908.29</b>

**LIABILITIES AND FUND BALANCE**

Accounts Payable		
04-200-000-000	Accounts Payable	-
04-258-000-000	Accrued Expenses	-
	Total Accounts Payable	-
Other Current Liabilities		
	Other Liabilities	
04-230-000-010	Due To General Fund	-
	Due To Capital Fund	-
	Total Other Current Liabilities	-
<b>Total Liabilities</b>		<b>-</b>
Equity		
04-272-000-001	Opening Balance Equity	192,790.66
04-272-000-002	Retained Earnings	493,170.07
04-272-000-003	Transfer from Other Funds	-
	Unrestricted Net Assets	-
	Current Period Net Income (Loss)	403,947.56
	Total Equity	1,089,908.29
<b>Total Fund Balance</b>		<b>\$ 1,089,908.29</b>
<b>Total Liabilities &amp; Fund Balance</b>		<b>\$ 1,089,908.29</b>

Upper Uwchlan Township  
Liquid Fuels Fund  
Statement of Revenues and Expenditures  
For the Period Ending May 31, 2020

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GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
04-341-000-000	Interest Earnings	\$ 1,863.64	\$ 14,000.00	(12,136.36)	13%
04-355-000-002	Motor Fuel Vehicle Taxes	399,957.40	393,958.00	5,999.40	102%
04-389-000-001	Winter Snow Agreement	649.24	600.00	49.24	108%
04-389-000-002	Turnback Maintenance	14,520.00	14,760.00	(240.00)	98%
	<b>Total Revenues</b>	<b>\$ 416,990.28</b>	<b>\$ 423,318.00</b>	<b>\$ (6,327.72)</b>	<b>321%</b>
<b>EXPENDITURES</b>					
<b>Equipment</b>					
04-400-000-074	Equipment Purchases	-	-	-	#DIV/0!
	Total Equipment	-	-	-	#DIV/0!
<b>Snow</b>					
04-432-000-239	Snow & Ice Supplies	10,183.62	75,000.00	(64,816.38)	14%
04-432-000-250	Vehicle Maintenance & Repair	-	4,000.00	(4,000.00)	0%
04-432-000-450	Snow & Ice Contracted Services	-	-	-	#DIV/0!
	Total Snow	10,183.62	79,000.00	(68,816.38)	#DIV/0!
<b>Road Projects</b>					
04-438-000-239	Road Project Supplies	2,859.10	28,810.00	(25,950.90)	10%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
	Total Road Projects	2,859.10	28,810.00	(25,950.90)	#DIV/0!
<b>Highway Construction</b>					
04-439-001-250	Resurfacing	-	513,444.00	(513,444.00)	0%
04-439-002-250	Base Repairs - Pa. Drive	-	-	-	#DIV/0!
	Total Highway Construction	-	513,444.00	(513,444.00)	#DIV/0!
	<b>Total Expenditures</b>	<b>\$ 13,042.72</b>	<b>\$ 621,254.00</b>	<b>\$ (608,211.28)</b>	<b>2%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 403,947.56</b>	<b>\$ (197,936.00)</b>	<b>\$ 601,883.56</b>	<b>-204%</b>

Upper Uwchlan Township  
Solid Waste Fund  
Balance Sheet  
As of May 31, 2020

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**ASSETS**

Cash

05-100-000-010	Meridian Bank	\$	557,180.29
05-100-000-030	Cash - Fulton Bank		583,372.30
	Total Cash		<u>1,140,552.59</u>

Accounts Receivable

05-130-000-045	WIPP Receivable from MA	(60,865.30)
05-145-000-010	Solid Waste Receivable	134,259.26
05-145-000-095	Misc. Receivable	-
		<u>73,393.96</u>

Other Current Assets

05-130-000-010	Due from General Fund	1,122.20
05-130-000-020	Due from Capital Fund	-
05-130-000-050	Due from Municipal Authority	6.30
05-155-000-010	Prepaid Attorney Fees	-
	Other Assets	-
	Total Other Current Assets	<u>1,128.50</u>

<b>Total Assets</b>	<b>\$</b>	<b>1,215,075.05</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable

05-200-000-020	Accounts Payable	-
05-258-000-000	Accrued Expenses	33,925.26
	Total Accounts Payable	<u>33,925.26</u>

Other Current Liabilities

05-239-000-010	Due To General Fund	1,340.39
05-239-000-020	Due To Capital Fund	-
05-239-000-030	Due to Liquid Fuels Fund	-
05-239-000-040	Due to Act 209 Fund	-
05-239-000-050	Due to Municipal Authority	-
05-252-000-010	Deferred Revenues	140,664.88
	Total Other Current Liabilities	<u>142,005.27</u>

<b>Total Liabilities</b>		<b>175,930.53</b>
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Equity

05-272-000-001	Opening Balance Equity	984,603.98
05-272-000-004	Unrestricted Net Assets	(390,870.17)
	Current Period Net Income (Loss)	445,410.71
	Total Equity	<u>1,039,144.52</u>

<b>Total Fund Balance</b>	<b>\$</b>	<b>1,039,144.52</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>1,215,075.05</b>
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Upper Uwchlan Township  
Solid Waste Fund  
Statement of Revenues and Expenditures  
For the Period Ending May 31, 2020

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GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
05-341-000-000	Interest Earnings	\$ 3,216.45	\$ 10,000.00	(6,783.55)	32%
05-364-000-010	Solid Waste Income	793,281.76	1,058,444.00	(265,162.24)	75%
05-364-000-015	Resident Refunds	(945.00)	-	(945.00)	#DIV/0!
05-364-000-020	Recycling Income	-	-	-	#DIV/0!
05-364-000-025	Hazardous Waste Event	-	2,000.00	(2,000.00)	0%
05-364-000-030	Leaf Bags Sold	-	500.00	(500.00)	0%
05-364-000-035	Scrap Metal Sold	152.00	500.00	(348.00)	30%
	Equipment Purchase Grant (Pa.)	-	-	-	#DIV/0!
05-364-000-040	Performance Grant	-	25,000.00	(25,000.00)	0%
05-380-000-000	Misc Income	-	-	-	#DIV/0!
	<b>Total Revenues</b>	<b>\$ 795,705.21</b>	<b>\$ 1,096,444.00</b>	<b>\$ (300,738.79)</b>	<b>#DIV/0!</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
05-427-000-150	Bank Fees	-	200.00	(200.00)	0%
05-427-000-200	Supplies	-	2,000.00	(2,000.00)	0%
05-427-000-210	Print and Mail Services	2,701.08	2,000.00	701.08	135%
05-427-000-220	Postage	1,657.00	2,500.00	(843.00)	66%
05-427-000-230	Toters	(100.00)	42,628.00	(42,728.00)	0%
05-427-000-314	Legal Fees	1,433.55	9,000.00	(7,566.45)	16%
05-427-000-316	Training & Seminars	-	500.00	(500.00)	0%
05-427-000-420	Dues/Subscriptions/Memberships	-	125.00	(125.00)	0%
05-427-000-450	Contracted Services - Solid Waste	170,886.74	416,953.00	(246,066.26)	41%
05-427-000-460	Contracted Services - Recycling	75,914.88	178,890.00	(102,975.12)	42%
05-427-000-700	Tipping Fees	84,572.98	202,000.00	(117,427.02)	42%
05-427-000-725	Tipping Fees - Recycling	13,228.27	49,000.00	(35,771.73)	27%
05-427-000-800	Recycling Disposal	-	9,000.00	(9,000.00)	0%
	<b>Total Operations</b>	<b>350,294.50</b>	<b>914,796.00</b>	<b>(564,501.50)</b>	<b>369%</b>
<b>Operating Transfers</b>					
05-492-000-030	Transfer to Capital Fund	-	150,000.00	(150,000.00)	0%
	Transfer to General Fund	-	-	-	#DIV/0!
	<b>Total Operating Transfers</b>	<b>-</b>	<b>150,000.00</b>	<b>(150,000.00)</b>	<b>#DIV/0!</b>
	<b>Total Expenditures</b>	<b>\$ 350,294.50</b>	<b>\$ 1,064,796.00</b>	<b>\$ (714,501.50)</b>	<b>33%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 445,410.71</b>	<b>\$ 31,648.00</b>	<b>\$ 413,762.71</b>	<b>1407%</b>

Upper Uwchlan Township  
Water Resource Protection Fund  
Balance Sheet  
As of May 31, 2020

57

**ASSETS**

Cash		
08-100-000-100	Cash - Fulton Bank	64,883.60
	Total Cash	<u>64,883.60</u>

Other Current Assets

08-130-000-010	Due from General Fund	33.24
08-130-000-020	Due from Municipal Authority	-
08-145-000-095	Misc. Receivable	-
	Total Other Current Assets	<u>33.24</u>

<b>Total Assets</b>	<b>\$</b>	<b>64,916.84</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable

08-200-000-000	Accounts Payable	-
08-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>

Other Current Liabilities

08-230-000-010	Due To General Fund	-
08-230-000-020	Due to Municipal Authority	-
08-230-000-030	Due to Capital Fund	-
	Deferred Revenues	-
	Total Other Current Liabilities	<u>-</u>

<b>Total Liabilities</b>		<b>-</b>
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Equity

08-272-000-100	Unrestricted Net Assets	69,453.30
08-272-000-200	Restricted Net Assets	-
	Current Period Net Income (Loss)	(4,536.46)
	Total Equity	<u>64,916.84</u>

<b>Total Fund Balance</b>	<b>\$</b>	<b>64,916.84</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>64,916.84</b>
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Upper Uwchlan Township  
Water Resource Protection Fund  
Statement of Revenues and Expenditures  
For the Period Ending May 31, 2020

58

GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
08-341-000-010	Interest Earnings	\$ 178.69	\$ 600.00	(421.31)	30%
08-351-000-010	Federal Grants	-	-	-	#DIV/0!
08-354-000-010	County Grants	-	-	-	#DIV/0!
08-354-000-020	State Grants	-	282,432.00	(282,432.00)	0%
08-361-000-100	Water Resource Protection Fees	-	-	-	#DIV/0!
08-392-000-010	Transfer from the General Fund	-	300,000.00	(300,000.00)	0%
08-392-000-020	Transfer from Municipal Authority	-	-	-	#DIV/0!
	Miscellaneous Revenue			-	#DIV/0!
<b>Total Revenues</b>		<b>\$ 178.69</b>	<b>\$ 583,032.00</b>	<b>\$ (582,853.31)</b>	<b>#DIV/0!</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
08-404-000-311	Legal Fees	-	10,000.00	(10,000.00)	0%
08-406-000-010	Grant Application Fees	-	5,000.00	(5,000.00)	0%
08-406-000-340	Public Relations	-	22,000.00		
08-408-000-010	Engineering	-	5,000.00	(5,000.00)	0%
08-408-000-020	Feasibility Studies	-	140,022.00	(140,022.00)	0%
08-420-000-035	Permits	2,442.05	-	2,442.05	#DIV/0!
08-420-000-260	Small Tools & Equipment	555.88	1,000.00	(444.12)	56%
08-446-000-101	Allocated Wages	-	-	-	#DIV/0!
08-446-000-200	Supplies	885.05	25,307.00	(24,421.95)	3%
08-446-000-230	Gasoline & Oil	-	1,600.00	(1,600.00)	0%
08-446-000-235	Vehicle maintenance	832.17	3,990.00	(3,157.83)	21%
08-446-000-250	Maintenance & Repair	-	2,000.00	(2,000.00)	0%
08-446-000-316	Training & Seminars	-	2,000.00	(2,000.00)	0%
08-446-000-450	Contracted Services	-	60,000.00	(60,000.00)	0%
08-446-000-600	Construction	-	282,432.00	(282,432.00)	0%
08-446-004-600	Construction - Upland Farms	-	-	-	#DIV/0!
08-446-005-600	Construction - Basin Neutralization	-	-	-	#DIV/0!
08-446-001-250	Maintenance & Repair - MA	-	-	-	#DIV/0!
08-446-001-600	Construction - MA	-	-	-	#DIV/0!
	<b>Total Operations</b>	<b>4,715.15</b>	<b>560,351.00</b>	<b>(533,635.85)</b>	<b>#DIV/0!</b>
<b>Operating Transfers</b>					
	Transfer to General Fund	-	-	-	#DIV/0!
	<b>Total Operating Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Total Expenditures</b>		<b>\$ 4,715.15</b>	<b>\$ 560,351.00</b>	<b>\$ (533,635.85)</b>	<b>1%</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ (4,536.46)</b>	<b>\$ 22,681.00</b>	<b>\$ (49,217.46)</b>	<b>-20%</b>

Upper Uwchlan Township  
Act 209 Fund  
Balance Sheet  
As of May 31, 2020

59

**ASSETS**

Cash		
09-100-000-010	Cash - Fulton Bank	\$ 757,221.97
	Total Cash	<u>757,221.97</u>

Other Current Assets

09-130-000-000	Due from General Fund	-
09-130-000-001	Due from Capital Fund	-
09-191-000-000	Other Assets	-
	Reserve - Accounts Receivable	-
	Total Other Current Assets	<u>-</u>

<b>Total Assets</b>	<b>\$ 757,221.97</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable

09-200-000-000	Accounts Payable	-
09-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>

Other Current Liabilities

09-297-000-000	Other Liabilities	-
09-297-000-001	Due To General Fund	-
09-297-000-002	Due To Capital Fund	-
	Total Other Current Liabilities	<u>-</u>

<b>Total Liabilities</b>	<b>\$ -</b>
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Equity

09-272-000-001	Opening Balance Equity	299,600.19
09-272-000-002	Permanently Restricted Net Assets	-
09-272-000-003	Retained Earnings	137,276.95
09-272-000-004	Temporarily Restricted Net Assets	-
09-272-000-005	Unrestricted Net Assets	250,730.12
	Current Period Net Income (Loss)	69,614.71
	Total Equity	<u>757,221.97</u>

<b>Total Fund Balance</b>	<b>\$ 757,221.97</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 757,221.97</b>
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Upper Uwchlan Township  
Act 209 Fund  
Statement of Revenues and Expenditures  
For the Period Ended May 31, 2020

60

GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	\$ 1,928.71	\$ 12,000.00	\$ (10,071.29)	16.1%
09-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
09-354-000-140	Grant Revenue - State (ARLE)	-	-	-	#DIV/0!
09-379-000-010	Transportation Impact Fees	67,686.00	478,470.00	(410,784.00)	14%
09-379-000-020	Transportation Impact Fees - Reserve	-	-	-	#DIV/0!
09-380-000-000	Misc Revenue	-	-	-	#DIV/0!
09-395-000-100	Transfer from General Fund	-	-	-	#DIV/0!
09-395-000-200	Transfer from Capital Fund	-	-	-	#DIV/0!
<b>Total Revenue</b>		<b>69,614.71</b>	<b>490,470.00</b>	<b>(420,855.29)</b>	<b>#DIV/0!</b>
09-489-000-000	Arle Grant - Act 209	-	-	-	
09-489-000-010	Engineering Fees	-	-	-	#DIV/0!
09-489-000-020	Construction	-	-	-	#DIV/0!
09-489-000-045	Contracted Services	-	-	-	#DIV/0!
09-489-000-600	Capital Construction	-	-	-	#DIV/0!
<b>Total Expenditures</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ 69,614.71</b>	<b>\$ 490,470.00</b>	<b>\$ (420,855.29)</b>	<b>#DIV/0!</b>

**Upper Uwchlan Township**  
**Sewer Fund**  
**Balance Sheet**  
**As of May 31, 2020**

61

**ASSETS**

Cash		
15-100-000-100	Cash - Fulton Bank	\$ 275,578.56
15-100-000-200	Cash - Construction Fund (PSDLAF)	83.59
	Total Cash	<u>275,662.15</u>
Other Current Assets		
15-130-000-001	Due from General Fund	-
15-130-000-002	Due from Municipal Authority	-
15-136-000-100	Interest Receivable	-
	Other Assets	-
	Total Other Current Assets	<u>-</u>
Long-Term Assets		
15-130-000-005	Due from Municipal Authority - 2019 Bonds	5,205,556.07
15-161-000-100	Sewer Easements	-
15-163-000-100	Capital Assets - Plant	26,102,105.41
15-163-000-500	Accumulated Depreciation	(3,963,993.75)
15-157-000-100	Discount on Bonds - Series of 2019	16,587.35
15-157-000-110	OID Amortization - Series of 2019	(553.37)
		<u>27,359,701.71</u>
<b>Total Assets</b>		<b>\$ 27,635,363.86</b>

**LIABILITIES AND FUND BALANCE**

Current Liabilities		
15-200-000-000	Accounts Payable	-
15-230-000-001	Due To General Fund	-
15-230-000-002	Due to Municipal Authority	-
15-258-000-000	Accrued Expenses	-
15-258-000-100	Interest Payable on Bonds - 2014	-
15-258-000-105	Interest Payable on Bonds - 2019	103,746.90
15-258-000-110	Interest Payable on Bonds - Series A of 2019	65,149.98
	Total Accounts Payable	<u>168,896.88</u>
Long Term Liabilities		
15-261-000-100	General Obligation Bonds- Series of 2014	-
15-261-000-105	General Obligation Bonds- Series of 2019	5,275,000.00
15-261-000-110	General Obligation Bonds- Series A of 2019	5,080,000.00
15-261-000-200	Premium on Bonds - Series of 2014	97,160.00
15-261-000-210	Premium on Bonds - Series A of 2019	132,902.90
15-261-000-250	Accrued Amortization on Bond Premium - 2014	-
15-261-000-260	Accrued Amortiz on Bond Premium - Series of 2019	(4,983.86)
		<u>10,580,079.04</u>
<b>Total Liabilities</b>		<b>10,748,975.92</b>
Equity		
15-272-000-100	Unrestricted Net Assets	16,858,463.90
	Current Period Net Income (Loss)	27,924.04
	Total Equity	<u>16,886,387.94</u>
<b>Total Fund Balance</b>		<b>\$ 16,886,387.94</b>
<b>Total Liabilities &amp; Fund Balance</b>		<b>\$ 27,635,363.86</b>

Upper Uwchlan Township  
Sewer Fund  
Statement of Revenues and Expenditures  
For the Period Ending May 31, 2020

62

GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
15-341-000-000	Interest Earnings	\$ 380.78	\$ 3,000.00	(2,619.22)	13%
15-342-000-100	Operations Mgmt Agreement Fees - 2014 bonds	-	-	-	#DIV/0!
15-342-000-200	Operations Mgmt Agreement Fees - 2019 bonds	103,660.91	237,494.00	(133,833.09)	44%
15-342-000-300	Operations Mgmt Agreement Fees - Series A of 2019 (MA)	65,129.75	335,300.00	(270,170.25)	19%
<b>Total Revenues</b>		<b>\$ 169,171.44</b>	<b>\$ 575,794.00</b>	<b>\$ (406,622.56)</b>	<b>#DIV/0!</b>
<b>EXPENDITURES</b>					
<b>General</b>					
15-400-000-461	Bank Fees	500.00	200.00	300.00	250%
15-400-000-463	Misc Expenses	-	1,000.00	(1,000.00)	0%
15-404-000-100	Legal Fees	-	-	-	#DIV/0!
		500.00	1,200.00	(700.00)	2.50
<b>Bond expenses</b>					
15-472-000-100	Bond Interest Expense - Series of 2014	-	-	-	#DIV/0!
15-472-000-105	Bond Interest Expense - Series of 2019	86,455.75	207,494.00	(121,038.25)	42%
15-472-000-110	Bond Interest Expense - Series A of 2019	54,291.65	130,300.00	(76,008.35)	42%
15-472-000-200	Bond Issuance Costs	-	-	-	#DIV/0!
15-472-000-300	Bond Amortization Expense - 2014 Bonds	-	(5,114.00)	5,114.00	0%
15-472-000-305	Bond Amortization Expense - 2019 Bonds	-	829.00	(829.00)	0%
15-472-000-310	Bond Amortization Expense - 2019A Bonds	-	(6,645.00)	6,645.00	0%
<b>Total Debt Expenses</b>		<b>140,747.40</b>	<b>326,864.00</b>	<b>(191,932.60)</b>	<b>#DIV/0!</b>
<b>Other</b>					
15-493-000-083	Depreciation	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>Total Expenditures before Transfers</b>		<b>\$ 141,247.40</b>	<b>\$ 328,064.00</b>	<b>\$ (192,632.60)</b>	<b>43%</b>
<b>Transfers</b>					
15-492-000-010	Transfer to Municipal Authority	-	-	-	#DIV/0!
<b>Total Transfers</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Total Expenditures and Transfers</b>		<b>141,247.40</b>	<b>328,064.00</b>	<b>(192,632.60)</b>	<b>#DIV/0!</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ 27,924.04</b>	<b>\$ 247,730.00</b>	<b>\$ (213,989.96)</b>	<b>11%</b>

Upper Uwchlan Township  
Capital Projects Fund  
Balance Sheet  
As of May 31, 2020

63

**ASSETS**

Cash			
30-100-000-010	Cash - Fulton Bank	\$	391,314.66
30-100-000-020	PSDLAF		5,108.62
30-110-000-100	Fulton Bank - 2019 Bond Proceeds		-
30-110-000-200	Fulton Bank - 2019 Bond Proceeds - ICS		786,931.01
	Total Cash		<u>1,183,354.29</u>

Accounts Receivable

30-130-000-001	Due from General Fund		-
30-130-000-002	Due From Municipal Authority		-
30-130-000-003	Due from Escrow Fund		-
30-130-000-004	Due from Solid Waste Fund		-
30-130-000-005	Due From Liquid Fuels Fund		-
30-130-000-006	Due from Act 209 Fund		-
30-130-000-007	Due from Water Resource Protection Fund		-
	Total Accounts Receivable		<u>-</u>

Other Current Asset

30-155-000-000	Prepaid Expenses		27,863.33
30-191-000-000	Other Assets		-
	Total Other Current Asset		<u>27,863.33</u>

<b>Total Assets</b>	<b>\$</b>	<b>1,211,217.62</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable

30-200-000-000	Accounts Payable		-
30-258-000-000	Accrued Expenses		-
30-258-000-100	Interest Payable - 2019 Bonds		99,187.50
30-261-000-100	General Obligation Bonds - Series of 2019		5,335,000.00
30-261-000-150	Premium on GO Bonds - Series of 2019		247,103.30
30-261-000-160	Accrued Amortization - Series of 2019		(6,177.58)
	Total Accounts Payable		<u>5,675,113.22</u>

Long Term Liabilities

30-297-000-000	Other Liabilities		-
	Total Long Term Liabilities		<u>-</u>

Other Current Liabilities

30-230-000-000	Due to General Fund		-
30-230-000-001	Due To Liquid Fuels		649.24
30-230-000-002	Due to Act 209		-
30-230-000-003	Due to Solid Waste Fund		-
30-230-000-004	Due to Municipal Authority		-
30-230-000-005	Due To Escrow Fund		-
	Total Other Current Liabilities		<u>649.24</u>

<b>Total Liabilities</b>	<b>\$</b>	<b>5,675,762.46</b>
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Equity

30-272-000-001	Opening Balance Equity		948,398.39
30-272-000-004	Unrestricted Net Assets		(4,001,024.58)
	Current Period Net Income (Loss)		(1,411,918.65)
	Total Equity		<u>(4,464,544.84)</u>

<b>Total Fund Balance</b>	<b>\$</b>	<b>(4,464,544.84)</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>1,211,217.62</b>
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Upper Uwchlan Township  
Capital Projects Fund  
Statement of Revenues and Expenditures  
For the Period Ending May 31, 2020

64

GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
30-341-000-000	Interest Earnings	\$ 10,882.99	\$ 20,000.00	(9,117.01)	54%
30-354-000-010	Grant Revenue - County	8,558.13	-	8,558.13	#DIV/0!
30-354-000-020	Grant Revenue - State	13,014.39	-	13,014.39	#DIV/0!
30-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
30-354-000-040	Grant Revenue - Other	-	5,800.00	(5,800.00)	0%
30-391-000-100	Sale of Fixed Assets	4,600.00	5,000.00	(400.00)	92%
30-392-000-001	Transfer from General Fund	-	518,000.00	(518,000.00)	0%
30-392-000-005	Transfer from Solid Waste Fund	-	150,000.00	(150,000.00)	0%
30-392-000-020	Transfer from Act 209 Fund	-	-	-	#DIV/0!
30-392-000-030	Transfer from the Municipal Authority	-	-	-	#DIV/0!
30-393-000-020	Proceeds from Long Term Debt	-	-	-	#DIV/0!
30-393-000-400	Other financing sources	-	-	-	#DIV/0!
		37,055.51	698,800.00	(661,744.49)	5%
<b>Total Revenues</b>		<b>\$ 37,055.51</b>	<b>\$ 698,800.00</b>	<b>\$ (661,744.49)</b>	<b>5%</b>
<b>CAPITAL EXPENSES</b>					
<b>Township Properties</b>					
30-409-000-700	Capital Purchases-General	39.00	-	39.00	#DIV/0!
30-409-001-700	Capital Purchases-Executive	-	-	-	#DIV/0!
30-409-002-600	Capital Construction - Township Bldg	-	155,651.00	(155,651.00)	0%
30-409-002-610	Township Bldg Expansion 2018-2020	1,113,980.67	2,162,441.00	(1,048,460.33)	52%
30-409-002-700	Capital Purchases - Twp Bldg	-	-	-	#DIV/0!
30-409-003-600	Capital Construction - PW Bldg	45,616.29	34,500.00	11,116.29	0%
30-409-003-700	Capital Purchases - PW Bldg	-	-	-	#DIV/0!
30-409-004-600	Capital Construction - Milford Rd.	-	-	-	#DIV/0!
30-409-004-700	Capital Purchases - Milford Rd.	-	-	-	#DIV/0!
	<b>Total Township</b>	<b>1,159,635.96</b>	<b>2,352,592.00</b>	<b>(1,192,956.04)</b>	<b>49%</b>
<b>Police</b>					
30-410-000-700	Capital Purchases- Police	41,713.00	51,100.00	(9,387.00)	82%
	Future Purchase	-	-	-	#DIV/0!
		<b>41,713.00</b>	<b>51,100.00</b>	<b>(9,387.00)</b>	<b>82%</b>
<b>Codes</b>					
30-413-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>Emergency Management</b>					
30-415-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>Public Works</b>					
30-438-000-700	Capital Purchases-Vehicles	-	-	-	#DIV/0!
30-438-000-701	Capital Purchases - Equipment	52,070.65	271,952.00	(219,881.35)	19%
	<b>Total Public Works</b>	<b>52,070.65</b>	<b>271,952.00</b>	<b>(219,881.35)</b>	<b>#DIV/0!</b>
<b>Roads</b>					
30-502-434-700	Traffic Signals	-	58,514.00	(58,514.00)	0%
	Little Conestoga Road Crosswalk	-	-	-	#DIV/0!
	Lyndell Road Bridge	-	8,585.00	(8,585.00)	0%
		-	67,099.00	(67,099.00)	0%

Upper Uwchlan Township  
Capital Projects Fund  
Statement of Revenues and Expenditures  
For the Period Ending May 31, 2020

65

<b>Parks</b>					
<b>All Parks</b>					
30-454-000-700	Capital Purchases - All Parks	39,369.94	-	39,369.94	#DIV/0!
<b>Hickory Park</b>					
30-454-001-600	Capital Construction - Hickory	-	158,358.00	(158,358.00)	0%
30-454-001-700	Capital Purchases - Hickory	-	-	-	#DIV/0!
<b>Fellowship Fields</b>					
30-454-002-600	Capital Construction - Fellowship	-	10,000.00	(10,000.00)	0%
30-454-002-700	Capital Purchases - Fellowship	-	-	-	#DIV/0!
<b>Larkins Field</b>					
30-454-003-600	Capital Construction - Larkins	-	-	-	#DIV/0!
30-454-003-700	Capital Purchases - Larkins	-	-	-	#DIV/0!
<b>Upland Farms</b>					
30-454-004-600	Capital Construction - Upland	2,000.00	753,000.00	(751,000.00)	0%
30-454-004-610	Fund Raising - Upland	-	-	-	#DIV/0!
30-454-004-700	Capital Purchases - Upland	-	-	-	#DIV/0!
<b>Village of Eagle Pocket Park</b>					
30-506-000-100	Design	-	-	-	#DIV/0!
30-506-000-600	Capital Construction	-	-	-	#DIV/0!
30-506-000-700	Capital Purchases	-	-	-	#DIV/0!
	<b>Total Parks Capital</b>	<b>41,369.94</b>	<b>921,358.00</b>	<b>(879,988.06)</b>	<b>4%</b>
<b>Trails</b>					
30-455-000-650	Grant-Trails/Bridge	-	-	-	#DIV/0!
30-455-000-651	Phase IV-Pk Rd Trail	15,770.00	3,850.00	11,920.00	410%
30-455-000-652	Side Path Project	-	-	-	#DIV/0!
	<b>Total Trails</b>	<b>15,770.00</b>	<b>3,850.00</b>	<b>11,920.00</b>	<b>410%</b>
<b>Debt Service</b>					
30-472-000-100	Interest Expense - Series of 2019	82,656.25	204,675.00	(122,018.75)	40%
30-472-000-200	Cost of Issuance - Series of 2019	-	-	-	#DIV/0!
30-472-000-300	Bond Amortization Expense - Series of 2019	-	(12,355.00)	12,355.00	0%
30-500-471-003	Capital Lease - Principal	51,064.00	52,489.00	(1,425.00)	97%
30-500-472-003	Capital Lease - Interest	4,394.36	5,780.00	(1,385.64)	76%
	<b>Total Debt Service</b>	<b>138,114.61</b>	<b>250,589.00</b>	<b>(112,474.39)</b>	<b>55%</b>
<b>Village Concept</b>					
30-506-000-100	Design - Village of Eagle	-	-	-	#DIV/0!
30-506-000-600	Construction - Village of Eagle	300.00	-	300.00	#DIV/0!
		<b>300.00</b>	<b>-</b>	<b>300.00</b>	<b>#DIV/0!</b>
<b>Total Expenditures before Operating Transfers</b>		<b>\$ 1,448,974.16</b>	<b>\$ 3,918,540.00</b>	<b>\$ (2,469,565.84)</b>	<b>37%</b>
<b>Operating Transfers</b>					
30-505-000-010	Transfers to the General Fund	-	-	-	#DIV/0!
30-505-000-020	Transfers to the Solid Waste Fund	-	-	-	#DIV/0!
30-505-000-030	Transfers to the Act 209 Fund	-	-	-	#DIV/0!
	<b>Total Operating Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Excess of Revenues over Expenditures and Operating Transfers</b>		<b>\$ (1,411,918.65)</b>	<b>\$ (3,219,740.00)</b>	<b>\$ 1,807,821.35</b>	<b>43.85%</b>



Upper Uwchlan Township  
Developers Escrow Fund  
Balance Sheet  
As of May 31, 2020

ASSETS

Cash		
40-100-000-100	Cash - Fulton Bank	\$ 418,889.31
	Total Cash	418,889.31
Other Current Assets		
40-130-000-010	Due from General Fund	51,757.56
40-130-000-020	Due from Solid Waste Fund	-
40-130-000-030	Due from Municipal Authority	-
	Total Other Current Assets	51,757.56
	<b>Total Assets</b>	<b>\$ 470,646.87</b>

LIABILITIES AND FUND BALANCE

Accounts Payable		
40-200-000-000	Accounts Payable	-
	Total Accounts Payable	-
Other Current Liabilities		
40-230-000-010	Due To General Fund	-
40-230-000-020	Due to Solid Waste Fund	-
40-230-000-030	Due to Municipal Authority	-
	<u>Due to Developers:</u>	
40-248-000-001	Toll Brothers	(1,343.03)
40-248-000-004	Columbia Gas Transmission LLC	8,127.49
40-248-000-005	Chester County - Radio Tower	344.52
40-248-000-006	Executive Land Holdings	(2,931.79)
40-248-000-007	Park Road Townhomes	3,774.96
40-248-000-009	Open Community Corp.	(20,818.91)
40-248-000-010	Sunoco Reed Road	4,144.99
40-248-000-011	McHugh	10.18
40-248-000-012	Marsh Lea	(1,388.68)
40-248-000-013	Eagle Pointe	-
40-248-000-014	Grashof	776.70
40-248-000-015	McKee Fetters	(1,639.18)
40-248-000-017	Vantage Point Retirement	(7,312.55)
40-248-000-018	CarSense	-
40-248-000-019	Village at Byers	(1,086.28)
40-248-000-020	Milford Rd. Associates	0.90
40-248-000-021	Townes at Chester Springs	491.78
40-248-000-022	Eagle Village Parking	(2,190.00)
40-248-000-023	Fish Eye	16,722.51
40-248-000-024	Jankowski	-
40-248-000-025	Eagleview Lot 1C	3,171.36
40-248-000-026	Lot 1B Maintenance Area	5,307.38
40-248-000-027	122 Oscar Way	(940.03)
40-248-000-028	Commercial 5C	1,069.17
40-248-000-030	Profound Technologies	2,519.12
40-248-000-031	Windsor Baptist Church	4,068.14
40-248-000-032	Eagle Village Parking Expansion	(1,078.00)
40-248-000-033	Chester Springs Crossing	35,771.48
40-248-000-034	Starbucks @ Eaglepoint Village	315.30
40-248-000-035	The Preserve at Marsh Creek SD	(11,084.29)
40-248-001-032	Gunner Parking Exp Construction	1,411.07
40-248-001-035	The Preserve at Marsh Creek Sewer	166,077.85
40-248-000-036	McKee Toll Traffic Impact Fee	268,417.71
40-248-000-500	Gunner Properties Performance	-
	Total Other Current Liabilities	470,709.87
40-258-000-000	Accrued Expenses	-
	<b>Total Liabilities</b>	<b>\$ 470,709.87</b>
Equity		
40-279-000-000	Opening Balance Equity	(63.00)
	Current Period Net Income (Loss)	-
	Total Equity	(63.00)
	<b>Total Fund Balance</b>	<b>\$ (63.00)</b>
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 470,646.87</b>

Upper Uwchlan Township  
Developers Escrow Fund  
Statement of Revenues and Expenditures  
For the Period Ended May 31, 2020

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GL Account #	Account Description	2020 YTD Actual	2020 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	\$ 585.30	\$ -	\$ 585.30	-
40-341-000-010	Interest Income - allocated to Developers	(585.30)	-	(585.30)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
		-	-	-	-
	<b>Total Revenue</b>	-	-	-	-
40-400-000-461	Bank Fees	-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
	<b>Total Expenditures</b>	-	-	-	-
	<b>Excess of Revenues over Expenditures</b>	\$ -	\$ -	\$ -	-



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

88

### ADMINISTRATION

TO: BOARD OF SUPERVISORS  
Tony Scheivert, Township Manager  
Shanna Lodge, Assistant Township Manager

FROM: Gwen Jonik, Township Secretary

RE: Park & Recreation Board Appointment – Stephen Beckman

DATE: June 10, 2020

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The Township Park & Recreation Board has a vacancy that Stephen Beckman is interested in filling. The Board met (virtually) with Stephen June 9<sup>th</sup> to discuss his interest and all parties favor his appointment.

The Board is requested to formally appoint Stephen Beckman to the Park & Recreation Board at your June 15, 2020 Meeting.

A term on the Park & Recreation Board is 5 years. Mr. Beckman is filling a mid-term vacancy; his term will expire December 31, 2021.



# UPPER UWCHLAN TOWNSHIP

69

TO: Board of Supervisors  
Tony Scheivert, Township Manager  
Shanna Lodge, Assistant Township Manager

FROM: Gwen Jonik, Township Secretary

RE: Illicit Discharge Detection & Elimination Facts

DATE: May 14, 2020

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The Environmental Protection Agency (EPA) has updated their Fact Sheet regarding Discharge Detection & Elimination.

Display and availability of this Fact Sheet fulfills one of our MS4 requirements for public education. It has been posted on our website's Storm Water Management page and copies are available in the lobby of the township building. When we are able to conduct in-person meetings, copies will be available in the schoolhouse as well.

The Board is requested to review and briefly discuss this Fact Sheet at your June 15, 2020 Workshop.

## Illicit Discharge Detection and Elimination Minimum Control Measure



[Photo](#) by U.S. EPA

**T**his fact sheet profiles the Illicit Discharge Detection and Elimination minimum control measure, one of six measures the operator of a Phase II regulated small municipal separate storm sewer system (MS4) is required to include in its stormwater management program to meet the conditions of its National Pollutant Discharge Elimination System (NPDES) permit. This fact sheet outlines the Phase II Final Rule requirements modified December 9, 2016 and effective on January 9, 2017. It offers some general guidance on how to satisfy them. It is important to keep in mind that the small MS4 operator typically has a great deal of flexibility in choosing exactly how to satisfy the minimum control measure requirements in its NPDES permit.

What Is an “Illicit Discharge”?

Federal regulations define an illicit discharge as “...any discharge to an MS4 that is not composed entirely of stormwater...” with some exceptions. These exceptions include discharges from NPDES-permitted industrial sources and discharges from fire-fighting activities. Illicit discharges (see Table 1) are considered “illicit” because MS4s are not designed to accept, process, or discharge such non-stormwater wastes.

Why Are Illicit Discharge Detection and Elimination Efforts Necessary?

Discharges from MS4s often include wastes and wastewater from non-stormwater sources. A study conducted in 1987 in Sacramento, California, found that almost one-half of the water discharged from a local MS4 was not directly attributable to precipitation runoff. A significant portion of these dry weather flows were from illicit and/or inappropriate discharges and connections to the MS4.

Illicit discharges enter the system through either direct connections (e.g., wastewater piping either mistakenly or deliberately connected to the storm drains) or indirect connections (e.g., infiltration into the MS4 from cracked sanitary systems, spills collected by drain outlets, or paint or used oil dumped directly into a drain). The result is untreated discharges that contribute high levels of pollutants, including heavy metals, toxics, oil and grease, solvents, nutrients, viruses, and bacteria to receiving waterbodies. Pollutant levels from these illicit discharges have been shown in EPA studies to be high enough to significantly degrade receiving water quality and threaten aquatic, wildlife, and human health.

What Is Required?

Recognizing the adverse effects illicit discharges can have on receiving waters, the Phase II Final Rule requires an operator of a regulated small MS4 to develop, implement and enforce an illicit discharge detection and elimination program. This program must include the following:

- A storm sewer system map, showing the location of all outfalls and the names and location of all waters of the United States that receive discharges from those outfalls.
- Through an ordinance, or other regulatory mechanism, a prohibition (to the extent allowable under State, Tribal, or local law) on non-stormwater discharges into the MS4, and appropriate enforcement procedures and actions.
- A plan to detect and address non-stormwater discharges, including illegal dumping, into the MS4.

Table 1. Pollutants Associated with Illicit Discharges

TSS (Total Suspended Solids)
VSS (Volatile Suspended Solids)
TOC (Total Organic Carbon)
COD (Chemical Oxygen Demand)
NO <sub>3</sub> /NO <sub>2</sub> (Nitrate + Nitrite)
TKN (Total Kjeldahl Nitrogen)
Phosphorus as PO <sub>4</sub>
Cu (Total Copper)
Pb (Total Lead)
Zn (Total Zinc)

- The education of public employees, businesses, and the general public about the hazards associated with illegal discharges and improper disposal of waste.
- The determination of appropriate best management practices (BMPs) to meet permit requirements for this minimum control measure. Some program implementation approaches, BMPs (i.e., the program actions/activities), and measurable goals are suggested below.

## Does This Measure Need to Address All Illicit Discharges?

**N**o. The illicit discharge detection and elimination program does not need to address the following categories of non-stormwater discharges or flows unless the operator of the regulated small MS4 identifies them as significant contributors of pollutants to its MS4:

- |   |  |
|---|--|
| ▪ Water line flushing.                      | ▪ Irrigation water.                          |
| ▪ Landscape irrigation.                     | ▪ Springs.                                   |
| ▪ Diverted stream flows.                    | ▪ Water from crawl space pumps.              |
| ▪ Rising ground waters.                     | ▪ Footing drains.                            |
| ▪ Uncontaminated ground water infiltration. | ▪ Lawn watering.                             |
| ▪ Uncontaminated pumped ground water.       | ▪ Individual residential car washing.        |
| ▪ Discharges from potable water sources.    | ▪ Flows from riparian habitats and wetlands. |
| ▪ Foundation drains.                        | ▪ Dechlorinated swimming pool discharges.    |
| ▪ Air conditioning condensation.            | ▪ Street wash water.                         |

## What Are Some Guidelines for Developing and Implementing This Measure?

**T**he objective of the illicit discharge detection and elimination minimum control measure is to have regulated small MS4 operators gain a thorough awareness of their systems. This awareness allows them to determine the types and sources of illicit discharges entering their system; and establish the legal, technical, and educational means needed to eliminate these discharges. Permittees could meet these objectives in a variety of ways depending on their individual needs and abilities, but some general guidance for each requirement is provided below.

### The Map

The storm sewer system map is meant to demonstrate a basic awareness of the intake and discharge areas of the system. It is needed to help determine the extent of discharged dry weather flows, the possible sources of the dry weather flows, and the particular waterbodies these flows may be affecting. An existing map, such as a topographical map, on which the location of major pipes and outfalls can be clearly presented demonstrates such awareness.

EPA recommends collecting all existing information on outfall locations (e.g., review city records, drainage maps, storm drain maps), and then conducting field surveys to verify locations. It probably will be necessary to walk (i.e., wade through small receiving waters or use a boat for larger waters) the streambanks and shorelines for visual observation. More than one trip may be needed to locate all outfalls.

## Legal Prohibition and Enforcement

EPA recognizes that some permittees may have limited authority under State, Tribal or local law to establish and enforce an ordinance or other regulatory mechanism prohibiting illicit discharges. In such a case, the permittee is encouraged to obtain the necessary authority, if possible.

## The Plan

The plan to detect and address illicit discharges is the central component of this minimum control measure. The plan is dependent upon several factors, including the permittee's available resources, size of staff, and degree and character of its illicit discharges and NPDES permit requirements. As guidance only, the four steps of a recommended plan are outlined below:

### Locate Problem Areas

EPA recommends that priority areas be identified for detailed screening of the system based on the likelihood of illicit connections (e.g., areas with older sanitary sewer lines). Methods that can locate problem areas include: visual screening; water sampling from manholes and outfalls during dry weather; the use of infrared and thermal photography, cross-training field staff to detect illicit discharges, and public complaints.

### Find the Source

Once a problem area or discharge is found, additional efforts usually are necessary to determine the source of the problem. Methods that can find the source of the illicit discharge include: dye-testing buildings in problem areas; dye- or smoke-testing buildings at the time of sale; tracing the discharge upstream in the storm sewer; employing a certification program that shows that buildings have been checked for illicit connections; implementing an inspection program of existing septic systems; and using video to inspect the storm sewers.

### Remove/Correct Illicit Connections

Once the source is identified, the offending discharger should be notified and directed to correct the problem. Education efforts and working with the discharger can be effective in resolving the problem before taking legal action.

### Document Actions Taken

As a final step, all actions taken under the plan should be documented. This illustrates that progress is being made to eliminate illicit connections and discharges. Documented actions should be included in annual reports and include information such as: the number of outfalls



screened; any complaints received and corrected; the number of discharges and quantities of flow eliminated; and the number of dye or smoke tests conducted.

## Educational Outreach

The Center for Watershed Protection and Robert Pitt (2004) researched the most cost-effective and efficient techniques that can be employed to identify and correct inappropriate discharges. Data from Montgomery County, Maryland, was analyzed and it was determined that staff identify and correct about six inappropriate discharges per year as a result of regular screening. By contrast, over 185 inappropriate discharges are corrected each year in Montgomery County as a direct result of citizen complaints and calls to a storm water complaint hotline. Public education and labeling of outfalls and other storm drain infrastructure is an important element of establishing a successful citizen hotline. Outreach to public employees, businesses, property owners, the general public, and elected officials regarding ways to detect and eliminate illicit discharges is an integral part of this minimum measure.

Suggested educational outreach efforts include:

- Developing **informative brochures and guidance** for specific audiences (e.g., carpet cleaning businesses) and school curricula.
- Designing a program to **publicize and facilitate public reporting** of illicit discharges.
- **Coordinating volunteers** for locating, and visually inspecting, outfalls or to stencil storm drains.
- Initiating **recycling programs** for commonly dumped wastes, such as motor oil, antifreeze, and pesticides.

## What Are Appropriate Measurable Goals?

The MS4 permit will specify any actions and deadlines that permittees must meet for permit compliance. The permit may also require permittees to develop measurable goals that guide implementation of your chosen actions to meet permit requirements and to determine program effectiveness. The measurable goals, as well as the BMPs, should reflect the needs and characteristics of the operator and the area served by its small MS4. Furthermore, they should be chosen using an integrated approach that fully addresses the requirements and intent of the minimum control measure.

EPA has developed a Measurable Goals Guidance for Phase II MS4s that is designed to help program managers comply with any requirement to develop measurable goals. The guidance presents an approach for MS4 operators to develop measurable goals as part of their stormwater management plan. For example, an MS4 could establish a measurable goal of responding to all complaints received by the citizen complaint hotline within 24 hours to minimize water quality impacts or recurrent dumping. A complaint tracking system could be used to log response and enforcement activity.

The educational outreach measurable goals for this minimum control measure could be combined with the measurable goals for the Public Education and Outreach minimum control measure (see Fact Sheet 2.3).

### For Additional Information

#### Contacts

A list of names and telephone numbers for the U.S. EPA’s Office of Wastewater Management (Headquarters), each EPA Regional Office, and State Offices is located at [www.epa.gov/npdes/npdes-stormwater-program](http://www.epa.gov/npdes/npdes-stormwater-program) (click on “Contact Us” and then “Stormwater”).

#### Your NPDES Permitting Authority

Most States and Territories are authorized to administer the NPDES Program, except the following, for which EPA is the permitting authority:

- Guam
- District of Columbia
- Johnston Atoll
- Idaho (until 7/1/2021, which is the date when Idaho becomes authorized to implement the Stormwater NPDES program)

- Midway and Wake Islands
- Massachusetts
- Northern Mariana Islands
- New Hampshire
- Puerto Rico
- New Mexico
- Trust Territories
- American Samoa

#### Reference Documents

- [EPA’s Stormwater Web Site](#)
  - [Phase II Final Rule Fact Sheet Series](#)
  - [Stormwater Phase II Final Rule \(64 FR 68722\)](#)
  - [National Menu of Best Management Practices for Stormwater Phase II](#)
  - [Measurable Goals Guidance for Phase II Small MS4s](#)
- [Illicit Discharge Detection and Elimination: A Guidance Manual for Program Development and Technical Assessments](#)
- Center for Watershed Protection and R. Pitt. (2004). [Illicit Discharge Detection and Elimination: A Guidance Manual for Program Development and Technical Assessments](#).
- U.S. EPA Office of Water. (1993). [Investigation of Inappropriate Pollutant Entries into Storm Drainage Systems: A User’s Guide](#). EPA/600/R-92/238.

*Disclaimer: This information is guidance only and does not establish or affect legal rights or obligations. Agency decisions in any particular case will be made by applying the law and regulations to the specific facts of the case.*

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

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**Date:** June 11, 2020

**To:** Tony Scheivert - Township Manager  
Board of Supervisors

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

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

**Chester Springs Crossing (aka- Jankowski Tract)** - Work on the Pottstown Pike Improvements are being completed this week as well as the final paving of the portion of Garrison Drive which was disturbed for sanitary sewer construction. In addition, we have received financial security reduction request number 3 for this project and have offered a recommendation for release under separate cover.

**Marsh Lea** - We have received financial security reduction request number 9 for this project and have offered a recommendation for release under separate cover.

**General:**  
Meetings / Correspondence with staff regarding various matters.



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

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**Date:** June 11, 2020

**To:** Board of Supervisors

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

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**125 Little Conestoga Road (Profound Technologies)** - The Applicant is proposing to construct a two-story building addition and additional parking areas. A Conditional Use was granted by the Board on September 16, 2019. The Board granted Preliminary / Final Land Development Approval at their November 18<sup>th</sup>, 2019 meeting. The Applicant has addressed all outstanding comments and developers' agreements are being prepared.

**160 Park Road (Gunner Properties, Ltd.)** – The Board granted Conditional Use approval on July 24, 2019 and land development approval on August 19, 2019. construction is complete and the facility is open. (Although temporarily closed due to Covid-19)

**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. Other than final home construction, the project is substantially complete and we have issued a preliminary site punch list.

**Byers Station (Lot 5C)- [Residential]** - Site work has once again commenced. To date, we have received 19 building permit applications (101 total units).

**Byers Station (Lot 5C)- [Commercial]** - An amended land development plan has been submitted for the commercial portion of the site and a recommendation for approval was made by the Planning Commission at their June 14<sup>th</sup>, 2018 meeting.

The Applicant has now submitted an Alternate PRD Plan which proposes 27,000 SF of commercial development and 55 additional townhomes in lieu of the previously proposed 81,300 SF of commercial space. The Board granted approval to this plan at their October 14<sup>th</sup>, 2019 meeting.

Reference: Development Update

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File No. 20-01080T  
June 11, 2020

**Byers Station (Lot 6C)- Vantage Point** – The Applicant has received Final PRD Approval at the Board of Supervisors April 20th, 2020 meeting for a 36,171 SF, 3 story retirement facility.

**Chester Springs Crossing (aka- Jankowski Tract)** - The Board granted Preliminary / Final Land Development Approval for this 55-home development at their October 15<sup>th</sup>, 2018 meeting. We have received 23 grading permits for proposed homes. Construction has once again commenced and a portion of the road network has been paved.

**Eagleview Lot 1C**– This project proposes a 113,000 SF Flex Office building. The proposed building and amenities are similar to the adjacent office buildings located along Sierra Drive. The Board granted Final Land Development Approval at their November 19<sup>th</sup>, 2018 meeting. A preconstruction meeting was held for the project on March 11<sup>th</sup>, however, the project has now been placed on hold due to Covid-19.

**Eaglepointe Village** – The Board granted the Conditional Use on July 24, 2019 to permit a Starbucks in the former Key Bank site. The Board further granted Preliminary / Final Land Development Approval at their November 18<sup>th</sup>, 2019 meeting. Construction on the project is substantially complete.

**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. Home construction continues. We have received grading plans for 17 proposed homes.

**Preserve at Marsh Creek (Fetters Property)** - The Board granted Final Land Development Approval at their October 16<sup>th</sup>, 2017 meeting. We have received our first 4 building permit applications. Site construction has once again commenced.

**Reserve at Chester Springs (Frame Property)** – The project is substantially complete. Final paving was completed in March.

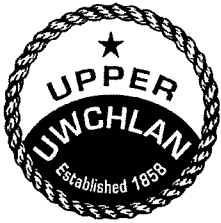
**Struble Trail Extension** – Chester County has submitted an application to reopen the Conditional Use Hearing as well as land development plans to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The Planning Commission reviewed the application at their June 13<sup>th</sup>, 2019 and July 11, 2019 meetings and recommended Conditional Use Approval as well as Preliminary Land Development approval. A conditional use hearing will be scheduled in the near future.

**Windsor Baptist Church** - The Church has submitted a Preliminary Land Development Plan and Conditional Use Application for an approximately 9,190 SF

Reference: Development Update

File No. 20-01080T  
June 11, 2020

school building addition on their current property. The Board granted the Conditional Use at their September 16, 2019 meeting. The Board granted Preliminary Land Development Approval at their November 18<sup>th</sup>, 2019 meeting. Since the approval, the Applicant has been working with both the Township Historic and Planning Commissions on the proposed architecture.



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

80

### ADMINISTRATION

**TO:** The Board of Supervisors

**FROM:** Kathi McGrath

**RE:** Codes Department Activity Report

**DATE:** June 11, 2020

=====

Attached, please find the Codes Department Activity Report for the month of May, 2020.

Attachments:  
Activity Report

/km



UPPER UWCHLAN TOWNSHIP  
Permit Analysis  
2017-2020

	2017				2018				2019				2020			
	# 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	36	\$ 27,889.54	36	\$ 27,889.54	46	\$ 37,719.22	46	\$ 37,719.22	30	\$17,025.46	30	\$17,025.46	51	\$98,596.00	51	\$98,596.00
Feb	30	\$ 6,209.00	66	\$ 34,098.54	43	\$ 40,684.68	89	\$ 78,406.90	67	\$19,320.64	97	\$36,346.10	44	\$43,487.50	95	\$142,083.50
Mar	62	\$ 61,429.00	128	\$ 95,527.54	43	\$ 36,969.50	132	\$ 115,376.40	57	\$ 36,767.22	154	\$ 73,113.32	53	\$ 54,586.50	148	\$ 196,670.00
Apr	61	\$ 30,429.00	189	\$ 125,956.54	56	\$ 45,204.94	188	\$ 160,581.34	66	\$ 52,342.10	220	\$ 125,455.42	28	\$ 4,846.10	176	\$ 201,516.10
May	61	\$ 13,118.56	250	\$ 139,075.10	70	\$ 39,985.36	258	\$ 200,566.70	50	\$ 40,216.60	270	\$ 165,672.02	49	\$ 59,079.84	225	\$ 260,595.94
Jun	117	\$ 107,225.16	367	\$ 246,300.26	59	\$ 39,179.50	317	\$ 239,746.20	70	\$ 43,304.22	340	\$ 208,976.24				
Jul	78	\$ 60,308.00	445	\$ 306,608.26	67	\$ 16,422.42	384	\$ 256,168.62	58	\$ 37,320.76	398	\$ 246,297.00				
Aug	90	\$ 9,532.32	535	\$ 316,140.58	55	\$ 34,126.38	439	\$ 290,295.00	67	\$ 90,670.34	465	\$ 336,967.34				
Sept	86	\$ 29,485.94	621	\$ 345,626.52	55	\$ 47,345.62	494	\$ 337,640.62	61	\$ 13,393.00	522	\$ 350,360.34				
Oct	101	\$ 69,748.73	722	\$ 415,375.25	60	\$ 46,722.50	554	\$ 384,363.12	48	\$ 42,928.52	570	\$ 393,288.86				
Nov	58	\$ 29,023.10	780	\$ 415,404.48	45	\$ 34,720.92	599	\$ 419,084.04	36	\$ 10,623.00	606	\$ 403,911.86				
Dec	28	\$ 17,392.92	808	\$ 432,797.40	31	\$18,505.86	630	\$437,589.90	31	\$ 14,788.00	637	\$ 418,699.86				





## MAY 2020 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 Traisr: 151

- **Municipal Authority & PA 1-calls**
  - 98 Work orders completed
- **Public Works**
  - 15 Work orders completed
- **Parks**
  - 1 Work orders completed
- **Solid Waste**
  - 21 Work orders completed
- **Vehicles and Equipment (All Dept.)**
  - 16 Work orders completed
- Used Vac Truck after rain event to clear curbs and inlets
- Hauled stone for stockpile
- Removed unwanted and dead trees from Township building site
- Mowed all facilities
- Removal of downed trees during storms
- Closing of flooded roadways during storms

- **Repair of roadside signage**
- **Replaced axel bearings in the backhoe again**
- **Flattened equipment marks on resident's property on Meadowcreek Rd next to Meadowcreek sewer plant**
- **Tree trimming was done at Yarmouth sewer plant**
- **Moved Sewer Payment boxes back to the Township Building**
- **Sprayed guiderails**
- **Repaired broken Totors for reuse**
- **Repaired fence at Kiloran Wynd WWTP**
- **Cleared inlets on Blackhorse Rd**
- **Prepared pipe crossing site on Krauser Rd**
- **Picked up a demo backhoe from Plasterers John Deere Equipment which we used for the pipe job**
- **Marked out for resurfacing bidders and obtained count of riser rings and water boxes that we need to replace before the resurfacing**
- **Marked out for base repair**
- **Helped with the move and clearing out of rented office space in Eagleview**
- **Worked on mowers**
- **Removed debris at pipe crossings along Twp roadways**
- **Worked on vehicles for minor issues and monthly services**
- **Toter swaps and deliveries were done as requested.**
- **Preventive maintenance, repairs, and Pa State Inspections**
- **PA 1-Calls were responded to as they came in.**

**Bids:**

- **Road Milling and Resurfacing**

**Road Dedications:**

- **None**

**Workforce**

- **The Public Works crew completed various safety classes and policy review testing through the Power DMS system, LTAP, and DVIT.**

**Respectfully submitted,**

**Michael G. Heckman  
Director of Public Works  
Upper Uwchlan Township**



## MEMORANDUM

**To: Tony Scheivert, Township Manager**

**From: Michael G. Heckman, Director of Public Works**

**Date: June 11, 2020**

**Re: Award – 2020 Milling and Paving Contract**

On June 11, 2020 the bids were opened for the 2020 Milling and Paving Contract. There were seven bidders for this contract. All of these contractors sent representatives to the bid opening. Kristin Roth, Steve Poley, and I conducted the opening of bids and read them aloud to those attendees. Attached are the results for your review.

The low bidder was DiRocco Brothers Inc. @ \$3.57/square yard for milling and \$62.90/ton in place for the asphalt overlay.

**Therefore, it is my recommendation that DiRocco Brothers should be awarded the 2020 Milling and Paving Contract at \$3.57/square yard for edge milling and \$62.90/ton in place for the asphalt overlay. This would be a total cost of +/- \$381,946.65, depending upon actual asphalt tonnage used. This is well under budget.**

Usually we have taken part of this cost from Liquid Fuels and part from the General Fund. But last year, during Budget discussions with Cary Vargo, he asked that I take all of this year's contract from Liquid Fuels. Next year it will go back to a split account payment.



2020 Road Milling and Paving Bid Results  
Opening Wednesday, June 11, 2020 at 1:00 p.m.

	Vendor # 1: <b>Allan Myers</b>		Vendor # 2: <b>Macanga, Inc.</b>		Vendor # 3: <b>Unitex</b>	
	Bond Yes		Bond Yes		Bond Yes	
Milling, per square yard	\$5.50	\$52,826.00	\$5.75	\$53,848.75	\$7.00	\$72,555.00
Paving, per ton	\$66.50 to \$68.00	\$365,932.50	\$74.00	\$405,816.00	\$83.95	\$460,831.80
GRAND TOTAL	\$418,758.50		\$459,664.75		\$532,936.80	
	Vendor # 4: <b>DiRocco Brothers</b>		Vendor # 5: <b>Glasgow, Inc.</b>		Vendor # 6: <b>Road-Con, Inc.</b>	
	Bond Yes		Bond Yes		Bond Yes	
Milling, per square yard	\$3.57	\$37,003.05	\$6.91	\$71,622.15	\$6.25	\$64,793.25
Paving, per ton	\$62.90	\$344,943.60	\$62.00	\$340,008.00	\$95.00	\$520,980.00
GRAND TOTAL	\$381,946.65		\$411,630.15		\$585,773.75	

	Vendor # 7: Highway Materials Bond Yes	Vendor # 8: Bond Yes /No	Vendor # 9: Bond Yes /No
Milling, per square yard	1.70 to 15.40 \$54,146.55		
Paving, per ton	69.80 to 116.50 \$420,510.40		
GRAND TOTAL	\$474,656.95		



June 10, 2020

File No. 17-04074T2

Tony Scheivert  
Upper Uwchlan Township Manager  
140 Pottstown Pike  
Chester Springs, PA 19425

Reference: 160 Park Road (Eagle Village)  
Security Reduction Request No. 4

Dear Tony:

Gilmore & Associates, Inc. has completed a final inspection of the above referenced project and found that all escrowed items have been satisfactorily installed. As such, we recommend release of all remaining escrowed funds at this time.

If you have any questions, please do not hesitate to contact me.

Sincerely,



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

cc: Board of Supervisors  
Fred Gunther- Gunner Properties, Ltd. (via e-mail only)  
Phil Reilly III – PJ Reilly (via e-mail only)

**ESCROW STATUS REPORT**

GILMORE & ASSOCIATES, INC.  
184 WEST MAIN STREET  
SUITE 300  
TRAPPE, PA 19426

PROJECT NAME: 160 Park Road (Eagle Village)

**SUMMARY OF ESCROW ACCOUNT**

PROJECT NUMBER: 17-04074T2

TOTAL CONSTRUCTION (100%) = \$ 153,000.00  
TOWNSHIP SECURITY = \$ 15,300.00  
CONSTRUCTION INSPECTION \$ 3,060.00

PROJECT SPONSOR: Gunner Properties, Ltd  
MUNICIPALITY: Upper Uwchlan Township

GRAND TOTAL ESCROWED = \$ 171,360.00

RELEASE NO.: 4  
REQUEST DATE: June 10, 2020

TOTAL ESCROW REMAINING: \$  
CONSTRUCTION COMPLETION:

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
<b>A. EROSION &amp; SEDIMENTATION CONTROLS</b>											
18" Compost Filter Sock	LF	670	\$7.50	\$ 5,025.00		\$ -	670	\$ 5,025.00		\$ -	100%
Orange Construction Fence	LF	300	\$2.50	\$ 750.00		\$ -	300	\$ 750.00		\$ -	100%
Construction Entrance	EA	1	\$1,500.00	\$ 1,500.00		\$ -	1	\$ 1,500.00		\$ -	100%
Temp Seed and Mulch	SF	7000	\$0.10	\$ 700.00	3,500	\$ 350.00	7,000	\$ 700.00		\$ -	100%
Geotextile Fabric	SF	16000	\$0.25	\$ 4,000.00		\$ -	16,000	\$ 4,000.00		\$ -	100%
Inlet Protection	EA	6	\$300.00	\$ 1,800.00		\$ -	6	\$ 1,800.00		\$ -	100%
Concrete Washout	EA	1	\$750.00	\$ 750.00		\$ -	1	\$ 750.00		\$ -	100%
<b>SUBTOTAL ITEM A</b>				\$ 14,525.00		\$ 350.00		\$ 14,525.00		\$ -	
<b>B. STORM SEWER</b>											
12" HDPE	LF	20	\$20.00	\$ 400.00		\$ -	20	\$ 400.00		\$ -	100%
15" HDPE	LF	200	\$25.00	\$ 5,000.00		\$ -	200	\$ 5,000.00		\$ -	100%
Tie-in to Existing Storm Sewer	EA	1	\$2,800.00	\$ 2,800.00		\$ -	1	\$ 2,800.00		\$ -	100%
24" PERF. HDPE	LF	740	\$40.00	\$ 29,600.00		\$ -	740	\$ 29,600.00		\$ -	100%
AASHTO #3 Stone	CY	315	\$40.00	\$ 12,600.00		\$ -	315	\$ 12,600.00		\$ -	100%
Type M Inlet	EA	2	\$2,300.00	\$ 4,600.00		\$ -	2	\$ 4,600.00		\$ -	100%
Type C Inlet	EA	2	\$2,600.00	\$ 5,200.00		\$ -	2	\$ 5,200.00		\$ -	100%
Inspection Ports	EA	2	\$500.00	\$ 1,000.00		\$ -	2	\$ 1,000.00		\$ -	100%
Outlet Structure w/ Gate Valve	EA	1	\$3,800.00	\$ 3,800.00		\$ -	1	\$ 3,800.00		\$ -	100%
Water Quality Inserts (Snouts)	EA	1	\$600.00	\$ 600.00		\$ -	1	\$ 600.00		\$ -	100%
Storm Sewer Flushing	LS	1	\$1,200.00	\$ 1,200.00		\$ -	1	\$ 1,200.00		\$ -	100%
<b>SUBTOTAL ITEM B</b>				\$ 66,800.00		\$ -		\$ 66,800.00		\$ -	
<b>C. LANDSCAPING &amp; LIGHTING</b>											
Site Lights	EA	10	\$1,000.00	\$ 10,000.00		\$ -	10	\$ 10,000.00		\$ -	100%
Split Rail Fence	LF	325	\$30.00	\$ 9,750.00		\$ -	325	\$ 9,750.00		\$ -	100%
Shade Tree	EA	54	\$225.00	\$ 12,150.00		\$ -	54	\$ 12,150.00		\$ -	100%
Evergreen Tree	EA	55	\$175.00	\$ 9,625.00		\$ -	55	\$ 9,625.00		\$ -	100%
Shrub	EA	180	\$80.00	\$ 14,400.00	20	\$ 1,600.00	180	\$ 14,400.00		\$ -	100%
<b>SUBTOTAL ITEM C</b>				\$ 55,925.00		\$ 1,600.00		\$ 55,925.00		\$ -	
<b>D. MISCELLANEOUS</b>											
ADA RAMP AND ASSOCIATED WALKS	SF	1,050	\$15.00	\$ 15,750.00		\$ -	1,050	\$ 15,750.00		\$ -	100%
<b>SUBTOTAL ITEM D</b>				\$ 15,750.00		\$ -		\$ 15,750.00		\$ -	100%
<b>TOTAL IMPROVEMENTS - ITEMS A-D</b>				\$ 153,000.00		\$ 1,950.00		\$ 153,000.00		\$ -	100%
<b>E. TOWNSHIP SECURITY</b>				\$ 15,300.00		\$ 195.00		\$ 15,300.00		\$ -	100%
<b>F. CONSTRUCTION INSPECTION</b>				\$ 3,060.00		\$ 39.00		\$ 3,060.00		\$ -	100%
<b>NET CONSTRUCTION RELEASE</b>				\$ 171,360.00		\$ 2,184.00		\$ 171,360.00		\$ -	100%
<b>SURETY AMOUNT</b>				\$ 171,360.00		\$ 2,184.00		\$ 171,360.00		\$ -	100%





May 29, 2020

File No. 04-12014T

Tony Scheivert  
Upper Uwchlan Township Manager  
140 Pottstown Pike  
Chester Springs, PA 19425

Reference: Chester Springs Crossing  
Performance Bond Reduction Request No. 3

Dear Tony:

Gilmore & Associates, Inc. has reviewed Toll Brothers Inc.'s May 18, 2020 request associated with release of escrow for the above-referenced project. Based upon our review of the submitted payment request, we recommend release of **\$229,101.72**. Following this release, there will be \$661,289.30 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.

cc: Board of Supervisors  
Justin K. Hunt – TBI (via e-mail only)  
Michael Downs, PE – TBI (via e-mail only)

ESCROW STATUS REPORT											GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426	
PROJECT NAME: Chester Springs Crossing (aka- Jankowski Tract)					SUMMARY OF ESCROW ACCOUNT				AMOUNT OF CURRENT CONST. RELEASE: \$ 208,274.29			
PROJECT NUMBER: 04-1214T					TOTAL CONSTRUCTION (100%) = \$ 1,499,385.29				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): #REF!			
PROJECT SPONSOR:					TOWNSHIP SECURITY (10%) = \$ 20,827.43				AMOUNT OF ENGINEERING/INSPECTION RELEASE: #REF!			
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP					ENGINEERING/INSPECTION (10%) = \$ 20,827.43				AMOUNT OF CURRENT TOTAL RELEASE: #REF!			
ESCROW AGENT:					ADMINISTRATIVE AND LEGAL FEES (2%) = \$ -				TOTAL OF CONST. RELEASES TO DATE: \$ 1,034,520.94			
TYPE OF SECURITY:					GRAND TOTAL ESCROWED = \$ 1,541,040.15				CONSTRUCTION ESCROW REMAINING: \$ 464,864.35			
AGREEMENT DATE:					RELEASE NO.: 3				TOTAL RETAINAGE/SECURITY RELEASES TO DATE: #REF!			
					REQUEST DATE: May 18, 2020				RETAINAGE/SECURITY ESCROW REMAINING: #REF!			
									TOTAL ESCROW REMAINING: \$ -			
									CONSTRUCTION COMPLETION: 69%			
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	
A. CLEARING AND GRUBBING												
CLEARING AND GRUBBING	LS	1	\$11,850.00	\$ 11,850.00		\$ -	1.0	\$ 11,850.00	0	\$ -	100%	
SUBTOTAL ITEM A				\$ 11,850.00		\$ -		\$ 11,850.00		\$ -	100%	
B. EROSION CONTROL												
CONSTRUCTION ENTRANCE	EA	1	\$3,000.00	\$ 3,000.00		\$ -	1	\$ 3,000.00	0	\$ -	100%	
12" SILT SOCK	LF	923	\$3.45	\$ 3,184.35		\$ -	923	\$ 3,184.35	0	\$ -	100%	
18" SILT SOCK	LF	255	\$6.00	\$ 1,530.00		\$ -	255	\$ 1,530.00	0	\$ -	100%	
24" SILT SOCK	LF	915	\$16.20	\$ 14,823.00		\$ -	915	\$ 14,823.00	0	\$ -	100%	
EROSION CONTROL MATTING	SF	7,763	\$0.25	\$ 1,940.75		\$ -	3,882	\$ 970.50	3,881	\$ 970.25	50%	
STOCKPILE - 18" SILT FENCE	LF	796	\$1.50	\$ 1,194.00		\$ -	796	\$ 1,194.00	0	\$ -	100%	
TEMP SEED & MULCH	SF	750,000	\$0.04	\$ 30,000.00		\$ -	562,500	\$ 22,500.00	187,500	\$ 7,500.00	75%	
ROCK CHECK BERM	LF	51	\$15.00	\$ 765.00		\$ -	51	\$ 765.00	0	\$ -	100%	
ORANGE CONSTRUCTION FENCE	LF	3,820	\$2.00	\$ 7,640.00		\$ -	3,820	\$ 7,640.00	0	\$ -	100%	
SUBTOTAL ITEM B				\$ 64,077.10		\$ -		\$ 55,606.85		\$ 8,470.25	87%	
C. STORMWATER												
SEDIMENT BASIN #1 / BIORETENTION BASIN #1												
EARTHWORK	LS	1	\$18,000.00	\$ 18,000.00		\$ -	1	\$ 18,000.00	0	\$ -	100%	
EROSION CONTROL MATTING - SLOPES	SF	26,473	\$0.25	\$ 6,618.25		\$ -	26,473	\$ 6,618.25	0	\$ -	100%	
EMERGENCY SPILLWAY MATTING	SF	1,300	\$0.50	\$ 650.00		\$ -	1,300	\$ 650.00	0	\$ -	100%	
OUTLET STRUCTURE	EA	1	\$3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	0	\$ -	100%	
SKIMMER	EA	1	\$1,750.00	\$ 1,750.00		\$ -	1	\$ 1,750.00	0	\$ -	100%	
36" RCP	LF	45	\$146.70	\$ 6,601.50		\$ -	45	\$ 6,601.50	0	\$ -	100%	
ANTI-SEEP COLLARS	EA	2	\$750.00	\$ 1,500.00		\$ -	2	\$ 1,500.00	0	\$ -	100%	
ENDWALL	EA	1	\$1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00	0	\$ -	100%	
RIP-RAP APRON	EA	1	\$500.00	\$ 500.00		\$ -	1	\$ 500.00	0	\$ -	100%	
SSF BAFFLE	LF	448	\$17.00	\$ 7,616.00		\$ -	448	\$ 7,616.00	0	\$ -	100%	
BASIN CONVERSION	LS	1	\$7,000.00	\$ 7,000.00		\$ -		\$ -	1	\$ 7,000.00	0%	

**ESCROW STATUS REPORT**

GILMORE & ASSOCIATES, INC.  
184 WEST MAIN STREET  
SUITE 300  
TRAPPE, PA 19426

PROJECT NAME:	Chester Springs Crossing (aka- Jankowski Tract)	SUMMARY OF ESCROW ACCOUNT		AMOUNT OF CURRENT CONST. RELEASE:	\$ 208,274.29
				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%):	#REF!
PROJECT NUMBER:	04-1214T	TOTAL CONSTRUCTION (100%) = \$	1,499,385.29	AMOUNT OF ENGINEERING/INSPECTION RELEASE:	#REF!
		TOWNSHIP SECURITY (10%) = \$	20,827.43	AMOUNT OF CURRENT TOTAL RELEASE:	#REF!
PROJECT SPONSOR:		ENGINEERING/INSPECTION (10%) = \$	20,827.43		
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	ADMINISTRATIVE AND LEGAL FEES (2%) = \$	-	TOTAL OF CONST. RELEASES TO DATE:	\$ 1,034,520.94
				CONSTRUCTION ESCROW REMAINING:	\$ 464,864.35
ESCROW AGENT:		GRAND TOTAL ESCROWED = \$	1,541,040.15		
TYPE OF SECURITY:				TOTAL RETAINAGE/SECURITY RELEASES TO DATE:	#REF!
AGREEMENT DATE:		RELEASE NO.:	3	RETAINAGE/SECURITY ESCROW REMAINING:	#REF!
		REQUEST DATE:	May 18, 2020		
				TOTAL ESCROW REMAINING:	\$ -
				CONSTRUCTION COMPLETION:	69%

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
AMENDED SOILS (2 FT DEPTH)	CY	252	\$12.00	\$ 3,024.00		\$ -		\$ -	252	\$ 3,024.00	0%
WASHED 2B STONE (0.5 FT DEPTH)	CY	76	\$15.00	\$ 1,140.00		\$ -		\$ -	76	\$ 1,140.00	0%
4" PERF PVC UNDERDRAIN	LF	207	\$25.00	\$ 5,175.00		\$ -		\$ -	207	\$ 5,175.00	0%
NONWOVEN GEOTEXTILE	SF	4,347	\$0.25	\$ 1,086.75		\$ -		\$ -	4,347	\$ 1,086.75	0%
<b>SEDIMENT BASIN #2 / BIORETENTION BASIN #2</b>											
EARTHWORK	LS	1	\$12,000.00	\$ 12,000.00		\$ -	1	\$ 12,000.00	0	\$ -	100%
EROSION CONTROL MATTING - SLOPES	SF	25,119	\$0.25	\$ 6,279.75		\$ -	25,119	\$ 6,279.75	0	\$ -	100%
EMERGENCY SPILLWAY MATTING	SF	3,900	\$0.50	\$ 1,950.00		\$ -	3,900	\$ 1,950.00	0	\$ -	100%
OUTLET STRUCTURE	EA	1	\$3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	0	\$ -	100%
SKIMMER	EA	1	\$1,750.00	\$ 1,750.00		\$ -	1	\$ 1,750.00	0	\$ -	100%
24" RCP	LF	226	\$58.02	\$ 13,112.52		\$ -	226	\$ 13,112.52	0	\$ -	100%
ANTI-SEEP COLLARS	EA	2	\$750.00	\$ 1,500.00		\$ -	2	\$ 1,500.00	0	\$ -	100%
ENDWALL	EA	1	\$1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00	0	\$ -	100%
RIP-RAP APRON	EA	1	\$500.00	\$ 500.00		\$ -	1	\$ 500.00	0	\$ -	100%
SSF BAFFLE	LF	822	\$17.00	\$ 13,974.00		\$ -	822	\$ 13,974.00	0	\$ -	100%
BASIN CONVERSION	LS	1	\$7,000.00	\$ 7,000.00		\$ -		\$ -	1	\$ 7,000.00	0%
AMENDED SOILS (2 FT DEPTH)	CY	2,170	\$12.00	\$ 26,040.00		\$ -		\$ -	2,170	\$ 26,040.00	0%
WASHED 2B STONE (0.5 FT DEPTH)	CY	200	\$15.00	\$ 3,000.00		\$ -		\$ -	200	\$ 3,000.00	0%
4" PERF PVC UNDERDRAIN	LF	540	\$25.00	\$ 13,500.00		\$ -		\$ -	540	\$ 13,500.00	0%
NONWOVEN GEOTEXTILE	SF	11,340	\$0.25	\$ 2,835.00		\$ -		\$ -	11,340	\$ 2,835.00	0%
<b>RAIN GARDEN #1</b>											
AMENDED SOILS (2 FT DEPTH)	CY	363	\$12.00	\$ 4,356.00		\$ -		\$ -	363	\$ 4,356.00	0%
WASHED 2B STONE (1 FT DEPTH)	CY	182	\$15.00	\$ 2,730.00		\$ -		\$ -	182	\$ 2,730.00	0%
4" PERF PVC UNDERDRAIN	LF	153	\$25.00	\$ 3,825.00		\$ -		\$ -	153	\$ 3,825.00	0%
NONWOVEN GEOTEXTILE	SF	4,901	\$0.25	\$ 1,225.25		\$ -		\$ -	4,901	\$ 1,225.25	0%
<b>RAIN GARDEN #2</b>											
AMENDED SOILS (2 FT DEPTH)	CY	278	\$12.00	\$ 3,336.00		\$ -		\$ -	278	\$ 3,336.00	0%
WASHED 2B STONE (1 FT DEPTH)	CY	139	\$15.00	\$ 2,085.00		\$ -		\$ -	139	\$ 2,085.00	0%
4" PERF PVC UNDERDRAIN	LF	272	\$25.00	\$ 6,800.00		\$ -		\$ -	272	\$ 6,800.00	0%
NONWOVEN GEOTEXTILE	SF	3,750	\$0.25	\$ 937.50		\$ -		\$ -	3,750	\$ 937.50	0%

**ESCROW STATUS REPORT**

GILMORE & ASSOCIATES, INC.  
184 WEST MAIN STREET  
SUITE 300  
TRAPPE, PA 19426

PROJECT NAME:	Chester Springs Crossing (aka- Jankowski Tract)	SUMMARY OF ESCROW ACCOUNT		AMOUNT OF CURRENT CONST. RELEASE:	\$ 208,274.29
				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%):	#REF!
PROJECT NUMBER:	04-1214T	TOTAL CONSTRUCTION (100%) = \$	1,499,385.29	AMOUNT OF ENGINEERING/INSPECTION RELEASE:	#REF!
		TOWNSHIP SECURITY (10%) = \$	20,827.43	AMOUNT OF CURRENT TOTAL RELEASE:	#REF!
PROJECT SPONSOR:		ENGINEERING/INSPECTION (10%) = \$	20,827.43		
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	ADMINISTRATIVE AND LEGAL FEES (2%) = \$	-	TOTAL OF CONST. RELEASES TO DATE:	\$ 1,034,520.94
				CONSTRUCTION ESCROW REMAINING:	\$ 464,864.35
ESCROW AGENT:		GRAND TOTAL ESCROWED = \$	1,541,040.15		
TYPE OF SECURITY:				TOTAL RETAINAGE/SECURITY RELEASES TO DATE:	#REF!
AGREEMENT DATE:		RELEASE NO.:	3	RETAINAGE/SECURITY ESCROW REMAINING:	#REF!
		REQUEST DATE:	May 18, 2020		
				TOTAL ESCROW REMAINING:	\$ -
				CONSTRUCTION COMPLETION:	69%

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
<b>RAIN GARDEN #3</b>											
AMENDED SOILS (2 FT DEPTH)	CY	520	\$12.00	\$ 6,240.00		\$ -		\$ -	520	\$ 6,240.00	0%
WASHED 2B STONE (1 FT DEPTH)	CY	260	\$15.00	\$ 3,900.00		\$ -		\$ -	260	\$ 3,900.00	0%
4" PERF PVC UNDERDRAIN	LF	487	\$25.00	\$ 12,175.00		\$ -		\$ -	487	\$ 12,175.00	0%
NONWOVEN GEOTEXTILE	SF	7,017	\$0.25	\$ 1,754.25		\$ -		\$ -	7,017	\$ 1,754.25	0%
LEVEL SPREADER SYSTEM	LS	1	\$3,000.00	\$ 3,000.00		\$ -		\$ -	1	\$ 3,000.00	0%
<b>SUBTOTAL ITEM C</b>				\$ 225,466.77		\$ -		\$ 103,302.02		\$ 122,164.75	46%
<b>D. EARTHWORK</b>											
STRIP TOPSOIL	CY	5,985	\$ 2.50	\$ 14,962.50		\$ -	5,985	\$ 14,962.50	0	\$ -	100%
CUT/FILL	CY	11,970	\$ 2.50	\$ 29,925.00		\$ -	11,970	\$ 29,925.00	0	\$ -	100%
RETURN TOPSOIL	CY	2,993	\$ 3.40	\$ 10,176.20		\$ -	1,497	\$ 5,089.80	1,496	\$ 5,086.40	50%
<b>SUBTOTAL ITEM D</b>				\$ 55,063.70		\$ -		\$ 49,977.30		\$ 5,086.40	91%
<b>E. STORM SEWER</b>											
15" RCP	LF	599	\$ 40.55	\$ 24,289.45		\$ -	599	\$ 24,289.45	0	\$ -	100%
18" RCP	LF	1,315	\$ 45.34	\$ 59,622.10		\$ -	1,315	\$ 59,622.10	0	\$ -	100%
24" RCP	LF	670	\$ 58.02	\$ 38,873.40		\$ -	670	\$ 38,873.40	0	\$ -	100%
30" RCP	LF	135	\$ 79.55	\$ 10,739.25		\$ -	135	\$ 10,739.25	0	\$ -	100%
36" RCP	LF	104	\$ 83.00	\$ 8,632.00		\$ -	104	\$ 8,632.00	0	\$ -	100%
STD TYPE C INLET	EA	32	\$ 2,200.00	\$ 70,400.00		\$ -	32	\$ 70,400.00	0	\$ -	100%
STD TYPE M INLET	EA	4	\$ 2,200.00	\$ 8,800.00		\$ -	4	\$ 8,800.00	0	\$ -	100%
STORM MANHOLE	EA	4	\$ 2,500.00	\$ 10,000.00		\$ -	4	\$ 10,000.00	0	\$ -	100%
ENDWALLS	EA	4	\$ 1,250.00	\$ 5,000.00		\$ -	4	\$ 5,000.00	0	\$ -	100%
RIP-RAP APRON	EA	4	\$ 500.00	\$ 2,000.00		\$ -	4	\$ 2,000.00	0	\$ -	100%
<b>SUBTOTAL ITEM E</b>				\$ 238,356.20		\$ -		\$ 238,356.20		\$ -	100%

ESCROW STATUS REPORT											GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426		
PROJECT NAME: Chester Springs Crossing (aka- Jankowski Tract)					SUMMARY OF ESCROW ACCOUNT				AMOUNT OF CURRENT CONST. RELEASE: \$ 208,274.29				
PROJECT NUMBER: 04-1214T					TOTAL CONSTRUCTION (100%) = \$ 1,499,385.29				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): #REF!				
PROJECT SPONSOR: MUNICIPALITY: UPPER UWCHLAN TOWNSHIP					TOWNSHIP SECURITY (10%) = \$ 20,827.43				AMOUNT OF ENGINEERING/INSPECTION RELEASE: #REF!				
					ENGINEERING/INSPECTION (10%) = \$ 20,827.43				AMOUNT OF CURRENT TOTAL RELEASE: #REF!				
					ADMINISTRATIVE AND LEGAL FEES (2%) = \$ -				TOTAL OF CONST. RELEASES TO DATE: \$ 1,034,520.94				
ESCROW AGENT:					GRAND TOTAL ESCROWED = \$ 1,541,040.15				CONSTRUCTION ESCROW REMAINING: \$ 464,864.35				
TYPE OF SECURITY:									TOTAL RETAINAGE/SECURITY RELEASES TO DATE: #REF!				
AGREEMENT DATE:					RELEASE NO.: 3				RETAINAGE/SECURITY ESCROW REMAINING: #REF!				
					REQUEST DATE: May 18, 2020				TOTAL ESCROW REMAINING: \$ -				
									CONSTRUCTION COMPLETION: 69%				
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	
F. PAVING & CURBING													
FINE GRADE	SY	11,377	\$ 1.06	\$ 12,059.62	5,689	\$ 6,030.34	11,377	\$ 12,059.62	0	\$ -	100%		
5" 2A MODIFIED	SY	11,377	\$ 4.90	\$ 55,747.30	5,689	\$ 27,876.10	11,377	\$ 55,747.30	0	\$ -	100%		
5" 25MM BASE	SY	11,377	\$ 18.40	\$ 209,336.80	5,689	\$ 104,677.60	11,377	\$ 209,336.80	0	\$ -	100%		
3" 19MM BINDER	SY	11,377	\$ 12.25	\$ 139,368.25	5,689	\$ 69,690.25	11,377	\$ 139,368.25	0	\$ -	100%		
CLEAN & TACK	SY	11,377	\$ 0.50	\$ 5,688.50		\$ -		\$ -	11,377	\$ 5,688.50	0%		
1.5" 9.5MM WEARING	SY	11,377	\$ 6.60	\$ 75,088.20		\$ -		\$ -	11,377	\$ 75,088.20	0%		
BELGIAN BLOCK	LF	7,044	\$ 16.40	\$ 115,521.60		\$ -	7,044	\$ 115,521.60	0	\$ -	100%		
MOUNTABLE CURB ISLAND	LF	151	\$ 15.00	\$ 2,265.00		\$ -	151	\$ 2,265.00	0	\$ -	100%		
SIDEWALK	SY	2,020	\$ 35.00	\$ 70,700.00		\$ -		\$ -	2,020	\$ 70,700.00	0%		
WALKING TRAIL	SY	2,016	\$ 40.00	\$ 80,640.00		\$ -		\$ -	2,016	\$ 80,640.00	0%		
SUBTOTAL ITEM F					\$ 766,415.27	\$ 208,274.29		\$ 534,298.57		\$ 232,116.70	70%		
G. LANDSCAPING													
SHADE TREES	EA	21	\$350.00	\$ 7,350.00		\$ -	6	\$ 2,100.00	15	\$ 5,250.00	29%		
STREET TREES	EA	138	\$225.00	\$ 31,050.00		\$ -		\$ -	138	\$ 31,050.00	0%		
EVERGREEN TREES	EA	47	\$200.00	\$ 9,400.00		\$ -	12	\$ 2,400.00	35	\$ 7,000.00	26%		
SHRUBS	EA	55	\$45.00	\$ 2,475.00		\$ -	14	\$ 630.00	41	\$ 1,845.00	25%		
SUBTOTAL ITEM G					\$ 50,275.00	\$ -		\$ 5,130.00		\$ 45,145.00	10%		
H. MISCELLANEOUS													
CONSTRUCTION STAKING	LS	1	\$40,000.00	\$ 40,000.00		\$ -	0.9	\$ 36,000.00	0	\$ 4,000.00	90%		
MONUMENTATION	LS	1	\$10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	0%		
AS-BUILTS	LS	1	\$15,000.00	\$ 15,000.00		\$ -		\$ -	1	\$ 15,000.00	0%		
ADA RAMP/TRUNCATED DOMES	EA	6	\$ 500.00	\$ 3,000.00		\$ -		\$ -	6	\$ 3,000.00	0%		
SIGNS	EA	29	\$ 200.00	\$ 5,800.00		\$ -		\$ -	29	\$ 5,800.00	0%		
PAVEMENT MARKINGS	LS	1	\$ 7,500.00	\$ 7,500.00		\$ -		\$ -	1	\$ 7,500.00	0%		
FENCE WITH GATE (DOG PARK)	LF	560	\$ 7.00	\$ 3,920.00		\$ -		\$ -	560	\$ 3,920.00	0%		
WOODCHIP AREA (DOG PARK)	SF	729	\$ 1.25	\$ 911.25		\$ -		\$ -	729	\$ 911.25	0%		
TRASH RECEPTACLE (DOG PARK)	EA	2	\$ 500.00	\$ 1,000.00		\$ -		\$ -	2	\$ 1,000.00	0%		

ESCROW STATUS REPORT											GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426	
PROJECT NAME: Chester Springs Crossing (aka- Jankowski Tract)					SUMMARY OF ESCROW ACCOUNT				AMOUNT OF CURRENT CONST. RELEASE: \$ 208,274.29			
PROJECT NUMBER: 04-1214T					TOTAL CONSTRUCTION (100%) = \$ 1,499,385.29				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): #REF!			
PROJECT SPONSOR: MUNICIPALITY: UPPER UWCHLAN TOWNSHIP					TOWNSHIP SECURITY (10%) = \$ 20,827.43				AMOUNT OF ENGINEERING/INSPECTION RELEASE: #REF!			
					ENGINEERING/INSPECTION (10%) = \$ 20,827.43				AMOUNT OF CURRENT TOTAL RELEASE: #REF!			
					ADMINISTRATIVE AND LEGAL FEES (2%) = \$ -				TOTAL OF CONST. RELEASES TO DATE: \$ 1,034,520.94			
ESCROW AGENT:					GRAND TOTAL ESCROWED = \$ 1,541,040.15				CONSTRUCTION ESCROW REMAINING: \$ 464,864.35			
TYPE OF SECURITY:					RELEASE NO.: 3				TOTAL RETAINAGE/SECURITY RELEASES TO DATE: #REF!			
AGREEMENT DATE:					REQUEST DATE: May 18, 2020				RETAINAGE/SECURITY ESCROW REMAINING: #REF!			
											TOTAL ESCROW REMAINING: \$ -	
											CONSTRUCTION COMPLETION: 69%	
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	
BENCH (DOG PARK)	EA	1	\$ 750.00	\$ 750.00		\$ -		\$ -	1	\$ 750.00	0%	
SUBTOTAL ITEM H				\$ 87,881.25		\$ -		\$ 36,000.00		\$ 51,881.25	41%	
TOTAL IMPROVEMENTS - ITEMS A-H					\$ 1,499,385.29	\$ 208,274.29	\$ 1,034,520.94	\$ 464,864.35	69%			
I. RETAINAGE (10%)						\$ (20,827.43)	(103,452.09)	\$ 103,452.09				
J. CONTINGENCY (10%)				\$ 149,938.53		\$ 20,827.43	\$ 103,452.10	\$ 46,486.43	69%			
K. ENGINEERING/INSPECTION (10%)				\$ 149,938.53		\$ 20,827.43	\$ 103,452.10	\$ 46,486.43	69%			
NET CONSTRUCTION RELEASE				\$ 1,799,262.35		\$ 229,101.72	\$ 1,137,973.05	\$ 661,289.30	63%			
SURETY AMOUNT				\$ 1,799,262.35								



June 3, 2020

File No. 03-0545T

Mr. Tony Scheivert  
Upper Uwchlan Township Manager  
140 Pottstown Pike  
Chester Springs, PA 19425

Reference: Marsh Lea Subdivision  
Escrow Release Request # 9

Dear Tony:

Gilmore & Associates, Inc. has reviewed Moser Builders May 19, 2020 request associated with release of escrow for the above-referenced project. Based upon our review of the submitted payment request, we recommend release of **\$124,258.20**. Following this release, there will be \$139,744.68 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)

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: \$ -					
PROJECT NUMBER:		TOTAL CONSTRUCTION (100%) = \$ 1,397,626.75						AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ 10,820.60					
PROJECT SPONSOR: T. RICHARD MOSER LAND DEVELOPERS, L.P.		TOWNSHIP SECURITY (10%) = \$ 139,762.68						AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$ 5,231.60					
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP		CONSTRUCTION INSPECTION \$ 132,573.68						AMOUNT OF CURRENT TOTAL RELEASE: \$ 16,052.20					
ESCROW AGENT:		GRAND TOTAL ESCROWED = \$ 1,669,963.10						TOTAL OF CONST. RELEASES TO DATE: \$ 1,530,218.42					
TYPE OF SECURITY:		RELEASE NO.: 9						CONSTRUCTION ESCROW REMAINING: \$ 117,787.25					
AGREEMENT DATE:		REQUEST DATE: May 19, 2020						TOWNSHIP SECURITY REMAINING: \$ 11,778.72					
								CONSTRUCTION INSPECTION REMAINING: \$ 10,178.72					
								TOTAL ESCROW REMAINING: \$ 139,744.68					
								92%					
ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE		
					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT		
CONSTRUCTION ITEMS					UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT		
A. CLEARING & GRUBBING													
1. CLEARING AND GRUBBING					LS	1	\$ 6,500.00	\$ 6,500.00		\$ -	100%		
SUBTOTAL ITEM A								\$ 6,500.00		\$ -	100%		
B. E&S CONTROL													
1. CONSTRUCTION ENTRANCE					EA	2	\$ 2,500.00	\$ 5,000.00		\$ -	100%		
2. ORANGE CONSTRUCTION FENCE					LF	9,700	\$ 1.50	\$ 14,550.00		\$ -	100%		
3. 12" SILT SOCK					LF	1,620	\$ 3.50	\$ 5,670.00		\$ -	67%		
4. 18" SILT SOCK					LF	1,750	\$ 5.00	\$ 8,750.00		\$ -	83%		
5. 24" SILT SOCK					LF	6,265	\$ 8.50	\$ 53,252.50		\$ -	97%		
6. 32" SILT SOCK					LF	2,975	\$ 12.00	\$ 35,700.00	1,408	\$ 16,896.00	100%		
7. EROSION CONTROL MATTING					SF	9,900	\$ 0.25	\$ 2,475.00		\$ -	100%		
8. INLET PROTECTION					EA	29	\$ 115.00	\$ 3,335.00		\$ -	100%		
9. SEDIMENT TRAP OUTLET PIPE W/ TEMP RISER					EA	1	\$ 9,750.00	\$ 9,750.00		\$ -	100%		
10. TEMPORARY DIVERSION SWALE					LF	1,236	\$ 5.75	\$ 7,107.00		\$ -	100%		
11. 18" SILT FENCE					LF	1,000	\$ 1.50	\$ 1,500.00		\$ -	100%		
12. TEMP SEED & MULCH					SF	323,000	\$ 0.04	\$ 12,920.00		\$ -	81%		
13. ROCK FILTER					EA	2	\$ 375.00	\$ 750.00		\$ -	100%		
SUBTOTAL ITEM B								\$ 160,759.50		\$ 16,896.00	95%		
C. EARTHWORK													
1. STRIP TOPSOIL					LS	1	\$ 17,050.00	\$ 17,050.00		\$ -	100%		
2. CUT/FILL					LS	1	\$ 9,620.00	\$ 9,620.00		\$ -	100%		
3. RETURN TOPSOIL					LS	1	\$ 22,575.00	\$ 22,575.00	0.60	\$ 13,545.00	90%		
SUBTOTAL ITEM C								\$ 49,245.00		\$ 13,545.00	95%		



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: \$ -		
PROJECT NUMBER:		TOTAL CONSTRUCTION (100%) = \$ 1,397,626.75		AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ 10,820.00			
PROJECT SPONSOR:	T. RICHARD MOSER LAND DEVELOPERS, L.P.	TOWNSHIP SECURITY (10%) = \$ 139,762.68		AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$ 5,231.60			
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	CONSTRUCTION INSPECTION \$ 132,573.68		AMOUNT OF CURRENT TOTAL RELEASE: \$ 16,052.20			
ESCROW AGENT:		GRAND TOTAL ESCROWED = \$ 1,669,963.10		TOTAL OF CONST. RELEASES TO DATE: \$ 1,530,218.42			
TYPE OF SECURITY:		RELEASE NO.: 9		TOWNSHIP SECURITY REMAINING: \$ 11,778.72			
AGREEMENT DATE:		REQUEST DATE: May 19, 2020		CONSTRUCTION INSPECTION REMAINING: \$ 10,178.72			
				TOTAL ESCROW REMAINING: \$ 139,744.68			
				92%			

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
<b>D. STORM SEWER</b>											
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	2	\$ 14,000.00	0	\$ -	100%
13. WATER STORAGE TANKS	EA	2	\$17,500.00	\$ 35,000.00		\$ -	2	\$ 35,000.00	0	\$ -	100%
SUBTOTAL ITEM D				\$ 474,659.00		\$ 14,000.00		\$ 474,659.00		\$ -	100%

<b>E. PAVING &amp; CURBING</b>											
1. FINE GRADE	SY	10,215	\$0.75	\$ 7,661.25		\$ -	10,215	\$ 7,661.25	0	\$ -	100%
2. 5" 2A MODIFIED	SY	10,215	\$5.00	\$ 51,075.00		\$ -	10,215	\$ 51,075.00	0	\$ -	100%
3. 5" 25MM BASE	SY	10,215	\$17.50	\$ 178,762.50		\$ -	10,215	\$ 178,762.50	0	\$ -	100%
4. 3" 19MM BINDER	SY	10,215	\$10.25	\$ 104,703.75		\$ -	10,215	\$ 104,703.75	0	\$ -	100%
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	900.00	\$ 7,875.00	6,900	\$ 60,375.00	238	\$ 2,082.50	97%
8. CONCRETE CURB (EXCAVATE AND INSTALL)	LF	6,662	\$16.00	\$ 106,592.00		\$ -	6662	\$ 106,592.00	0	\$ -	100%
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	\$ -	100%
SUBTOTAL ITEM E				\$ 588,203.25		\$ 7,875.00		\$ 517,169.50		\$ 71,033.75	88%

<b>F. SURVEYING</b>											
1. CONSTRUCTION STAKING	LS	1	\$16,500.00	\$ 16,500.00		\$ -	1.00	\$ 16,500.00	0	\$ -	100%
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		\$ -		\$ 16,500.00		\$ 18,370.00	47%

<b>G. LANDSCAPING</b>											
1. SHADE TREES	EA	28	\$400.00	\$ 11,200.00	28	\$ 11,200.00	28	\$ 11,200.00	0	\$ -	100%
2. STREET TREES	EA	126	\$400.00	\$ 50,400.00	86	\$ 34,400.00	86	\$ 34,400.00	40	\$ 16,000.00	68%
3. EVERGREEN TREES	EA	49	\$210.00	\$ 10,290.00	49	\$ 10,290.00	49	\$ 10,290.00	0	\$ -	100%
SUBTOTAL ITEM G				\$ 71,890.00	Page 2	\$ 55,890.00		\$ 55,890.00		\$ 16,000.00	78%

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: \$ -						
PROJECT NUMBER:					TOTAL CONSTRUCTION (100%) = \$ 1,397,626.75				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ 10,820.60						
PROJECT SPONSOR:	T. RICHARD MOSER LAND DEVELOPERS, L.P.				TOWNSHIP SECURITY (10%) = \$ 139,762.68				AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$ 5,231.60						
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP				CONSTRUCTION INSPECTION \$ 132,573.68				AMOUNT OF CURRENT TOTAL RELEASE: \$ 16,052.20						
ESCROW AGENT:					GRAND TOTAL ESCROWED = \$ 1,669,963.10				TOTAL OF CONST. RELEASES TO DATE: \$ 1,530,218.42						
TYPE OF SECURITY:					RELEASE NO.: 9				TOWNSHIP SECURITY REMAINING: \$ 11,778.72						
AGREEMENT DATE:					REQUEST DATE: May 19, 2020				CONSTRUCTION INSPECTION REMAINING: \$ 10,178.72						
										TOTAL ESCROW REMAINING: \$ 139,744.68 92%					
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	PERCENT		
H. MISCELLANEOUS															
1. SIGNS					EA	16	\$ 250.00	\$ 4,000.00		\$ -	\$ 6.00	\$ 1,500.00	10	\$ 2,500.00	38%
2. PAVEMENT MARKINGS					LS	1	\$ 7,500.00	\$ 7,500.00		\$ -	\$ 1.00	\$ 7,500.00	0	\$ -	100%
SUBTOTAL ITEM H								\$ 11,500.00		\$ -		\$ 9,000.00		\$ 2,500.00	78%
TOTAL IMPROVEMENTS - ITEMS A-H								\$ 1,397,626.75		\$ 108,206.00		\$ 1,279,839.50		\$ 117,787.25	92%
I. TOWNSHIP SECURITY (10%)								\$ 139,762.68		\$ 10,820.60		\$ 127,983.96		\$ 11,778.72	92%
J. CONSTRUCTION INSPECTION								\$ 132,573.68		\$ 5,231.60		\$ 122,394.96	\$ -	\$ 10,178.72	92%
NET CONSTRUCTION RELEASE								\$ 1,669,963.10		\$ 124,258.20		\$ 1,530,218.42		\$ 139,744.68	92%
SURETY AMOUNT								\$ 1,669,963.10		\$ 124,258.20		\$ 1,530,218.42		\$ 139,744.68	92%

UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE # \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED, "ZONING" TO AMEND THE DEFINITION OF "SIGN, OUTDOOR ADVERTISING BILLBOARD" AND TO ADD A DEFINITION OF "MIXED USE DWELLING" AND "CULTURAL FACILITY" IN SECTION 200-7; AMENDING SECTION 200-33. USE REGULATIONS FOR THE C-1 VILLAGE DISTRICT TO DELETE SINGLE-FAMILY DETACHED DWELLING, SINGLE-FAMILY SEMIDETACHED DWELLING, TWO-FAMILY DWELLING AND GROUP HOME AS PERMITTED USES, TO DELETE MULTIPLE-FAMILY DWELLINGS AS USES PERMITTED BY CONDITIONAL USE AND TO ADD MIXED USE DWELLING AS A USE PERMITTED BY CONDITIONAL USE; SECTION 200-34 AREA AND BULK REGULATIONS FOR THE C-1 VILLAGE DISTRICT TO ADD AREA AND BULK STANDARDS FOR MIXED USE DWELLINGS; SECTION 200-39 USE REGULATIONS FOR THE C-3 HIGHWAY COMMERCIAL DISTRICT TO DELETE SINGLE-FAMILY DETACHED, SINGLE-FAMILY SEMI-DETACHED, TWO-FAMILY DWELLING AND RESIDENTIAL DWELLING UNIT(S) INCLUDING MULTIPLE-FAMILY DWELLINGS LOCATED WITHIN THE SAME BUILDING AS AND ON A FLOOR OR FLOORS ABOVE ANY PERMITTED PRINCIPAL USE AS USES PERMITTED BY SPECIAL EXCEPTION AND TO ADD MIXED USE DWELLING AS A USE PERMITTED BY CONDITIONAL USE; SECTION 200-40 AREA AND BULK REGULATIONS FOR THE C-3 HIGHWAY COMMERCIAL DISTRICT TO ADD AREA AND BULK REQUIREMENTS FOR A MIXED USE DWELLING; SECTION 200-72.1 TO DELETE RESIDENTIAL USES AS A PERMITTED ADAPTIVE REUSE OF HISTORIC BUILDINGS AND STRUCTURES IN THE C-1 VILLAGE DISTRICT AND THE C-3 HIGHWAY COMMERCIAL DISTRICT; AMENDING SECTION 200-72.1 TO ADD A REVIEW ROLE FOR THE UPPER UWCHLAN TOWNSHIP HISTORICAL COMMISSION FOR PROPOSED ADAPTIVE REUSE APPLICATIONS; SECTION 200-73.G(2) TO ADD A PARKING REQUIREMENT FOR A MIXED USE DWELLING; SECTIONS 200-94.F, 200-94.S, 200-98.I(4) AND 200-98.I(5) TO AMEND CERTAIN REGULATIONS PERTAINING TO LIGHTING OF SIGNS AND AMENDING CHAPTER 162 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED, "SUBDIVISION

**AND LAND DEVELOPMENT” SECTION 162-58, TITLED  
“LIGHTING” TO AMEND CERTAIN LIGHTING STANDARDS.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township as follows:

**SECTION 1.** The Upper Uwchlan Township Zoning Ordinance, which is codified in Chapter 200 of the Upper Uwchlan Township Code, shall be amended as follows:

**A. Article II. Definitions. §200-7. Definitions and word usage.**

The definition of “SIGN, OUTDOOR ADVERTISING BILLBOARD” shall be amended as follows:

**“SIGN, OUTDOOR ADVERTISING BILLBOARD-** A large sign intended to display one or more advertisements, whose area shall not exceed 700 square feet and whose height from grade to top of sign face is no greater than 30 feet. Such signs shall meet all provisions in § 200– 98.I.”

**B. Article II. Definitions. §200-7. Definitions and word usage.**

The following definitions shall be added:

**“MIXED USE DWELLING -** Dwelling unit(s) above or behind a non-residential use within the same building, physically separated from any other dwelling unit. Each unit has independent access to the outside, however, in some cases access may be accomplished by a common hallway in accordance with building codes and fire regulations. The outside access shall be separate from the access for the associated non-residential use.”

**“CULTURAL FACILITY-** a building which has as its primary purpose the advancement and preservation of art, music, theater, dance or any other arts or cultural discipline.”

**C. Article VIII. C-1 Village District. § 200-33. Use regulations.**

For paragraph A. Uses by right.

Delete (5) “Single-family detached dwelling, single-family semidetached dwelling, two-family dwelling and group home”.

For paragraph B. Conditional uses.

Delete (6) “Multiple-family dwellings” and replace with new (6) “Mixed use dwelling”.

**D. Article VIII. C-1 Village District. § 200-34. Area and bulk regulations.**

Add a new section I. as follows:

- “I. Mixed use dwellings. Buildings containing principal non-residential uses may also contain one (1) or more residential dwelling units which shall adhere to the following regulations in addition to compliance with the regulations in § 200-34.A through H:
  - A. The ground floor, or at a minimum the front portion thereof, shall be used for the principal non-residential use and the dwelling unit(s) shall be arranged to form an integral part of the remainder of the building. Specifically, residential and non-residential uses shall each comprise no less than thirty (30) percent of, nor greater than seventy (70) percent of the building’s uses.
  - B. All dwelling units shall have a floor area of not less than six hundred (600) square feet.
  - C. The entrance to a dwelling unit may be shared with another dwelling unit or units but shall be independent of the entrance for the non-residential use or uses.
  - D. The parking required for each dwelling unit shall be provided in accordance with Article XV.

**E. Article X. C-3 Highway Commercial District. § 200-39. Use regulations.**

For paragraph B. Conditional uses:

Add a new section (12) as follows:

(12) “Mixed use dwelling”.

For paragraph C. Special exceptions:

Delete (3) “Single-family detached, single-family semidetached, or two-family dwelling”; and

Delete (4) “Residential dwelling unit(s) including multiple-family dwellings located within the same building as and on a floor or floors above any permitted principal use(s).”

F. **Article X. C-3 Highway Commercial District. § 200-40. Area and bulk regulations.**

Add a new section H. as follows:

“H. Mixed use dwellings. Buildings containing principal non-residential uses may also contain one (1) or more residential dwelling units which shall adhere to the following regulations in addition to compliance with the regulations in § 200-40.A through G:

- (1) The ground floor, or at a minimum the front portion thereof, shall be used for the principal non-residential use and the dwelling unit(s) shall be arranged to form an integral part of the remainder of the building. Specifically, residential and non-residential uses shall each comprise no less than thirty (30) percent of, nor greater than seventy (70) percent of the building's uses.
- (2) All dwelling units shall have a floor area of not less than six hundred (600) square feet.
- (3) The entrance to a dwelling unit may be shared with another dwelling unit or units but shall be independent of the entrance for the non-residential use or uses.
- (4) The parking required for each dwelling unit shall be provided in accordance with Article XV.

G. **Article XIV. Supplemental Land Use Regulations. Section 200-72.1. Adaptive Reuse for Historic Preservation.**

Replace § 200-72.1 Adaptive reuse for historic preservation with the following new section:

**“§ 200-72.1. Adaptive reuse for historic preservation.**

Any identified historic structure located on a tract listed in the Historic Resources Inventory of Upper Uwchlan Township, as may be amended from time to time, may be adaptively reused for purposes of viable ongoing preservation of the historic property, subject to the following regulations:

- A. Adaptive reuse permitted by right.
  - (1) In the C-1, C-2, C-3, LI and PI Zoning Districts. Adaptive reuse opportunities by right, where not already permitted in the underlying base zoning district, may include but are not limited to the following:

- (a) Home occupation; professional or business office; cultural studio; day-care center; bed-and-breakfast; and other uses of a similar nature and similar community impact.
  - (2) In the R-1, R-2, R-3 and R-4 Zoning Districts. Adaptive re-use opportunities by right, where not already permitted in the underlying base zoning district, may include home occupation and no-impact home-based businesses subject to the specific requirements set forth in § 200-62.B.(4).
- B. Adaptive reuse permitted subject to conditional use approval upon review and recommendation of the Upper Uwchlan Township Historical Commission. Where approved by the Board of Supervisors as a conditional use in accordance with §§ 200-116 and 200-117 and the standards set forth herein:
- (1) In the R-1, R-2, R-3 and R4 Zoning Districts:
    - (a) Professional or business office; cultural studio; day-care center ; bed-and-breakfast; and other uses of a similar nature and similar community impact.
    - (b) Multiple-family dwellings subject to the specific requirements set forth in Subsection D.
  - (2) In any Zoning District, adaptive reuse of any structure as an additional principal use otherwise permitted pursuant to the base zoning provisions or the additional uses permitted under this section, on the same lot as any other permitted principal use.
- C. Modifications to area and bulk regulations otherwise in effect. The area and bulk regulations of the district within which the property is located shall apply to both principal and accessory structures, except that otherwise applicable area and bulk regulations may be modified upon review by the Historical Commission and where approved by the Board of Supervisors as a conditional use subject to the following:
- (1) Applicable lot area, lot dimension, or yard requirements for plans affecting adaptive reuse of existing structures and permitted additions or additional structures on historic properties may be modified a maximum of 50%, unless greater modification may be permitted for an existing nonconforming structure.
  - (2) In all cases, such modifications may be permitted to reduce otherwise applicable requirements to the minimum degree necessary to accommodate proposed plan(s) for adaptive reuse.

D. Specific requirements for adaptive reuse for multiple-family dwellings.

- (1) Each proposed multiple-family dwelling unit shall have a minimum floor area of 600 square feet unless a reduction in floor area to not less than 400 square feet is approved by conditional use approval.
- (2) Individual dwelling units may be sold as separately owned units, e.g., "condos" or may be held in common ownership as rental units.
- (3) Where any elements of the parcel subject to subdivision and land development are to be held in common, including open space and stormwater management facilities, an association shall be formed to manage any such elements, and the declaration of such association shall be subject to review and approval of the Township Solicitor as part of the land development application.
- (4) Existing structural footprints shall not be extended or enlarged, except to add detached and attached accessory garages, storage areas, outdoor patios and covered terraces. Alterations to existing buildings may also be made to provide for new points of entry to facilitate direct access to individual dwelling units. All such alterations shall be subject to conformance with stormwater management regulation or any other regulation applicable at the time of the proposed alteration(s) and shall be compatible with the historical architectural context of the existing historic structures. Alteration(s) of existing facades as viewed from any public street shall be subject to conditional use approval upon the review and recommendation of the Upper Uwchlan Township Historical Commission.
- (5) A landscaped buffer area, providing for a diffused visual screen, of a minimum of 10 feet in width shall be provided along any lot line which abuts a single-family detached dwelling. Existing woodlands and hedgerows shall be considered sufficient to meet buffer requirements. The landscaped buffer area may be occupied by reserve sewage disposal areas, utility crossings, access drives, excluding parking areas, or other facilities required for the adaptive reuse of the historical property, excepting buildings.
- (6) Fire Lanes as required by § 200-76 are not required if, as determined by the Township Engineer, adequate fire access exists and is compliant with applicable building and/or fire codes.



H. **Article XV. Common Regulations. §200-73. Parking.**

Subparagraph G(2) shall be amended to add the following parking requirement for a mixed use dwelling:

<b>Land Use Description</b>	<b>Parking Supply</b>
Dwelling unit within a mixed use dwelling with greater than 3 bedrooms	3.0 spaces per dwelling unit
Dwelling unit within a mixed use dwelling with 3 bedrooms	2.5 spaces per dwelling unit
Dwelling unit within a mixed use dwelling with 2 or less bedrooms	2.0 spaces per dwelling unit

I. **Article XVI. Signs. § 200-94. Regulations applicable to all signs.**

Subparagraph F shall be amended as follows:

“No commercial building in any residential district including multiple-family dwellings and apartments shall have signage that is internally illuminated, or externally illuminated by such means as neon, strip, floodlighting or spot lighting.”

J. **Article XVI. Signs. § 200-94. Regulations applicable to all signs.**

Subparagraph S shall be amended as follows:

“No sign shall have flashing lights, nor shall artificial light or any reflecting device interfere with or compete for attention with a traffic signal or create a visual nuisance. All illuminated signs as allowed by this article shall be consistent with the lighting requirements of § 162–58 of Chapter 162, Subdivision and Land Development, and all other applicable ordinances.”

K. **Article XVI. Signs. § 200-98. Signs in commercial, limited industrial and planned industrial/office districts.**

Subparagraph I(4) shall be amended to add the following sentence at the end of the existing language:

“Internally illuminated signs shall have sources that do not exceed 3000K with sign face in all white mode.”

**L. Article XVI. Signs. § 200-98. Signs in commercial, limited industrial and planned industrial/office districts.**

Subparagraph I(5) shall be amended to add the following sentence at the end of the existing language:

“Internally illuminated signs shall have the ability to be dimmed in the event the Township determines they do not comply with the standards in this Article.”

**SECTION 2.** The Upper Uwchlan Township Subdivision and Land Development Ordinance, which is codified in Chapter 162 of the Upper Uwchlan Township Code, shall be amended as follows:

**A. Article VI. Development Design Standards. § 162-58. Lighting shall be amended as follows:**

**“§162-58. Lighting.**

**A. Purposes.**

- (1) To require and set minimum standards for outdoor lighting to provide lighting in outdoor public places where public health, safety and welfare are potential concerns.
- (2) To protect drivers and pedestrians from the glare of nonvehicular light sources that shine into their eyes and thereby impair safe traverse.
- (3) To protect neighbors and the night sky from nuisance glare and stray light from poorly aimed, placed, applied, maintained or shielded light sources.
- (4) To provide for outdoor lighting in a manner consistent with Township objectives to protect and retain desired character.

**B. Applicability.**

- (1) Unless otherwise approved by the Township, outdoor lighting shall be required for all uses where necessary to provide for public safety and personal security during hours of darkness where there is public assembly and traverse, including but not limited to the following uses: multifamily residential, commercial, industrial, public-recreational and institutional.
- (2) The glare-control requirements contained herein shall apply to lighting in all above-mentioned uses as well as, but not limited to, signs, architectural lighting, landscape lighting, and residential lighting.

C. Criteria.

- (1) Illumination levels. Lighting, where required or permitted by this chapter, shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA) as contained in the IESNA Lighting Handbook, as amended from time to time, including but not limited to the following examples:

<b>Use/Task</b>	<b>Maintained Footcandles</b>
Streets:	
Local commercial	0.9 Avg.
Residential	0.4 Avg.
Parking: multifamily residential	
Low vehicular/pedestrian activity	0.2 Min.
Medium vehicular/pedestrian activity	0.6 Min.
Parking: industrial/commercial/ institutional/municipal	
High activity, e.g., regional shopping, fast food, major event venues	0.9 Min.
Medium activity, e.g., community shopping, office parks, hospitals, commuter lots, cultural/civic/recreational events	0.6 Min.
Low activity, e.g., neighborhood shopping, industrial employment, schools, churches	0.2 Min.
Sidewalks	0.5 Avg.
Building entrances: commercial/industrial/ institutional	5.0 Avg.
Spectator sport safe pedestrian exit [Subsection G(1)(e)]	1.0 Min.

NOTES:

- 1) Illumination levels are maintained horizontal footcandles on the task, e.g., pavement or area surface.
- 2) Uniformity ratios dictate that average illuminance values shall not exceed minimum values by more than the product of the minimum value and the specified ratio; e.g., for commercial parking high activity, the average footcandles shall not be in excess of 3.6 (0.9 by 4).

(2) Lighting fixture design.

- (a) Fixtures shall be of a type and design appropriate to the specific lighting application.
- (b) For lighting horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet "full-cutoff" criteria (no light output emitted above 90° and no more than 10% of lumen output emitted in the 80 to 90 zone, at all lateral angles around the fixture).
- (c) The use of floodlighting, spotlighting, wall-mounted fixtures, decorative globes and spheres and other fixtures not meeting IESNA "full-cutoff" criteria shall be permitted only with the approval of the Township, based upon applicability in retaining the desired character of the Township and achievement of acceptable glare control.
- (d) Where requested by the Township, all fixtures shall be equipped with or be modified to incorporate light directing and/or shielding devices such as shields, visors, starts, or hoods to redirect offending light distribution and/or reduce direct or reflected glare.
- (e) For residential applications, omnidirectional fixtures (e.g., post top, wall bracket, wall pack, globe and sphere) shall have a cumulative lamp output per fixture not to exceed 40 watts incandescent or 6 watts LED.
- (f) Unshielded fixtures, such as NEMA-heads, "barn lights" or "dusk-to-dawn lights," shall not be permitted where their light output and/or glare intrudes into other uses, unless fitted with a reflector or shielding to render them full-cutoff.
- (g) Theme lighting, as a supplement to regular site lighting, is encouraged in the Township villages and in new residential or commercial developments, subject to Township approval. Theme lights shall have good shielding and lamp-hiding qualities to be of low

brightness or lamped with the lowest possible wattage bulb so as not to produce distracting and potentially hazardous glare at night.

- (h) LED light sources shall have a correlated color temperature (CCT) that does not exceed 3000K in commercial and industrial districts and does not exceed 2700K in residential districts and for residential uses.

(3) Control of glare.

- (a) All outdoor lighting, whether or not required by this chapter, on private, residential, commercial, industrial, recreational or institutional property shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property. All outdoor lighting shall comply with Subsection C(3)(i) of this section.
- (b) All outdoor lighting fixtures shall be shielded in such a manner that the edge of the shield shall be level with or below the light source, so that direct light emitted above the horizontal is eliminated. Modification of this standard may be permitted for Theme Lighting or for outdoor residential lighting fixtures not exceeding 1,000 lumens, measured at the source(s) of light, where the Township is satisfied that the objectives of Subsection C(3) are not otherwise compromised. Where applicable, approval of such modification shall be subject to the provisions of § 200-79B of Chapter 200, Zoning.
- (c) Floodlights and spotlights shall be so installed or aimed that they do not project their output into the windows of neighboring residences, adjacent uses, skyward or onto a public roadway.
- (d) Unless otherwise allowed or limited by the Township (e.g., for safety or security or all-night operations), lighting for commercial, industrial, public recreational and institutional applications shall be controlled by automatic switching devices (such as time clocks or combination motion detectors and photocells) to extinguish outdoor lighting fixtures during the hours of 11:00 p.m. and dawn, or to only have lighting on when motion is detected, in order to mitigate glare and sky-lighting consequences. Time clocks shall have astronomic dials that track daylight hours shifts, and capacitor or battery backup to preserve clock settings in the event of a power outage.

- (e) Lighting proposed for use after 11:00 p.m., or after the normal hours of operation, for commercial, industrial, or institutional applications shall be reduced by extinguishing 75% of luminaires, or dimming their light output by 75% from then until dawn unless supporting a specific purpose and approved by the Township.
- (f) All illumination for buildings and/or surrounding landscapes for decorative, advertising or aesthetic purposes between 11:00 p.m. and sunrise shall be by permit, except that such lighting situated on the premises of a commercial establishment may remain illuminated while the establishment is actually open for business, and until one hour after closing.
- (g) Light output for flagpole lighting may not cumulatively exceed 10,000 lumens, measured at the source(s) of light.
- (h) Vegetative screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as full-cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement.
- (i) The intensity of illumination projected onto a residential use from another property shall not exceed 0.1 vertical footcandle, measured line-of-sight at the property line.
- (j) All illumination for signs shall comply with the provisions in the Zoning Ordinance.
- (k) Except as specifically approved by the Township, fixtures meeting IESNA "full-cutoff" criteria shall not be mounted in excess of 20 feet above finished grade, and fixtures not meeting IESNA "full-cutoff" criteria shall not be mounted in excess of 16 feet above grade.
- (l) Directional fixtures for such applications as facade, fountain feature and landscape illumination shall be aimed so as not to project their output beyond the objects intended to be illuminated, and shall be extinguished between the hours of 11:00 p. m. and dawn unless allowed by the Township.
- (m) Canopy lighting, e.g., for service stations, fuel dispensing facilities and bank drive-ups, shall be accomplished using flat-lens full-cutoff downlighting fixtures, shielded in such a manner that the edge of the fixture shield shall be level with or below the light source envelope.

- (n) The use of white strobe lighting for tall structures such as smokestacks, chimneys and radio/communications/television towers is prohibited, except as otherwise required under Federal Aviation Administration regulations.
  - (o) Wall-mounted luminaires shall not be used to provide area lighting unless it can be demonstrated to the satisfaction of the Township that pole-mounted lighting would not be possible.
- (4) Installation.
- (a) For new and replacement installations, electrical feeds for fixtures mounted on poles shall be run underground, not overhead.
  - (b) Poles supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces shall be placed a minimum of five feet outside paved area, or on concrete pedestals at least 30 inches high above the pavement, or suitably protected from potential vehicular impact by other approved means.
  - (c) Lighting fixtures shall not be mounted in excess of 20 feet above the finished grade of the surface being illuminated by that fixture, regardless of any difference in elevation of the grade where the pole supporting the lighting fixture is located. Where parking consists of 100 or more contiguous spaces the Township may consider permitting a luminaire mounting height not exceeding 25 feet above finished grade.
- (5) Maintenance. Lighting fixtures and ancillary equipment shall be maintained so as always to meet the performance requirements of this chapter and be in acceptable aesthetic condition.

D. Plan submission.

- (1) Lighting plans shall be submitted to the Township for review and approval with any preliminary and/or final subdivision land development plan submission and with any conditional use, special exception, or variance application where applicable, and shall include:
  - (a) A site plan showing: all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), and vegetation that might interfere with lighting; adjacent use(s) that might be adversely impacted by lighting, and a layout of all proposed fixtures by location and type. Included shall be not only area lighting but also architectural lighting, theme lighting, landscape lighting, building lighting, etc.

- (b) Ten (10) feet by ten (10) feet maintained illuminance grid (point-by-point) plot, taken out to 0.0 footcandles, which demonstrates compliance with the intensity, uniformity, and light-trespass requirements as set forth in this chapter. The maintenance (light-loss) factor used in calculating the illuminance levels shall be documented on the lighting plan.
  - (c) Description of the proposed lighting equipment, including fixture and pole catalog cuts, a Statistical Area Summary listing minimum, average and maximum plotted values by area, maximum to minimum uniformity ratios, photometrics of luminaires, plots of predicted illuminance values, including any off-site light trespass, glare reduction devices, lamps, LED correlated color temperatures, light depreciation values used in the plotted illuminances, on/off control devices, luminaire mounting heights, pole foundation details and the names of the .ies files used to generate the plotted illuminance values.
- (2) The Building Code Officer may require submission of lighting plans for review and approval by the Township, as stipulated above, with any building permit application for other than single-family residential use.
- (3) When requested by the Township, applicant shall also submit a visual impact plan that demonstrates appropriate steps have been taken to mitigate on-site and off-site glare and retain the character the Township is attempting to achieve.
- (4) The following note shall be placed on the lighting plan: "Post approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the Township for review and approval prior to installation."

E. Post installation inspection. The following note shall be placed on any required lighting plan: "The Township reserves the right to conduct post installation nighttime inspections to verify compliance with the commitments made on the approved lighting plan, and, if appropriate, to require remedial action at no expense to the Township."

F. Residential development fixture placement. Where required by this chapter, street lighting fixtures shall be installed in residential developments and placed at the discretion of the Township.

- (1) At the intersection of public roads with entrance roads to the proposed development.
- (2) Intersections involving proposed public or nonpublic major-thoroughfare roads within the proposed development.



G. General standards for recreational lighting.

- (1) The use of outdoor recreational facilities during hours of darkness is permitted or denied strictly at the discretion of the Township. Where the use of such facilities is specifically allowed by the Township, the lighting shall comply with the following requirements:
  - (a) No outdoor recreational lighting fixtures shall be mounted within 500 feet of any residence, except for the minimum lighting needed to promote safety. Fixture output shall not be directed toward any residence nor, to the extent possible, shall light-emitting fixture elements (lamps and reflectors) be visible from any residence.
  - (b) Lighting shall be accomplished only through the use of "full-cutoff" fixtures or as otherwise approved by the Township based upon acceptable glare and light trespass control.
  - (c) The light trespass requirements contained in Subsection C(3)(i) of this chapter shall apply.
  - (d) When requested by the Township, applicant shall submit a visual impact plan that demonstrates appropriate steps have been taken to mitigate on- and off-site glare and light trespass.
  - (e) Recreational users shall schedule events so that they end by 9:30 p.m. All lighting shall be extinguished by 9:30 p.m. except that lighting required to permit safe exit from the facility.
  - (f) Commercial, outdoor recreation uses (e.g., golf driving ranges, trap shooting facilities) shall be illuminated consistent with Subsection G(2) of this section; such illumination shall be extinguished by 9:30 p.m.
- (2) Mounting heights. Mounting heights for outdoor recreational lighting shall be generally in accordance with league regulations. However, in all cases mounting heights shall not exceed the following maximums:

<b>Sport</b>	<b>Maximum Mounting Height (feet)</b>
Basketball	20
Field sports	70
Miniature golf	20
Tennis	30
Track	20

H. Temporary lighting.

- (1) Temporary lighting shall comply with the provisions of this chapter.
- (2) Temporary lighting that does not comply with the provisions of this chapter shall be allowed by permit only."

**SECTION 3. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 4. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 5. Effective Date.** This Ordinance shall become effective in five days from the date of adoption.

**ENACTED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

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

\_\_\_\_\_  
Jennifer F. Baxter, Member



**UPPER UWCHLAN TOWNSHIP**  
**Chester County, Pennsylvania**

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

116

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, ESTABLISHING GUIDELINES AND POLICY FOR THE OUTDOOR SALES OF FOOD FOR EXISTING BUSINESSES IN THE TOWNSHIP DURING THE CORONAVIRUS PANDEMIC**

**WHEREAS**, Governor Wolf issued a Proclamation of Disaster Emergency on March 6, 2020 due to the Coronavirus pandemic, authorizing political subdivisions to act as necessary within the powers conferred by the Pennsylvania Emergency Management Services Code, (35 Pa. C.S. §7501) and the Proclamation of Disaster Emergency to meet the exigencies of the emergency; AND

**WHEREAS**, pursuant to the provisions of Section 7501 of the Pennsylvania Emergency Management Services Code, (35 Pa. C.S. §7501), as amended, the Township proclaimed the existence of a disaster emergency in the Township on or about March 16, 2020 as a result of the Coronavirus pandemic; AND

**WHEREAS**, on May 1, 2020, the Governor's Office presented a plan entitled Process to Reopen Pennsylvania which will ease social gathering restrictions in phases based upon public health indicators while requiring ongoing compliance with the Centers for Disease Control and Pennsylvania Department of Health guidance for social distancing and workplace safety; AND

**WHEREAS**, federal and state health and regulatory agencies have called for the implementation of safety measures, such as increased workplace ventilation, increased physical distance between employees and customers, and alteration of hours based on building size and number of employees; AND

**WHEREAS**, the safety measures are advanced and made more effective by the temporary allowance of outdoor dining and commercial activity provided such dining and commercial activity occur consistent with all other state and federal statutes, regulations, and orders.

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of Upper Uwchlan Township, hereby establishes guidelines and a policy for outdoor dining of existing businesses in the Township for a period of ninety days in areas on properties where it might otherwise be prohibited provided the following conditions are met:

1. The merchant seeking to use outdoor space to conduct commercial activity and dining shall be responsible for compliance with all state and federal statutes, regulations, and orders, as well as permission from the landlord or owner of the property. The terms of this resolution and the guidelines to conduct outdoor dining expressly do not excuse merchants from complying with federal and state orders, including but not limited to those relating to COVID-19 mitigation nor pre-existing statutes and regulations such as Pennsylvania Department of Health requirements relating to outdoor dining.

2. The merchant seeking to use outdoor space to conduct commercial activity shall nevertheless provide sufficient parking to meet the needs of its customers. Any merchant who intends to provide outdoor seating, whether on a sidewalk, paved surface or an existing yard, shall demonstrate to the Zoning Officer that sufficient parking spaces for the outdoor seating and areas of the restaurant that may be used inside are available and provided in a safe, convenient location.
3. If a merchant uses part of a sidewalk, the merchant shall allow sufficient space for pedestrians and handicapped individuals to traverse the sidewalk.
4. If a merchant uses spaces in a parking lot, the merchant shall provide safe separation between its customers and vehicles with the use of physical barriers approved by the Zoning Officer and shall continue to provide a sufficient number of handicapped accessible parking spaces in a suitable location.
5. The merchant seeking to use outdoor space to conduct commercial activity shall abide by nuisance and noise regulations found in the Upper Uwchlan Township Code.
6. This Resolution and its authorization to conduct commercial activity in outdoor spaces shall expire ninety days after its effective date but may be extended by motion of the Board.

**RESOLVED**, at a duly convened meeting of the Board of Supervisors of Upper Uwchlan Township conducted on this 15th day of June, 2020.

UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS

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

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

\_\_\_\_\_  
Jennifer F. Baxter, Member

Attest:

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



**THOMAS F. OESTE**  
p: 610.436.4400 Ext# 1550  
f: 610.436.8305  
e: [toeste@buckleyllp.com](mailto:toeste@buckleyllp.com)  
118 W. Market Street, Suite 300  
West Chester, PA 19382-2928

118

## ***MEMORANDUM***

To: Board of Supervisors of Upper Uwchlan Township

From: Thomas F. Oeste, Esquire

Date: June 5, 2020

Subject: First Amendment to Lease Agreement between Upper Uwchlan Township and County of Chester for transmission tower

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On April 14, 2015, Upper Uwchlan Township and the County of Chester entered into a Lease Agreement to permit the location, construction and operation of a transmission tower and equipment as part of the County public safety radio system. The tower site is located on a portion of the property occupied by the sanitary sewage treatment plant adjacent to Fellowship Fields (the "Property").

At the time the County lease was executed, the Property was owned by an affiliate of Toll Brothers and subject to agreements with the Township that required dedication of the Property to the Township when the sewage facilities were completed. The Property was conveyed to the Township by Deed of Dedication dated May 12, 2015.

The purpose of the First Amendment to Lease Agreement is to reflect the Township ownership of the Property and amend Paragraph 12 of the Lease regarding access to the Property. The original Lease provided for access to the Tower site from Fellowship Road by a driveway through an easement held by the Township over Texas Eastern property and through the Fellowship Fields property. Access under the First Amendment remains the same and the primary purpose of the amendment to Paragraph 12 is an acknowledgement by the Township that part of the access is provided through the Texas Eastern easement.

We have reviewed the Texas Eastern easement agreement and determined that it does not prohibit use of the easement by the County for access to the Tower site. We have no objection to the terms of the First Amendment and recommend its approval by the Board of Supervisors.



Eagleview Corporate Center  
747 Constitution Drive  
Suite 100  
Exton, PA 19341-0673  
Tel (610) 458-7500 Fax (610) 458-7337  
www.foxrothschild.com

RONALD P. KALYAN, JR.  
Direct No: 610.458.6717  
Email: RKalyan@FoxRothschild.com

June 5, 2020

**VIA FEDEX AND EMAIL ([GJonik@upperuwchlan-pa.gov](mailto:GJonik@upperuwchlan-pa.gov))**

Upper Uwchlan Township  
Attn: Gwen Jonik, Twp. Secretary  
140 Pottstown Pike  
Chester Springs, PA 19425

**Re: First Amendment to Lease Agreement with Chester County/Voice Radio Project**

Dear Gwen:

Per your solicitor's instructions, enclosed please find three (3) execution copies each of the First Amendment to Lease with Chester County in connection with its voice radio project and use of the Township's site therefor, together with a Memorandum of Lease for recording. The documents have been reviewed and approved by the solicitor.

Upon approval by the Supervisors at the June 9 meeting, please have all copies executed and duly notarized, and return them to me in the self-addressed return FedEx envelope. Upon receipt, we will forward to the County for execution and recording, upon which we will return a fully executed copy for your records.

Thank you for your cooperation in this matter.

Please don't hesitate to contact me with any questions, comments or concerns you may have.

Very truly yours,

*Ronald P. Kalyan, Jr.*

RONALD P. KALYAN, JR.

cc: Thomas F. Oeste, Esq. (via email w/ encl.: [toeste@buckleyllp.com](mailto:toeste@buckleyllp.com))

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota Nevada  
New Jersey New York North Carolina **Pennsylvania** South Carolina Texas Virginia Washington

## FIRST AMENDMENT TO LEASE AGREEMENT (UPPER UWCHLAN TOWNSHIP SITE)

THIS FIRST AMENDMENT TO LEASE AGREEMENT (the or this “**Amendment**”), dated as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ (the “**Effective Date**”), is entered into by and between UPPER UWCHLAN TOWNSHIP, a Pennsylvania political subdivision, having a mailing address of 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (hereinafter referred to as “**Landlord**”), and THE COUNTY OF CHESTER, PENNSYLVANIA, a Pennsylvania political subdivision, having a mailing address of 313 West Market Street, West Chester, PA 19380 (hereinafter referred to as “**Tenant**”).

### BACKGROUND

A. Landlord and Tenant entered into that certain Lease Agreement dated April 14, 2015 (the “**Lease**”), whereby Landlord leased to Tenant a certain portion of the Property, as more particularly identified in the Lease, as a site for the County’s public safety radio system to serve Tenant’s regional emergency communications and related needs (the “**County Project**”).

B. At the time the Lease was entered into, the legal owner of the Property was Toll PA V, L.P. (“**Toll**”), an affiliate of Toll Bros., Inc. Landlord was the equitable owner of and controlled the Property by virtue of that certain Sewage Plant Development Agreement by and among Landlord, Upper Uwchlan Township Municipal Authority, Pulte Homes, General Residential Holdings, Inc., Orleans Homebuilders, Inc., Hovnanian Pennsylvania, Inc., and Toll Bros., Inc., dated June 17, 2002, as amended (collectively, the “**Sewage Plant Agreement**”).

C. In order to facilitate the County Project, Landlord entered into that certain Easement Agreement with Toll, dated January 20, 2015 (the “**Easement Agreement**”). Pursuant to the Easement Agreement, Toll granted and conveyed a permanent easement, temporary easement, and an access easement to Landlord in order to provide Landlord an area for Tenant’s construction and operation of a public safety radio tower with accessories and appurtenances thereto in connection with the County Project. The Easement Agreement was recorded in the Chester County Recorder of Deeds Office on January 29, 2015, in Book 9051 page 962, as Instrument No. 11389047.

D. Section 14 of the Easement Agreement provided that, upon dedication of the Property by Toll to Landlord, the easements granted in the Easement Agreement would automatically extinguish and terminate without the need for any further writing or filing with the Recorder of Deeds evidencing same.

E. On May 12, 2015, that certain Deed of Dedication between Toll and Landlord, Toll conveyed ownership of the Property, along with the sewage treatment lagoon and appurtenances thereto and located thereon, to Landlord (the “**Deed of Dedication**”). The Deed of Dedication was recorded in the Chester County Recorder of Deeds Office on July 29, 2015, in Book 9153 page 286, as Instrument No. 11422200.

F. Upon the filing of the Deed of Dedication, the easements granted in the Easement Agreement were automatically extinguished and terminated.

G. The parties now wish to amend the Lease, among other things, to reflect the current ownership of the Property, to substitute an updated description of the Premises and to amend Paragraph 12 related to access to the Premises.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained both herein and in the Lease, and intending to be legally bound hereby, the parties hereto agree as follows:

1. **BACKGROUND.** The “Background” provisions set forth above are incorporated herein by reference.

2. **DEFINITIONS.** Capitalized terms not otherwise defined in this Amendment shall have the meanings ascribed to them in the Lease.

3. **AMENDMENT TO LEASE.**

(a) The Lease is hereby amended to reflect that, pursuant to the Deed of Dedication, Landlord is the fee owner of the Property.

(b) **Exhibit 1** of the Lease, which was a copy of the Easement Agreement, is hereby deleted in its entirety as it has been rendered null and void by virtue of the Deed of Dedication. Paragraph 24(l) of the Lease, which references assignment of the Easement Agreement, is hereby deleted in its entirety.

(c) **Exhibit 2** of the Lease, which is titled “Description of Premises”, is hereby deleted in its entirety and replaced in its entirety with **Exhibit 2-A** attached hereto and incorporated herein by reference.

(d) Paragraph 12 of the Lease is hereby deleted in its entirety and replaced with the following:

**ACCESS.** At all times throughout the Term of this Agreement, and at no additional charge to Tenant, Tenant and its employees, agents and subcontractors, shall have a right of pedestrian and vehicular access to and from the Premises for the installation, maintenance and operation of the System (as defined in the Lease), and any utilities serving the Premises, on a twenty-four (24) hours per day, seven (7) days per week basis. Such access is presently intended by the parties to include Tenant’s continuing use of an existing open and improved road from Fellowship Road (T-435) to the Premises, by way of lands owned by Landlord (being known as UPI No. 32-1-34.1 and 32-1-34.1B) and others over which Landlord has been granted the right to traverse (the “**Existing Access Road**”). Landlord acknowledges that in the event Tenant cannot access the Premises, Tenant shall incur significant damage and that Landlord’s failure to provide the access granted by this Paragraph 12 shall be a material default under this Lease. In



furtherance of the foregoing, the parties hereby agree that if at any time during the Term of the Lease Tenant is no longer able to use the Existing Access Road for any or all of the purposes set forth above, then promptly upon Tenant's request, Landlord will execute and deliver a separate recordable easement to Tenant providing an alternative means of access from a public road, and across the Property and/or other adjacent property owned by Landlord, to the Premises for the same purposes set forth above. Such alternative access way, as well as the form and content of such easement document, shall be reasonably acceptable to Tenant. In the event any public utility is unable to use the access or easement provided to Tenant above (including, without limitation, use of the Existing Access Road) in order to provide utility service to the System, then the Landlord agrees to promptly grant additional access or an easement either to Tenant or to the public utility on the Property and/or the adjacent property owned by Landlord and referenced above, for the benefit of Tenant, at no cost to Tenant.

#### **4. MISCELLANEOUS.**

(a) **Amendment/Waiver.** This Amendment cannot be amended, modified or revised unless done in writing and signed by an authorized agent of the Landlord and an authorized agent of the Tenant. No provision may be waived except in a writing signed by both parties. All other terms, conditions and provisions of the Lease not amended hereunder are hereby ratified and confirmed and shall remain in full force and effect.

(b) **Bind and Benefit.** The terms and conditions contained in this Amendment will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(c) **Severability.** If any term or condition of this Amendment is found unenforceable, the remaining terms and conditions will remain binding upon the parties as though said unenforceable provision were not contained herein.

(d) **Counterparts.** This Amendment may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties.

(e) **Conflict.** In the event of a conflict between the terms of this Amendment and the terms of the Lease, the terms of this Amendment shall prevail.

*[SIGNATURES APPEAR ON THE NEXT PAGE]*

IN WITNESS WHEREOF, the parties have caused this First Amendment to Lease Agreement to be duly executed and effective as of the date first written above.

**LANDLORD:**

**ATTEST:**

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

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

\_\_\_\_\_  
Jenn Baxter, Member

**TENANT:**

**THE COUNTY OF CHESTER**

Attest: \_\_\_\_\_  
County Clerk

By: \_\_\_\_\_  
Marian Moskovitz,  
Chair, County Commissioner

By: \_\_\_\_\_  
Joshua Maxwell, Vice Chair  
County Commissioner

By: \_\_\_\_\_  
Michelle Haris Kichline  
County Commissioner

**EXHIBIT 2-A****DESCRIPTION OF PREMISES**

[*attached*]



Prepared By:  
 Fox Rothschild LLP  
 Attn: Levin V. Czubaroff, Esquire  
 747 Constitution Drive, Suite 100  
 Exton, PA 19341  
 Phone: 610-458-7500

Record and Return to:  
 Attn: Levin V. Czubaroff, Esquire  
 Fox Rothschild LLP  
 747 Constitution Drive, Suite 100  
 Exton, PA 19341  
 Phone: 610-458-7500

UPI No. 32-1-34.1B

### **MEMORANDUM OF LEASE**

THIS MEMORANDUM OF LEASE is dated the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between THE TOWNSHIP OF UPPER UWCHLAN, a Pennsylvania political subdivision ("**Landlord**"), and THE COUNTY OF CHESTER, PENNSYLVANIA, a Pennsylvania political subdivision ("**Tenant**").

Landlord and Tenant entered into that certain Lease Agreement dated April 14, 2015 (the "**Original Lease**"), as amended by a First Amendment to Lease Agreement dated \_\_\_\_\_, 2020 (the "**First Amendment**" and, collectively with the Original Lease, the "**Lease**"), whereby Landlord leased to Tenant a portion of that certain plot, parcel or tract of land consisting of approximately 19.14 +/- acres and located at 275 Fellowship Road, Chester Springs, Pennsylvania 19425 and being known as Parcel No. 32-1-34.1B, as more particularly in Exhibit A attached hereto and incorporated herein by reference (the "**Property**"), as a site for the County's public safety radio system to serve Tenant's regional emergency communications and related needs (the "**County Project**"). The portion of the Property leased by Tenant pursuant to the Lease is hereinafter referred to as the "**Premises**" and is more fully described in Exhibit B attached hereto and incorporated herein by reference.

At the time the Lease was entered into, the legal owner of the Property was Toll PA V, L.P. ("**Toll**"), an affiliate of Toll Bros., Inc. Landlord was the equitable owner of and controlled the Property by virtue of that certain Sewage Plant Development Agreement by and among Landlord, Upper Uwchlan Township Municipal Authority, Pulte Homes, General Residential Holdings, Inc., Orleans Homebuilders, Inc., Hovnanian Pennsylvania, Inc., and Toll Bros., Inc., dated June 17, 2002, as amended.

On May 12, 2015, pursuant to that certain Deed of Dedication between Toll and Landlord, Toll conveyed ownership of the Property, along with the sewage treatment lagoon and appurtenances thereto and located thereon, to Landlord (the "**Deed of Dedication**"). The Deed of Dedication was

recorded in the Chester County Recorder of Deeds Office on July 29, 2015, in Book 9153 page 286, as Instrument No. 11422200.

Landlord and Tenant have agreed to execute this Memorandum of Lease. In consideration of the covenants and agreements on the part of the Tenant contained in the Lease and subject to the terms, provisions, covenants and conditions thereof, Landlord had demised and leased the Premises to Tenant.

1. The Landlord is The Township of Upper Uwchlan.
2. The Tenant is The County of Chester, Pennsylvania.
3. Landlord's address is 140 Pottstown Pike, Chester Springs, Pennsylvania 19425.
4. Tenant's address is 313 Market Street, West Chester, Pennsylvania 19380.
5. The Original Lease is dated April 14, 2015 (the "**Effective Date**").

6. The Premises also includes, and the Lease shall be deemed to have provided for, the grant by Landlord to Tenant and its employees, agents, and subcontractors, a right of pedestrian and vehicular access to and from the Premises for the installation, maintenance and operation of the System (as defined in the Lease), and any utilities serving the Premises, on a twenty-four (24) hours per day, seven (7) days per week basis. Such access is presently intended by the parties to include Tenant's continuing use of an existing open and improved road from Fellowship Road (T-435) to the Premises, by way of lands owned by Landlord (being known as UPI No. 32-1-34.1) and others over which Landlord has been granted the right to traverse (the "**Existing Access Road**"). Landlord acknowledges that in the event Tenant cannot access the Premises, Tenant shall incur significant damage and that Landlord's failure to provide the access granted by this Lease shall be a material default under this Lease. In furtherance of the foregoing, the parties hereby agree that if at any time during the Term of the Lease Tenant is no longer able to use the Existing Access Road for any or all of the purposes set forth above, then promptly upon Tenant's request, Landlord will execute and deliver a separate recordable easement to Tenant providing an alternative means of access from a public road, and across the Property and/or other adjacent property owned by Landlord, to the Premises for the same purposes set forth above. Such alternative access way, as well as the form and content of such easement document, shall be reasonably acceptable to Tenant. In the event any public utility is unable to use the access or easement provided to Tenant above (including, without limitation, use of the Existing Access Road) in order to provide utility service to the System, then the Landlord agrees to promptly grant additional access or an easement either to Tenant or to the public utility on the Property and/or the adjacent property owned by Landlord and referenced above, for the benefit of Tenant, at no cost to Tenant.

7. The Initial Term of the Lease shall run and extend for twenty (20) years beginning on the Rent Commencement Date ("**Initial Term**"). The Rent Commencement Date was June 1, 2015. In the event that Tenant exercises its renewal option(s), as outlined below, then the Term shall mean the last day of the applicable renewal term.

8. The Term of the Lease will automatically renew for fifteen (15) additional terms of five (5) years each (collectively, the "**Extension Terms**") and together with the Initial Term, the "**Term**", upon the same terms and conditions, subject to any rental increase as provided in the Lease, unless the Tenant notifies the Landlord in writing of Tenant's intention not to renew the Lease at least one hundred eighty (180) days prior to the expiration of the then-existing Term.

9. The Lease does not give Tenant a right of purchase or right of first refusal with respect to the Premises or the Property.

It is the intention of this Memorandum of Lease to give notice of certain provisions of the Lease, and it is not intended to supersede, diminish, add to, or change any of the terms and conditions of the Lease. Capitalized terms not otherwise defined herein shall have the same meanings assigned to such terms in the Lease. All of the terms, conditions and provisions of the Lease are incorporated herein by this reference to the same extent as if they were set forth herein in their entirety.

[Remainder of page left intentionally blank]

IN WITNESS WHEREOF, intending to be legally bound, the undersigned have caused this Memorandum of Lease to be executed as of the day and year first above.

**LANDLORD:**

**ATTEST:**

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
Sandra M. D'Amico, Chairperson

**TENANT:**

**THE COUNTY OF CHESTER**

\_\_\_\_\_  
County Clerk

By: \_\_\_\_\_  
Name: Michael Murphy, Jr.  
Title: Director, Department of Emergency Services





COMMONWEALTH OF PENNSYLVANIA )  
 ) SS  
COUNTY OF CHESTER )

On this, the \_\_\_\_ day of \_\_\_\_\_, 2020, before me \_\_\_\_\_, a Notary Public in and for the County and State aforesaid, personally appeared Michael Murphy, Jr., who acknowledged himself to be the Director, Department of Emergency Services for the County of Chester, Pennsylvania, a Pennsylvania political subdivision, and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the County of Chester, Pennsylvania by himself as such Director, Department of Emergency Services.

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

NOTARY PUBLIC  
My Commission Expires:\_\_\_\_\_

## EXHIBIT A

## DESCRIPTION OF PROPERTY

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Minor Subdivision Plan for Toll Bros, Inc., dated February 2, 2002, last revised March 11, 2002 and recorded May 30, 2002 as Plan #16231 as follows, to wit:

BEGINNING at a point in the bed of Fellowship Road, a corner of lands now or late of Reifsnyder Transportation, Inc.; thence extending along the same, the 3 following courses and distances, to wit: (1), crossing a proposed pipeline easement and microwave tower easement, North 07 degrees 39 minutes 04 seconds East 364.38 feet; (2), re-crossing said easements, North 83 degrees 20 minutes 11 seconds West 465.18 feet; & (3), North 55 degrees 27 minutes 44 seconds West 527.49 feet to a point, a corner of Lot # 3; thence extending along the same, crossing and existing roadway, wetlands, a Texas Eastern Transmission Corp. Pipeline right of way, and a driveway, North 05 degrees 54 minutes 40 seconds East 793.29 feet to a point on line of lands now or late of Texas Eastern Transmission Corp.; thence extending along the same, South 84 degrees 05 minutes 20 seconds East 828.15 feet to a point, a corner of Lot 1; thence extending along the same, the 3 following courses and distances, to wit: (1), South 05 degrees 54 minutes 44 seconds East, recrossing the aforesaid easements, roadway and driveway, 1000.80 feet; (2), South 83 degrees 20 minutes 11 seconds East 151.33 feet; & (3), South 07 degrees 39 minutes 04 seconds 383.01 feet to a point in the bed of Fellowship Road, aforesaid; thence extending along the same, South 64 degrees 50 minutes 01 seconds West 59.50 to a point, a corner of lands now or late of Reifsnyder Transportation, Inc., the first mentioned point and place of BEGINNING.

BEING Lot # 2 on said Plan.

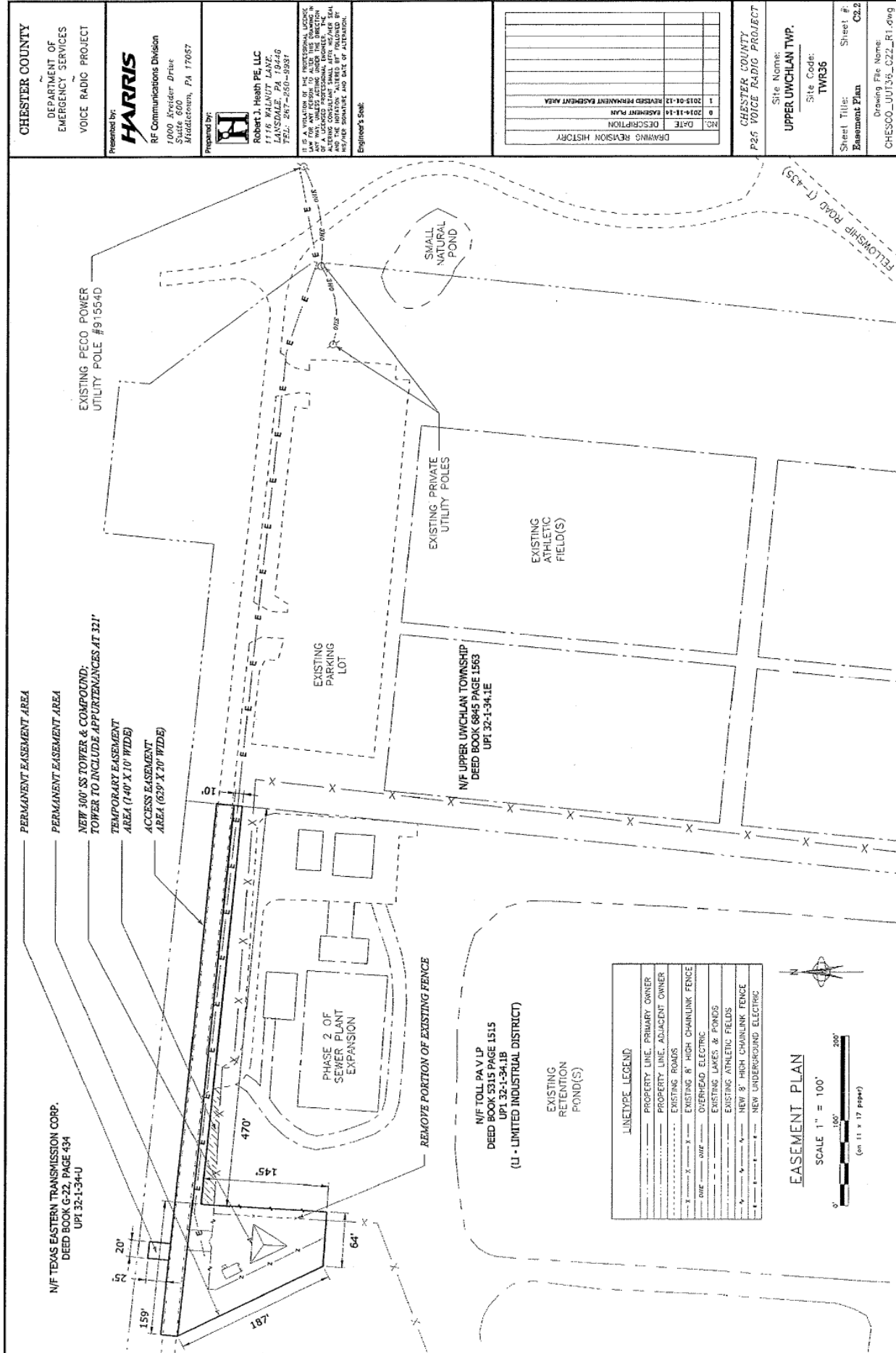
BEING UPI # 32-1-34.1B.

BEING part of the same premises which Atlantic Refining and Marketing Corp., by deed dated May 22, 2002 and recorded at West Chester, Pennsylvania, in Record Book 5315 page 1515, granted and conveyed unto Toll Pa V, L.P., in fee.

EXHIBIT B

DESCRIPTION OF PREMISES

[See Attached]



**PREPARED BY & RETURN TO:**  
 RILEY RIPER HOLLIN & COLAGRECO  
 Attention: Alyson M. Zarro, Esquire  
 P.O. Box 1265  
 717 Constitution Drive, Suite 201  
 Exton, PA 19341  
 (610) 458-4400

UPI No.: None Required – Road Right-of-Way

**GRANT OF SANITARY SEWER EASEMENTS  
 AND DEDICATION OF SANITARY SEWER PIPELINE FACILITIES –  
 DOMINIC DRIVE, EMMETT LANE AND RADEK COURT  
RESERVE AT CHESTER SPRINGS**

**THIS GRANT OF SANITARY SEWER EASEMENTS AND DEDICATION OF SANITARY SEWER PIPELINE FACILITIES**, made as of this \_\_\_\_ day of \_\_\_\_\_, 2020 and effective this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between **TOLL PA IV, L.P.**, a Pennsylvania limited partnership, with offices at 250 Gibraltar Road, Horsham, Pennsylvania 19044 (hereinafter called “Grantor”); and

**UPPER UWCHLAN TOWNSHIP**, a municipal corporation duly organized pursuant to the Pennsylvania Second Class Township Code, 53 P.S. § 65101, *et seq.*, with offices at 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (hereinafter called “Grantee”).

**BACKGROUND**

**WHEREAS**, Grantor is the legal owner of roads identified as Dominic Drive, Emmett Lane and Radek Court in a certain residential subdivision situated in Upper Uwchlan Township, Chester County, Pennsylvania known as the “Reserve at Chester Springs” (“Property”), which are identified on a plan entitled, “Final Major Subdivision Plan, Reserve at Chester Springs”, prepared by ESE Consultants, Inc. dated October 2, 2014 and last revised August 4, 2016, which was recorded in the Office of the Chester County Recorder of Deeds at Plan No. 20001 (“Final Subdivision Plan”); and

**WHEREAS**, as part of the development of the Property, certain sanitary sewer pipeline facilities with accessories and appurtenances thereto (“Sanitary Sewer Facilities”) were constructed within Dominic Drive, Emmett Lane and Radek Court; and

**WHEREAS**, Grantor desires to dedicate and transfer to Grantee easements within Dominic Drive, Emmett Lane and Radek Court for the purposes of inspecting, maintaining, servicing, repairing and replacing the Sanitary Sewer Facilities and to dedicate and transfer the

Sanitary Sewer Facilities located therein to Grantee; and

**WHEREAS**, Grantee has agreed to accept dedication and transfer of said easements and said Sanitary Sewer Facilities in accordance with the terms and conditions stated herein.

**WITNESSETH:**

That the said Grantor, for and in consideration of One Dollar (\$1.00) as well as the advantages to it accruing, as well as for divers other consideration affecting the public welfare which it seeks to advance, has granted, bargained, and sold, and by these presents does grant, bargain and sell unto the said Grantee, its successors and assigns, perpetual easements for the purposes of inspecting, maintaining, servicing, repairing and replacing any Sanitary Sewer Facilities situated within the areas identified on the Final Plan as the rights-of-way of Dominic Drive, Emmett Lane and Radek Court, as further corrected by Exhibit "A" attached hereto and made a part hereof and described in Exhibits "B", "C" and "D" attached hereto and made a part hereof ("Sanitary Sewer Easements"). These Sanitary Sewer Easements shall apply to any Sanitary Sewer Facilities within the areas described in Exhibits "B", "C" and "D" attached hereto ("Easement Areas") and all necessary access thereto.

**ALL THOSE CERTAIN** Sanitary Sewer Easements, located in Upper Uwchlan Township, Chester County, Commonwealth of Pennsylvania, as more particularly described in the metes and bounds legal descriptions attached hereto as Exhibits "B", "C" and "D" and made a part hereof.

**TOGETHER WITH** transfer of Grantor's right, title and interest in and to the Sanitary Sewer Facilities that are located within the Easement Areas.

**UNDER AND SUBJECT**, nevertheless to the following:

(a) Grantee shall have the right to excavate within the Easement Areas for the purpose of maintaining, repairing, installing, removing, replacing and enlarging any part or portion of the Sanitary Sewer Facilities, either now existing or hereafter constructed on or within the Easement Areas, subject only to the duty to restore the Easement Areas as nearly as is practicable to the same condition they were in at the time of commencement of such work.

(b) Other conditions, easements and restrictions of record, if any.

**TO HAVE AND TO HOLD** the Sanitary Sewer Easements and the Sanitary Sewer Facilities, all as above described, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, for the purpose of free access to replace, repair, renew, and maintain said Sanitary Sewer Facilities as well as all of the Grantor's right, title and interest and to said Sanitary Sewer Facilities, and for no other use or purpose whatsoever.

**UNDER AND SUBJECT**, nevertheless to certain conditions, easements and restrictions of record, as aforesaid.

**AND FURTHER**, that the said Grantor, for itself, its successors and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor, nor its successors or assigns, shall or will at any time hereafter ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the transfer of ownership of Grantor's right, title and interest in and to the Sanitary Sewer Facilities as now established by the Grantee, and by reason of this Grant.

**AND FURTHER**, that the said Grantor, for itself, and its successors and assigns, by these presents further covenant, promise and agree to **WARRANT AND FOREVER DEFEND** the Grantee, its successors and assigns, against any and all person or persons whomsoever, lawfully claiming or to claim the Sanitary Sewer Facilities above described or any part thereof, by, from or under him, her, them or any of them.

***SIGNATURE PAGE FOLLOWS***



IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed by their respective duly authorized officers the day and year above written.

ACCEPTED by Upper Uwchlan Township on \_\_\_\_\_, 2020.

GRANTOR:

TOLL PA IV, L.P., a Pennsylvania limited partnership

BY: TOLL MID-ATLANTIC LP  
COMPANY, INC., a Delaware corporation,  
its general partner

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

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

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

JUSTIN K HUNT  
LAND DEVELOPMENT MANAGER

Attest:

GRANTEE:

UPPER UWCHLAN TOWNSHIP

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

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

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

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

Sandra M. D'Amico

Chairperson, Board of Supervisors

## ACKNOWLEDGMENT

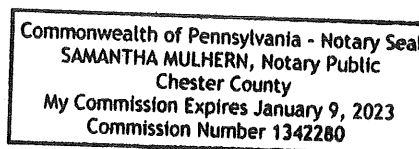
**COMMONWEALTH OF PENNSYLVANIA**           )  
   )  
**COUNTY OF CHESTER**                                 )           SS.

On the 19<sup>th</sup> day of May, 2020, before me, a Notary Public in and for the above County and State, personally appeared Justin Hunt, who acknowledged him/herself to be the Land Development Manager of TOLL MID-ATLANTIC LP COMPANY, INC., a Delaware corporation, general partner of Toll PA IV, L.P., a Pennsylvania limited partnership, and that s/he as such officer executed the foregoing instrument for the purposes therein contained upon full and due authority.

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

Samantha Mulhern  
Notary Public

My Commission Expires:



## ACKNOWLEDGMENT

**COMMONWEALTH OF PENNSYLVANIA**           )  
  )  
**COUNTY OF CHESTER**                             )           SS.

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a Notary Public in and for the above County and State, personally appeared Sandra M. D’Amico, who acknowledged herself to be the Chairperson of the Upper Uwchlan Township Board of Supervisors, and that she as such officer executed the foregoing instrument for the purposes therein contained upon full and due authority.

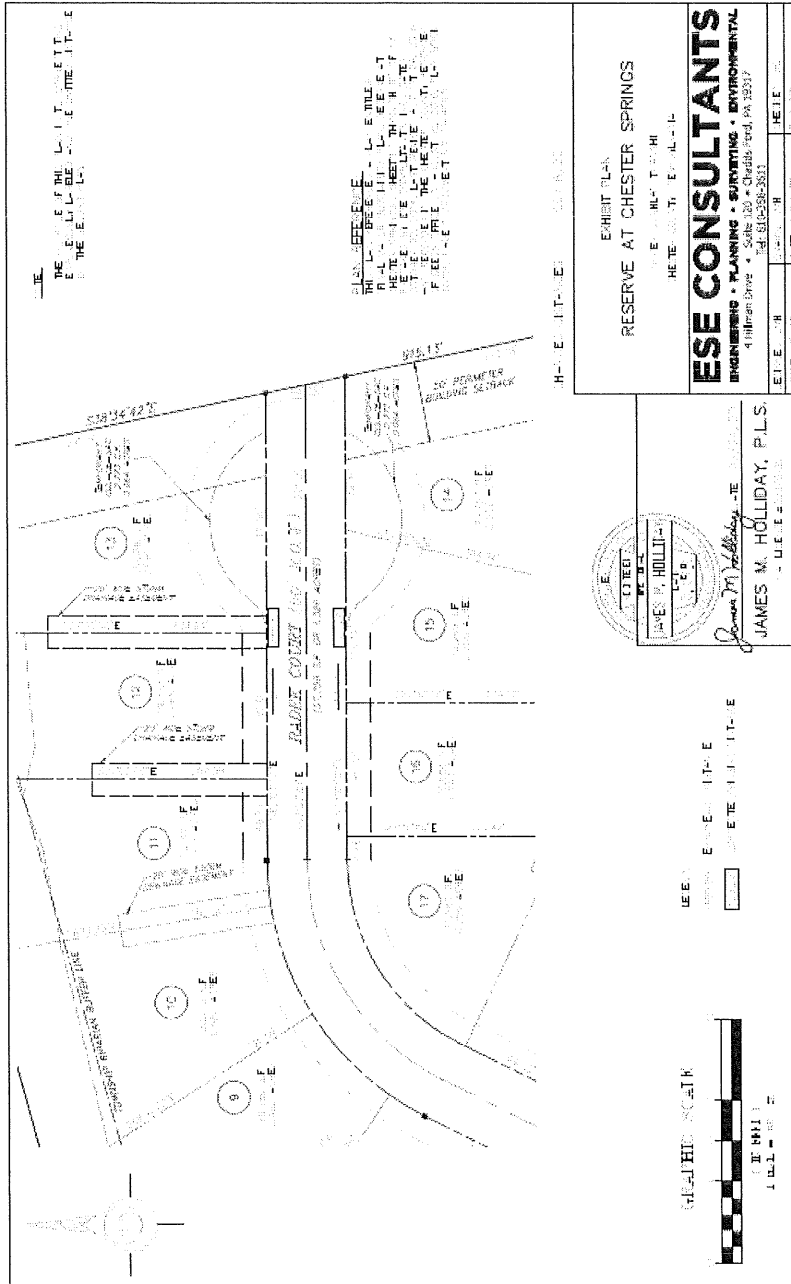
**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

---

Notary Public

My Commission Expires:

# EXHIBIT "A"



## EXHIBIT " B "



March 1, 2018

### DESCRIPTION OF PROPERTY DOMINIC DRIVE (VARIABLE WIDTH AND 50' R.O.W.) RESERVE AT CHESTER SPRINGS

All that certain parcel of land situated in the Township of Upper Uwchlan, County of Chester, and Commonwealth of Pennsylvania, as shown on a plan entitled, "Final Major Subdivision Plan, Reserve at Chester Springs", sheets 1 through 83 of 83, prepared by ESE Consultants, Inc., dated October 02, 2014, last revised August 4, 2016 and recorded in the Chester County Recorder of Deeds Office on August 15, 2016, Plan Book 20001, Page 1 and Document No. 11490838, more particularly described as follows:

Beginning at a corner of Open Space Lot 64 on the northerly side of Little Conestoga Road (S.R. 4016) (Variable Width R.O.W.) and running;

1. Along said northerly side, and along the beginning of Dominic Drive (Variable Width and 50' R.O.W.), passing along an arc of a circle curving to the left, having a radius of 1005.00 feet, an arc distance of 153.88 feet, a chord bearing of North 81 degrees 47 minutes 05 seconds West, a chord distance of 153.73 feet to a corner of Open Space lot 65, a point of cusp; thence
2. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 37.47 feet, a chord bearing of North 50 degrees 53 minutes 47 seconds East, a chord distance of 34.06 feet to a point of tangency on the westerly side of Dominic Drive; thence
3. Along said westerly side, the following four (4) courses and distances, North 07 degrees 57 minutes 51 seconds East, a distance of 23.78 feet to a point of curve; thence
4. Passing along an arc of a circle curving to the left, having a radius of 460.00 feet, an arc distance of 43.88 feet, a chord bearing of North 05 degrees 13 minutes 52 seconds East, a chord distance of 43.86 feet to a point of tangency; thence
5. North 02 degrees 29 minutes 54 seconds East, a distance of 122.60 feet to a point of curve; thence
6. Passing along an arc of a circle curving to the right, having a radius of 190.00 feet, an arc distance of 253.03 feet, a chord bearing of North 40 degrees 39 minutes 02 seconds East, a chord distance of 234.75 feet to a point of compound curve on the northerly side of Dominic Drive; thence
7. Along said northerly side and passing along the beginning of Radek Court (50' R.O.W.), passing along an arc of a circle curving to the right, having a radius of 190.00 feet, an arc distance of 20.55 feet, a chord bearing of North 81 degrees 54 minutes 05 seconds East, a chord distance of 20.54 feet to a point of tangency; thence
8. North 85 degrees 00 minutes 00 seconds East, a distance of 26.79 feet; thence
9. South 05 degrees 00 minutes 00 seconds East, a distance of 14.20 feet; thence
10. North 85 degrees 00 minutes 00 seconds East, a distance of 45.81 feet to a corner of Lot 37; thence
11. Along said northerly side, the following six (6) courses and distances, South 85 degrees 20 minutes 52 seconds East, a distance of 31.08 feet to a point of curve; thence
12. Passing along an arc of a circle curving to the right, having a radius of 525.00 feet, an arc distance of 179.27 feet, a chord bearing of South 77 degrees 46 minutes 57 seconds East, a chord distance of 178.40 feet to a point of tangency; thence
13. South 68 degrees 00 minutes 00 seconds East, a distance of 163.04 feet to a point of curve; thence
14. Passing along an arc of a circle curving to the left, having a radius of 125.00 feet, an arc distance of 131.78 feet, a chord bearing of North 81 degrees 47 minutes 55 seconds East, a chord distance of 125.76 feet to a point of tangency; thence

ESE Consultants, Inc.

250 Gibraltar Road, Suite 2E - Horsham, PA 19044

p: 215.914.2050 - f: 215.293.5489

Description of Property  
 Dominic Drive (Variable Width and 50' R.O.W.)  
 Reserve at Chester Springs  
 March 1, 2018

15. North 51 degrees 35 minutes 51 seconds East, a distance of 168.40 feet to a point of curve; thence
16. Passing along an arc of a circle curving to the left, having a radius of 150.00 feet, an arc distance of 235.62 feet, a chord bearing of North 06 degrees 35 minutes 51 seconds East, a chord distance of 212.13 feet to a point of tangency on the westerly side of Dominic Drive; thence
17. Along said westerly side, North 38 degrees 24 minutes 09 seconds West, a distance of 95.00 feet; thence
18. Continuing along said westerly side and along the beginning of Emmett Lane (50' R.O.W.), North 38 degrees 24 minutes 09 seconds West, a distance of 100.00 feet to a corner of Lot 57; thence
19. Still along said westerly side, the following two (2) courses and distances, North 38 degrees 24 minutes 09 seconds West, a distance of 146.23 feet to a point of curve; thence
20. Passing along an arc of circle curving to the left, having a radius of 125.00 feet, an arc distance of 114.70 feet, a chord bearing of North 64 degrees 41 minutes 26 seconds West, a chord distance of 110.72 feet to a point of tangency on the southerly side of Dominic Drive; thence
21. Along said southerly side, the following two (2) courses and distances, South 89 degrees 01 minutes 17 seconds West, a distance of 300.29 feet to a point of curve; thence
22. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.27 feet, a chord bearing of South 44 degrees 01 minutes 17 seconds West, a chord distance of 35.36 feet to a corner of Lot 61 on the easterly side of Radek Court; thence
23. Along said easterly side and passing along the beginning of Dominic Drive, North 00 degrees 58 minutes 43 seconds West, a distance of 100.00 feet to a corner of Lot 18, a point of cusp; thence
24. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.27 feet, a chord bearing of South 45 degrees 58 minutes 43 seconds East, a chord distance of 35.36 feet to a point of tangency on the northerly side of Dominic Drive; thence
25. Along said northerly side, the following four (4) courses and distances, North 89 degrees 01 minutes 17 seconds East, a distance of 300.29 feet to a point of curve; thence
26. Passing along an arc of a circle curving to the right, having a radius of 175.00 feet, an arc distance of 160.58 feet, a chord bearing of South 64 degrees 41 minutes 26 seconds East, a chord distance of 155.01 feet to a point of tangency; thence
27. South 38 degrees 24 minutes 09 seconds East, a distance of 341.23 feet to a point of curve; thence
28. Passing along an arc of a circle curving to the right, having a radius of 200.00 feet, an arc distance of 314.16 feet, a chord bearing of South 06 degrees 35 minutes 51 seconds West, a chord distance of 282.84 feet to a point of tangency on the southerly side of Dominic Drive; thence
29. Along said southerly side, the following eight (8) courses and distances, South 51 degrees 35 minutes 51 seconds West, a distance of 168.40 feet to a point of curve; thence
30. Passing along an arc of a circle curving to the right, having a radius of 175.00 feet, an arc distance of 184.49 feet, a chord bearing of South 81 degrees 47 minutes 55 seconds West, a chord distance of 176.06 feet to a point of tangency; thence
31. North 68 degrees 00 minutes 00 seconds West, a distance of 163.04 feet to a point of curve; thence
32. Passing along an arc of a circle curving to the left, having a radius of 475.00 feet, an arc distance of 162.38 feet, a chord bearing of North 77 degrees 47 minutes 36 seconds West, a chord distance of 161.59 feet; thence
33. South 02 degrees 24 minutes 49 seconds West, a distance of 15.00 feet; thence
34. Passing along an arc of a circle curving to the left, having a radius of 460.00 feet, an arc distance of 59.52 feet, a chord bearing of South 88 degrees 42 minutes 24 seconds West, a chord distance of 59.48 feet to a point of tangency; thence
35. South 85 degrees 00 minutes 00 seconds West, a distance of 35.30 feet to a point of curve; thence
36. Passing along an arc of a circle curving to the left, having a radius of 110.00 feet, an arc distance of 158.39 feet, a chord bearing of South 43 degrees 44 minutes 57 seconds West, a chord distance of 145.06 feet to a point of tangency on the easterly side of Dominic Drive; thence

Description of Property  
Dominic Drive (Variable Width and 50' R.O.W.)  
Reserve at Chester Springs  
March 1, 2018

37. Along said easterly side, the following three (3) courses and distances, South 02 degrees 29 minutes 54 seconds West, a distance of 122.60 feet to a point of curve; thence
38. Passing along an arc of a circle curving to the right, having a radius of 540.00 feet, an arc distance of 46.58 feet, a chord bearing of South 04 degrees 58 minutes 10 seconds West, a chord distance of 46.56 feet to a point of reverse curve; thence
39. Passing along an arc of a circle curving to the left, having a radius of 55.00 feet, an arc distance of 81.44 feet, a chord bearing of South 34 degrees 58 minutes 44 seconds East, a chord distance of 74.20 feet (calculated) to the first mentioned point and place of beginning

Containing 130,315 square feet or 2.991 acres of land.  
Subject to easements and restrictions of record, if any.  
Description prepared by ESE Consultants, Inc., Horsham, Pa 19044.

## EXHIBIT "C"



March 1, 2018

DESCRIPTION OF PROPERTY  
 EMMETT LANE (50' R.O.W.)  
 RESERVE AT CHESTER SPRINGS

All that certain parcel of land situated in the Township of Upper Uwchlan, County of Chester, and Commonwealth of Pennsylvania, as shown on a plan entitled, "Final Major Subdivision Plan, Reserve at Chester Springs", sheets 1 through 83 of 83, prepared by ESE Consultants, Inc., dated October 02, 2014, last revised August 4, 2016 and recorded in the Chester County Recorder of Deeds Office on August 15, 2016, Plan Book 20001, Page 1 and Document No. 11490838, more particularly described as follows:

Beginning at a corner of Lot 57 on the southerly side of Dominic Drive (50' R.O.W.) and running;

1. Along said southerly side, and along the beginning of Emmett Lane, South 38 degrees 24 minutes 09 seconds East, a distance of 100.00 feet to a corner of Lot 46, a point of cusp; thence
2. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.27 feet, a chord bearing of North 83 degrees 24 minutes 09 seconds West, a chord distance of 35.36 feet to a point of tangency on the southerly side of Emmett Lane; thence
3. Along said southerly side, the following six (6) courses and distances, South 51 degrees 35 minutes 51 seconds West, a distance of 104.49 feet to a point of curve; thence
4. Passing along an arc of a circle curving to the right, having a radius of 225.00 feet, an arc distance of 177.43 feet, a chord bearing of South 74 degrees 11 minutes 17 seconds West, a chord distance of 172.86 feet to a point of tangency; thence
5. North 83 degrees 13 minutes 17 seconds West, a distance of 161.79 feet to a point of curve; thence
6. Passing along an arc of a circle curving to the right, having a radius of 525.00 feet, an arc distance of 57.85 feet, a chord bearing of North 80 degrees 03 minutes 54 seconds West, a chord distance of 57.82 feet to a point of tangency; thence
7. North 76 degrees 54 minutes 30 seconds West, a distance of 76.95 feet to a point of curve; thence
8. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.27 feet, a chord bearing of South 58 degrees 05 minutes 30 seconds West, a chord distance of 35.36 feet to a corner of Lot 52 on the easterly side of Radek Court (50' R.O.W.), a point of cusp; thence
9. Along said easterly side and passing along the beginning of Radek Court, North 13 degrees 05 minutes 30 seconds East, a distance of 100.00 feet to a corner of Lot 53, a point of cusp; thence
10. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.27 feet, a chord bearing of South 31 degrees 54 minutes 30 seconds East, a chord distance of 35.36 feet to a point of tangency on the northerly side of Emmett Lane; thence
11. Along said northerly side, the following six (6) courses and distances, South 76 degrees 54 minutes 30 seconds East, a distance of 76.95 feet to a point of curve; thence
12. Passing along an arc of a circle curving to the left, having a radius of 475.00 feet, an arc distance of 52.34 feet, a chord bearing of South 80 degrees 03 minutes 54 seconds East, a chord distance of 52.31 feet to a point of tangency; thence
13. South 83 degrees 13 minutes 17 seconds East, a distance of 161.79 feet to a point of curve; thence

ESE Consultants, Inc.

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Description of Property  
Emmett Lane (50' R.O.W.)  
Reserve at Chester Springs  
March 1, 2018

14. Passing along an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 138.00 feet, a chord bearing of North 74 degrees 11 minutes 17 seconds East, a chord distance of 134.45 feet to a point of tangency; thence
15. North 51 degrees 35 minutes 51 seconds East, a distance of 104.49 feet to a point of curve; thence
16. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 39.27 feet, a chord bearing of North 06 degrees 35 minutes 51 seconds East, a chord distance of 35.36 feet to the first mentioned point and place of beginning.

Containing 30,839 square feet or 0.708 acres of land.  
Subject to easements and restrictions of record, if any.  
Description prepared by ESE Consultants, Inc., Horsham, Pa 19044.

## EXHIBIT "D"



March 1, 2018

DESCRIPTION OF PROPERTY  
RADEK COURT (50' R.O.W.)  
RESERVE AT CHESTER SPRINGS

All that certain parcel of land situated in the Township of Upper Uwchlan, County of Chester, and Commonwealth of Pennsylvania, as shown on a plan entitled, "Final Major Subdivision Plan, Reserve at Chester Springs", sheets 1 through 83 of 83, prepared by ESE Consultants, Inc., dated October 02, 2014, last revised August 4, 2016 and recorded in the Chester County Recorder of Deeds Office on August 15, 2016, Plan Book 20001, Page 1 and Document No. 11490838, more particularly described as follows:

Beginning at a corner of Lot 37 on the northerly side of Dominic Drive (50' R.O.W.) and running;

1. Along said northerly side, and along the beginning of Radek Court, the following four (4) courses and distances, South 85 degrees 00 minutes 00 seconds West, a distance of 45.81 feet; thence
2. North 05 degrees 00 minutes 00 seconds West, a distance of 14.20 feet; thence
3. South 85 degrees 00 minutes 00 seconds West, a distance of 26.79 feet to a point of curve; thence
4. Passing along an arc of a circle curving to the left, having a radius of 190.00 feet, an arc distance of 20.55 feet, a chord bearing of South 81 degrees 54 minutes 05 seconds West, a chord distance of 20.54 feet to a corner of Lot 1, a point of cusp; thence
5. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 36.57 feet, a chord bearing of North 36 degrees 54 minutes 05 seconds East, a chord distance of 33.39 feet to a point of tangency on the westerly side of Radek Court; thence
6. Along said westerly side, the following six (6) courses and distances, North 05 degrees 00 minutes 00 seconds West, a distance of 122.09 feet to a point of curve; thence
7. Passing along an arc of a circle curving to the right, having a radius of 225.00 feet, an arc distance of 71.05 feet, a chord bearing of North 04 degrees 02 minutes 45 seconds East, a chord distance of 70.75 feet to a point of tangency; thence
8. North 13 degrees 05 minutes 30 seconds East, a distance of 128.19 feet to a point of curve; thence
9. Passing along an arc of a circle curving to the left, having a radius of 125.00 feet, an arc distance of 30.70 feet, a chord bearing of North 06 degrees 03 minutes 23 seconds East, a chord distance of 30.62 feet to a point of tangency; thence
10. North 00 degrees 58 minutes 43 seconds West, a distance of 309.86 feet to a point of curve; thence
11. Passing along an arc of a circle curving to the right, having a radius of 175.00 feet, an arc distance of 195.41 feet, a chord bearing of North 31 degrees 00 minutes 39 seconds East, a chord distance of 185.42 feet to a point of tangency on the northerly side of Radek Court; thence
12. Along said northerly side, North 63 degrees 00 minutes 00 seconds East, a distance of 286.81 feet to a point on line of T.M.P. No. 32-003-0016; thence
13. Along T.M.P. No. 32-003-0016 and passing through the bed of Radek Court, South 38 degrees 34 minutes 42 seconds East, a distance of 51.04 (calculated) to a corner of Lot 14 on the southerly side of Radek Court; thence
14. Along said southerly side, the following two (2) courses and distances, South 63 degrees 00 minutes 00 seconds West, a distance of 297.04 feet to a point of curve; thence
15. Passing along an arc of a circle curving to the left, having a radius of 125.00 feet, an arc distance of 139.58 feet, a chord bearing of South 31 degrees 00 minutes 39 seconds West, a chord distance of 132.44 feet to a point of tangency on the easterly side of Radek Court; thence

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Description of Property  
 Radek Court (50' R.O.W.)  
 Reserve at Chester Springs  
 March 1, 2018

16. Along said easterly side, South 00 degrees 58 minutes 43 seconds East, a distance of 73.72 feet; thence
17. Continuing along said easterly side and passing along the beginning of Dominic Drive (50' R.O.W.), South 00 degrees 58 minutes 43 seconds East, a distance of 100.00 feet to a corner of Lot 61; thence
18. Still along said easterly side, the following three (3) courses and distances, South 00 degrees 58 minutes 43 seconds East, a distance of 136.14 feet to a point of curve; thence
19. Passing along an arc of a circle curving to the right, having a radius of 175.00 feet, an arc distance of 42.97 feet, a chord bearing of South 06 degrees 03 minutes 23 seconds West, a chord distance of 42.87 feet to a point of tangency; thence
20. South 13 degrees 05 minutes 30 seconds West, a distance of 14.10 feet; thence
21. Continuing along said easterly side and along the beginning of Emmett Lane (50' R.O.W.), South 13 degrees 05 minutes 30 seconds West, a distance of 100.00 feet to a corner of Lot 52; thence
22. Continuing along said easterly side, the following four (4) courses and distances, South 13 degrees 05 minutes 30 seconds West, a distance of 14.10 feet to a point of curve; thence
23. Passing along an arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 55.26 feet, a chord bearing of South 04 degrees 02 minutes 45 seconds West, a chord distance of 55.03 feet to a point of tangency; thence
24. South 05 degrees 00 minutes 00 seconds East, a distance of 135.39 feet to a point of curve; thence
25. Passing along an arc of a circle curving to the left, having a radius of 25.00 feet, an arc distance of 35.06 feet, a chord bearing of South 45 degrees 10 minutes 26 seconds East, a chord distance of 32.26 feet to the first mentioned point and place of beginning.

Containing 57,759 square feet or 1.326 acres of land.  
 Subject to easements and restrictions of record, if any.  
 Description prepared by ESE Consultants, Inc., Horsham, Pa 19044.

## MAINTENANCE SECURITY AGREEMENT

### **RESERVE AT CHESTER SPRINGS (F/K/A FRAME PROPERTY) SANITARY SEWER IMPROVEMENTS**

KNOW ALL MEN BY THESE PRESENTS, that TOLL PA IV, L.P., a Pennsylvania limited partnership with offices at 250 Gibraltar Road, Horsham, PA 19044 (hereinafter "Developer") is held and firmly bound unto UPPER UWCHLAN TOWNSHIP (hereinafter "Township") and the UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY (hereinafter "Authority") with offices at 140 Pottstown Pike, Chester Springs, Pennsylvania 19425, in the sum of FORTY THREE THOUSAND FIVE HUNDRED SEVENTY-SIX AND 27/100 (\$43,576.27) Dollars, lawful money of the United States of America, to be paid to the said Township, its successors and assigns, should the Developer fail to comply with the terms hereof and payment of which is secured by a Maintenance Bond established with FEDERAL INSURANCE COMPANY (hereinafter "Surety").

PURPOSE OF AGREEMENT: The Developer has applied for and obtained permission to develop and subdivide certain lands, known as "Reserve at Chester Springs (f/k/a Frame Property)", as more fully described in a plan entitled "Final Major Subdivision Plan, Reserve at Chester Springs" prepared by ESE Consultants, Inc. dated October 2, 2014 and last revised August 4, 2016, which was recorded in the Office of the Chester County Recorder of Deeds in Plan Book No. 20001 ("Final Plan"). The Developer has installed, constructed and completed certain public sanitary improvements in the Reserve at Chester Springs, which are set forth on Exhibit "A" attached hereto and made a part hereof (hereinafter "Improvements") and which are more fully depicted on plans entitled "Final As-Built Storm and San. Plan" prepared by ESE Consultants Inc., consisting of the following sheets: Sheet 1, Dominic Drive Sta. 0+00 to Sta. 12+50, dated October 22, 2019; Sheet 2, Dominic Drive Sta. 12+50 to Sta. 23+26.97, dated October 22, 2019; Sheet 3, Radek Court Sta. 0+00 to Sta. 10+99.87, dated October 22, 2019; and Sheet 4, Emmett Lane Sta. 0+00 to Sta. 6+56.04, dated October 22, 2019; and "Final Utility As-Built Plan" prepared by ESE Consultants, Inc., dated September 19, 2019.

The Developer has offered to dedicate said Improvements to the Township.

It is a condition of acceptance that the Developer give appropriate security to secure the structural integrity of said Improvements, as well as the functioning thereof in accordance with the design and specifications as depicted on the Final Plan. Said security is given in the form of a bond and said bond is attached hereto as Exhibit "B" and made a part hereof ("Maintenance Bond").

NOW, THEREFORE, the conditions of this obligation is such that if the Developer shall well and truly repair or replace all defects in workmanship and materials appearing in the Improvements and shall repair all defects and damage caused by lack of structural integrity or failure of the Improvements to function in accordance with the design and specifications as depicted in the Final Plan where said defects appear, within eighteen (18) months from the date hereof, then and in that event this obligation shall be null and void; otherwise, it shall remain in full force, virtue and effect.

Although the Maintenance Bond is limited to fifteen (15%) percent of the cost of said Improvements, the Developer shall be liable, nevertheless, for the full costs of repair or replacement due to defects in workmanship and materials appearing in the Improvements and for the full cost of repair of all defects or damage caused by lack of structural integrity or failure of the Improvements to function in accordance with the design and specifications as depicted on the Final Plan where said defects appear within eighteen (18) months.

The Township and the Authority shall not proceed against the Developer under this Agreement unless notice of any defective condition or failure of the Improvements to function in accordance with the Final Plans has been given within said eighteen (18) month period. The Township and the Authority shall give said notice to the Developer and the Surety as soon as practical after the Township and the Authority have actual notice of the said condition.

The Developer shall inform the Township and the Authority in writing within ten (10) days of receipt of notice of a condition requiring repair work or replacement of material of its intention to proceed therewith. If the Developer's communication is not received, the Township and the Authority may proceed to recover their claim from the Developer pursuant to the terms of the Maintenance Bond. The Developer shall have thirty (30) days from the Township's and the Authority's notice within which to commence any repair work or replacement of material. If said work or replacement is not commenced within said thirty (30) days or if said work is not diligently pursued and continued, the Township and the Authority in addition to any other legal or equitable remedies it has, shall draw down the required financial security and cure the Developer's default by withdrawing from the established security so much thereof as is necessary to cure the Developer's default, up to the full amount thereof. The Township and the Authority shall represent to the Surety that the Township and the Authority have delivered the required notice and opportunity to cure to the Developer, described hereinabove, when the Township and the Authority proceeds against the financial security.

All notices given hereunder shall be by certified mail, return receipt requested. The addresses for service of notice are as follows:

Developer:	Toll PA IV, L.P. 250 Gibraltar Road Horsham, PA 19044
Township:	140 Pottstown Pike Chester Springs, PA 19425 Attn: Township Manager
Authority:	140 Pottstown Pike Chester Springs, PA 19425 Attn: Authority Administrator
Surety:	Federal Insurance Company c/o Simkiss and Block

2 Paoli Office Park  
Paoli, PA 19301

The financial security remaining after the completion and acceptance of any maintenance work required under the terms of this Agreement, and upon completion of all conditions of this Agreement, including expiration of the eighteen (18) month period hereof, shall be released to the Developer, within a reasonable period of time after the Township and the Authority determine compliance with all provisions of the Agreement.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, have executed this Maintenance Security Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

TOLL PA IV, L.P., a Pennsylvania  
limited partnership  
By: TOLL MID-ATLANTIC LP COMPANY,  
INC., a Delaware corporation, its general partner

Witness:

By: Samantha Mulhern  
Name: Samantha Mulhern  
Title: Project Administrator

By: [Signature]  
Name: JUSTIN K HUNT  
Title: LAND DEVELOPMENT MANAGER

Attest:

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

UPPER UWCHLAN TOWNSHIP

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

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

\_\_\_\_\_  
Jennifer F. Baxter

UPPER UWCHLAN TOWNSHIP MUNICIPAL  
AUTHORITY

Attest:

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

\_\_\_\_\_  
Donald Carlson, Chair

## 153

4272010  
DILLON ANDERSON

DATE	DATE
_____ TOLL BROTHERS, INC.	_____ ASSO CONSULTING INC.
DATE	DATE
_____ UPPER MERCHAN TOWNSHIP	_____ APPROVED



## EXHIBIT "B"

Bond No: K40408174

**UPPER UWCHLAN TOWNSHIP AND  
UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY  
Chester County, Pennsylvania  
MAINTENANCE BOND**

KNOW ALL MEN BY THESE PRESENTS: THAT WE TOLL PA IV L.P., as Principal and FEDERAL INSURANCE COMPANY, as Surety, are held and firmly bound unto UPPER UWCHLAN TOWNSHIP AND UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY, as Obligee, in the full and just sum of Forty Three Thousand Five Hundred Seventy Six Thousand and 27/100 (\$43,576.27) DOLLARS, lawful money of the United States of America to the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

SIGNED SEALED AND DATED THIS 19th DAY OF MAY, 2020.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, WHEREAS THE PRINCIPAL ENTERED INTO A MAINTENANCE SECURITY AGREEMENT WITH UPPER UWCHLAN TOWNSHIP AND UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY FOR SANITARY SEWER IMPROVEMENTS IN THE SUBDIVISION KNOWN AS RESERVE AT CHESTER SPRINGS.

AND WHEREAS, the Obligee requires a guarantee from the Principal against defective materials and workmanship in connection with said SANITARY SEWER Improvements and to secure the functioning of said SANITARY SEWER Improvements in accordance with the design and specifications as depicted on the Final Major Subdivision Plan, Reserve at Chester Springs prepared by ESE Consultants, Inc. dated October 2, 2014 and last revised August 4, 2016 ("Plan").

NOW, THEREFORE, if the Principal shall make repairs or replacements which may become necessary during the period of EIGHTEEN (18) MONTHS FROM THE DATE OF DEDICATION, because of defective materials or workmanship or failure of the SANITARY SEWER Improvements to function in accordance with the design and specifications as depicted on the Plan in connection with said Maintenance Security Agreement which defectiveness the Obligee shall give the Principal and Surety written notice within (30) thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect. If Principal fails to make such repairs or replacements which may become necessary during the period of EIGHTEEN (18) MONTHS FROM THE DATE OF ACCEPTANCE OF DEDICATION BY OBLIGEE, Surety shall, upon demand from Obligee, pay over to the Obligee as much of this Maintenance Bond as determined by the Upper Uwchlan Township Municipal Authority Engineer and the Upper Uwchlan Township Engineer that will be necessary for the making of such repairs or replacements.

ATTEST:

Judy K. Dye  
\_\_\_\_\_

PRINCIPAL: TOLL PA IV L.P.

BY: TOLL MID-ATLANTIC LP COMPANY, INC.,  
a Delaware corporation  
General Partner

BY: [Signature] LAND DEVELOPMENT  
MANAGER

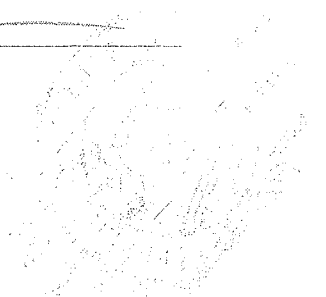
BY: \_\_\_\_\_

WITNESS:

Arlene Ostroff  
Arlene Ostroff, Witness to Surety

SURETY: **FEDERAL INSURANCE COMPANY**

BY: [Signature]  
Daniel P. Dunigan, Attorney-in-Fact



CHUBB

## Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company

Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that FEDERAL INSURANCE COMPANY, an Indiana corporation, VIGILANT INSURANCE COMPANY, a New York corporation, PACIFIC INDEMNITY COMPANY, a Wisconsin corporation, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Brian C. Block, Richard J. Decker, Daniel P. Dunigan, James L. Hahn, Joseph W. Kolok Jr. and William F. Simkiss of Berwyn, Pennsylvania -----

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY have each executed and attested these presents and affixed their corporate seals on this 31<sup>st</sup> day of March, 2020.

Dawn M. Chloros

Dawn M. Chloros, Assistant Secretary

Stephen M. Haney

Stephen M. Haney, Vice President



STATE OF NEW JERSEY

County of Hunterdon

SS.

On this 31<sup>st</sup> day of March, 2020 before me, a Notary Public of New Jersey, personally came Dawn M. Chloros and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Dawn M. Chloros and Stephen M. Haney, being by me duly sworn, severally and each for herself and himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



KATHERINE J. ADELAAR  
NOTARY PUBLIC OF NEW JERSEY  
No. 2316665  
Commission Expires July 16, 2024

Katherine J. Adelaar

Notary Public

## CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
- (3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Dawn M. Chloros, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect.
- (ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this May 19, 2020



Dawn M. Chloros

Dawn M. Chloros, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:  
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

**FEDERAL INSURANCE COMPANY**  
**STATEMENT OF ASSETS, LIABILITIES AND SURPLUS TO POLICYHOLDERS**

Statutory Basis

December 31, 2019

(in thousands)

ASSETS		LIABILITIES AND SURPLUS TO POLICYHOLDERS	
Cash and Short Term Investments	\$ (429,780)	Outstanding Losses and Loss Expenses	\$ 6,823,691
United States Government, State and Municipal Bonds	4,559,706	Reinsurance Payable on Losses and Expenses	1,433,250
Other Bonds	5,314,219	Unearned Premiums	2,014,727
Stocks	32,735	Ceded Reinsurance Premiums Payable	353,115
Other Invested Assets	<u>1,029,733</u>	Other Liabilities	<u>849,544</u>
<b>TOTAL INVESTMENTS</b>	<u><b>10,506,613</b></u>	<b>TOTAL LIABILITIES</b>	<u><b>11,474,327</b></u>
Investments in Affiliates:		Capital Stock	20,980
Great Northern Ins. Co.	395,442	Paid-In Surplus	2,711,474
Vigilant Ins. Co.	341,290	Unassigned Funds	<u>1,306,681</u>
Chubb Indemnity Ins. Co.	178,808	<b>SURPLUS TO POLICYHOLDERS</b>	<u><b>4,039,335</b></u>
Chubb National Ins. Co.	181,053		
Other Affiliates	97,150		
Premiums Receivable	1,511,096		
Other Assets	<u>2,302,210</u>		
<b>TOTAL ADMITTED ASSETS</b>	<u><b>\$ 15,513,662</b></u>	<b>TOTAL LIABILITIES AND SURPLUS</b>	<u><b>\$ 15,513,662</b></u>

Investments are valued in accordance with requirements of the National Association of Insurance Commissioners, At December 31, 2019, investments with a carrying value of \$508,749,121 were deposited with government authorities as required by law.

STATE OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

John Taylor, being duly sworn, says that he is Senior Vice President of Federal Insurance Company and that to the best of his knowledge and belief the foregoing is a true and correct statement of the said Company's financial condition as of the 31 st day of December, 2019.

Sworn before me this April 14, 2020

John Taylor

Senior Vice President

Diane Wright  
Notary Public

August 8, 2023  
My commission expires

Commonwealth of Pennsylvania - Notary Seal  
Diane Wright, Notary Public  
Philadelphia County  
My commission expires August 8, 2023  
Commission number 1235745  
Member, Pennsylvania Association of Notaries

Bond No: K40408174

**UPPER UWCHLAN TOWNSHIP AND  
UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY  
Chester County, Pennsylvania  
MAINTENANCE BOND**

KNOW ALL MEN BY THESE PRESENTS: THAT WE TOLL PA IV L.P., as Principal and FEDERAL INSURANCE COMPANY, as Surety, are held and firmly bound unto UPPER UWCHLAN TOWNSHIP AND UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY, as Obligee, in the full and just sum of Forty Three Thousand Five Hundred Seventy Six Thousand and 27/100 (\$43,576.27) DOLLARS, lawful money of the United States of America to the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

SIGNED SEALED AND DATED THIS 19th DAY OF MAY, 2020.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, WHEREAS THE PRINCIPAL ENTERED INTO A MAINTENANCE SECURITY AGREEMENT WITH UPPER UWCHLAN TOWNSHIP AND UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY FOR SANITARY SEWER IMPROVEMENTS IN THE SUBDIVISION KNOWN AS RESERVE AT CHESTER SPRINGS.

AND WHEREAS, the Obligee requires a guarantee from the Principal against defective materials and workmanship in connection with said SANITARY SEWER Improvements and to secure the functioning of said SANITARY SEWER Improvements in accordance with the design and specifications as depicted on the Final Major Subdivision Plan, Reserve at Chester Springs prepared by ESE Consultants, Inc. dated October 2, 2014 and last revised August 4, 2016 ("Plan").

NOW, THEREFORE, if the Principal shall make repairs or replacements which may become necessary during the period of EIGHTEEN (18) MONTHS FROM THE DATE OF DEDICATION, because of defective materials or workmanship or failure of the SANITARY SEWER Improvements to function in accordance with the design and specifications as depicted on the Plan in connection with said Maintenance Security Agreement which defectiveness the Obligee shall give the Principal and Surety written notice within (30) thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect. If Principal fails to make such repairs or replacements which may become necessary during the period of EIGHTEEN (18) MONTHS FROM THE DATE OF ACCEPTANCE OF DEDICATION BY OBLIGEE, Surety shall, upon demand from Obligee, pay over to the Obligee as much of this Maintenance Bond as determined by the Upper Uwchlan Township Municipal Authority Engineer and the Upper Uwchlan Township Engineer that will be necessary for the making of such repairs or replacements.

ATTEST:

Judy K. DSE  
\_\_\_\_\_

PRINCIPAL: TOLL PA IV L.P.

BY: TOLL MID-ATLANTIC LP COMPANY, INC.,  
a Delaware corporation  
General Partner

BY: [Signature] LAND DEVELOPMENT  
MANAGER

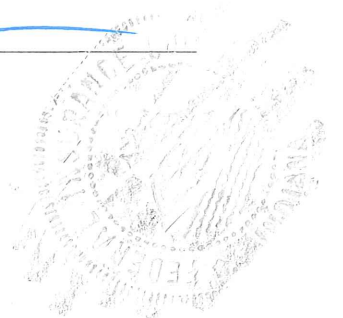
BY: \_\_\_\_\_

WITNESS:

Arlene Ostroff  
Arlene Ostroff, Witness to Surety

SURETY: **FEDERAL INSURANCE COMPANY**

BY: [Signature]  
Daniel P. Dunigan, Attorney-in-Fact



## Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company  
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Brian C. Block, Richard J. Decker, Daniel P. Dunigan, James L. Hahn, Joseph W. Kolok Jr. and William F. Simkiss of Berwyn, Pennsylvania

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, **PACIFIC INDEMNITY COMPANY**, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this 31<sup>st</sup> day of March, 2020.

*Dawn M. Chloros*

Dawn M. Chloros, Assistant Secretary

*Stephen M. Haney*

Stephen M. Haney, Vice President



STATE OF NEW JERSEY

County of Hunterdon

ss.

On this 31<sup>st</sup> day of March, 2020 before me, a Notary Public of New Jersey, personally came Dawn M. Chloros and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, **PACIFIC INDEMNITY COMPANY**, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY**, the companies which executed the foregoing Power of Attorney, and the said Dawn M. Chloros and Stephen M. Haney, being by me duly sworn, severally and each for herself and himself did depose and say that they are Assistant Secretary and Vice President, respectively, of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, **PACIFIC INDEMNITY COMPANY**, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



KATHERINE J. ADELAAR  
NOTARY PUBLIC OF NEW JERSEY  
No. 2316685  
Commission Expires July 16, 2024

*Katherine J. Adelaar*

Notary Public

#### CERTIFICATION

Resolutions adopted by the Boards of Directors of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY** on August 30, 2016; **WESTCHESTER FIRE INSURANCE COMPANY** on December 11, 2006; and **ACE AMERICAN INSURANCE COMPANY** on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
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- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Dawn M. Chloros, Assistant Secretary of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, **PACIFIC INDEMNITY COMPANY**, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
- (ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this May 19, 2020



*Dawn M. Chloros*

Dawn M. Chloros, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:  
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com



**FEDERAL INSURANCE COMPANY**  
**STATEMENT OF ASSETS, LIABILITIES AND SURPLUS TO POLICYHOLDERS**

Statutory Basis

December 31, 2019

(in thousands)

ASSETS		LIABILITIES AND SURPLUS TO POLICYHOLDERS	
Cash and Short Term Investments	\$ (429,780)	Outstanding Losses and Loss Expenses	\$ 6,823,691
United States Government, State and Municipal Bonds	4,559,706	Reinsurance Payable on Losses and Expenses	1,433,250
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<b>TOTAL INVESTMENTS</b>	<u>10,506,613</u>	<b>TOTAL LIABILITIES</b>	<u>11,474,327</u>
Investments in Affiliates:		Capital Stock	20,980
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Other Assets	<u>2,302,210</u>		
<b>TOTAL ADMITTED ASSETS</b>	<u>\$ 15,513,662</u>	<b>TOTAL LIABILITIES AND SURPLUS</b>	<u>\$ 15,513,662</u>

Investments are valued in accordance with requirements of the National Association of Insurance Commissioners. At December 31, 2019, investments with a carrying value of \$508,749,121 were deposited with government authorities as required by law.

STATE OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

John Taylor, being duly sworn, says that he is Senior Vice President of Federal Insurance Company and that to the best of his knowledge and belief the foregoing is a true and correct statement of the said Company's financial condition as of the 31 st day of December, 2019.

Sworn before me this April 14, 2020

John Taylor

Senior Vice President

Diane Wright  
Notary Public

August 8, 2023  
My commission expires

Commonwealth of Pennsylvania - Notary Seal  
Diane Wright, Notary Public  
Philadelphia County  
My commission expires August 8, 2023  
Commission number 1235745

Member, Pennsylvania Association of Notaries



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

163

### ADMINISTRATION

TO: UPPER UWCHLAN TOWNSHIP BOARD OF SUPERVISORS

FROM: Tony Scheivert, Township Manager

SUBJECT: Comcast Cable Franchise Renewal and Audit

DATE: June 10<sup>th</sup>, 2020

---

Attached for your review is an engagement letter and contract for Cable Franchise Renewal Services and a franchise fee audit with the Cohen Law Group. The cost for these services separately would be \$8,900 for the Franchise Renewal Negotiations and \$5,900 for the audit. If UUT authorizes both projects at the same time, there would be a 10% discount for a total cost of \$13,320. Currently we are working with Cohen Law Group renewing our Verizon agreement with 26 additional municipalities. Unfortunately, there are no other local municipalities that have their agreements with Comcast ending soon enough to join us in this endeavor.

The audit would review three years of payments from Comcast and confirm that they are including all revenue streams included in our current franchise agreement in their gross revenue calculations. Cohen Law Group has completed over 80 franchise fee audits and 60% of the time have discovered underpayments. The main aspects of the audit are spelled out on pages 8 and 9 of the agreement.

The Cable Franchise Renewal agreement would include negotiating and drafting the update that would renew our current agreement that was signed over 14 years ago. Since that time the number of items that can be included in franchise fee agreements has increased from 18 to 27. The renewal would also strengthen our accountability measures and right of way protections. For a full list of the benefits of renewing the agreement please see the bold items on pages 3 to 7 of the agreement.



**PROPOSAL TO PERFORM  
CABLE FRANCHISE RENEWAL SERVICES**

**submitted to**

**UPPER UWCHLAN TOWNSHIP**

**by the**

**COHEN LAW GROUP**

**413 South Main Street  
Pittsburgh, PA 15215**

**[www.cohenlawgroup.org](http://www.cohenlawgroup.org)**

**(412) 447-0130**

**JUNE 7, 2020**

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## I. INTRODUCTION

The Cohen Law Group (“CLG”) welcomes this opportunity to submit a proposal for legal services to assist Upper Uwchlan Township (the “Township”) in a franchise fee audit and cable franchise renewal negotiations with Comcast of Southeast Pennsylvania, LLC (“Comcast”). The Township’s current franchise agreement with Comcast will be expiring soon. As such, now is the time to begin the renewal process. Franchise renewal is the best opportunity for municipalities to obtain significant benefits and to assert their legal rights with their cable company. In addition, we have reviewed the Township’s current Comcast agreement and found that it does not provide the Township with many benefits that it could be receiving under federal law.

There have been dramatic changes in video technology since the beginning of the Township’s current cable franchise agreement nearly 14 years ago, including the expansion of digital technology, high definition (HD) format, the growth in video-on-demand programming, and, perhaps most important, internet-based video (also referred to as video streaming or “over-the-top” technology). In addition, there have been major changes in both the franchise operations of Comcast as well as federal law and regulations applicable to cable franchising. For example, the Federal Communications Commission (“FCC”) recently issued an important Third Report and Order on Cable Franchising that became effective on September 26, 2019.

Municipal officials have three critical roles when it comes to renewing (or, in the rare circumstance, not renewing) a cable franchise. First, they are effectively the landlords of their cable company. The cable company utilizes the municipality’s public rights-of-way to operate its cable system. Municipal officials manage those rights-of-way as a public trust and are entitled to a fair return for the cable company’s use of those public properties.

Second, municipal officials have an obligation to protect and advance the interests of their residents. This means not only getting the best possible services from the cable operator today, but also doing everything possible to prepare for the future. Video technology changes very rapidly. A cable franchise agreement must provide for the benefits available from existing technologies as well as those that may become available from future technologies.

Third and finally, municipal officials are consumers of telecommunications services in all three forms -- voice, video and data. From internet access at Township Building to television service at the Fire Station, municipalities use a wide range of telecommunications services. They are entitled, therefore, to the most efficient, state-of-the-art services at the best possible prices.

Our law firm is uniquely qualified to represent the Township in cable franchise renewal negotiations. For over 22 years, our firm has specialized in cable franchise matters on behalf of local governments, and we have negotiated more franchise agreements than any other law firm in Pennsylvania and surrounding states. We have represented over 450 municipalities in six states in negotiations with their cable companies. The company with which we've conducted the most cable franchise negotiations is Comcast. We know the company's negotiators, its corporate franchise policies, and its negotiating tactics.

The principal of the firm is Dan Cohen. He has assisted local governments in cable, wireless, and broadband issues for over 25 years. He is a Board member of the National Association of Telecommunications officers and Advisors ("NATOA"), which is the national organization that advocates for local governments in these fields. Aside from his credentials as a telecommunications attorney, Mr. Cohen is especially qualified to represent municipalities, because he was a municipal official himself. As a member of the Pittsburgh City Council for 12 years prior to founding CLG, he understands the practical needs and the financial constraints facing

municipal officials. In addition, the CLG includes attorney Phil Fraga, attorney Stacy Browdie, attorney Mike Roberts, attorney Joel Winston, and office manager Akila Iyer.

CLG has developed a three-step approach to cable franchise renewal projects. The first step is identifying the client's specific needs. Since clients' needs often become better defined as the negotiation progresses, we maintain flexibility throughout the process to achieve a franchise agreement that accomplishes the client's specific goals. Second, we negotiate firmly and deliberately with the cable operator in order to reach agreement in a timely fashion. Finally, we work efficiently to achieve results that are cost effective for the client. We are keenly aware of the fiscal constraints facing municipalities, and focus on keeping attorneys' fees as low as possible.

## II. POTENTIAL FRANCHISE BENEFITS

There are significant benefits available to municipalities in a cable franchise renewal agreement. The key to receiving these benefits is to know the law and regulations relating to each benefit and to negotiate from strength to obtain them from the cable operator. The following is a list of some of the more important potential benefits along with a brief comparison **in bold** with the Township's current Comcast agreement with respect to each benefit:

1. **Franchise Fee Revenue.** Under federal law, municipalities may assess a franchise fee of up to 5% of the cable company's "gross revenues" for cable services derived from the municipality. The central subject of negotiation with the cable operator is the specific revenue sources to be included in the definition of "gross revenues." CLG has developed a comprehensive list that now includes 27 cable revenue sources. This list includes fees that Comcast charges today, but didn't charge 10 years ago. **The Township's current franchise**

**agreement includes only 18 revenue sources. We can add new revenue sources into the renewal agreement and thus increase franchise fee revenue to the Township.** Please note that all franchise fees are passed through to cable customers as a separate line item on their bills.

2. **Franchise Fee Accountability.** In addition to franchise fee revenue, it is also important for municipalities to require franchise fee accountability. In a franchise agreement, these include detailed franchise fee reports with each payment, the right to conduct franchise fee audits with penalties for underpayments, and protections against franchise fee reductions due to bundled service discounts (referred to as the “triple play” of internet, television, and telephone services). **The Township’s current agreement has some accountability measures, but they are weak.**
3. **Legal Protections of the Rights-of-Way.** Because cable companies place wires and equipment in the public rights-of-way, it is critical that the franchise agreement include legal protections for the municipality. These include safety standards, repair and restoration of property damage within a specified time frame, emergency removal of equipment, indemnification, and full insurance coverage. **The Township’s current agreement has virtually no right-of-way protections.**



4. **Customer Service Standards.** In a franchise agreement, municipalities may impose customer service standards to which the cable operator must adhere. It is important to include comprehensive and enforceable standards. Examples include telephone answering time limits for cable company operators, refunds for service interruptions, appointment windows for technician visits, and rules for resolving customer billing disputes. **The Township's current agreement includes no customer service standards and only a reference to the FCC's recommended standards, which are limited.**
5. **Courtesy Services.** It is common in a franchise agreement for cable companies to provide free cable television service to community facilities. The types of such service are different for different cable operators. The major subjects for negotiation are: a) the type of services provided; and b) the facilities (including municipally buildings, schools, and public libraries) that will receive the service. **While the current agreement includes free service to municipal buildings, schools, and libraries, this benefit will be significantly impacted by the FCC's 2019 Section 621 Third Report and Order.**
6. **Enforcement.** Once the cable operator agrees to provide certain benefits to the Township, the Township must be able to enforce these obligations. Practical enforcement tools are needed to ensure that the company meets its contractual obligations. These may include

monetary fines, a performance bond, and the right to revoke the franchise in extreme cases. **The only means of enforcing the Township's current agreement is to either sue Comcast or terminate the agreement, neither of which is a practical or effective enforcement mechanism.**

7. **Competitive Equity.** Cable operators typically request that, if another company provides cable services in the Township and the Township grants it a franchise agreement, then that agreement cannot be more favorable to the competitor than the current agreement is to Comcast. While in theory this is a fair principle, in practice it can impede the prospect of cable competition. **While there is no competitive equity provision in the current agreement, we expect that Comcast will demand one in the new agreement. We will oppose any provision that undercuts cable competition.**

8. **Public, Educational and Governmental (PEG) Channel.**

Municipalities have a right under federal law to dedicated channel space for public, educational and governmental ("PEG") programming. PEG Channels may be used to inform citizens by broadcasting government meetings, public safety alerts, and local announcements. If the Township has a channel, the agreement should include improvements such as high definition (HD) format and electronic programming menus. **Note that the current agreement**

**includes PEG financial support in the amount of \$12,500. We would try to increase this amount in the new agreement.**

- 9. Length of Term.** Because video technology changes rapidly, municipalities typically seek a shorter length of franchise term. Cable companies typically seek longer terms to protect their capital investment in the cable system. The difference between these two positions is resolved through negotiation. **The length of term in the Township's current agreement is effectively 15 years, which we believe is too long.**

### **III. SCOPE OF SERVICES**

The following is the scope of services that the Cohen Law Group will perform if hired to assist Upper Uwchlan Township in cable franchise renewal with Comcast.

#### **A. Preliminary Setting of Priorities**

We will first arrange a conference call to kick off the project. We will inform Township officials about the franchise renewal process, including both the formal and informal processes prescribed by the federal Cable Act. We will discuss the Township's legal rights, including the substantive areas in which they have legal authority over the cable operator and those areas in which their legal authority is limited. We will outline the potential benefits to the Township and solicit the concerns of Township officials with respect to Comcast. Finally, we will provide the Township with a public notice and written talking points for a public hearing on cable franchise renewal. Section 626 of the Cable Act includes a "notice and comment" requirement, which is typically satisfied by a public hearing inviting citizen input.

During this preliminary phase, we recommend that the Township perform a franchise fee audit to determine whether Comcast has paid it all the franchise fee revenue to which it is entitled. Franchise renewal is the best time to do an audit, because, if underpayments are found, the Township has greater leverage to collect the underpayments. The scope of services for a franchise fee audit is discussed below. Please note that a franchise fee audit is not legally required, but is recommended.

## **B. Franchise Fee Audit**

During the preliminary stage, we recommend that the Township perform a franchise fee audit of Comcast. CLG performs such audits on a regular basis, including many Comcast audits. In 2016-19, we performed over 80 franchise fee audits and discovered underpayments over 60% of the time. The Cable Act authorizes municipalities to assess up to 5% of the cable operator's "gross revenues" for cable services derived from the municipality. "Gross revenues" consists of many revenue sources, including both subscriber and non-subscriber revenues. We will prepare a written Request for Information and Documents ("RFID") to Comcast for specific franchise fee financial information relevant to the Township. CLG will then do the following:

- Make a determination of all eligible revenue sources for the Township based upon the municipality's current definition of "gross revenues."
- Review Comcast's supporting documentation for franchise fee revenue, including quarterly spreadsheets, worksheets, and other revenue reports for the Township.
- Identify the revenue sources that the cable operator has included in its franchise fee documentation. Determine whether the cable operator has applied the fee to all eligible revenue sources. Identify any revenue sources to which the municipality is entitled, but which the cable operator did not include in calculating "gross revenues".
- Ensure that all eligible revenues recorded in Comcast's financial records are accurately included in the franchise fee payments in accordance with the Township's franchise agreement.

- Determine whether non-subscriber revenues, such as advertising and home shopping commissions, which are typically recorded on a regional rather than a local basis, have been properly calculated and properly apportioned to each municipality.
- Review certain special revenue sources, such as “trouble call” fees, broadcast retransmission fees, regional sports fees, franchise fee-on-fees, and others, to determine proper inclusion in the calculation of franchise fees for the time period under review.
- Ensure that “bundled service” revenues (i.e. revenues applied to cable, internet, and phone services) have been accurately apportioned to cable service, which is the only service that may legally be subject to the franchise fee.
- Obtain a “homes passed list” from the cable operator to determine with specificity whether the cable operator is properly coding all cable customers to the Township as opposed to adjacent municipalities. This includes asking the Township to compare the homes passed database against their residential database for possible errors.
- Re-perform a select number of cable operator calculations determining franchise fee revenues for the period under review. These calculations include, but are not limited to, figures underlying the amounts reported for revenue sources and calculations on the specific items comprising general franchise fee categories such as “miscellaneous revenues” and “installation revenues” (which include, for example, installation, disconnection, reconnection, relocation and change-in-service fees).
- Ascertain trends of major revenue categories to spot discrepancies and/or inconsistencies in the reporting of revenues over time and making inquiries with the cable operator to explain such discrepancies and/or inconsistencies.
- Determine whether there are franchise fee underpayments to the Township for the period under review, the amount of any underpayment, and whether any penalties and/or interest apply in accordance with each municipality’s franchise agreement.

Typically, our investigation includes follow-up questions, requests for further information, and discussions with the cable operator. The time period covered by the audit will be 3 years, which is the “look back” period in the Township’s current agreement. Once the audit is completed, we will prepare a report that summarizes the results of the audit, describes the areas of inquiry, and includes charts showing subscriber and revenue trends.

### **C. Drafting of Proposed Agreement**

Upon completion of the setting of priorities phase above, our attorneys will draft a proposed agreement with Comcast that provides the Township with the benefits and legal protections to

which it is entitled under current law and technology. The agreement will include the results of the setting of priorities stage above, as well as our judgment as to the legal provisions that would advance the Township's interests and meet its future cable-related needs. We will then submit the agreement to the Township for informal review and comment before presenting it to representatives of Comcast.

#### **D. Negotiation with Cable Operator**

The most important stage in the process is negotiating a franchise renewal agreement with Comcast. CLG has negotiated hundreds of agreements with Comcast on behalf of local governments. We know Comcast's negotiators, as well as the company's franchise policies and its negotiating positions. The working document for these negotiations will be the franchise agreement drafted by CLG and informally approved by the Township. We will preserve the Township's legal rights under the formal process, but proceed to negotiate with Comcast under the informal process outlined in the federal Cable Act. The negotiation typically consists of conference call negotiations with representatives of Comcast, status conferences with the clients, multiple revisions of the proposed franchise agreement, redrafting specific franchise agreement provisions, and editing the final draft of the cable franchise agreement.

#### **E. Consideration by Township Board of Supervisors**

After tentative agreement with Comcast has been reached on a franchise renewal agreement, CLG will report to the Township on the substantive provisions of the deal. Specifically, we will present the Township with the final cable franchise agreement (and any side agreements) negotiated by the parties and recommended by CLG. We will also draft an executive summary of the major provisions of the final agreement. Finally, we will draft a recommended short-form ordinance authorizing approval of the agreement for consideration by the Township

Board of Supervisors. Pursuant to Pennsylvania law, Second Class Townships must approve cable franchise agreements by ordinance.

#### **IV. PROFESSIONAL BACKGROUND**

The Cohen Law Group specializes in representing municipalities in cable, wireless, and broadband matters. Collectively, our attorneys have worked on cable franchise issues on behalf of municipalities for over 60 years. CLG has represented over 450 local governments in six states in negotiations with cable companies. The cable operator with which we have negotiated the most agreements is with Comcast. CLG's full array of legal services includes the following:

- Drafting cable franchise agreements
- Review of current and proposed franchise agreements/ordinances
- Cable franchise renewal negotiations with cable companies
- Franchise fee audits
- Cable compliance reviews
- Drafting of wireless facilities ordinances
- Negotiation of leases for "small cell" facilities
- Negotiation with cellular tower and antenna companies
- Wireless facility litigation
- Drafting of right-of-way ordinances and development of right-of-way fees
- Right-of-way management and enforcement
- Drafting pole attachment agreements
- Pole attachment negotiations with cable and telephone companies

As an active member of the National Association of Telecommunications Officers and Advisors (NATOA) and other professional organizations, CLG stays current with frequent changes in cable, wireless, and broadband law. Dan Cohen has been a Board Member of NATOA for 3 years. CLG attorneys have written articles on cable and wireless matters that have been published in *Pennsylvania Township News*, *Pennsylvania Borough News*, the *Pennsylvania Municipal Reporter*, *Public Management Magazine*, and *Government Procurement Magazine*. They are also frequent speakers at municipal conferences.

Prior to providing professional counsel to municipalities on cable and telecommunications matters, Dan Cohen served as an elected municipal official for 12 years on the Pittsburgh City Council. He served as Chair of Township Council's Cable Television Committee for 10 years and also served on the Mayor's Telecommunications Committee. He led Pittsburgh's efforts to regulate cable rates, which resulted in a refund ordered by the FCC for all City of Pittsburgh cable customers. Mr. Cohen graduated from Yale University and Stanford Law School.

In addition to Mr. Cohen, CLG includes a strong team of qualified and experienced attorneys, including attorney Phil Fraga, attorney Mike Roberts, attorney Joel Winston, attorney Stacy Browdie. Our Office Manager is Akila Iyer.

## **V. COST OF SERVICES**

The following represents CLG's fees to conduct franchise renewal negotiations and a franchise fee audit of Comcast on behalf of Upper Uwchlan Township. We propose to perform these services on a flat fee basis, because our significant experience in performing these projects lends predictability to our efforts on behalf of the Township. In addition, a flat fee provides "price certainty." Our fees for the Township as follows:

**Flat Fee for Franchise Renewal Negotiations with Comcast: \$8,900**

**Flat Fee for Franchise Fee Audit of Comcast: \$5,900**

The total flat fee for both projects is \$14,800; however, if the Township engages CLG for both projects, we will apply a 10% discount such that **the total flat fee for both projects would be \$13,320**. It is not expected that travel will be necessary for this project. Please note that this flat fee does not include expenses, such as postage and copying expenses, which are kept to a



minimum. Our billing policy is to bill one-third of the fee for at the beginning of each project, one-third at the middle of each project, and one-third at the conclusion of each project.

The flat fee amounts above also do not include the unlikely possibility of services requested outside the scope of services in this proposal or any significant unforeseeable developments. In the event of such developments, we would contact the Township to discuss such them prior to rendering services related to such developments. If such services are authorized, CLG would charge a fee of \$250 per hour. While it is not expected that travel will be necessary for this project, if it becomes necessary, our travel rate is one-half of our standard rate or \$125 per hour. Thank you for the opportunity to submit this proposal.



# Cohen Law Group

June 7, 2020

Tony Sheivert  
Township Manager  
Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, PA 19425

***RE: Upper Uwchlan Township: Engagement for Cable Franchise Renewal Services***

Dear Tony:

Thank you and the Upper Uwchlan Township Board of Supervisors for considering the engagement of our law firm to conduct a franchise fee audit and franchise renewal negotiations with Comcast. In accordance with our normal practice and the Code of Professional Conduct for attorneys in Pennsylvania, I would like to outline our fee arrangements. This engagement is made pursuant to the Proposal to Perform Cable Franchise Renewal Services ("Proposal") dated June 7, 2020. In addition to the project benefits, scope of services, and professional background of our firm, the Proposal includes a cost of services on a flat fee basis. The discounted flat fee for both projects is \$13,320. This fee does not include expenses, such as copying and postage, which are kept to a minimum.

We bill in three installments, with the first one-third due upon invoice at the commencement of the project, the second one-third due at the middle of each project, and the final one-third due at the conclusion of each project. We ask that our bills be paid within 30 days. If the terms of this engagement are acceptable, please have the appropriate person sign this letter and send the original or a copy back to me. Thank you again for your consideration.

Sincerely yours,

Daniel S. Cohen

Accepted on Behalf of Upper Uwchlan Township:

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

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

Date: \_\_\_\_\_