



UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS MEETING,  
Conditional Use Hearing – Continued RIP Holdings  
AGENDA

Packet Page 1

SEPTEMBER 16, 2019  
7:00 p.m.

LOCATION: *Temporary Township Administration Office  
415 Eagleview Boulevard, Suite 116, Exton, PA 19341*

- I. CALL TO ORDER
  - A. Salute to the Flag
  - B. Moment of Silence
  - C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting
- II. APPROVAL OF MINUTES: August 13, 2019 Board of Supervisors Workshop, Conditional Use Hearings H  
August 19, 2019 Board of Supervisors Meeting I
- III. APPROVAL OF PAYMENTS 11
- IV. TREASURER'S REPORT 40
- V. SUPERVISORS' REPORT
  - A. Executives Sessions were held September 4 and 10, 2019 regarding personnel matters
  - B. Calendar:
    - September 25, 2019 6:00 PM Struble Trail Extension II Conditional Use Hearing  
(Continued from July 24, 2019) (*Location: 415 Eagleview Blvd., Suite 116*)
    - September 25, 2019 7:00 PM Zoning Hearing – Donoghue Application  
(*Location: 411 Eagleview Blvd. - Conference Room*)
    - October 8, 2019 4:00 PM Board of Supervisors Workshop, Draft 2020 Budget Workshop
    - October 21, 2019 7:00 PM Board of Supervisors Meeting

Yard Waste Collection Dates: September 18 and 25, October 2, 9, and 16, 2019  
Do not use plastic bags; place materials curbside the night before to guarantee collection.
- VI. ADMINISTRATION REPORTS
  - A. Township Engineer's Report
    - Development Update
  - B. Building and Codes Department Report
  - C. Police Chief's Report
  - D. Public Works Department ReportI F  
I G  
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- VII. LAND DEVELOPMENT
  - A. Vantage Point Retirement Living (Parcel 6C) Amended PRD Decision – consider approval
  - B. Windsor Baptist Church Conditional Use Decision & Order – consider approvalI E  
J I

VIII. ADMINISTRATION	
A. Alternative Energy Ordinance amendment – authorize advertisement	109
B. 2020 Pension Plan Minimum Municipal Obligation – consider approval	111
C. Upland Farmhouse Mold Remediation Bid – consider award	112
D. Township Building Low Voltage System Revised Agreement and Warranty Provisions – consider approval	113

IX. OPEN SESSION

X. CONDITIONAL USE HEARING:	RIP Holdings, LLC (continued from August 13, 2019 Hearing) Decision - consider approval	127
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XI. ADJOURNMENT



Upper Uwchlan Township  
Board of Supervisors Workshop,  
Conditional Use Hearings  
August 13, 2019  
4:00 p.m.  
Minutes  
**DRAFT**

In attendance:

Guy Donatelli, Chair  
Sandy D'Amico, Vice-Chair  
Jamie Goncharoff, Member

Kristin Camp, Esq., Township Solicitor  
Mark Hagerty, Court Reporter (6:00 PM)

Cary Vargo, Township Manager  
Shanna Lodge, Assistant Township Manager  
Gwen Jonik, Township Secretary  
John DeMarco, Police Chief

Guy Donatelli called the Workshop to order at 4:05 p.m., led the Pledge of Allegiance, offered a moment of silence, and asked if anyone planned to record the meeting – there were no responses.

Guy Donatelli announced a change to the Agenda; following the Gunner Properties land development plan presentation, we'll move to Open Session.

Gunner Properties / Eagle Village Parking Expansion – Land Development Plan

Alyson Zarro, Esq. – Riley Riper Hollin & Colagreco, Fred Gunther, Chase Gunther, and Denny Howell attended. Ms. Zarro presented the Land Development Plan dated July 3, 2019 proposing an expansion of the existing parking lot on the north side of the Shoppes at Eagle Village, to provide 128 parking spaces on-site. Mr. Gunther recently received Conditional Use Approval for an eating/drinking establishment on the same parcel. They attended the August 8 Planning Commission meeting to review the consultants' comments of this Plan and in response to those comments:

1. they'll provide a manned gate during peak times of operation restricting exit to Route 100 from the Lot – all traffic will be directed to exit to Park Road.
2. A sign at the Route 100 / Park Road intersection will direct customers to the Park Road access. This sign to be reviewed by the Township's Historical Commission.
3. The Conditional Use Decision & Order will be included on the Plan.
4. Landscaping around parking lot and against Waynebrook will be provided. They're requesting a waiver to provide 10' wide buffers within the parking lot instead of 15'.
5. They'll comply with stormwater related comments. The stormwater basin will be under the parking lot, where the soils are better for infiltration. Total disturbance is less than 1 acre.
6. They'll identify the spaces for ride-sharing services such as Uber, Lyft, etc.
7. Waiting to increase the Route 100 Right of Way from the existing 25' (half width) to the 40' suggested is being requested as they're not proposing any new buildings or other roadway improvements at this time. This item will be discussed further.
8. Brandywine Conservancy's comments regarding additional sidewalk and lighting of areas that aren't being developed right now will be discussed further with Brandywine. The beer garden area has to have a defined, fenced area per PaLCB so some of the suggested internal pathways cannot be provided.
9. They're asking PaDEP for a waiver from providing a Sewage Planning Module as no new buildings are proposed.

The Plan will be before the Board of Supervisors for Approval at their August 19, 2019 Meeting.

### Open Session

Guy Donatelli asked about the parking and traffic plans for the Country Music Festival in West Vincent Township in a few weeks. Chief DeMarco advised that it's scaled back from last year as there weren't issues in the Township. Ticket sales are down compared to last year; Universal Technical Institute will again be a parking area for shuttle bus service.

### Adjournment

Guy Donatelli adjourned the Work Session at 4:38 p.m., the Board recessed until 5:25 when they held an Executive Session regarding personnel matters.

### Conditional Use Hearing: Windsor Baptist Church

Mr. Donatelli called the Hearing to order at 6:03 p.m. Windsor Baptist Church seeks conditional use approval to permit a building addition over 6,000 SF, to house the existing Windsor Academy classrooms. Mr. Donatelli asked Ms. Camp to conduct the Hearing. Mark Hagerty, Court Reporter, recorded the proceedings and his Transcript is the official Record of the Hearing.

Ms. Camp entered the Board's Exhibits into the Record:

- B-1 Conditional Use Application
- B-2 Memo from Thom Ludgate containing waiver requests
- B-3 Proof of publication
- B-4 Affidavit of posting
- B-5 Hearing extension letter dated June 10, 2019
- B-6 Summarization of Planning Commission's August 8, 2019 comments
- B-7 Township consultants comments, dated July 23, 2019
- B-8 Prior Conditional Use Decision & Order, dated August 23, 2016
- B-9 Phil Marks' letter regarding enrollment

Ms. Camp inquired if anyone wanted to become a Party to the proceedings – there were none.

Phil Marks – Elder of Windsor Baptist Church and head of the Building Committee, Dale Yoder – the Architect for the project and Thom Ludgate – Ludgate Engineering for the project were in attendance to present the plans for the proposed 9,100 SF building addition, behind the church, to house the Academy's K-8<sup>th</sup> grade classrooms, currently using the existing church building. The Church's exhibits, A-1 through A-5 were marked throughout their testimony, including the renderings of the building. Testimony included the options for the exterior materials and colors, the pitch of the roof, height of the building, and the addition of an elevator.

When testimony concluded, Ms. Camp closed the Record and advised that the Board of Supervisors has 45 days to render their Decision - perhaps at their September 16 meeting.

### Conditional Use Hearing: RIP Holdings / Profound Technology

Mr. Donatelli called the Hearing to order at 7:00 p.m. RIP Holdings/Profound Technology seeks conditional use approval for a building addition of over 6,000 SF and the length to be more than 60'. Ms. Camp conducted the Hearing and Mark Hagerty, Court Reporter, recorded the proceedings. His Transcript is the official Record of the Hearing.

Ms. Camp entered the Board's Exhibits into the Record:

- B-1 Conditional Use Application
- B-2 Proof of publication
- B-3 Affidavit of property posting
- B-4 Hearing extension letter
- B-5 Summarization of Planning Commission's August 8, 2019 comments
- B-6 Township Engineers' comments
- B-7 Zoning Hearing Board's Decision dated June 3, 2019

Ms. Camp inquired if anyone wanted to become a Party to the proceedings – there were none.

Alyson Zarro, Esq., Kevin Busza, Owner and Chris Daily – D.L. Howell, were in attendance and presented the Plan for an addition to the existing office/mixed use building at 125 Little Conestoga Road. Ms. Zarro distributed the Applicant's Exhibits A-1 through A-13. Testimony included the exterior design to fit in with neighboring buildings, landscaping, stormwater management, the business is growing, additional employees, parking.

When testimony concluded, it was agreed that the Hearing will be continued to allow time to determine the formal use of the property and corresponding parking requirements. The Hearing will be held September 16, 2019, at the conclusion of the 7:00 p.m. Board of Supervisors business meeting.

Adjournment

There being no further business to be brought before the Board, Mr. Donatelli adjourned the Evening at 8:18 p.m.

Respectfully submitted

Gwen A. Jonik  
Township Secretary



TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS  
REGULAR MEETING  
August 19, 2019  
7:00 p.m.  
**DRAFT**

LOCATION: Temporary Township Administration Office  
415 Eagleview Boulevard, Suite 116  
Exton, PA 19341

In Attendance:

Board of Supervisors  
Guy A. Donatelli, Chair  
Jamie W. Goncharoff, Member

Township Administration  
Cary B. Vargo, Township Manager  
Shanna Lodge, Assistant Township Manager  
Gwen A. Jonik, Township Secretary  
Jill Bukata, Township Treasurer  
Al Gaspari, Codes Administrator  
Dave Leh, P.E., Gilmore & Associates

Mr. Donatelli called the meeting to order at 7:00 p.m., led the Pledge of Allegiance, offered a moment of silence and asked if any attendees were recording the meeting. There were no responses.

Approval of Minutes

Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve as presented the minutes of the July 9, 2019 Board of Supervisors Workshop. The Motion carried unanimously.

Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve as presented the minutes of the July 15, 2019 Board of Supervisors Meeting. The Motion carried unanimously.

Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve as presented the minutes of the July 24, 2019 Board of Supervisors Meeting and Conditional Use Hearing. The Motion carried unanimously.

Approval of Payments

Mr. Goncharoff moved, seconded by Mr. Donatelli, to pay all vendors listed August 15, 2019. The Motion carried unanimously.

Treasurer's Report

Jill Bukata reported that the Township financial position remains strong; year-to-date revenues are at 67.2% of budget and expenses are at 51.2% of budget; earned income tax revenue is at 63.1% of budget and \$113,000 ahead of the end of August 2018.

Supervisor's Report

Kurtis Miller, Constituent Advocate with U.S. Rep. Chrissy Houlahan's West Chester office, announced that during her tenure, the Congresswoman has: helped close nearly 500 constituents' cases; returned over \$800,000 to District 6; received @ 50,000 and responded to over 30,000 calls, emails, letters; held 9 town halls; is actively fighting for pipeline safety and

transparency; introduced 10 bills and co-sponsored 148 bills, to name a few of the services provided and work in which she's involved.

Jeff Kowalczyk, Audit Partner – Barbacane Thornton, presented results of the 2018 audit for the Township General Fund. Separate audits are conducted for the Municipal Authority, the 2 Pension Plans (uniformed employees, non-uniformed employees), and the tax collector. All audits are receiving “clean” opinions, meaning the financial statements and documents are found to be materially accurate, which is the highest level of assurance they’re able to provide. There were no unusual transactions found, no deficiencies identified with internal controls, there are sufficient checks and balances with the Finance Department, no changes recommended. The full report is available on the Township website.

Mr. Donatelli announced an Executive Session was held August 13, 2019 regarding personnel and he read the following calendar: September 2, 2019 Office closed ~ Labor Day – there's no trash/recycling collection September 2; collection will be Township-wide Tuesday, September 3 - place materials curbside Monday night; September 10, 2019 4:00 PM Joint Boards & Commission Workshop; September 16, 2019 7:00 PM Board of Supervisors Meeting and continuation of RIP Holdings' Conditional Use Hearing; September 25, 2019 6:00 PM Struble Trail Extension II Conditional Use Hearing (continued from July 24, 2019) and yard waste collection dates: August 21, September 4, 11, 18, 25.

## ADMINISTRATION REPORTS

### Township Engineer's Report

Dave Leh reported that a preconstruction meeting was held for “Chester Springs Crossing” (formerly known as the Jankowski Tract) and preliminary site work has begun. They'll start work soon on the sanitary sewer tie-in on Garrison Drive. A revised alternate plan was submitted for Byers Station Parcel 5C Lot 2 Commercial. It proposes decreased commercial area and 55 townhouses and will be under review by the Township consultants and Planning Commission.

### Building and Codes Department Report

Al Gaspari reported that 58 building permits were issued in July, totaling \$37,320 in permit fees; there are already 3 houses sold and 15 deposits for Chester Springs Crossing; the Townes at Chester Springs (on Park Road) is sold out; the replacement of the Milford Road turnpike bridge is on target to be completed by the end of October; the renovations at the Township Building are coming along – they're currently working on building the outer walls and the roof will change in the next few weeks; a Zoning Hearing application was received to add on to a non-conforming structure on Greenridge Road; UTI is being used for a parking area during the Country Music Festival in West Vincent Township this coming weekend.

Norm Gaitens, Meadow Creek Lane, asked the timing of replacing the Turnpike bridge over Route 100. Mr. Vargo advised there's no news on that timing; perhaps in 2022.

### Police Chief's Report

Chief DeMarco was absent - no report was given.

### Public Works Department Report

Mike Heckman was absent - no report was given.

### Land Development

Chester Springs Crossing (Jankowski Tract) Subdivision. Toll Brothers has provided Financial Security Agreements, Land Development Agreements and Public Improvement Performance

Bonds, Storm Water Management Operations & Maintenance Agreement and a Deed of Dedication for additional Route 100 right-of-way for this project, for the Board's acceptance and approval. The Township Solicitor and Gilmore & Associates have reviewed the documents. The sanitary sewer will be tied in to the Route 100 WWTF – the capacity was included in Phase II. The Deed of Dedication to the Township for additional Route 100 right-of-way is on the western side, for future road improvements, if necessary.

Mr. Goncharoff moved, seconded by Mr. Donatelli, to accept and approve the Land Development and Financial Security Agreement for site improvements (Bond \$1,799,262.35), Land Development Agreement and Financial Security Agreement (Bond \$452,955.60) for sanitary sewer improvements; Stormwater Best Management Practices and Conveyances Operation and Maintenance Agreement, and Deed of Dedication for additional right-of-way of Route 100 for the Chester Springs Crossing Subdivision. The Motion carried unanimously.

Eagleview Corporate Center Lot 4 Land Development Plan. Neal Fisher of the Hankin Group presented the land development plan for Eagleview Lot 4 proposing the addition of 27 parking spaces for the existing single tenant of the building, Frontage, to support their growth. Hankin will comply with the consultants' review letter. The Planning Commission requested the installation of a walking trail between Pennsylvania Drive and Stockton Drive, along the Lot 4 / Lot 5 boundary, however, Hankin doesn't own Lot 5 so they cannot meet that request. Mr. Fisher explained that there's an extensive trail network throughout Eagleview Corporate Center, easily accessed from Lot 4.

Following brief discussion, Mr. Goncharoff moved, seconded by Mr. Donatelli, to grant Preliminary/Final Land Development Approval to the plan prepared by Chester Valley Engineers dated June 5, 2019, with the following conditions:

1. The plans shall be revised to address the comments raised in the Gilmore & Associates July 3, 2019 letter.
2. A waiver is granted from §162-7.B.(2)(b) & (c) to permit the plan to be considered a Preliminary and Final Land Development Plan.

The Motion carried unanimously.

Eagle Village Parking Expansion Land Development Plan. Alyson Zarro, Esq. and Fred Gunther presented a land development plan to expand the existing parking lot on the north side of the Shoppes at Eagle Village, for a total of 128 spaces on-site, to support the existing businesses and the eating / drinking establishment (beer garden) which was recently granted conditional use approval. Additional parking will be available off-site; executed parking Agreements were included in the conditional use approval. They will comply with the consultants' comments except for several discussed with Brandywine Conservancy. The Conservancy understands that they won't connect the interior pathways to all buildings due to PaLCB requirements that the beer garden is fenced; the trail along the north side of Park Road won't be extended at this time – that will occur with future development of the Parcel; and additional streetscape lighting won't be installed at this time. They will complete the landscaping around the perimeter of the expanded parking area and along the property boundary with the Reserve at Waynebrook. McMahon's comment regarding the width of the Route 100 right-of-way was discussed and agreed to be ultimate right-of-way.

Mr. Goncharoff moved, seconded by Mr. Donatelli, to grant Preliminary/Final Approval of the Eagle Village Parking Expansion Land Development Plan prepared by D.L. Howell & Associates dated July 3, 2019 with the following conditions:

1. The plans shall be revised to comply with the Gilmore & Associates, Inc. review letter dated July 31, 2019, except as noted above.
2. All conditions set forth in the July 24, 2019 Conditional Use Order shall be adhered to.
3. A waiver is granted from §162-7.B.(2)(b) & (c) to permit this submission to be considered a Preliminary and Final Land Development Plan.
4. A waiver is hereby granted from §162-57.C.(7)(f)[2] to permit a 10' wide landscaping island between parking areas instead of the required 15' wide island.

The Motion carried unanimously.

#### ADMINISTRATION

Traffic signal backplate installation. Cary Vargo requested the Board approve a liquid fuels expenditure to replace older traffic signal backplates at 5 intersections within the Township for compliance with current Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) standards. The total expenditure for purchase and installation of the backplates is \$8,730.00. Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve the expenditure. The Motion carried unanimously.

Traffic signal street sign replacement. Mr. Vargo requested the Board approve a liquid fuels expenditure to replace mast arm mounted street name signs to comply with MUTCD standards for retro-reflectivity and size. The Township will purchase the signs (\$11,000) which will be installed by Charles Higgins & Sons (\$7,200). Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve the expenditures to purchase and install the traffic signal street signs. The Motion carried unanimously.

Resolution endorsing Chester County's Landscapes3 Comprehensive Plan. Mr. Donatelli and Mr. Vargo explained that the County recently updated and adopted their comprehensive plan, known as Landscapes3. The County requests Municipalities endorse Landscapes3, "to encourage a consistent approach across the county for addressing growth and preservation". Mr. Goncharoff moved, seconded by Mr. Donatelli, to adopt Resolution #08-19-19-09, endorsing Landscapes3, using the plan as a guide when updating our planning documents and while reviewing development proposals. The Motion carried unanimously.

Delinquent trash accounts. Mr. Vargo advised that 3 trash accounts are extremely delinquent, and per Policy, the next step is Sale by Sheriff. This is a very infrequent event and follows exhaustive efforts to recoup the fees for trash/recycling services. The property owners have received, but haven't responded to, the required letters, liens, writs, default judgement, etc. The accounts are outstanding at \$4,084.80, \$3,893.72 and \$3,206.22 and the Township Solicitor made the property owners aware that the Township may file for Sheriff Sale if payment arrangements aren't made in a timely fashion. Mr. Donatelli moved, seconded by Mr. Goncharoff, to proceed as the Solicitor has advised. The Motion carried unanimously.

#### Open Session

Tammy Krumbhaar, Meadow Creek Lane, advised the Board that 67 Meadow Creek residents have signed a petition concerning the revised Sunoco pipeline route in their neighborhood and the impact on their properties, asking that the Township not grant any further easements and deny any permits for the Mariner 3 project. She made comments regarding noise from the

pipeline work and from the turnpike, issues with dust, and they'd like to know the safety/emergency plan as they're within the blast zone.

Cary Vargo and Shanna Lodge advised they'll meet with the residents. Mr. Donatelli noted it could be a limited public meeting with specific pipeline related questions provided in advance and the full Board of Supervisors could attend without violating Sunshine Laws. We'll see if Senator Muth and Representative Friel-Otten can attend. The Township doesn't have updated plans for the Sunoco pipeline route in that area as they're in front of PaDEP and there's a moratorium on issuance of new or amended permits.

Fred and Tina Bauman, Bill Dukes, Tom Fox, all Meadow Creek Lane residents, made comments on the topic:

- Sunoco representatives are going door to door seeking permission to survey their properties and asked why that'd be necessary if the pipeline is going in the road. Mr. Vargo noted that the proposed plan is to put the pipe under the road, to stay out of yards and they might need to survey for temporary construction easements.
- Who polices Sunoco's permits and what if Sunoco isn't compliant?
- The Township owns the road and should be able to deny permits.
- There are several other pipelines in/around Meadow Creek – increased risk of contractors hitting existing pipes.

The Supervisors don't favor road easements for pipelines, however, if the pipeline is ruled a public utility, it will need to be treated the same as water supply, electricity, etc. It's suggested they seek Counsel, individually or as a group.

Kumar Bhargava, Byers Station resident, made comment regarding Vantage Point senior living facility's proposed driveway easement.

Bob Fetters made comments regarding the width of the recently curbed Park Road/Moore Road intersection, and trees that need to be trimmed on Moore Road. Mr. Vargo will check with McMahon regarding the intersection.

Norm Gaitens made comment regarding a drainage issue on Moore Road.

#### Adjournment

There being no further business to be brought before the Board, Mr. Donatelli adjourned the meeting at 8:46 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary

September 12, 2019  
11:29 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL  
Report Type: All Checks to GENERAL Range of Check Ids: 50410 to 50484  
Report Format: Super Condensed Check Type: Computer; Y Manual; Y Dir Deposit: X

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
50410	08/19/19	THOMA010 THOMAS J. ANDERSON & ASSOCIATE	1,300.00	08/31/19	2065
50411	08/29/19	TDAMERDC TD AMERITRADE TRUST CO	3,740.25		2067
50412	09/16/19	21ST 21st CENTURY MEDIA PHILLY	969.32		2077
50413	09/16/19	ALPHA010 ALPHA SPACE CONTROL CO., INC.	21,007.87		2077
50414	09/16/19	AQUAP010 AQUA PA	535.06		2077
50415	09/16/19	ARROC010 ARRO CONSULTING, INC.	301.00		2077
50416	09/16/19	ATTMOBIL AT & T MOBILITY	615.07		2077
50417	09/16/19	BERKH030 H.A. BERKHEIMER, INC.	216.22		2077
50418	09/16/19	BRANDSPC BRANDYWINE VALLEY SPCA	163.90		2077
50419	09/16/19	BRANDWIN BRANDYWINE CONSERVANCY	802.50		2077
50420	09/16/19	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	3,286.80		2077
50421	09/16/19	CHESCODE CHESTER COUNTY TREASURER-CCDES	350.00		2077
50422	09/16/19	CINTA010 CINTAS CORPORATION #287	281.41		2077
50423	09/16/19	COLLIFL COLLIFLOWER, INC	67.58		2077
50424	09/16/19	COMCA010 COMCAST	589.24		2077
50425	09/16/19	CONWAY01 CONWAY POWER EQUIPMENT, INC.	373.98		2077
50426	09/16/19	DAVIS010 ROBERT L DAVIS	114.61		2077
50427	09/16/19	DELAW030 DELAWARE VALLEY HEALTH TRUST	57,068.06		2077
50428	09/16/19	DIAMOWER DIAMOND MOWERS	123.00		2077
50429	09/16/19	DIICOMPU DII COMPUTERS, INC	1,168.00		2077
50430	09/16/19	EAGLERET EAGLE RETAIL ASSOCIATES LP	681.63		2077
50431	09/16/19	EAGLHARD EAGLE HARDWARE	45.25		2077
50432	09/16/19	EVIDENT EVIDENT, INC.	270.00		2077
50433	09/16/19	GATHE010 BRIAN E. GATHERCOLE	900.00		2077
50434	09/16/19	GENER010 GENERAL CODE	1,195.00		2077
50435	09/16/19	GENESIS GENESIS GREEN SUPPLY	770.00		2077
50436	09/16/19	GILMO020 GILMORE & ASSOCIATES, INC	3,127.36		2077
50437	09/16/19	GLENM010 GLENMORE FIRE COMPANY	4,274.50		2077
50438	09/16/19	HARRI005 Harrisburg Area Community coll	200.00		2077
50439	09/16/19	HELPNOW HELP-NOW,LLC	2,864.13		2077
50440	09/16/19	KEENC010 KEEN COMPRESSED GAS COMPANY	21.19		2077
50441	09/16/19	KEYST040 KEYSTONE PRECISION INSTRUMENT	207.00		2077
50442	09/16/19	KIMBALLW KIMBALL MIDWEST	49.95		2077
50443	09/16/19	KRUPA010 KRUPANSKY FENCE CO., LLC	4,450.00		2077
50444	09/16/19	LAWSO010 LAWSON PRODUCTS, INC.	183.02		2077
50445	09/16/19	LEVEN010 LEVENGOOD SEPTIC SERVICE	530.00		2077
50446	09/16/19	LINDEGLE LINED GLEDHILL	3.97		2077
50447	09/16/19	LINESYST TELESYSTEM	924.00		2077
50448	09/16/19	LIONV010 LIONVILLE FIRE COMPANY	37,141.00		2077
50449	09/16/19	LUDWI030 LUDWIG'S CORNER FIRE COMPANY	37,080.00		2077
50450	09/16/19	LUDWI060 LUDWIG'S CORNER SUPPLY CO.	41.92		2077
50451	09/16/19	MARKH010 MARK HAGERTY	756.00		2077
50452	09/16/19	MCMAH010 MCMAHON ASSOCIATES, INC.	720.00		2077
50453	09/16/19	MGL00010 MGL PRINTING SOLUTIONS	789.00		2077
50454	09/16/19	MONTG010 MONTGOMERY COUNTY LAW ENFORCEN	150.00		2077
50455	09/16/19	NAPA0010 NAPA	2,437.09		2077
50456	09/16/19	NEWHO010 NEW HOLLAND AUTO GROUP	636.00		2077
50457	09/16/19	NORTH040 NORTHERN SAFETY & INDUSTRIAL	232.23		2077
50458	09/16/19	PEC00010 PECO	2,277.21		2077
50459	09/16/19	PITNEYGL PITNEY BOWES GLOBAL FINANCIAL	204.00		2077
50460	09/16/19	PSATS030 PSATS-CDL PROGRAM	60.00		2077

September 12, 2019  
11:29 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 2

Packet Page 12

Check #	Check Date	Vendor	Amount Paid	Reconciled/void	Ref Num
50461	09/16/19	ROBLITTL ROBERT E. LITTLE, INC.	113.96		2077
50462	09/16/19	SAFETYKL SAFETY-KLEEN SYSTEMS, INC.	90.00		2077
50463	09/16/19	SCOTTPOT SCOTTIES POTTIES	120.00		2077
50464	09/16/19	SCOTTSTE STEVE SCOTT	400.00		2077
50465	09/16/19	SERVI010 SERVICE TIRE TRUCK CENTER	1,116.72		2077
50466	09/16/19	SIRSP010 SIR SPEEDY	78.00		2077
50467	09/16/19	SLOAN010 SLOAN MOTORS, INC.	39.95		2077
50468	09/16/19	STAPLADV STAPLES ADVANTAGE	177.49		2077
50469	09/16/19	STAPLCRP STAPLES CREDIT PLAN	368.62		2077
50470	09/16/19	STRATIX STRATIX SYSTEMS	44.00		2077
50471	09/16/19	STUBB010 STUBBE CONSULTING LLC	60.00		2077
50472	09/16/19	SWEETWAT SWEETWATER NATURAL PRODUCTS LL	31.70		2077
50473	09/16/19	TRAFF010 TRAFFIC SAFETY STORE	199.00		2077
50474	09/16/19	TRAISR TRAISR BY MCMAHON	2,749.00		2077
50475	09/16/19	UWCHL010 UWCHLAN AMBULANCE CORPS	13,519.00		2077
50476	09/16/19	VARG0005 VARGO, CARY	83.34		2077
50477	09/16/19	VERIZ010 VERIZON	287.48		2077
50478	09/16/19	VERIZFIO VERIZON	124.99		2077
50479	09/16/19	VERIZOSP VERIZON - SPECIAL PROJECTS	217.14		2077
50480	09/16/19	WALLA010 WALLACE TOWNSHIP	4,745.43		2077
50481	09/16/19	WGAMERIC WG AMERICA COMPANY	117.95		2077
50482	09/16/19	WILLSCOT WILLIAMS SCOTSMAN	1,830.00		2077
50483	09/16/19	WOLFI010 WOLFWINGTON BODY COMPANY, INC.	934.94		2077
50484	09/16/19	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	94.95		2077
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:		75	0	223,838.98	0.00
Direct Deposit:		0	0	0.00	0.00
Total:		<u>75</u>	<u>0</u>	<u>223,838.98</u>	<u>0.00</u>

September 12, 2019  
11:29 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL Report Type: All Checks			to GENERAL	Range of Check Ids: 50410 to 50484 Report Format: Detail	Check Type: Computer: Y Manual: Y Dir Deposit: Y	Reconciled/Void Ref Num Contract Ref Seq Acct		
Check #	Check Date	Vendor	PO #	Item Description	Amount Paid	Charge Account	Account Type	Reconciled/Void Ref Num Contract Ref Seq Acct
50410	08/19/19	THOMA010 THOMAS J. ANDERSON & ASSOCIATE						08/31/19 2065
19-01187	1	non uniform def contribution			1,300.00	01-401-000-450 Contracted Services	Expenditure	1 1
50411	08/29/19	TDAMERDC TD AMERITRADE TRUST CO						2067
19-01221	1	admin			1,634.56	01-401-000-160 Non-Uniform Pension	Expenditure	1 1
19-01221	2	pw			713.87	01-438-000-160 Pension	Expenditure	2 1
19-01221	3	pw - facilities			1,391.82	01-438-001-160 Pension Expense - Facilities	Expenditure	3 1
					3,740.25			
50412	09/16/19	21ST 21st CENTURY MEDIA PHILLY						2077
19-01229	1	pd - police officer			649.60	01-400-000-341 Advertising	Expenditure	3 1
19-01229	2	twp - upland bid			319.72	01-400-000-341 Advertising	Expenditure	4 1
					969.32			
50413	09/16/19	ALPHA010 ALPHA SPACE CONTROL CO., INC.						2077
19-01309	1	2019 pavement markings			21,007.87	01-438-000-450 Contracted Services	Expenditure	135 1
50414	09/16/19	AQUAP010 AQUA PA						2077
19-01230	1	upland			146.00	01-454-005-360 Utilities	Expenditure	5 1
19-01230	2	pw			190.04	01-409-001-360 Utilities	Expenditure	6 1
19-01230	3	hp			149.00	01-454-002-360 Utilities	Expenditure	7 1
19-01230	4	ff			47.08	01-454-003-360 Utilities	Expenditure	8 1
19-01230	5	twp			2.94	01-409-003-360 Utilities	Expenditure	9 1
					535.06			
50415	09/16/19	ARROC010 ARRO CONSULTING, INC.						2077
19-01231	1	project 17000.00 consulting			301.00	01-408-000-313 Non Reimbursable	Expenditure	10 1
50416	09/16/19	ATTMOBIL AT & T MOBILITY						2077
19-01243	1	august cell phones			338.05	01-410-000-320 Telephone	Expenditure	34 1
19-01310	1	admin			72.79	01-400-000-320 Telephone	Expenditure	136 1
19-01310	2	codes			98.31	01-413-000-320 Telephone	Expenditure	137 1

September 12, 2019  
11:29 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Reconciled/Void	Ref Num		
PO #	Item	Description	Account Type	Contract	Ref Seq	Acct
50416	AT & T MOBILITY	Continued				
19-01310	3 pw					
			105.92	01-438-000-320		
				Telephone		
			<u>615.07</u>			
50417	09/16/19	BERKH030 H.A. BERKHEIMER, INC.				2077
19-01234	1	system access/tech support	150.00	01-403-000-450		13
				Contracted Services		1
19-01234	2	postage	38.50	01-403-000-215		14
				Postage		1
19-01234	3	paper/supplies	27.72	01-403-000-200		15
			<u>216.22</u>	Supplies		1
50418	09/16/19	BRANDSPC BRANDYWINE VALLEY SPCA				2077
19-01233	1	spca - stray	163.90	01-422-000-530		12
				Contributions/SPCA		1
50419	09/16/19	BRANDWIN BRANDYWINE CONSERVANCY				2077
19-01232	1	his comm - ordinance update	802.50	01-414-001-366		11
				Ordinance Update		1
50420	09/16/19	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI				2077
19-01292	1	mckee-milford - cu app	250.00	01-408-000-305		114
				Reimbursable CU		1
19-01292	2	windsor baptist church	1,125.80	01-408-000-305		115
				Reimbursable CU		1
19-01292	3	twp - general representation	1,911.00	01-404-000-311		116
			<u>3,286.80</u>	Non Reimbursable Legal		1
50421	09/16/19	CHESCODE CHESTER COUNTY TREASURER-CCDES				2077
19-01294	1	pd - range use	350.00	01-410-000-316		118
				Training/Seminar		1
50422	09/16/19	CINTA010 CINTAS CORPORATION #287				2077
19-01237	1	mats	56.25	01-409-003-450		18
				Contracted Services		1
19-01237	2	mats	56.25	01-409-003-450		19
				Contracted Services		1
19-01237	3	mats	56.25	01-409-003-450		20
				Contracted Services		1
19-01237	4	mats	75.25	01-409-003-450		21
				Contracted Services		1
19-01237	5	pw - mats	37.41	01-409-001-450		22
			<u>281.41</u>	Contracted Services		1
50423	09/16/19	COLLIFL COLLIFLOWER, INC				2077
19-01236	1	pw - hose assembly	67.58	01-438-000-245		17
				Highway Supplies		1

Packet Page 14

Check #	Check Date	Vendor	Reconciled/Void	Ref Num		
PO #	Item	Description	Account Type	Contract	Ref Seq	Page
50424	09/16/19	COMCA010 COMCAST			2077	15
19-01239	1	pw	206.85	01-409-001-450 Contracted Services	Expenditure	25 1
19-01239	2	twp	224.07	01-409-003-450 Contracted Services	Expenditure	26 1
19-01311	1	upland - internet & voice	158.32	01-454-005-450 Contracted Services	Expenditure	139 1
			589.24			
50425	09/16/19	CONWAY01 CONWAY POWER EQUIPMENT, INC.			2077	15
19-01238	1	parks - deck spring, cutter	272.55	01-454-001-200 Supplies	Expenditure	23 1
19-01238	2	parks - recoil, starter	101.43	01-454-001-200 Supplies	Expenditure	24 1
			373.98			
50426	09/16/19	DAVIS010 ROBERT L DAVIS			2077	15
19-01241	1	april - august services	114.61	01-410-000-158 Medical Expense Reimbursements	Expenditure	32 1
50427	09/16/19	DELAWARE VALLEY HEALTH TRUST			2077	15
19-01240	1	admin	7,181.92	01-401-000-156 Employee Benefit Expenses	Expenditure	27 1
19-01240	2	pd	26,470.63	01-410-000-156 Employee Benefit Expense	Expenditure	28 1
19-01240	3	codes	5,965.23	01-413-000-156 Employee Benefit Expenses	Expenditure	29 1
19-01240	4	pw	11,860.67	01-438-000-156 Employee Benefit Expense	Expenditure	30 1
19-01240	5	pw - facilities	5,589.61	01-438-001-156 Employee Benefit Expense	Expenditure	31 1
			57,068.06			
50428	09/16/19	DIAMOWER DIAMOND MOWERS			2077	15
19-01293	1	pw - nuts, bearings	123.00	01-438-000-200 Supplies	Expenditure	117 1
50429	09/16/19	DIICOMPU DII COMPUTERS, INC			2077	15
19-01242	1	hp probook 650	1,168.00	01-407-000-222 Hardware	Expenditure	33 1
50430	09/16/19	EAGLERET EAGLE RETAIL ASSOCIATES LP			2077	15
19-01228	1	real estate tax refund;overpmt	681.63	01-301-000-013 Real Estate Tax Refunds	Revenue	2 1
50431	09/16/19	EAGLHARD EAGLE HARDWARE			2077	15
19-01244	1	pd - bulb	12.99	01-410-000-260 Small Tools & Equipment	Expenditure	35 1
19-01244	2	pd - trash bags	32.26	01-410-000-260 Small Tools & Equipment	Expenditure	36 1
			45.25			

Check #	Check Date	Vendor	Reconciled/void	Ref Num		
PO #	Item	Description	Account Type	Contract	Ref Seq	Acct
50432	09/16/19	EVIDENT EVIDENT, INC.			2077	
19-01245	1	pd - tape	233.05	01-410-000-200 Supplies	Expenditure	37 1
19-01245	2	pd - tape	36.95	01-410-000-200 Supplies	Expenditure	38 1
			270.00			
50433	09/16/19	GATHE010 BRIAN E. GATHERCOLE			2077	
19-01249	1	spring 2019 semester	900.00	01-410-000-174 Tuition Reimbursement	Expenditure	43 1
50434	09/16/19	GENERAL010 GENERAL CODE			2077	
19-01248	1	ecode 360 annual maintenance	1,195.00	01-413-000-450 Contra SVS-MAGNET	Expenditure	42 1
50435	09/16/19	GENESIS GENESIS GREEN SUPPLY			2077	
19-01247	1	hp - kentucky bluegrass	520.00	01-454-002-200 Supplies-Hickory	Expenditure	40 1
19-01247	2	ff - premium 220	250.00	01-454-003-200 Supplies	Expenditure	41 1
			770.00			
50436	09/16/19	GILMO020 GILMORE & ASSOCIATES, INC			2077	
19-01308	1	reimbursable cu - windsor	344.00	01-408-000-305 Reimbursable CU	Expenditure	130 1
19-01308	2	reimbursable cu - eagleview	877.50	01-408-000-305 Reimbursable CU	Expenditure	131 1
19-01308	3	reimbursable cu - mckee	32.50	01-408-000-305 Reimbursable CU	Expenditure	132 1
19-01308	4	803 n. reeds road	297.50	01-408-000-313 Non Reimbursable	Expenditure	133 1
19-01308	5	twp - general services	1,575.86	01-408-000-313 Non Reimbursable	Expenditure	134 1
			3,127.36			
50437	09/16/19	GLENM010 GLENMOORE FIRE COMPANY			2077	
19-01246	1	2019 - 2nd half contribution	4,274.50	01-411-001-004 Glenmoore	Expenditure	39 1
50438	09/16/19	HARRI005 Harrisburg Area Community coll			2077	
19-01251	1	course 50086	200.00	01-410-000-316 Training/Seminar	Expenditure	45 1
50439	09/16/19	HELPNOW HELP-NOW,LLC			2077	
19-01252	1	pd - service ticket	23.75	01-410-000-450 Contracted Services	Expenditure	46 1
19-01252	2	twp - service tickets	118.75	01-401-000-450 Contracted Services	Expenditure	47 1
19-01252	3	twp - guardian monthly fees	2,721.63	01-407-000-450 Contracted Services	Expenditure	48 1
			2,864.13			

September 12, 2019  
11:29 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 5

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Ref Seq	Acct
PO #	Item	Description				Contract			
50440	09/16/19	KEENC010 KEEN COMPRESSED GAS COMPANY							
19-01256	1	pw - cylinder rental	21.19	01-438-000-450 Contracted Services	Expenditure		2077	52	1
50441	09/16/19	KEYST040 KEYSTONE PRECISION INSTRUMENT							
19-01253	1	pw - battery pack	207.00	01-438-000-200 Supplies	Expenditure		2077	49	1
50442	09/16/19	KIMBALLW KIMBALL MIDWEST							
19-01254	1	pw - towel, kit	49.95	01-438-000-200 Supplies	Expenditure		2077	50	1
50443	09/16/19	KRUPA010 KRUPANSKY FENCE CO., LLC							
19-01255	1	hp - field #2 framework & net	4,450.00	01-454-002-450 Contracted Services	Expenditure		2077	51	1
50444	09/16/19	LAWSO010 LAWSON PRODUCTS, INC.							
19-01259	1	pw - heat seal, cable ties	183.02	01-438-000-200 Supplies	Expenditure		2077	58	1
50445	09/16/19	LEVEN010 LEVENGOOD SEPTIC SERVICE							
19-01257	1	hp - pumped holding tank	265.00	01-454-002-450 Contracted Services	Expenditure		2077	53	1
19-01257	2	hp - pumped holding tank	265.00	01-454-002-450 Contracted Services	Expenditure		2077	54	1
			530.00						
50446	09/16/19	LINDEGLE LINDED GLEDHILL							
19-01227	1	real estate tax refund;overpmt	3.97	01-301-000-013 Real Estate Tax Refunds	Revenue		2077	1	1
50447	09/16/19	LINESYST TELESYSTEM							
19-01280	1	pw	247.88	01-409-001-320 Telephone	Expenditure		2077	95	1
19-01280	2	twp	346.11	01-409-003-320 Telephone	Expenditure		2077	96	1
19-01280	3	milford	330.01	01-409-004-320 Telephone	Expenditure		2077	97	1
			924.00						
50448	09/16/19	LIONV010 LIONVILLE FIRE COMPANY							
19-01261	1	2019 - 2nd half contribution	37,141.00	01-411-001-002 Lionville	Expenditure		2077	60	1
50449	09/16/19	LUDWI030 LUDWIG'S CORNER FIRE COMPANY							
19-01260	1	2019 - 2nd half contribution	37,080.00	01-411-001-001 Ludwigs	Expenditure		2077	59	1
50450	09/16/19	LUDWI060 LUDWIG'S CORNER SUPPLY CO.							
19-01258	1	pw - baster	3.99	01-438-000-200 Supplies	Expenditure		2077	55	1
19-01258	2	pw - hose hanger	11.98	01-438-000-200 Supplies	Expenditure		2077	56	1

September 12, 2019  
11:29 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 6

Check #	Check Date	Vendor	Reconciled/Void	Ref Num		
PO #	Item	Description	Account Type	Contract	Ref Seq	Acct
50450	LUDWIG'S CORNER SUPPLY CO.	Continued				
19-01258	3	pw - hose clamp/fitting	25.95	01-438-000-200 Supplies	Expenditure	57 1
			41.92			
50451	09/16/19	MARKH010 MARK HAGERTY				2077
19-01266	1	windsor/rip holdings	701.00	01-408-000-305 Reimbursable CU	Expenditure	65 1
19-01266	2	appearance fee	55.00	01-414-001-301 Court Reporter	Expenditure	66 1
			756.00			
50452	09/16/19	MCMAH010 MCMAHON ASSOCIATES, INC.				2077
19-01268	1	6/29-8/2 signal system testing	240.00	01-408-000-311 Traffic Engineering	Expenditure	68 1
19-01315	1	yr 10 arle grant app	480.00	01-408-000-311 Traffic Engineering	Expenditure	143 1
			720.00			
50453	09/16/19	MGL00010 MGL PRINTING SOLUTIONS				2077
19-01265	1	twp - blank checks	675.00	01-401-000-200 Supplies	Expenditure	63 1
19-01265	2	twp - envelopes w/ window	114.00	01-401-000-200 Supplies	Expenditure	64 1
			789.00			
50454	09/16/19	MONTG010 MONTGOMERY COUNTY LAW ENFORCEN				2077
19-01267	1	paradis; training 7/15-7/17	100.00	01-410-000-316 Training/Seminar	Expenditure	67 1
19-01295	1	pd - range fee	50.00	01-410-000-316 Training/Seminar	Expenditure	119 1
			150.00			
50455	09/16/19	NAPA0010 NAPA				2077
19-01271	1	pw - 3 batteries	389.85	01-438-000-235 Vehicle Maintenance	Expenditure	71 1
19-01271	2	pw - drum, hardware	26.99	01-438-000-235 Vehicle Maintenance	Expenditure	72 1
19-01271	3	codes - oil filter, rotors	732.84	01-413-000-235 Vehicle Maintenance	Expenditure	73 1
19-01271	4	pw - socket	12.49	01-438-000-200 Supplies	Expenditure	74 1
19-01271	5	codes - reman/ca	234.98	01-413-000-235 Vehicle Maintenance	Expenditure	75 1
19-01271	6	credit - codes - reman/ca	66.00	01-413-000-235 Vehicle Maintenance	Expenditure	76 1
19-01271	7	codes - parking brake,hardware	159.78	01-413-000-235 Vehicle Maintenance	Expenditure	77 1
19-01271	8	codes - seal,socket,sensor	317.89	01-413-000-235 Vehicle Maintenance	Expenditure	78 1
19-01271	9	pw - brake fluid	91.96	01-438-000-200 Supplies	Expenditure	79 1

Check #	Check Date	Vendor	Reconciled/Void	Ref Num			
PO #	Item	Description	Account Type	Contract	Ref Seq	Acct	Page
50455	NAPA	Continued					19
19-01271	10	pw - odor out	16.04	01-438-000-200 Supplies	Expenditure	80	1
19-01271	11	pd - oxy sensors	400.56	01-410-000-235 Vehicle Maintenance	Expenditure	81	1
19-01271	12	pw - ptx the right	27.09	01-438-000-200 Supplies	Expenditure	82	1
19-01271	13	pw - balance bead	92.62	01-438-000-200 Supplies	Expenditure	83	1
			2,437.09				
50456	09/16/19	NEW HOLLAND AUTO GROUP				2077	
19-01270	1	pw - balljoints	636.00	01-438-000-235 Vehicle Maintenance	Expenditure	70	1
50457	09/16/19	NORTH 040 NORTHERN SAFETY & INDUSTRIAL				2077	
19-01269	1	parks - safety glasses	232.23	01-454-001-200 Supplies	Expenditure	69	1
50458	09/16/19	PECO 00010 PECO				2077	
19-01296	1	upland	85.58	01-454-005-360 Utilities	Expenditure	120	1
19-01296	2	twp	347.71	01-409-003-360 Utilities	Expenditure	121	1
19-01296	3	twp	97.23	01-409-003-360 Utilities	Expenditure	122	1
19-01296	4	ff - field lighting	177.38	01-454-003-360 Utilities	Expenditure	123	1
19-01296	5	ff	116.32	01-454-003-360 Utilities	Expenditure	124	1
19-01296	6	pw	609.56	01-409-001-360 Utilities	Expenditure	125	1
19-01296	7	twp	454.90	01-409-003-360 Utilities	Expenditure	126	1
19-01296	8	milford	271.86	01-409-004-360 Utilities	Expenditure	127	1
19-01296	9	hp	116.67	01-454-002-360 Utilities	Expenditure	128	1
			2,277.21				
50459	09/16/19	PITNEYGL PITNEY BOWES GLOBAL FINANCIAL				2077	
19-01263	1	postage meter lease	204.00	01-401-000-215 Postage	Expenditure	61	1
50460	09/16/19	PSATS 030 PSATS-CDL PROGRAM				2077	
19-01235	1	pw - cdl drug dot (rosati)	60.00	01-438-000-450 Contracted Services	Expenditure	16	1
50461	09/16/19	ROBLITTL ROBERT E. LITTLE, INC.				2077	
19-01264	1	pw - chain sprocket, catcher	113.96	01-438-000-200 Supplies	Expenditure	62	1

September 12, 2019  
11:29 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 8

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Ref Seq	Acct	Page
PO #	Item	Description				Contract				20
50462	09/16/19	SAFETYKL SAFETY-KLEEN SYSTEMS, INC.								2077
19-01313	1	pw - oil filters	90.00	01-438-000-200 Supplies	Expenditure			141	1	1
50463	09/16/19	SCOTTPOT SCOTTIES POTTIES								2077
19-01272	1	upland - portable toilet	120.00	01-454-005-450 Contracted Services	Expenditure			84	1	1
50464	09/16/19	SCOTTSTE STEVE SCOTT								2077
19-01277	1	pd - 10 model cars	400.00	01-410-000-340 Public Relations	Expenditure			92	1	1
50465	09/16/19	SERV1010 SERVICE TIRE TRUCK CENTER								2077
19-01275	1	parks - tires	726.72	01-454-001-200 Supplies	Expenditure			87	1	1
19-01275	2	pw - tires	390.00	01-438-000-200 Supplies	Expenditure			88	1	
			1,116.72							
50466	09/16/19	SIRSP010 SIR SPEEDY								2077
19-01276	1	name plate - bob davidson	26.00	01-414-001-200 Supplies	Expenditure			89	1	1
19-01276	2	name plate - john brehany	26.00	01-459-000-200 Supplies	Expenditure			90	1	
19-01276	3	name plate - tom oeste	26.00	01-401-000-200 Supplies	Expenditure			91	1	
			78.00							
50467	09/16/19	SLOAN010 SLOAN MOTORS, INC.								2077
19-01290	1	pd - 2013 explorer repair	39.95	01-410-000-235 Vehicle Maintenance	Expenditure			112	1	1
50468	09/16/19	STAPLADV STAPLES ADVANTAGE								2077
19-01278	1	twp -kitchen & office supplies	177.49	01-401-000-200 Supplies	Expenditure			93	1	1
50469	09/16/19	STAPLCRP STAPLES CREDIT PLAN								2077
19-01289	1	pd - office supplies	368.62	01-410-000-200 Supplies	Expenditure			111	1	1
50470	09/16/19	STRATIX STRATIX SYSTEMS								2077
19-01274	1	twp - printer cartridges	44.00	01-401-000-200 Supplies	Expenditure			86	1	1
50471	09/16/19	STUBB010 STUBBE CONSULTING LLC								2077
19-01307	1	reimbursable cu - eagleview	60.00	01-408-000-305 Reimbursable CU	Expenditure			129	1	1
50472	09/16/19	SWEETWAT SWEETWATER NATURAL PRODUCTS LL								2077
19-01273	1	pw - fence roll	31.70	01-438-000-200 Supplies	Expenditure			85	1	1

September 12, 2019  
11:29 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 9

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Ref Seq	Acct
PO #	Item	Description				Contract			
50473	09/16/19	TRAFF010 TRAFFIC SAFETY STORE					2077		
19-01279	1	pw - cones	199.00	01-438-000-245 Highway Supplies	Expenditure		94	1	
50474	09/16/19	TRAISR TRAISR BY MCMAHON					2077		
19-01281	1	july traistr operations	2,749.00	01-407-000-220 Software	Expenditure		98	1	
50475	09/16/19	UWCHL010 UWCHLAN AMBULANCE CORPS					2077		
19-01283	1	2019 2nd half contribution	13,519.00	01-412-000-540 Uwchlan Ambulance	Expenditure		100	1	
50476	09/16/19	VARG005 VARGO, CARY					2077		
19-01282	1	cary cell	83.34	01-400-000-320 Telephone	Expenditure		99	1	
50477	09/16/19	VERIZ010 VERIZON					2077		
19-01314	1	milford	287.48	01-409-004-320 Telephone	Expenditure		142	1	
50478	09/16/19	VERIZFIO VERIZON					2077		
19-01284	1	ff - internet	124.99	01-454-003-320 Telephone	Expenditure		101	1	
50479	09/16/19	VERIZOSP VERIZON - SPECIAL PROJECTS					2077		
19-01312	1	september conduit occupancy	217.14	01-434-000-450 Contracted Services	Expenditure		140	1	
50480	09/16/19	WALLA010 WALLACE TOWNSHIP					2077		
19-01250	1	due to wallace twp; 2018 taxes	4,745.43	01-400-000-464 Wallace Twp. Tax Agreement	Expenditure		44	1	
50481	09/16/19	WGAMERIC WG AMERICA COMPANY					2077		
19-01285	1	admin - water	16.95	01-401-000-200 Supplies	Expenditure		102	1	
19-01285	2	admin - water	2.98	01-401-000-200 Supplies	Expenditure		103	1	
19-01285	3	pw - kitchen supplies	22.02	01-438-000-200 Supplies	Expenditure		104	1	
19-01285	4	pw - kitchen supplies	46.02	01-438-000-200 Supplies	Expenditure		105	1	
19-01285	5	pw - kitchen supplies	12.00	01-438-000-200 Supplies	Expenditure		106	1	
19-01285	6	pd - water	2.98	01-410-000-200 Supplies	Expenditure		107	1	
19-01285	7	pd - water	15.00	01-410-000-200 Supplies	Expenditure		108	1	
			117.95						
50482	09/16/19	WILLSCOT WILLIAMS SCOTSMAN					2077		
19-01291	1	pd - modular rental; 8/27-9/26	1,830.00	01-409-005-200 Police Relocated - Supplies	Expenditure		113	1	

September 12, 2019  
11:29 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 10

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Ref Seq	Acct	Packet Page
PO #	Item	Description				Contract				22
50483	09/16/19	WOLFI010 WOLFINGTON BODY COMPANY, INC.								2077
19-01286	1	pw - oilpan, bolt	934.94	01-438-000-235	Expenditure			109		1
Vehicle Maintenance										
50484	09/16/19	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC								2077
19-01287	1	pw - orange cleaner	94.95	01-438-000-200	Expenditure			110		1
Supplies										
<hr/>										
<b>Report Totals</b>										
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>				
			Checks: 75	0	223,838.98	0.00				
			Direct Deposit: 0	0	0.00	0.00				
			Total: 75	0	223,838.98	0.00				

September 10, 2019  
02:57 PM

Upper Uwchlan Township  
Check Register By Check ID

Page No: 1

Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check IDs: 875 to 879  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Packet Page 23

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
875	09/25/19	AQUAP010 AQUA PA	6,283.98	2070
876	09/09/19	STANDINS STANDARD INSURANCE COMPANY	2,826.62	2071
877	09/05/19	WEXBANK WEX BANK	6,219.84	2072
878	09/10/19	BANKAMER BANK OF AMERICA	4,129.92	2073
879	09/16/19	LOWES020 LOWES BUSINESS ACCOUNT	181.90	2074

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	19,642.26	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	19,642.26	0.00

Range of Checking Accts: GENERAL EFTS Report Type: All Checks			to GENERAL EFTS Report Format: Detail	Range of Check Ids: 875 to 879 Check Type: Computer: Y Manual: Y Dir Deposit: Y	Reconciled/Void Ref Num Contract Ref Seq Acct
Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type
PO #	Item	Description			Reconciled/Void Ref Num Contract Ref Seq Acct
875	09/25/19	AQUAP010 AQUA PA			2070
19-01224	1	217 hydrants	5,611.62	01-411-000-451 Hydrant expenses-Aqua	Expenditure 1 1
19-01224	2	26 hydrants	672.36	01-411-000-451 Hydrant expenses-Aqua	Expenditure 2 1
			6,283.98		
876	09/09/19	STANDINS STANDARD INSURANCE COMPANY			2071
19-01225	1	admin	505.51	01-401-000-156 Employee Benefit Expens	Expenditure 1 1
19-01225	2	pd	1,411.29	01-410-000-156 Employee Benefit Expense	Expenditure 2 1
19-01225	3	codes	257.83	01-413-000-156 Employee Benefit Expens	Expenditure 3 1
19-01225	4	pw	450.39	01-438-000-156 Employee Benefit Expense	Expenditure 4 1
19-01225	5	pw - facilities	201.60	01-438-001-156 Employee Benefit Expense	Expenditure 5 1
			2,826.62		
877	09/05/19	WEXBANK WEX BANK			2072
19-01226	1	admin	199.16	01-401-000-230 Gasoline & oil	Expenditure 1 1
19-01226	2	pd	2,773.54	01-410-000-230 Gasoline & oil	Expenditure 2 1
19-01226	3	codes	147.88	01-413-000-230 Gasoline & oil	Expenditure 3 1
19-01226	4	pw	1,276.74	01-438-000-230 Gasoline & oil	Expenditure 4 1
19-01226	5	pw - facilities	1,822.52	01-438-001-230 Gasoline & oil - Facilities	Expenditure 5 1
			6,219.84		
878	09/10/19	BANKAMER BANK OF AMERICA			2073
19-01297	1	pd - amazon	392.08	01-410-000-342 Police Accreditation	Expenditure 1 1
19-01297	2	pd - amazon	134.61	01-410-000-342 Police Accreditation	Expenditure 2 1
19-01297	3	pd - amazon	27.42	01-410-000-260 Small Tools & Equipment	Expenditure 3 1
19-01297	4	pd - amazon	180.20	01-410-000-260 Small Tools & Equipment	Expenditure 4 1
19-01297	5	pd - amazon prime	13.77	01-410-000-420 Dues/Subscription/Memb	Expenditure 5 1
19-01297	6	pd - amazon	21.28	01-410-000-260 Small Tools & Equipment	Expenditure 6 1
19-01297	7	twp - amazon	134.99	01-401-000-200 Supplies	Expenditure 7 1
19-01297	8	twp - timothy's - holiday	300.00	01-400-000-463 Misc expenses	Expenditure 8 1

Check #	Check Date	Vendor	Reconciled/Void	Ref Num			
PO #	Item	Description	Account Type	Contract	Ref Seq	Acct	
878	BANK OF AMERICA	Continued					
19-01297	9	block party - the nose	1,395.00	01-454-001-202	Expenditure	9	1
				Community Day			
19-01297	10	twp - amazon	430.53	01-401-000-200	Expenditure	10	1
				Supplies			
19-01297	11	pw - amazon	40.27	01-438-000-200	Expenditure	11	1
				Supplies			
19-01297	12	pw - amazon	30.69	01-438-000-200	Expenditure	12	1
				Supplies			
19-01297	13	codes - sunoco	22.06	01-413-000-230	Expenditure	13	1
				Gasoline & oil			
19-01297	14	pw - uline	188.53	01-438-000-200	Expenditure	14	1
				Supplies			
19-01297	15	pw - powdertixdirect.com	120.90	01-438-000-200	Expenditure	15	1
				Supplies			
19-01297	16	pw - staples	317.99	01-438-000-200	Expenditure	16	1
				Supplies			
19-01297	17	twp - white pages	4.99	01-401-000-420	Expenditure	17	1
				Dues/Subscriptions/Mem			
19-01297	18	twp - survey monkey	34.98	01-401-000-420	Expenditure	18	1
				Dues/Subscriptions/Mem			
19-01297	19	twp - nli sharefile	190.64	01-407-000-220	Expenditure	19	1
				Software			
19-01297	20	twp - business journals	4.00	01-401-000-420	Expenditure	20	1
				Dues/Subscriptions/Mem			
19-01297	21	twp - ezpass auto renew	140.00	01-401-000-317	Expenditure	21	1
				Parking/Travel			
19-01297	22	twp - white pages	4.99	01-401-000-420	Expenditure	22	1
				Dues/Subscriptions/Mem			
			4,129.92				
879	09/16/19	LOWES020 LOWES BUSINESS ACCOUNT					
19-01298	1	pw - small tools	181.90	01-438-000-260	Expenditure	2074	
				Small Tools & Equipment		1	1

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	19,642.26	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	19,642.26	0.00

September 6, 2019  
11:26 AM

Upper Uwchlan Township  
Check Register By Check ID

Page No: 1

Range of Checking Accts: PAYROLL EFTS to PAYROLL EFTS Range of Check IDs: 757 to 757  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Packet Page 26

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
757	09/06/19	AFLAC010 AFLAC	638.74	2069
<b>Report Totals</b>			<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	638.74	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>1</u>	<u>0</u>	<u>638.74</u>	<u>0.00</u>

September 12, 2019  
11:46 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: SOLID WASTE to SOLID WASTE Range of Check Ids: 10366 to 10372  
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
10366	09/16/19	ADVANDIS ADVANCED DISPOSAL	34,225.26		2078
10367	09/16/19	AJBL0010 A.J. BLOSENSKI	15,200.04		2078
10368	09/16/19	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	122.50		2078
10369	09/16/19	CCSWA010 CCSWA	18,646.99		2078
10370	09/16/19	PITNEBOW PITNEY BOWES	400.00		2078
10371	09/16/19	REAGE010 REAGENT PRINT & IMAGING	72.27		2078
10372	09/16/19	TOTALREC TOTAL RECYCLE	2,945.95		2078

  

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	<u>7</u>	<u>0</u>	<u>71,613.01</u>	<u>0.00</u>
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	<u><u>7</u></u>	<u><u>0</u></u>	<u><u>71,613.01</u></u>	<u><u>0.00</u></u>

September 12, 2019  
11:44 AM

Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: LHAINES Batch Type: C Batch Date: 09/16/19 Checking Account: SOLID WASTE G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Packet Page 28

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct Description
PO #	Enc Date	Item Description								
	09/16/19	ADVANDIS	ADVANCED DISPOSAL		PO BOX 74008047					
19-01316	09/16/19	1	august solid waste collection	34,225.26	05-427-000-450		Expenditure	Aprv	2	1
				<u>34,225.26</u>	Contracted Services					
	09/16/19	AJBL0010	A.J. BLOSENSKI		P.O. BOX 392					
19-01317	09/16/19	1	september recycling collection	15,200.04	05-427-000-460		Expenditure	Aprv	3	1
				<u>15,200.04</u>	Contracted Services - Recycling					
	09/16/19	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI		118 W. MARKET STREET					
19-01318	09/16/19	1	august trash collections	122.50	05-427-000-314		Expenditure	Aprv	4	1
				<u>122.50</u>	Legal Fees					
	09/16/19	CCSWA010	CCSWA		P. O. BOX 476					
19-01321	09/16/19	1	8/26-8/27	4,263.34	05-427-000-700		Expenditure	Aprv	7	1
					Tipping Fees					
19-01321	09/16/19	2	8/19-8/21	5,807.79	05-427-000-700		Expenditure	Aprv	8	1
					Tipping Fees					
19-01321	09/16/19	3	8/12-8/13	3,916.73	05-427-000-700		Expenditure	Aprv	9	1
					Tipping Fees					
19-01321	09/16/19	4	9/3-9/4	4,659.13	05-427-000-700		Expenditure	Aprv	10	1
				<u>18,646.99</u>	Tipping Fees					
	09/16/19	PITNEBOW	PITNEY BOWES		RESERVE ACCOUNT					
19-01262	09/16/19	1	postage refill-trash reminders	400.00	05-427-000-220		Expenditure	Aprv	1	1
				<u>400.00</u>	Postage					
	09/16/19	REAGE010	REAGENT PRINT & IMAGING		256 EAGLEVIEW BLVD					
19-01320	09/16/19	1	print costs - trash reminders	72.27	05-427-000-210		Expenditure	Aprv	6	1
				<u>72.27</u>	SW Print & Mail Costs					
	09/16/19	TOTALREC	TOTAL RECYCLE		PO BOX 7250					
19-01319	09/16/19	1	august recycling tipping fees	2,945.95	05-427-000-725		Expenditure	Aprv	5	1
				<u>2,945.95</u>	Tipping Fees - Recycling					

Checks: Count 7 Line Items 10 Amount 71,613.01

There are NO errors or warnings in this listing.

September 12, 2019  
11:58 AM

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: 1242 to 1248

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
1242	09/16/19	LOWES020 LOWES BUSINESS ACCOUNT	451.20		2075
1243	09/16/19	CEDAR010 CEDAR HOLLOW RECYCLING	66.60		2079
1244	09/16/19	GILMO020 GILMORE & ASSOCIATES, INC	2,392.50		2079
1245	09/16/19	GLASG010 GLASGOW, INC.	1,092.01		2079
1246	09/16/19	MAINL010 MAIN LINE CONCRETE & SUPPLY IN	411.00		2079
1247	09/16/19	NAPA0010 NAPA	22.57		2079
1248	09/16/19	PIPEL020 PIPE LINE PLASTICS, INC	816.00		2079

  

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	5,251.88	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	5,251.88	0.00

Range of Checking Accts: STORM WATER MGT to STORM WATER MGT Range of Check Ids: 1242 to 1248

Report Type: All Checks

Report Format: Detail

Check Type: Computer: Y Manual: Y Dir Deposit: Y

Packet Page 30

Check #	Check Date	Vendor	Amount	Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Ref Seq	Acct
PO #	Item	Description								
1242	09/16/19	LOWES020 LOWES BUSINESS ACCOUNT						2075		
19-01299	1	lowe's - cc; stormwater	159.11		08-446-000-200 Supplies	Expenditure		1	1	
19-01299	2	lowe's - cc; stormwater	30.36		08-446-000-200 Supplies	Expenditure		2	1	
19-01299	3	lowe's - cc; stormwater	123.90		08-446-000-200 Supplies	Expenditure		3	1	
19-01299	4	lowe's - cc; stormwater	51.27		08-446-000-200 Supplies	Expenditure		4	1	
19-01299	5	lowe's - cc; stormwater	17.01		08-446-000-200 Supplies	Expenditure		5	1	
19-01299	6	lowe's - cc; stormwater	69.55		08-446-000-200 Supplies	Expenditure		6	1	
				451.20						
1243	09/16/19	CEDAR010 CEDAR HOLLOW RECYCLING						2079		
19-01325	2	concrete w/ rebarbs	66.60		08-446-000-200 Supplies	Expenditure		6	1	
1244	09/16/19	GILMO020 GILMORE & ASSOCIATES, INC						2079		
19-01327	1	ms4 permit	2,392.50		08-420-000-035 Permits	Expenditure		8	1	
1245	09/16/19	GLASG010 GLASGOW, INC.						2079		
19-01323	1	reserve	363.55		08-446-000-200 Supplies	Expenditure		2	1	
19-01323	2	eagle farms	273.91		08-446-000-200 Supplies	Expenditure		3	1	
19-01323	3	stormwater	454.55		08-446-000-200 Supplies	Expenditure		4	1	
			1,092.01							
1246	09/16/19	MAINL010 MAIN LINE CONCRETE & SUPPLY IN						2079		
19-01324	1	concrete 3500 psi	411.00		08-446-000-200 Supplies	Expenditure		5	1	
1247	09/16/19	NAPA0010 NAPA						2079		
19-01322	1	cab/fil	22.57		08-446-000-200 Supplies	Expenditure		1	1	
1248	09/16/19	PIPEL020 PIPE LINE PLASTICS, INC						2079		
19-01326	1	yarmouth	816.00		08-446-000-200 Supplies	Expenditure		7	1	

September 12, 2019  
12:43 PM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Reconciled/Void	Ref Num		
PO #	Item	Description	Account Type	Contract	Ref Seq	Acc
1248 PIPE LINE PLASTICS, INC						
Report Totals						
		Continued				
			<u>Amount</u>	<u>Paid</u>	<u>Amount</u>	<u>Void</u>
Checks:		7	5,251.88	0	0.00	
Direct Deposit:		0	0.00	0	0.00	
Total:		7	5,251.88	0	0.00	

September 12, 2019  
01:00 PM

Upper Uwchlan Township  
Check Register By Check ID

Page No: 1

Range of Checking Accts: CAPITAL  
Report Type: All Checks

to CAPITAL

Range of Check IDs: 1740 to 1748  
Report Format: Super Condensed

Check Type: Computer: Y Manual: Y Dir Deposit: Y

Packet Page 32

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
1740	09/16/19	ALLANMY ALLAN MYERS	210,827.52	2080
1741	09/16/19	BAVERGOR GORDON H. BAVER, INC.	164,640.46	2080
1742	09/16/19	BLACK010 DAVID BLACKMORE & ASSOC, INC.	2,832.75	2080
1743	09/16/19	BOYLECO BOYLE CONSTRUCTION	24,320.00	2080
1744	09/16/19	CLIPPER CLIPPER PIPE & SERVICE, INC	6,435.00	2080
1745	09/16/19	GILMO020 GILMORE & ASSOCIATES, INC	9,279.65	2080
1746	09/16/19	GMMECHAN GM MECHANICAL, INC	11,223.00	2080
1747	09/16/19	HAMMEL HAMMEL ASSOCIATES ARCHITECTS	13,843.45	2080
1748	09/16/19	MCMAH010 MCMAHON ASSOCIATES, INC.	852.50	2080

  

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	9	0	444,254.33	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>9</u>	<u>0</u>	<u>444,254.33</u>	<u>0.00</u>

September 12, 2019  
12:58 PM

Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: LHAINES Batch Type: C Batch Date: 09/16/19 Checking Account: CAPITAL G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Packet Page 33

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					
	09/16/19	ALLANMY	ALLAN MYERS		PO BOX 98					
19-01330	09/16/19	1	park road trail payment #5	210,827.52	30-455-000-651	Expenditure	Expenditure	Aprv	5	1
				210,827.52	Phase IV - Park Road Trail					
	09/16/19	BAVERGOR	GORDON H. BAVER, INC.		187 WEST EIGHTH STREET					
19-01336	09/16/19	1	payment #4; twp bldg expansion	164,640.46	30-409-002-610	Expenditure	Expenditure	Aprv	12	1
				164,640.46	Township Building Expansion 2018-2020					
	09/16/19	BLACK010	DAVID BLACKMORE & ASSOC, INC.		3335 West Ridge Pike					
19-01333	09/16/19	1	twp bldg expansion	2,832.75	30-409-002-610	Expenditure	Expenditure	Aprv	9	1
				2,832.75	Township Building Expansion 2018-2020					
	09/16/19	BOYLECO	BOYLE CONSTRUCTION		1209 HAUSMAN ROAD					
19-01332	09/16/19	1	august construction services	24,320.00	30-409-002-610	Expenditure	Expenditure	Aprv	8	1
				24,320.00	Township Building Expansion 2018-2020					
	09/16/19	CLIPPER	CLIPPER PIPE & SERVICE, INC		PO BOX 148					
19-01335	09/16/19	1	payment #3;twp bldg expansion	6,435.00	30-409-002-610	Expenditure	Expenditure	Aprv	11	1
				6,435.00	Township Building Expansion 2018-2020					
	09/16/19	GILMO020	GILMORE & ASSOCIATES, INC		65 E. BUTLER AVENUE, SUITE 100					
19-01329	09/16/19	1	upland - design services	32.50	30-454-004-600	Expenditure	Expenditure	Aprv	2	1
					Capital Construction - Upland					
19-01329	09/16/19	2	eagle park	118.34	30-506-000-100	Expenditure	Expenditure	Aprv	3	1
					Village of Eagle Design					
19-01329	09/16/19	3	twp bldg expansion project	9,128.81	30-409-002-610	Expenditure	Expenditure	Aprv	4	1
				9,128.81	Township Building Expansion 2018-2020					
				9,279.65						
	09/16/19	GMMECHAN	GM MECHANICAL, INC		10 SCHOOL LANE					
19-01334	09/16/19	1	payment #3; twp bldg expansion	11,223.00	30-409-002-610	Expenditure	Expenditure	Aprv	10	1
				11,223.00	Township Building Expansion 2018-2020					
	09/16/19	HAMMEL	HAMMEL ASSOCIATES ARCHITECTS		25 EAST GRANT STREET					
19-01331	09/16/19	1	july architectural services	6,862.55	30-409-002-610	Expenditure	Expenditure	Aprv	6	1
					Township Building Expansion 2018-2020					
19-01331	09/16/19	2	august architectural services	6,980.90	30-409-002-610	Expenditure	Expenditure	Aprv	7	1
				6,980.90	Township Building Expansion 2018-2020					
				13,843.45						
	09/16/19	MCMAH010	MCMAHON ASSOCIATES, INC.		425 COMMERCE DRIVE					
19-01328	09/16/19	1	eagle park construction	852.50	30-506-000-100	Expenditure	Expenditure	Aprv	1	1
					Village of Eagle Design					

September 12, 2019  
12:58 PM

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		
PO #	Enc Date	Item Description		Charge Account	Account Type	Status Seq	Acct Description
				852.50			
Checks:		<u>Count</u>	<u>Line Items</u>	<u>Amount</u>			
		9	12	444,254.33			

There are NO errors or warnings in this listing.

September 11, 2019  
09:40 AM

Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: SANDY Batch Type: C Batch Date: 09/16/19 Checking Account: DEV ESCROW G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Packet Page 35

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct Description
		PO #	Enc Date	Item Description						
19-01303	09/16/19	09/16/19	1	ARROC010 ARRO CONSULTING, INC. Vantage Point	1,724.00	108 WEST AIRPORT ROAD 248-017 Vantage Point at Chester Spr	Project	Aprv	16	1
19-01303	09/16/19	09/16/19	2	5C Comm	2,122.50	248-028 Commercial 5C	Project	Aprv	17	1
19-01303	09/16/19	09/16/19	3	Jankowski Crossing	1,329.00	248-033 Chester Springs Crossing	Project	Aprv	18	1
19-01303	09/16/19	09/16/19	4	Villages	2,124.00	248-019 The Village at Byers Station	Project	Aprv	19	1
					7,299.50					
19-01302	09/16/19	09/16/19	09/16/19	BRANDWIN BRANDYWINE CONSERVANCY 1 Gunner Parking	350.00	248-032 Eagle Village Parking Expansio	Project	Aprv	14	1
19-01302	09/16/19	09/16/19	2	6C vantage	467.50	248-017 Vantage Point at Chester Spr	Project	Aprv	15	1
					817.50					
19-01301	09/16/19	09/16/19	1	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI Uppatinas	266.00	118 W. MARKET STREET 248-009 Open Community Corp	Project	Aprv	9	1
19-01301	09/16/19	09/16/19	2	Jankowski Crossing	134.00	248-033 Chester Springs Crossing	Project	Aprv	10	1
19-01301	09/16/19	09/16/19	3	Vantage Point	2,390.00	248-017 Vantage Point at Chester Spr	Project	Aprv	11	1
19-01301	09/16/19	09/16/19	4	Gunner Parking	210.00	248-032 Eagle Village Parking Expansio	Project	Aprv	12	1
19-01301	09/16/19	09/16/19	5	Profound Tech	1,625.25	248-030 PROFOUND TECHNOLOGIES	Project	Aprv	13	1
					4,625.25					
19-01306	09/16/19	09/16/19	09/16/19	CHRISFRA FRANTZ, CHRISTOPHER 1 RAC Frame	42.00	PO BOX 557 248-001 RAC/Frame Tract	Project	Aprv	25	1
					42.00					
19-01300	09/16/19	09/16/19	09/16/19	09/16/19 GILMO020 GILMORE & ASSOCIATES, INC 1 Profound Tech	544.00	65 E. BULTER AVENUE, SUITE 100 248-030 PROFOUND TECHNOLOGIES	Project	Aprv	1	1
19-01300	09/16/19	09/16/19	2	Gunner Parking	1,296.27	248-032 Eagle Village Parking Expansio	Project	Aprv	2	1
19-01300	09/16/19	09/16/19	3	Townes	460.02	248-021 Townes at Chester Springs(GUN)	Project	Aprv	3	1
19-01300	09/16/19	09/16/19	4	Frame	866.27	248-001 RAC/Frame Tract	Project	Aprv	4	1
19-01300	09/16/19	09/16/19	5	Jankowski Crossing	6,568.83	248-033 Chester Springs Crossing	Project	Aprv	5	1
19-01300	09/16/19	09/16/19	6	Marsh Lea	922.11	248-012 Marsh Lea	Project	Aprv	6	1

September 11, 2019  
09:40 AM

Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 2

Packet Page 36

Check No. PO #	Check Date Enc Date	Vendor # Item Description	Payment Amt	Street 1 of Address to be printed on Check Charge Account Description	Account Type	Status	Seq	Acct
19-01300	09/16/19	7 Villages	2,093.38	248-019 The Village at Byers Station	Project	Aprv	7	1
19-01300	09/16/19	8 5C commercial	1,126.25	248-028 Commercial 5C	Project	Aprv	8	1
			13,877.13					
	09/16/19	MCMAH010 MCMAHON ASSOCIATES, INC.		425 COMMERCE DRIVE				
19-01305	09/16/19	1 Gunner Parking	1,365.00	248-032 Eagle Village Parking Expansio	Project	Aprv	21	1
19-01305	09/16/19	2 Jankowski Crossing	270.00	248-033 Chester Springs Crossing	Project	Aprv	22	1
19-01305	09/16/19	3 Vantage Point	487.50	248-017 Vantage Point at Chester Spr	Project	Aprv	23	1
19-01305	09/16/19	4 5C	1,687.50	248-019 The Village at Byers Station	Project	Aprv	24	1
			3,810.00					
	09/16/19	STUBB010 STUBBE CONSULTING LLC		1438 SHANER DRIVE				
19-01304	09/16/19	1 Villages	60.00	248-019 The Village at Byers Station	Project	Aprv	20	1
			60.00					

Checks:	<u>Count</u> 7	<u>Line Items</u> 25	<u>Amount</u> 30,531.38
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There are NO errors or warnings in this listing.

Project Description	Project No.	Project Total
RAC/Frame Tract	248-001	908.27
Open Community Corp	248-009	266.00
Marsh Lea	248-012	922.11
Vantage Point at Chester Spr	248-017	5,069.00
The Village at Byers Station	248-019	5,964.88
Townes at Chester Springs(GUN)	248-021	460.02
Commercial 5C	248-028	3,248.75
PROFOUND TECHNOLOGIES	248-030	2,169.25
Eagle Village Parking Expansio	248-032	3,221.27
Chester Springs Crossing	248-033	8,301.83
Total of All Projects:		<u>30,531.38</u>

G/L Posting Summary

Account	Description	Debits	Credits
40-100-000-100	Cash - Fulton Bank	0.00	30,531.38
40-248-000-001	Due to Developers - Toll Bros.	908.27	0.00
40-248-000-009	Due to Developers - Open Community Corp	266.00	0.00
40-248-000-012	Due to Developers - Marsh Lea	922.11	0.00
40-248-000-017	Due to Developer - Vantage Pt Retirement	5,069.00	0.00
40-248-000-019	Due to Developer - Village at Byers	5,964.88	0.00
40-248-000-021	Due to Developers-Townes at Chester Sprg	460.02	0.00
40-248-000-028	Commercial 5C	3,248.75	0.00
40-248-000-030	PROFOUND TECHNOLOGIES	2,169.25	0.00
40-248-000-032	Eagle Village Parking Expansion	3,221.27	0.00
40-248-000-033	CHESTER SPRINGS CROSSING	<u>8,301.83</u>	<u>0.00</u>
Grand Total:		<u>30,531.38</u>	<u>30,531.38</u>

September 11, 2019  
09:42 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: DEV ESCROW  
Report Type: All Checks

to DEV ESCROW

Range of Check Ids: 446 to 452

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

Packet Page 38

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
446	09/16/19	ARROC010 ARRO CONSULTING, INC.	7,299.50	2076
447	09/16/19	BRANDWIN BRANDYWINE CONSERVANCY	817.50	2076
448	09/16/19	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	4,625.25	2076
449	09/16/19	CHRISFRA FRANTZ, CHRISTOPHER	42.00	2076
450	09/16/19	GILMO020 GILMORE & ASSOCIATES, INC	13,877.13	2076
451	09/16/19	MCMAH010 MCMAHON ASSOCIATES, INC.	3,810.00	2076
452	09/16/19	STUBB010 STUBBE CONSULTING LLC	60.00	2076

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	7	0	30,531.38	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>7</u>	<u>0</u>	<u>30,531.38</u>	<u>0.00</u>

Project Description	Project No.	Project Total
RAC/Frame Tract	248-001	908.27
Open Community Corp	248-009	266.00
Marsh Lea	248-012	922.11
Vantage Point at Chester Spr	248-017	5,069.00
The Village at Byers Station	248-019	5,964.88
Townes at Chester Springs(GUN)	248-021	460.02
Commercial 5C	248-028	3,248.75
PROFOUND TECHNOLOGIES	248-030	2,169.25
Eagle Village Parking Expansio	248-032	3,221.27
Chester Springs Crossing	248-033	8,301.83
Total of All Projects:		<hr/> <hr/> 30,531.38



## UPPER UWCHLAN TOWNSHIP

### MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Jill Bukata, Township Treasurer

RE: Status Update

DATE: September 16, 2019

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

- Received and processed 145 trash and 1,654 sewer payments (8/15/19 – 9/11/19)

#### **Projects and goals**

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

---

#### **Highlights of the August, 2019 financial statements**

- The balance sheet remains strong with cash of **\$13.74 million** - of that amount nearly **\$8 million** is not available for the routine operations of the Township as it is reserved for specific purposes, ie. Liquid Fuels and Act 209 for highways, Turf Field for replacement of the Turf Field, Capital Projects for the township building expansion and other projects.
- Year to date revenues (combined) are **\$5,981,569** or **77.2%** of the annual budget. Combined expenses are **\$4,305,776** or **60.1%** of the budget. The combined year to date net income - (General Fund and Solid Waste Fund) is **\$1,675,793**. Earned income tax revenue year-to-date is **\$2,915,142** or **79.1%** of the budget. As of August 31, we are **\$332,000** ahead of where we were at the same time last year.

# Upper Uwchlan Township

## Treasurer's Report

### Cash Balances As of August 31, 2019

#### General Fund

Meridian Bank	\$ 4,824,298
Meridian Bank - Payroll	77,136
Fulton Bank	75,035
Fulton Bank - Turf Field	401,671
Petty cash	300
Total General Fund	<u>5,378,439</u>

Certificate of Deposit - 10/2/19	267,046
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<b>Total General Fund</b>	<b>\$ 5,645,486</b>
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#### Solid Waste Fund

Meridian Bank - Solid Waste	353,541
Fulton Bank - Solid Waste	333,793
Total Solid Waste Funds	<u>687,334</u>
<b>Total Solid Waste Fund</b>	<b>687,334</b>

#### Liquid Fuels Fund

Fulton Bank	830,589
	<u>830,589</u>
<b>Total Liquid Fuels Fund</b>	<b>830,589</b>

#### Capital Projects Fund

Fulton Bank	1,066,340
PSDLAF	89,858
Fulton Bank - 2019 Bond Proceeds	-
Fulton Bank - 2019 Bond Proceeds, ICS Sweep	<u>4,525,373</u>
	<u>5,681,571</u>
<b>Total Capital Projects Fund</b>	<b>5,681,571</b>

#### Act 209 Impact Fund

Fulton Bank	541,787
<b>Total Act 209 Impact Fund</b>	<b>541,787</b>

#### Water Resource Protection Fund

Fulton Bank	80,824
<b>Total Water Resource Protection Fund</b>	<b>80,824</b>

#### Sewer Fund

PSDLAF	84
Fulton Bank	<u>106,186</u>
	<u>106,269</u>
<b>Total Sewer Fund</b>	<b>106,269</b>

<b>Total - Upper Uwchlan Township</b>	<b>\$ 13,573,860</b>
<b>Municipal Authority</b>	<b>\$ 6,485,495</b>
<b>Developer's Escrow Fund</b>	<b>\$ 25,156</b>

Upper Uwchlan Township  
 Accounts Receivable  
 As of August 31, 2019

Engineering and Legal Receivables - 01-145-000-200 and 300

Reimbursable CU Fees - 01-145-000-021

	Total Amount Due 8/31/2019	Total Amount Due 7/31/2019	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
David Dugan	-	-	-	-	-	-	-	-
Eagle Retail Assoc.	5,359.81	-	5,359.81	-	-	-	-	5,359.81
Fish Eye	475.00	475.00	-	-	475.00	-	-	475.00
Gunner	6,290.94	-	6,290.94	-	-	-	-	6,290.94
Hankin	2,262.50	-	2,262.50	-	-	-	-	2,262.50
Inman	848.74	848.74	-	-	-	-	848.74	848.74
KHOV	3,878.86	3,878.86	-	-	-	-	3,878.86	3,878.86
Pa. Turnpike	-	-	-	-	-	-	-	-
Pamela MacIntyre	-	-	-	-	-	-	-	-
Montchanin Development	-	-	-	-	-	-	-	-
Montesano	7,157.94	7,157.94	-	-	7,157.94	-	-	7,157.94
Moser Builders	167.50	167.50	-	-	-	-	167.50	167.50
Orleans/Lennar	4,803.60	11,967.57	-	-	-	-	4,803.60	4,803.60
Struble	34.37	34.37	-	-	-	-	34.37	34.37
Toll Brothers	8,538.62	12,217.62	-	1,967.75	-	6,570.87	-	8,538.62
Chris Vail	821.78	-	821.78	-	-	-	-	821.78
<b>Balance at August 31, 2019</b>	<b>\$ 53,001.09</b>	<b>\$ 49,109.03</b>		<b>\$ 14,735.03</b>	<b>\$ 1,967.75</b>	<b>\$ 1,551.91</b>	<b>\$ 25,013.33</b>	<b>\$ 9,733.07</b>
								<b>\$ 53,001.09</b>

## Upper Uwchlan Township

## Accounts Receivable

As of August 31, 2019

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

	Total Amount 8/31/2019	Total Amount 7/31/2019	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
Craig Reed	-	-						-
Camp Hill Special School Soccer	-	-						-
CSU Soccer	-	-						-
Daniel Beecham	-	-						-
Downingtown Rugby	-	120.00						-
East Soccer Academy	-	-						-
Freedom LAX	-	-						-
GEYA -Baseball	-	-						-
GEYA Soccer	-	810.00						-
Marsh Creek Eagles	-	-						-
Penn Fusion Soccer Academy	-	1,520.00						-
St. Elizabeth's CYO Sports	-	-						-
Tad Doyle	1,075.00	1,075.00				1,075.00	1,075.00	1,075.00
Vincent United	-	-						-
 Balance at August 31, 2019	 \$ 1,075.00	 \$ 3,525.00	 -	 -	 -	 -	 1,075.00	 \$ 1,075.00

## Upper Uwchlan Township

## Accounts Receivable

As of August 31, 2019

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

	Amount 8/31/2019	Amount 7/31/2019	Aging					Total
			Less than 30 days	30 days	60 days	90 days	180 days & over	
Cable franchise fees - 2Q	-	59,000.00	-	-	-	-	-	-
Chester County cell tower rent	-	2,000.00	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
<b>Balance at August 31, 2019</b>	<b>\$ -</b>	<b>\$ 61,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Upper Uwchlan Township**  
**General Fund**  
**Balance Sheet**  
**As of August 31, 2019**

**ASSETS**

Cash		
01-100-000-100	General Checking - Fulton Bank	\$ 75,034.58
01-100-000-200	Meridian Bank	4,824,298.11
01-100-000-210	Meridian Bank - Payroll	77,135.97
01-100-000-250	Fulton Bank - Turf Field	401,670.78
01-100-000-300	Petty Cash	300.00
	Total Cash	<u>5,378,439.44</u>
Investments		
01-120-000-100	Certificate of Deposit - 10/2/19	<u>267,046.08</u>
		<u>267,046.08</u>
Accounts Receivable		
01-145-000-020	Engineering Fees Receivable	32,365.78
01-145-000-021	Engineering Fees Receivable-CU	13,511.55
01-145-000-030	Legal Fees Receivable	7,123.76
01-145-000-040	R/E Taxes Receivable	7,798.33
01-145-000-050	Hydrant Tax Receivable	322.21
01-145-000-080	Field Fees Receivables	1,670.00
01-145-000-085	Turf Field Receivables	(595.00)
01-145-000-086	EIT Receivable	62,919.73
01-145-000-090	RE Transfer Tax Receivable	50,000.00
01-145-000-095	Misc accounts receivable	-
01-145-000-096	Traffic Signals Receivable	-
01-145-000-097	Advertising Fees Reimbursable	-
	Total Accounts Receivable	<u>175,116.36</u>
Other Current Assets		
01-130-000-001	Due From Municipal Authority	44,241.00
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	863.25
01-130-000-006	Due from Solid Waste Fund	-
01-130-000-007	Due from Water Resource Protection Fund	-
01-130-000-008	Due from the Sewer Fund	-
01-130-000-009	Due from Developer's Escrow Fund	80.00
01-131-000-000	Suspense Account	-
	Total Other Current Assets	<u>45,184.25</u>
Prepaid Expense		
01-155-000-000	Prepaid expenses	-
	Total Prepaid Expense	<u>-</u>
	<b>Total Assets</b>	<b>5,865,786.13</b>

**LIABILITIES AND FUND BALANCE**

Accounts Payable		
01-200-000-000	Accounts Payable	-
01-252-000-001	Deferred Revenues	44,391.81
	Total Accounts Payable	<u>44,391.81</u>

**Upper Uwchlan Township**  
**General Fund**  
**Balance Sheet**  
**As of August 31, 2019**

**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	5,736.77
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	-
01-218-000-000	Police Association Dues	1,375.00
01-219-000-000	LST Tax Withheld	-
01-220-000-000	State Unemployment W/H	505.90
01-221-000-000	Benefit Deduction-Aflac	510.90
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	694.80
01-239-000-003	Due To Liquid Fuels	3,474.08
01-239-000-004	Due to Act 209 Fund	-
01-239-000-005	Due to Capital Fund	863.25
01-239-000-006	Due to Solid Waste Fund	7.00
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	-
01-258-000-000	Accrued Expenses	-
	Total Other Current Liabilities	13,167.70

**Total Liabilities** **57,559.51**

**EQUITY**

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	3,624,338.45
	Current Period Net Income (Loss)	1,370,966.57
	Total Equity	5,808,226.62

**Total Fund Balance** **5,808,226.62**

**Total Liabilities & Fund Balance** **5,865,786.13**

**Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
01-301-000-010	Current Real Estate Taxes	951,186.89	984,100.00	(32,913.11)	96.7%
01-301-000-013	Real Estate Tax Refunds	(27,158.15)	(25,000.00)	(2,158.15)	108.6%
01-301-000-030	Delinquent Real Estate Taxes	11,966.52	30,000.00	(18,033.48)	39.9%
01-301-000-071	Hydrant Tax	67,554.99	65,000.00	2,554.99	103.9%
01-310-000-010	Real Estate Transfer Taxes	443,005.73	515,000.00	(71,994.27)	86.0%
01-310-000-020	Earned Income Taxes	2,951,757.29	3,735,904.00	(784,146.71)	79.0%
01-310-000-021	EIT commissions paid	(36,615.06)	(50,808.00)	14,192.94	72.1%
01-320-000-010	Building Permits	233,174.92	282,000.00	(48,825.08)	82.7%
01-320-000-020	Use & Occupancy Permit	11,150.00	12,000.00	(850.00)	92.9%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,100.00	2,000.00	(900.00)	55.0%
01-320-000-050	Refinance Certification Fees	2,350.00	3,000.00	(650.00)	78.3%
01-321-000-080	Cable TV Franchise Fees	114,445.43	250,000.00	(135,554.57)	45.8%
01-331-000-010	Vehicle Codes Violation	28,711.74	50,000.00	(21,288.26)	57.4%
01-331-000-011	Reports/Fingerprints	1,360.50	2,000.00	(639.50)	68.0%
01-331-000-012	Solicitation Permits	315.00	500.00	(185.00)	63.0%
01-331-000-050	Reimbursable Police Wages	4,241.88	3,000.00	1,241.88	141.4%
01-341-000-001	Interest Earnings	36,133.05	30,000.00	6,133.05	120.4%
01-342-000-001	Rental Property Income	16,000.00	24,000.00	(8,000.00)	66.7%
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	-	-	-	#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	-	85,000.00	(85,000.00)	0.0%
01-355-000-006	State Aid, Non-Uniform Pension	-	55,000.00	(55,000.00)	0.0%
01-355-000-007	Foreign Fire Insurance Tax	-	112,000.00	(112,000.00)	0.0%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	8,150.00	6,000.00	2,150.00	135.8%
01-361-000-032	Fees from Engineering	14,090.42	100,000.00	(85,909.58)	14.1%
01-361-000-033	Admin Fees from Engineering	410.66	4,000.00	(3,589.34)	10.3%
01-361-000-035	Admin Fees from Legal	-	1,000.00	(1,000.00)	0.0%
01-361-000-036	Legal Services Fees	2,648.25	6,000.00	(3,351.75)	44.1%
01-361-000-038	Sale of Maps & Books	85.00	250.00	(165.00)	34.0%
01-361-000-039	Fire Inspection Fees	-	-	-	#DIV/0!
01-361-000-040	Fees from Engineering - CU	16,321.43	20,000.00	(3,678.57)	81.6%
01-361-000-042	Copies	0.25	100.00	(99.75)	0.3%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	-	-	#DIV/0!
01-361-000-044	Fees from Advertising Reimbursables	-	500.00	(500.00)	0.0%
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-014	Pavillion Rental	-	500.00	(500.00)	0.0%
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	6,590.00	30,000.00	(23,410.00)	22.0%
01-367-000-025	Turf Field Fees	13,590.00	45,000.00	(31,410.00)	30.2%
01-367-000-030	Community Events Donations	14,820.00	10,000.00	4,820.00	148.2%
01-367-000-040	History Book Revenue	15.00	200.00	(185.00)	7.5%
01-367-000-045	Upland Farms Barn Rental Fees	375.00	5,000.00	(4,625.00)	7.5%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	19,660.87	5,000.00	14,660.87	393.2%
01-380-000-010	Insurance Reimbursement	3,656.50	3,000.00	656.50	121.9%
01-392-000-008	Municipal Authority Reimbursement	174,710.39	265,446.00	(90,735.61)	65.8%
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>5,086,404.50</b>	<b>6,690,200.00</b>	<b>(1,603,795.50)</b>	<b>76.0%</b>

**Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>GENERAL GOVERNMENT</b>					
01-400-000-113	Supervisors Wages	2,500.00	2,500.00	-	100.0%
01-400-000-150	Payroll Tax Expense	191.25	191.00	0.25	100.1%
01-400-000-320	Telephone	1,046.21	2,000.00	(953.79)	52.3%
01-400-000-340	Public Relations	252.88	6,500.00	(6,247.12)	3.9%
01-400-000-341	Advertising	5,495.25	7,500.00	(2,004.75)	73.3%
01-400-000-342	Printing	3,359.62	5,000.00	(1,640.38)	67.2%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,831.00	4,200.00	(1,369.00)	67.4%
01-400-000-352	Insurance-Liability	13,987.02	18,650.00	(4,662.98)	75.0%
01-400-000-420	Dues/Subscriptions/Memberships	1,755.00	4,000.00	(2,245.00)	43.9%
01-400-000-460	Meeting & Conferences	975.00	6,000.00	(5,025.00)	16.3%
01-400-000-461	Bank Fees	7,181.96	9,000.00	(1,818.04)	79.8%
01-400-000-463	Misc expenses	1,835.26	2,000.00	(164.74)	91.8%
01-400-000-464	Wallace Twp. Tax Agreement	-	3,800.00	(3,800.00)	0.0%
		41,410.45	73,341.00	(31,930.55)	56.5%
<b>EXECUTIVE</b>					
01-401-000-100	Administration Wages	316,621.96	475,639.00	(159,017.04)	66.6%
01-401-000-150	Payroll Tax Expense	24,745.53	36,386.00	(11,640.47)	68.0%
01-401-000-151	PSATS Unemployment Compensation	480.00	504.00	(24.00)	95.2%
01-401-000-156	Employee Benefit Expense	61,085.02	99,030.00	(37,944.98)	61.7%
01-401-000-157	ACA Fees	193.55	225.00	(31.45)	86.0%
01-401-000-160	Non-Uniform Pension	31,060.40	40,677.00	(9,616.60)	76.4%
01-401-000-174	Tuition Reimbursements	805.07	6,300.00	(5,494.93)	12.8%
01-401-000-181	Longevity Pay	2,250.00	6,150.00	(3,900.00)	36.6%
01-401-000-183	Overtime Wages	6,590.24	5,000.00	1,590.24	131.8%
01-401-000-200	Supplies	7,947.11	15,000.00	(7,052.89)	53.0%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	2,973.53	4,500.00	(1,526.47)	66.1%
01-401-000-230	Gasoline & Oil	1,677.01	2,200.00	(522.99)	76.2%
01-401-000-235	Vehicle Maintenance	108.74	1,000.00	(891.26)	10.9%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	6,285.56	10,000.00	(3,714.44)	62.9%
01-401-000-317	Parking/Travel	1,400.60	1,200.00	200.60	116.7%
01-401-000-322	Ipad Expenses	155.14	600.00	(444.86)	25.9%
01-401-000-352	Insurance - Liability	317.61	424.00	(106.39)	74.9%
01-400-000-353	Insurance-Vehicle	261.96	349.00	(87.04)	75.1%
01-401-000-354	Insurance-Workers Compensation	1,310.28	1,736.00	(425.72)	75.5%
01-401-000-420	Dues/Subscriptions/Memberships	7,269.33	6,100.00	1,169.33	119.2%
01-401-000-450	Contracted Services	14,395.01	7,410.00	6,985.01	194.3%
		487,933.65	722,630.00	(234,696.35)	67.5%
<b>AUDIT</b>					
01-402-000-450	Contracted Services	27,550.00	27,300.00	250.00	100.9%
		27,550.00	27,300.00	250.00	100.9%
<b>TAX COLLECTION</b>					
01-403-000-100	Tax Collector Wages	4,746.08	7,371.00	(2,624.92)	64.4%
01-403-000-150	Payroll Tax Expense	363.14	564.00	(200.86)	64.4%
01-403-000-200	Supplies	215.05	500.00	(284.95)	43.0%
01-403-000-215	Postage	1,702.34	2,000.00	(297.66)	85.1%
01-403-000-350	Insurance-Bonding	525.00	600.00	(75.00)	87.5%
01-403-000-450	Contracted Services	2,496.48	3,000.00	(503.52)	83.2%
		10,048.09	14,035.00	(3,986.91)	71.6%

**Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>LEGAL</b>					
01-404-000-305	Reimbursable Legal Fees - CU	2,033.75	500.00	1,533.75	406.8%
01-404-000-310	Reimbursable Legal Fees	2,157.25	9,500.00	(7,342.75)	22.7%
01-404-000-311	Non Reimbursable Legal	25,636.68	30,000.00	(4,363.32)	85.5%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		29,827.68	45,000.00	(15,172.32)	66.3%
<b>COMPUTER</b>					
01-407-000-200	Supplies	89.08	2,000.00	(1,910.92)	4.5%
01-407-000-220	Software	25,707.19	8,000.00	17,707.19	321.3%
01-407-000-222	Hardware	292.96	7,000.00	(6,707.04)	4.2%
01-407-000-240	Web Page	-	7,300.00	(7,300.00)	0.0%
01-407-000-450	Contracted Services	41,393.13	67,770.00	(26,376.87)	61.1%
		67,482.36	92,070.00	(24,587.64)	73.3%
<b>ENGINEERING</b>					
01-408-000-305	Reimbursable Conditional Use	45,880.97	25,000.00	20,880.97	183.5%
01-408-000-310	Reimbursable Engineering	7,011.50	75,000.00	(67,988.50)	9.3%
01-408-000-311	Traffic Engineering	4,062.50	25,000.00	(20,937.50)	16.3%
01-408-000-313	Non Reimbursable Engineering	4,551.35	30,000.00	(25,448.65)	15.2%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	10,100.46	10,000.00	100.46	101.0%
01-408-000-368	MS4 Expenses	-	-	-	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	-	-	-	#DIV/0!
01-408-000-370	Reimbursable Advertising	-	-	-	#DIV/0!
		71,606.78	169,500.00	(97,893.22)	42.2%
<b>TOWNSHIP PROPERTIES</b>					
<i>Public Works Building</i>					
01-409-001-200	Supplies	563.89	1,000.00	(436.11)	56.4%
01-409-001-231	Propane & heating - PW bldg	14,223.36	15,000.00	(776.64)	94.8%
01-409-001-250	Maint & Repair	16,766.42	12,950.00	3,816.42	129.5%
01-409-001-320	Telephone	3,084.88	4,000.00	(915.12)	77.1%
01-409-001-351	Insurance - property	7,094.79	9,460.00	(2,365.21)	75.0%
01-409-001-360	Utilities	4,568.02	8,000.00	(3,431.98)	57.1%
01-409-001-450	Contracted Services	1,183.10	5,000.00	(3,816.90)	23.7%
<i>Township Building</i>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	577.79	2,000.00	(1,422.21)	28.9%
01-409-003-231	Propane & Heating Oil	395.06	5,000.00	(4,604.94)	7.9%
01-409-003-250	Maintenance & Repairs	481.15	8,000.00	(7,518.85)	6.0%
01-409-003-320	Telephone	4,427.89	7,000.00	(2,572.11)	63.3%
01-409-003-351	Insurance Property	8,277.24	11,036.00	(2,758.76)	75.0%
01-409-003-360	Utilities	9,863.77	15,000.00	(5,136.23)	65.8%
01-409-003-380	Rent	47,192.00	55,000.00	(7,808.00)	85.8%
01-409-003-385	Relocation Costs	27,593.70	-	27,593.70	#DIV/0!
01-409-003-450	Contracted Services	5,746.32	25,000.00	(19,253.68)	23.0%
<i>Milford Road</i>					
01-409-004-200	Supplies	300.63	500.00	(199.37)	60.1%
01-409-004-231	Propane	2,241.02	2,000.00	241.02	112.1%
01-409-004-250	Maintenance & Repairs	988.51	3,000.00	(2,011.49)	33.0%
01-409-004-320	Telephone	4,130.36	3,000.00	1,130.36	137.7%
01-409-004-351	Insurance - property	1,182.45	1,577.00	(394.55)	75.0%
01-409-004-360	Utilities	1,582.45	4,000.00	(2,417.55)	39.6%
01-409-004-450	Contracted Services	228.00	21,100.00	(20,872.00)	1.1%
01-409-005-200	Police relocated - supplies	36,963.36	-	36,963.36	#DIV/0!
		199,656.16	218,623.00	(18,966.84)	91.3%

**Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>POLICE EXPENSES</b>					
01-410-000-100	Police Wages	828,518.52	1,236,990.00	(408,471.48)	67.0%
01-410-000-150	Payroll Tax Expense	66,174.53	93,953.00	(27,778.47)	70.4%
01-410-000-151	PSATS Unemployment Compensation	1,014.17	1,040.00	(25.83)	97.5%
01-410-000-156	Employee Benefit Expense	222,661.48	329,526.00	(106,864.52)	67.6%
01-410-000-158	Medical Expense Reimbursements	6,254.06	9,000.00	(2,745.94)	69.5%
01-410-000-160	Pension Expense	142,759.08	228,232.00	(85,472.92)	62.5%
01-410-000-174	Tuition Reimbursement	1,643.00	12,000.00	(10,357.00)	13.7%
01-410-000-181	Longevity Pay	4,000.00	19,800.00	(15,800.00)	20.2%
01-410-000-182	Education Incentive	3,750.00	3,000.00	750.00	125.0%
01-410-000-183	Overtime Wages	30,481.39	46,000.00	(15,518.61)	66.3%
01-410-000-187	Courttime Wages	3,839.54	12,000.00	(8,160.46)	32.0%
01-410-000-191	Uniform/Boot Allowances	11,600.00	11,950.00	(350.00)	97.1%
01-410-000-200	Supplies	4,344.82	14,000.00	(9,655.18)	31.0%
01-410-000-215	Postage	110.00	750.00	(640.00)	14.7%
01-410-000-230	Gasoline & Oil	20,166.12	30,000.00	(9,833.88)	67.2%
01-410-000-235	Vehicle Maintenance	14,340.45	30,000.00	(15,659.55)	47.8%
01-410-000-238	Clothing/Uniforms	71.50	5,000.00	(4,928.50)	1.4%
01-410-000-250	Maintenance & Repairs	114.76	2,500.00	(2,385.24)	4.6%
01-410-000-260	Small Tools & Equipment	2,243.87	9,000.00	(6,756.13)	24.9%
01-410-000-311	Non-Reimbursable-Legal	-	3,000.00	(3,000.00)	0.0%
01-410-000-316	Training/Seminar	2,612.17	16,000.00	(13,387.83)	16.3%
01-410-000-317	Parking & travel	889.43	500.00	389.43	177.9%
01-410-000-320	Telephone	3,155.87	8,000.00	(4,844.13)	39.4%
01-410-000-322	Ipad Expense	125.08	600.00	(474.92)	20.8%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	6,129.77	12,000.00	(5,870.23)	51.1%
01-410-000-342	Police Accreditation	2,821.35	13,500.00	(10,678.65)	20.9%
01-410-000-352	Insurance - Liability	10,912.35	14,550.00	(3,637.65)	75.0%
01-410-000-353	Insurance - Vehicles	1,821.72	2,429.00	(607.28)	75.0%
01-410-000-354	Insurance - Workers Compensation	28,389.09	37,619.00	(9,229.91)	75.5%
01-410-000-420	Dues/Subscriptions/Memberships	1,075.16	1,000.00	75.16	107.5%
01-410-000-450	Contracted Services	13,853.35	17,200.00	(3,346.65)	80.5%
01-410-000-740	Computer/Furniture	72.04	5,000.00	(4,927.96)	1.4%
		1,435,944.67	2,227,139.00	(791,194.33)	64.5%
<b>FIRE/AMBULANCE</b>					
01-411-000-354	Insurance - Workers Compensation	10,657.52	23,000.00	(12,342.48)	46.3%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	44,487.03	60,000.00	(15,512.97)	74.1%
01-411-001-001	Ludwigs	37,080.00	74,160.00	(37,080.00)	50.0%
01-411-001-002	Lionville	39,655.08	74,282.00	(34,626.92)	53.4%
01-411-001-003	Lionville Capital	-	-	-	#DIV/0!
01-411-001-004	Glenmoore	4,274.50	8,549.00	(4,274.50)	50.0%
01-411-001-005	E. Brandywine	13,608.00	13,608.00	-	100.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	200.00	(200.00)	0.0%
01-411-002-530	Contributions-Fire Relief	-	112,000.00	(112,000.00)	0.0%
		149,762.13	368,099.00	(218,336.87)	40.7%

**Upper Uwchlan Township  
General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
01-412-000-540	<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%
01-413-000-100	<b>CODES ADMINISTRATION</b>				
01-413-000-150	Code Adminstrator Wages	152,621.42	243,098.00	(90,476.58)	62.8%
01-413-000-150	Payroll Tax Expenses	12,024.77	18,597.00	(6,572.23)	64.7%
01-413-000-151	PSATS Unemployment Compensation	246.66	240.00	6.66	102.8%
01-413-000-156	Employee Benefit Expense	49,613.12	73,835.00	(24,221.88)	67.2%
01-413-000-160	Pension	17,601.09	23,468.00	(5,866.91)	75.0%
01-413-000-181	Longevity Pay	5,100.00	7,200.00	(2,100.00)	70.8%
01-413-000-200	Supplies	1,251.93	2,000.00	(748.07)	62.6%
01-413-000-230	Gasoline & Oil	1,613.58	3,800.00	(2,186.42)	42.5%
01-413-000-235	Vehicle Maintenance	-	1,500.00	(1,500.00)	0.0%
01-413-000-316	Training/Seminar	155.00	3,000.00	(2,845.00)	5.2%
01-413-000-317	Parking/Travel	96.60	1,000.00	(903.40)	9.7%
01-413-000-320	Telephone	1,180.44	2,000.00	(819.56)	59.0%
01-413-000-322	Ipad Expense	144.63	600.00	(455.37)	24.1%
01-413-000-352	Insurance - Liability	317.61	424.00	(106.39)	74.9%
01-413-000-353	Insurance - Vehicle	261.96	349.00	(87.04)	75.1%
01-413-000-354	Insurance - Workers Compensation	1,310.28	1,736.00	(425.72)	75.5%
01-413-000-420	Dues/Subscriptions/Memberships	220.00	5,000.00	(4,780.00)	4.4%
01-413-000-450	Contracted Services	7,808.54	30,000.00	(22,191.46)	26.0%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		251,567.63	417,847.00	(166,279.37)	60.2%
01-414-001-116	<b>PLANNING &amp; ZONING</b>				
01-414-001-200	Compensation	-	-	-	#DIV/0!
01-414-001-301	Supplies	351.03	500.00	(148.97)	70.2%
01-414-001-315	Court Reporter	(27.50)	1,500.00	(1,527.50)	-1.8%
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	5,913.75	30,000.00	(24,086.25)	19.7%
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!
		6,237.28	38,500.00	(32,262.72)	16.2%
01-414-002-367	<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%
01-414-003-100	<b>ZONING</b>				
01-414-003-301	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	187.50	2,000.00	(1,812.50)	9.4%
01-414-003-315	Legal Fees	-	6,000.00	(6,000.00)	0.0%
01-414-003-450	Contracted Services	996.18	1,000.00	(3.82)	99.6%
		1,183.68	9,800.00	(8,616.32)	12.1%

**Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>EMERGENCY OPERATIONS</b>					
01-415-000-200	Supplies	570.67	2,000.00	(1,429.33)	28.5%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	390.00	1,200.00	(810.00)	32.5%
01-415-000-317	Parking/Travel	531.68	400.00	131.68	132.9%
01-415-000-320	Telephone	901.94	1,200.00	(298.06)	75.2%
01-415-000-330	Other Services/Charges	-	500.00	(500.00)	0.0%
01-415-000-420	Dues/subscriptions/memberships	-	50.00	(50.00)	0.0%
01-415-000-450	Contracted Services	397.50	500.00	(102.50)	79.5%
01-415-000-740	Computer/Office Equipment	-	1,000.00	(1,000.00)	0.0%
		2,791.79	7,850.00	(5,058.21)	35.6%
<b>ANIMAL CONTROL/OTHER</b>					
01-422-000-530	Contributions - SPCA	1,945.03	4,371.00	(2,425.97)	44.5%
01-422-000-601	Contributions - DARC	20,943.00	20,943.00	-	100.0%
	Downington Senior Center	-	2,000.00	(2,000.00)	0.0%
		22,888.03	27,314.00	(2,425.97)	83.8%
<b>SIGNS</b>					
01-433-000-200	Supplies	3,221.95	5,000.00	(1,778.05)	64.4%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		3,221.95	6,000.00	(2,778.05)	53.7%
<b>SIGNALS</b>					
01-434-000-450	Contracted Services	48,409.70	26,632.00	21,777.70	181.8%
		48,409.70	26,632.00	21,777.70	181.8%
<b>PUBLIC WORKS</b>					
01-438-000-100	Public Works Wages	254,973.41	393,594.00	(138,620.59)	64.8%
01-438-000-150	Payroll Tax Expense	20,721.72	30,110.00	(9,388.28)	68.8%
01-438-000-151	PSATS Unemployment Compensation	547.65	560.00	(12.35)	97.8%
01-438-000-156	Employee Benefit Expense	98,092.44	150,538.00	(52,445.56)	65.2%
01-438-000-160	Pension	25,432.12	33,556.00	(8,123.88)	75.8%
01-438-000-181	Longevity	3,150.00	6,150.00	(3,000.00)	51.2%
01-438-000-183	Overtime Wages	13,586.62	24,000.00	(10,413.38)	56.6%
01-438-000-200	Supplies	27,276.98	49,600.00	(22,323.02)	55.0%
01-438-000-205	Meals & Meal Allowances	198.32	500.00	(301.68)	39.7%
01-438-000-230	Gasoline & Oil	16,220.87	29,200.00	(12,979.13)	55.6%
01-438-000-235	Vehicle Maintenance	10,197.33	14,050.00	(3,852.67)	72.6%
01-438-000-238	Uniforms	3,931.96	3,050.00	881.96	128.9%
01-438-000-245	Highway Supplies	5,834.69	9,900.00	(4,065.31)	58.9%
01-438-000-260	Small Tools & Equipment	3,275.29	12,400.00	(9,124.71)	26.4%
01-438-000-316	Training/Seminar	1,308.10	6,075.00	(4,766.90)	21.5%
01-438-000-317	Parking & travel	478.35	600.00	(21.65)	79.7%
01-438-000-320	Telephone	2,413.38	3,000.00	(586.62)	80.4%
01-438-000-322	Ipad Expense	1,577.13	1,200.00	377.13	131.4%
01-438-000-341	Advertising	582.46	-	582.46	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	1,323.27	1,764.00	(440.73)	75.0%
01-438-000-353	Vehicle Insurance	1,047.84	1,397.00	(349.16)	75.0%
01-438-000-354	Insurance - Workers Compensation	6,551.34	8,884.00	(2,332.66)	73.7%
01-438-000-360	Heating Oil	-	-	-	#DIV/0!
01-438-000-420	Dues and Subscriptions	685.00	400.00	285.00	171.3%
01-438-000-450	Contracted Services	13,154.08	52,730.00	(39,575.92)	24.9%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	244,222.00	(244,222.00)	0.0%
		512,560.35	1,082,480.00	(569,919.65)	47.4%

**Upper Uwchlan Township  
General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b><u>Public Works - Facilities Division</u></b>					
01-438-001-100	Wages	133,005.61	221,770.00	(88,764.39)	60.0%
01-438-001-101	Employee Costs Allocated	(91,892.22)	(207,991.00)	116,098.78	44.2%
01-438-001-150	Payroll Tax Expense	10,933.05	16,965.00	(6,031.95)	64.4%
01-438-001-151	PSATS Unemployment Compensation	393.94	560.00	(166.06)	70.3%
01-438-001-156	Employee Benefit Expense	46,165.34	70,955.00	(24,789.66)	65.1%
01-438-001-160	Pension Expense	9,171.01	10,711.00	(1,539.99)	85.6%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	1,800.00	1,800.00	-	100.0%
01-438-001-183	Overtime Wages	8,099.53	8,000.00	99.53	101.2%
01-438-001-200	Supplies	-	-	-	#DIV/0!
01-438-001-230	Gasoline & Oil	11,789.80	8,000.00	3,789.80	147.4%
01-438-001-235	Vehicle Maintenance	-	6,500.00	(6,500.00)	0.0%
01-438-001-238	Uniforms	276.96	950.00	(673.04)	29.2%
01-438-001-316	Training & Seminars	-	2,000.00	(2,000.00)	0.0%
01-438-001-352	Insurance - Liability	1,323.27	1,764.00	(440.73)	75.0%
01-438-001-353	Insurance - Vehicles	1,047.87	1,397.00	(349.13)	75.0%
01-438-001-354	Insurance - Workers Compensation	3,930.81	5,006.00	(1,075.19)	78.5%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		136,044.97	148,387.00	(12,342.03)	91.7%
<b>ROAD CONSTRUCTION</b>					
01-439-000-752	East West Link	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<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	91,892.22	207,991.00	(116,098.78)	44.2%
01-454-001-200	Supplies	11,893.27	10,000.00	1,893.27	118.9%
01-454-001-201	Park & Rec Special Events	3,063.69	6,000.00	(2,936.31)	51.1%
01-454-001-202	Community Day	22,230.32	28,000.00	(5,769.68)	79.4%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	2,590.94	6,000.00	(3,409.06)	43.2%
01-454-001-250	Maintenance & Repairs	1,110.11	500.00	610.11	222.0%
01-454-001-260	Small Tools & Equipment	479.33	2,700.00	(2,220.67)	17.8%
01-454-001-316	Training/Seminars	-	5,000.00	(5,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	2,183.70	2,894.00	(710.30)	75.5%
01-454-001-420	Dues/Subscriptions/Memberships	30.00	-	30.00	#DIV/0!
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	-	500.00	(500.00)	0.0%
		135,473.58	275,585.00	(140,111.42)	49.2%
<b>HICKORY PARK</b>					
01-454-002-200	Supplies-Hickory	2,728.66	3,000.00	(271.34)	91.0%
01-454-002-231	Propane	1,930.70	2,000.00	(69.30)	96.5%
01-454-002-250	Maintenance & Repairs	2,729.32	7,000.00	(4,270.68)	39.0%
01-454-002-351	Insurance-Property	2,364.93	3,153.00	(788.07)	75.0%
01-454-002-360	Utilities	3,054.24	5,000.00	(1,945.76)	61.1%
01-454-002-450	Contracted Services	12,932.34	20,000.00	(7,067.66)	64.7%
		25,740.19	40,153.00	(14,412.81)	64.1%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>FELLOWSHIP FIELDS</b>					
01-454-003-200	Supplies	1,312.91	3,000.00	(1,687.09)	43.8%
01-454-003-250	Maintenance & Repairs	1,187.32	10,000.00	(8,812.68)	11.9%
01-454-003-312	Engineering Fees	-	2,000.00	(2,000.00)	0.0%
01-454-003-320	Telephone	999.92	2,500.00	(1,500.08)	40.0%
01-454-003-351	Insurance Property	2,364.93	3,153.00	(788.07)	75.0%
01-454-003-360	Utilities	4,514.15	12,000.00	(7,485.85)	37.6%
01-454-003-450	Contracted Services	7,065.00	16,000.00	(8,935.00)	44.2%
		17,444.23	48,653.00	(31,208.77)	35.9%
<b>LARKINS FIELD</b>					
01-454-004-200	Supplies-Larkins	-	1,000.00	(1,000.00)	0.0%
01-454-004-250	Maintenance & Repair	-	5,000.00	(5,000.00)	0.0%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	665.00	3,000.00	(2,335.00)	22.2%
		665.00	9,000.00	(8,335.00)	7.4%
<b>UPLAND FARMS</b>					
01-454-005-200	Supplies	646.52	5,000.00	(4,353.48)	12.9%
01-454-005-231	Propane & Heating Oil	3,773.06	4,500.00	(726.94)	83.8%
01-454-005-250	Repairs & Maintenance	4,355.00	50,000.00	(45,645.00)	8.7%
01-454-005-351	Insurance - Building	2,364.93	3,153.00	(788.07)	75.0%
01-454-005-360	Utilities	2,759.59	4,000.00	(1,240.41)	69.0%
01-454-005-450	Contracted Services	2,559.48	5,000.00	(2,440.52)	51.2%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		16,458.58	71,653.00	(55,194.42)	23.0%
	<b>Total Parks and Recreation</b>	<b>195,781.58</b>	<b>445,044.00</b>	<b>(249,262.42)</b>	<b>44.0%</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	10.00	1,000.00	(990.00)	1.0%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	-	500.00	(500.00)	0.0%
		10.00	2,500.00	(2,490.00)	0.4%
	<b>Total Expenditures Before Operating Transfers</b>	<b>3,715,437.93</b>	<b>6,203,129.00</b>	<b>(2,485,691.07)</b>	<b>59.9%</b>
	<b>Excess of Revenues over Expenses Before Operating Transfers</b>	<b>1,370,966.57</b>	<b>487,071.00</b>	<b>881,895.57</b>	<b>281.5%</b>

**Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>OPERATING TRANSFERS</b>					
01-492-000-030	Transfer to Capital Projects Fund	-	150,000.00	(150,000.00)	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	-	330,000.00	(330,000.00)	0.0%
		-	480,000.00	(480,000.00)	0.0%
<b>Total Expenditures after Operating Transfers</b>		<b>3,715,437.93</b>	<b>6,683,129.00</b>	<b>(2,965,691.07)</b>	<b>55.6%</b>
<hr/>					
<b>EXCESS OF REVENUES OVER EXPENSES</b>		<b>1,370,966.57</b>	<b>7,071.00</b>	<b>1,361,895.57</b>	<b>19388.6%</b>

**Upper Uwchlan Township**  
**Liquid Fuels Fund**  
**Balance Sheet**  
**As of August 31, 2019**

**ASSETS**

Cash		
04-100-000-000	Cash - Fulton Bank	\$ 830,589.33
	Total Cash	<u>830,589.33</u>
Other Current Assets		
04-130-000-001	Due from General Fund	-
04-130-000-002	Due from Capital Fund	-
	Other Assets	<u>-</u>
	Total Other Current Assets	<u>-</u>
	<b>Total Assets</b>	<b>\$ 830,589.33</b>

**LIABILITIES AND FUND BALANCE**

Accounts Payable		
04-200-000-000	Accounts Payable	-
04-258-000-000	Accrued Expenses	<u>-</u>
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
04-230-000-010	Other Liabilities	
	Due To General Fund	-
	Due To Capital Fund	<u>-</u>
	Total Other Current Liabilities	<u>-</u>
	<b>Total Liabilities</b>	<b>-</b>
Equity		
04-272-000-001	Opening Balance Equity	192,790.66
04-272-000-002	Retained Earnings	247,285.01
04-272-000-003	Transfer from Other Funds	-
	Unrestricted Net Assets	-
	Current Period Net Income (Loss)	<u>390,513.66</u>
	Total Equity	<u>830,589.33</u>
	<b>Total Fund Balance</b>	<b>\$ 830,589.33</b>
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 830,589.33</b>

**Upper Uwchlan Township  
Liquid Fuels Fund  
Statement of Revenues and Expenditures  
For the Period Ending August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
04-341-000-000	Interest Earnings	\$ 10,732.35	\$ 3,500.00	7,232.35	307%
04-355-000-002	Motor Fuel Vehicle Taxes	412,753.19	398,817.00	13,936.19	103%
04-389-000-001	Winter Snow Agreement	-	475.00	(475.00)	0%
04-389-000-002	Turnback Maintenance	14,520.00	14,760.00	(240.00)	98%
	<b>Total Revenues</b>	<b>\$ 438,005.54</b>	<b>\$ 417,552.00</b>	<b>\$ 20,453.54</b>	<b>509%</b>
<b>EXPENDITURES</b>					
<b>Equipment</b>					
04-400-000-074	Equipment Purchases	-	-	-	#DIV/0!
	<b>Total Equipment</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Snow</b>					
04-432-000-239	Snow & Ice Supplies	40,849.55	75,000.00	(34,150.45)	54%
04-432-000-250	Vehicle Maintenance & Repair	-	4,000.00	(4,000.00)	0%
04-432-000-450	Snow & Ice Contracted Services	-	45,000.00	(45,000.00)	0%
	<b>Total Snow</b>	<b>40,849.55</b>	<b>124,000.00</b>	<b>(83,150.45)</b>	<b>54%</b>
<b>Road Projects</b>					
04-438-000-239	Road Project Supplies	6,642.33	6,000.00	642.33	111%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
	<b>Total Road Projects</b>	<b>6,642.33</b>	<b>6,000.00</b>	<b>642.33</b>	<b>#DIV/0!</b>
<b>Highway Construction</b>					
04-439-001-250	Resurfacing	-	224,000.00	(224,000.00)	0%
04-439-002-250	Base Repairs - Pa. Drive	-	-	-	#DIV/0!
	<b>Total Highway Construction</b>	<b>-</b>	<b>224,000.00</b>	<b>(224,000.00)</b>	<b>#DIV/0!</b>
	<b>Total Expenditures</b>	<b>\$ 47,491.88</b>	<b>\$ 354,000.00</b>	<b>\$ (306,508.12)</b>	<b>13%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 390,513.66</b>	<b>\$ 63,552.00</b>	<b>\$ 326,961.66</b>	<b>614%</b>

**Upper Uwchlan Township  
Solid Waste Fund  
Balance Sheet  
As of August 31, 2019**

## ASSETS

Cash			
05-100-000-010	Meridian Bank	\$	353,540.97
05-100-000-030	Cash - Fulton Bank		333,792.77
	Total Cash		687,333.74

Accounts Receivable		
05-130-000-045	WIPP Receivable from MA	9,439.09
05-145-000-010	Solid Waste Receivable	164,943.50
05-145-000-095	Misc. Receivable	-
		<b>174,382.59</b>

### Other Current Assets

05-130-000-010	Due from General Fund	2.00
05-130-000-020	Due from Capital Fund	-
05-130-000-050	Due from Municipal Authority	2,960.32
05-155-000-010	Prepaid Attorney Fees	-
	Other Assets	-
	<b>Total Other Current Assets</b>	<b>2,962.32</b>

**Total Assets** \$ 864,678.65

## LIABILITIES AND FUND BALANCE

05-200-000-020	Accounts Payable	-
05-258-000-000	Accrued Expenses	-
	Total Accounts Payable	-

### Other Current Liabilities

05-239-000-010	Due To General Fund	-
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	3,008.08
05-252-000-010	Deferred Revenues	142,422.59
	Total Other Current Liabilities	145,430.67

**Total Liabilities** **145,430.67**

## Equity

05-272-000-001	Opening Balance Equity	984,603.98
05-272-000-004	Unrestricted Net Assets	(570,183.03)
	Current Period Net Income (Loss)	304,827.03
	<b>Total Equity</b>	<b>719,247.98</b>

**Total Fund Balance** \$ 719,247.98

**Total Liabilities & Fund Balance** \$ 864,678.65

**Upper Uwchlan Township  
Solid Waste Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ending August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
05-341-000-000	Interest Earnings	\$ 7,182.44	\$ 10,000.00	(2,817.56)	72%
05-364-000-010	Solid Waste Income	860,439.20	1,025,124.00	(164,684.80)	84%
05-364-000-015	Resident Refunds	-	-	-	#DIV/0!
05-364-000-020	Recycling Income	-	-	-	#DIV/0!
05-364-000-025	Hazardous Waste Event	1,271.52	-	1,271.52	#DIV/0!
05-364-000-030	Leaf Bags Sold	152.50	500.00	(347.50)	31%
05-364-000-035	Scrap Metal Sold	-	500.00	(500.00)	0%
	Equipment Purchase Grant (Pa.)	-	-	-	#DIV/0!
05-364-000-040	Performance Grant	26,119.00	25,000.00	1,119.00	104%
05-380-000-000	Misc Income	-	-	-	#DIV/0!
<b>Total Revenues</b>		<b>\$ 895,164.66</b>	<b>\$ 1,061,124.00</b>	<b>\$ (165,959.34)</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	2,746.30	2,000.00	746.30	137%
05-427-000-210	Print and Mail Services	2,594.48	2,000.00	594.48	130%
05-427-000-220	Postage	2,385.43	2,500.00	(114.57)	95%
05-427-000-230	Toters	16,721.00	12,000.00	4,721.00	139%
05-427-000-314	Legal Fees	2,267.10	9,000.00	(6,732.90)	25%
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	400,152.32	657,863.00	(257,710.68)	61%
05-427-000-700	Tipping Fees	139,839.32	234,090.00	(94,250.68)	60%
05-427-000-725	Tipping Fees - Recycling	19,357.60	36,000.00	(16,642.40)	54%
05-427-000-800	Recycling Disposal	4,274.08	-	4,274.08	#DIV/0!
<b>Total Operations</b>		<b>590,337.63</b>	<b>956,278.00</b>	<b>(365,940.37)</b>	<b>#DIV/0!</b>
<b>Operating Transfers</b>					
05-492-000-030	Transfer to Capital Fund	-	-	-	#DIV/0!
	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>\$ 590,337.63</b>	<b>\$ 956,278.00</b>	<b>\$ (365,940.37)</b>	<b>62%</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ 304,827.03</b>	<b>\$ 104,846.00</b>	<b>\$ 199,981.03</b>	<b>291%</b>

**Upper Uwchlan Township  
Water Resource Protection Fund  
Balance Sheet  
As of August 31, 2019**

**ASSETS**

Cash

08-100-000-100	Cash - Fulton Bank	80,824.38
	Total Cash	<u>80,824.38</u>

Other Current Assets

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

<b>Total Assets</b>	\$	<b>80,824.38</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable

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

<b>Total Liabilities</b>	-	
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Equity

08-272-000-100	Unrestricted Net Assets	98,700.55
08-272-000-200	Restricted Net Assets	-
	Current Period Net Income (Loss)	<u>(17,876.17)</u>
	Total Equity	<u>80,824.38</u>

<b>Total Fund Balance</b>	\$	<b>80,824.38</b>
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<b>Total Liabilities &amp; Fund Balance</b>	\$	<b>80,824.38</b>
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**Upper Uwchlan Township  
Water Resource Protection Fund  
Statement of Revenues and Expenditures  
For the Period Ending August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
08-341-000-010	Interest Earnings	\$ 1,490.33	\$ 600.00	890.33	248%
08-351-000-010	Federal Grants	-	-	-	#DIV/0!
08-354-000-010	County Grants	-	-	-	#DIV/0!
08-354-000-020	State Grants	-	-	-	#DIV/0!
08-361-000-100	Water Resource Protection Fees				
08-392-000-010	Transfer from the General Fund	-	330,000.00	(330,000.00)	0%
08-392-000-020	Transfer from Municipal Authority	-	-	-	#DIV/0!
	Miscellaneous Revenue		282,432.00	(282,432.00)	0%
				-	#DIV/0!
<b>Total Revenues</b>		<b>\$ 1,490.33</b>	<b>\$ 613,032.00</b>	<b>\$ (611,541.67)</b>	<b>#DIV/0!</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
08-404-000-311	Legal Fees	-	5,000.00	(5,000.00)	0%
08-406-000-010	Grant Application Fees	-	5,000.00	(5,000.00)	0%
08-408-000-010	Engineering	2,282.58	5,000.00	(2,717.42)	46%
08-408-000-020	Feasibility Studies	-	-	-	#DIV/0!
08-420-000-035	Permits	3,749.49	-	3,749.49	#DIV/0!
08-420-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0%
08-446-000-101	Allocated Wages	-	-	-	#DIV/0!
08-446-000-200	Supplies	8,420.78	5,000.00	3,420.78	168%
08-446-000-230	Gasoline & Oil	-	1,600.00	(1,600.00)	0%
08-446-000-235	Vehicle maintenance	703.94	3,990.00	(3,286.06)	18%
08-446-000-250	Maintenance & Repair	839.96	2,000.00	(1,160.04)	42%
08-446-000-316	Training & Seminars	-	2,000.00	(2,000.00)	0%
08-446-000-450	Contracted Services	3,369.75	5,000.00	(1,630.25)	67%
08-446-000-600	Construction	-	575,290.00	(575,290.00)	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>19,366.50</b>	<b>610,880.00</b>	<b>(591,513.50)</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>\$ 19,366.50</b>	<b>\$ 610,880.00</b>	<b>\$ (591,513.50)</b>	<b>3%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ (17,876.17)</b>	<b>\$ 2,152.00</b>	<b>\$ (20,028.17)</b>	<b>-831%</b>

**Upper Uwchlan Township**  
**Act 209 Fund**  
**Balance Sheet**  
**As of August 31, 2019**

**ASSETS**

Cash		
09-100-000-010	Cash - Fulton Bank	\$ 541,786.68
	Total Cash	<u>541,786.68</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>

**Total Assets** \$ **541,786.68**

**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>

**Total Liabilities** \$ **-**

**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	(17,187.19)
09-272-000-004	Temporarily Restricted Net Assets	-
09-272-000-005	Unrestricted Net Assets	250,730.12
	Current Period Net Income (Loss)	8,643.56
	Total Equity	<u>541,786.68</u>

**Total Fund Balance** \$ **541,786.68**

**Total Liabilities & Fund Balance** \$ **541,786.68**

**Upper Uwchlan Township  
Act 209 Fund  
Statement of Revenues and Expenditures  
For the Period Ended August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	\$ 8,643.56	\$ 7,000.00	\$ 1,643.56	123.5%
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	-	-	-	#DIV/0!
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>8,643.56</b>	<b>7,000.00</b>	<b>1,643.56</b>	<b>#DIV/0!</b>
09-489-000-000	Arle Grant - Act 209	-	-	-	#DIV/0!
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>\$ 8,643.56</b>	<b>\$ 7,000.00</b>	<b>\$ 1,643.56</b>	<b>#DIV/0!</b>

**Upper Uwchlan Township  
Sewer Fund  
Balance Sheet  
As of August 31, 2019**

**ASSETS**

Cash		
15-100-000-100	Cash - Fulton Bank	\$ 106,185.84
15-100-000-200	Cash - Construction Fund (PSDLAF)	83.57
	Total Cash	<hr/> 106,269.41
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	<hr/> -
Long-Term Assets		
15-161-000-100	Sewer Easements	-
15-163-000-100	Capital Assets - Plant	26,102,105.41
15-163-000-200	Capital Assets - Expansion	-
15-163-000-400	Excess Capacity	-
15-163-000-500	Accumulated Depreciation	<hr/> (3,459,305.89)
		22,642,799.52
	<b>Total Assets</b>	<b>\$ 22,749,068.93</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	<hr/> 46,053.12
	Total Accounts Payable	46,053.12
Long Term Liabilities		
15-261-000-100	General Obligation Bonds- Series of 2014	5,275,000.00
15-261-000-200	Premium on Bonds	127,842.75
15-261-000-250	Accrued Amortization on Bond Premium	<hr/> (28,125.39)
		5,374,717.36
	<b>Total Liabilities</b>	<b>5,420,770.48</b>

**Equity**

15-272-000-100	Unrestricted Net Assets	17,354,730.28
	Current Period Net Income (Loss)	<hr/> (26,431.83)
	Total Equity	17,328,298.45
	<b>Total Fund Balance</b>	<b>\$ 17,328,298.45</b>

**Total Liabilities & Fund Balance** **\$ 22,749,068.93**

**Upper Uwchlan Township  
Sewer Fund  
Statement of Revenues and Expenditures  
For the Period Ending August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
15-341-000-000	Interest Earnings	\$ 1,888.89	\$ 3,000.00	(1,111.11)	63%
15-342-000-100	Operations Mgmt Agreement Fees	91,930.75	569,287.00	(477,356.25)	16%
					#DIV/0!
	<b>Total Revenues</b>	<b>\$ 93,819.64</b>	<b>\$ 572,287.00</b>	<b>\$ (478,467.36)</b>	<b>#DIV/0!</b>
 <b>EXPENDITURES</b>					
<b>General</b>					
15-400-000-461	Bank Fees	-	200.00	(200.00)	0%
15-400-000-463	Misc Expenses	-	1,000.00	(1,000.00)	0%
15-404-000-100	Legal Fees	-	-	-	#DIV/0!
			1,200.00	(1,200.00)	-
<b>Bond expenses</b>					
15-472-000-100	Bond Interest Expense - 2014 Bonds	122,808.32	379,287.00	(256,478.68)	32%
15-472-000-200	Bond Issuance Costs	-	-	-	#DIV/0!
15-472-000-300	Bond Amortization Expense - 2014 Bonds	(2,556.85)	(5,114.00)	2,557.15	50%
	<b>Total Debt Expenses</b>	<b>120,251.47</b>	<b>374,173.00</b>	<b>(253,921.53)</b>	<b>#DIV/0!</b>
<b>Other</b>					
15-493-000-083	Depreciation	-	-	-	#DIV/0!
					#DIV/0!
	<b>Total Expenditures before Transfers</b>	<b>\$ 120,251.47</b>	<b>\$ 375,373.00</b>	<b>\$ (255,121.53)</b>	<b>32%</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>120,251.47</b>	<b>375,373.00</b>	<b>(255,121.53)</b>	<b>#DIV/0!</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ (26,431.83)</b>	<b>\$ 196,914.00</b>	<b>\$ (223,345.83)</b>	<b>-13%</b>

**Upper Uwchlan Township  
Capital Projects Fund  
Balance Sheet  
As of August 31, 2019**

**ASSETS**

Cash			
30-100-000-010	Cash - Fulton Bank	\$	1,066,339.69
30-100-000-020	PSDLAF		89,858.44
30-110-000-100	Fulton Bank - 2019 Bond Proceeds		-
30-110-000-200	Fulton Bank - 2019 Bond Proceeds - ICS		4,525,372.69
	Total Cash		5,681,570.82
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		-
Other Current Asset			
30-155-000-000	Prepaid Expenses		27,863.33
30-191-000-000	Other Assets		-
	Total Other Current Asset		27,863.33
	<b>Total Assets</b>	<b>\$</b>	<b>5,709,434.15</b>

**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		50,268.75
	Total Accounts Payable		50,268.75
Long Term Liabilities			
30-297-000-000	Other Liabilities		-
	Total Long Term Liabilities		-
Other Current Liabilities			
30-230-000-000	Due to General Fund		-
30-230-000-001	Due To Liquid Fuels		-
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		-
	<b>Total Liabilities</b>	<b>\$</b>	<b>50,268.75</b>

Equity			
30-272-000-001	Opening Balance Equity		948,398.39
30-272-000-004	Unrestricted Net Assets		181,040.14
	Current Period Net Income (Loss)		4,529,726.87
	Total Equity		5,659,165.40
	<b>Total Fund Balance</b>	<b>\$</b>	<b>5,659,165.40</b>
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>5,709,434.15</b>

**Upper Uwchlan Township  
Capital Projects Fund  
Statement of Revenues and Expenditures  
For the Period Ending August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
30-341-000-000	Interest Earnings	\$ 98,563.06	\$ 20,000.00	78,563.06	493%
30-354-000-010	Grant Revenue - County	-	-	-	#DIV/0!
30-354-000-020	Grant Revenue - State	1,049,632.96	-	1,049,632.96	#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	-	5,000.00	(5,000.00)	0%
30-392-000-001	Transfer from General Fund	-	150,000.00	(150,000.00)	0%
30-392-000-005	Transfer from Solid Waste Fund	-	-	-	#DIV/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	5,656,036.88	5,587,295.00	68,741.88	101%
30-393-000-400	Other financing sources	-	-	-	#DIV/0!
		6,804,232.90	5,768,095.00	1,036,137.90	118%
<b>Total Revenues</b>					
		\$ 6,804,232.90	\$ 5,768,095.00	\$ 1,036,137.90	118%
<b>CAPITAL EXPENSES</b>					
<b>Township Properties</b>					
30-409-000-700	Capital Purchases-General	-	-	-	#DIV/0!
30-409-001-700	Capital Purchases-Executive	-	-	-	#DIV/0!
30-409-002-600	Capital Construction - Township Bldg	-	-	-	#DIV/0!
30-409-002-610	Township Bldg Expansion 2018-2020	656,630.32	3,000,000.00	(2,343,369.68)	22%
30-409-002-700	Capital Purchases - Twp Bldg	2,139.93	-	2,139.93	#DIV/0!
30-409-003-600	Capital Construction - PW Bldg	59,162.92	93,400.00	(34,237.08)	2%
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!
	Total Township	717,933.17	3,093,400.00	(2,375,466.83)	23%
<b>Police</b>					
30-410-000-700	Capital Purchases- Police	131,087.70	73,000.00	58,087.70	180%
	Future Purchase	-	-	-	#DIV/0!
		131,087.70	73,000.00	58,087.70	180%
<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	5,775.00	-	5,775.00	#DIV/0!
30-438-000-701	Capital Purchases - Equipment	13,551.72	16,200.00	(2,648.28)	84%
	Total Public Works	19,326.72	16,200.00	3,126.72	#DIV/0!
<b>Roads</b>					
30-502-434-700	Traffic Signals	13,931.67	-	13,931.67	#DIV/0!
	Little Conestoga Road Crosswalk	-	-	-	#DIV/0!
	Lyndell Road Bridge	-	-	-	#DIV/0!
		13,931.67	-	13,931.67	#DIV/0!

**Upper Uwchlan Township  
Capital Projects Fund  
Statement of Revenues and Expenditures  
For the Period Ending August 31, 2019**

<b>Parks</b>					
<i>All Parks</i>					
30-454-000-700	Capital Purchases - All Parks	-	-	-	#DIV/0!
<i>Hickory Park</i>					
30-454-001-600	Capital Construction - Hickory	26,842.09	-	26,842.09	#DIV/0!
30-454-001-700	Capital Purchases - Hickory	-	457,400.00	(457,400.00)	0%
<i>Fellowship Fields</i>					
30-454-002-600	Capital Construction - Fellowship	-	-	-	#DIV/0!
30-454-002-700	Capital Purchases - Fellowship	7,997.82	7,600.00	397.82	105%
<i>Larkins Field</i>					
30-454-003-600	Capital Construction - Larkins	-	-	-	#DIV/0!
30-454-003-700	Capital Purchases - Larkins	-	-	-	#DIV/0!
<i>Upland Farms</i>					
30-454-004-600	Capital Construction - Upland	53,244.25	500,000.00	(446,755.75)	11%
30-454-004-610	Fund Raising - Upland	-	-	-	#DIV/0!
30-454-004-700	Capital Purchases - Upland	-	7,000.00	(7,000.00)	0%
<i>Village of Eagle Pocket Park</i>					
30-506-000-100	Design	-	-	-	
30-506-000-600	Capital Construction	-	-	-	#DIV/0!
30-506-000-700	Capital Purchases	-	-	-	#DIV/0!
	Total Parks Capital	88,084.16	972,000.00	(883,915.84)	9%
 <b>Trails</b>					
30-455-000-650	Grant-Trails/Bridge	-	-	-	#DIV/0!
30-455-000-651	Phase IV-Pk Rd Trail	1,103,509.73	654,313.00	449,196.73	169%
30-455-000-652	Side Path Project	-	-	-	#DIV/0!
	Total Trails	1,103,509.73	654,313.00	449,196.73	169%
 <b>Debt Service</b>					
30-472-000-100	Interest Expense - 2019 Bonds	128,984.20	184,999.00	(56,014.80)	70%
	Principal - 2019 Bonds	-	140,000.00	(140,000.00)	0%
30-500-471-003	Capital Lease - Principal	51,063.92	51,064.00	(0.08)	100%
30-500-472-003	Capital Lease - Interest	4,394.44	5,780.00	(1,385.56)	76%
	Total Debt Service	184,442.56	381,843.00	(197,400.44)	48%
 <b>Village Concept</b>					
30-506-000-100	Design - Village of Eagle	810.00	-	810.00	#DIV/0!
30-506-000-600	Construction - Village of Eagle	15,380.32	-	15,380.32	#DIV/0!
		16,190.32	-	16,190.32	#DIV/0!
 <b>Total Expenditures before Operating Transfers</b>					
		\$ 2,274,506.03	\$ 5,190,756.00	\$ (2,916,249.97)	44%
 <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!
	Total Operating Transfers	-	-	-	#DIV/0!
 <b>Excess of Revenues over Expenditures and Operating Transfers</b>					
		\$ 4,529,726.87	\$ 577,339.00	\$ 3,952,387.87	784.59%

**Upper Uwchlan Township  
Developers Escrow Fund  
Balance Sheet  
As of August 31, 2019**

**ASSETS**

Cash		
40-100-000-100	Cash - Fulton Bank	\$ 25,156.01
	Total Cash	25,156.01
Other Current Assets		
40-130-000-010	Due from General Fund	-
40-130-000-020	Due from Solid Waste Fund	-
40-130-000-030	Due from Municipal Authority	-
	Total Other Current Assets	-
	<b>Total Assets</b>	<b>\$ 25,156.01</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	(11,166.19)
40-248-000-004	Columbia Gas Transmission LLC	8,068.23
40-248-000-005	Chester County - Radio Tower	342.03
40-248-000-006	Executive Land Holdings	(2,931.79)
40-248-000-007	Park Road Townhomes	3,747.44
40-248-000-009	Open Community Corp.	(16,929.66)
40-248-000-010	Sunoco Reed Road	4,114.76
40-248-000-011	McHugh	10.11
40-248-000-012	Marsh Lea	(2,267.04)
40-248-000-013	Eagle Pointe	-
40-248-000-014	Grashof	771.05
40-248-000-015	McKee Fetterers	3,387.72
40-248-000-017	Vantage Point Retirement	(1,280.53)
40-248-000-018	CarSense	-
40-248-000-019	Village at Byers	1,004.37
40-248-000-020	Milford Rd. Associates	0.90
40-248-000-021	Townes at Chester Springs	2,552.66
40-248-000-022	Eagle Village Parking	-
40-248-000-023	Fish Eye	16,600.60
40-248-000-024	Jankowski	(2,094.68)
40-248-000-025	Eagleview Lot 1C	4,216.20
40-248-000-026	Lot 1B Maintenance Area	5,268.69
40-248-000-027	122 Oscar Way	(940.03)
40-248-000-028	Commercial 5C	2,701.56
40-248-000-030	Profound Technologies	6,917.30
40-248-000-031	Windsor Baptist Church	(2,025.88)
40-248-000-032	Eagle Village Parking Expansion	5,008.19
40-248-000-033	Chester Springs Crossing	-
	<b>Total Other Current Liabilities</b>	<b>25,076.01</b>
40-258-000-000	Accrued Expenses	-
	<b>Total Liabilities</b>	<b>\$ 25,076.01</b>

Equity		
40-279-000-000	Opening Balance Equity	-
	Current Period Net Income (Loss)	-
	Total Equity	-
	<b>Total Fund Balance</b>	<b>\$ -</b>
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 25,076.01</b>

**Upper Uwchlan Township**  
**Developers Escrow Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended August 31, 2019**

GL Account #	Account Description	2019 YTD Actual	2019 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	\$ 619.34	\$ -	\$ 619.34	-
40-341-000-010	Interest Income - allocated to Developers	(619.34)	-	(619.34)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
<b>Total Revenue</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
40-400-000-461	Bank Fees	-	-	-	-
<b>Total Expenditures</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>



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

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**Date:** September 12, 2019

**To:** Cary B. Vargo - 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:

**160 Park Road (Gunner Properties, Ltd.)** – A preconstruction meeting was held for the parking lot project and construction is anticipated to commence shortly.

**Jankowski Tract** - Construction has now commenced.

**Fetters Property (McKee Group)** - The Applicant has submitted a construction cost estimate for our review for establishment of construction escrow, so it appears the project may start moving forward shortly.

**General:**

Meetings / Correspondence with staff regarding various matters.



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

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**Date:** September 12, 2019

**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. It has been determined a conditional use will be required for the project. A hearing was held August 13<sup>th</sup>, 2019. In addition, the applicant has submitted revised land development plans to address the consultants' comments and a review letter has been issued.

**160 Park Road (Gunner Properties, Ltd.)** – The Applicant submitted a conditional use application for an eating and drinking establishment and construction of additional parking to support the use. The Board granted the Conditional Use on July 24, 2019. The Applicant has since submitted a land development plan for the project which was approved by the Board at their August 19, 2019 meeting. A preconstruction meeting was held for the project and construction is anticipated to commence shortly.

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

**Byers Station (Lot 5C)- [Residential]** - Construction continues on the residential portion of the development. To date, we have received 13 building permit applications (70 total units). In addition, On November 19, 2018 the Board granted a modification to allow the elimination of individual unit parcel lines.

**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 plan has been reviewed by the consultants and was reviewed by the Planning Commission at their August 8<sup>th</sup>, 2019

File No. 19-01080T  
September 12, 2019

meeting. No action was taken. They will be before the Planning Commission again on September 12<sup>th</sup> for further review.

**Byers Station (Lot 6C)- Vantage Point** – An Amended Tentative PRD Application has been submitted for this site. The Applicant is proposing to construct a 36,171 SF, 3 story retirement facility. The plan was reviewed by the Planning Commission at their September 13<sup>th</sup>, 2018 meeting and a recommendation for approval was given. Hearings for the modification were held on December 17<sup>th</sup>, 2018 and July 15<sup>th</sup>, 2019. The decision and order will be considered at the Boards' September 16, 2019 meeting.

**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.

**Eagleview Lot 4 –** Hankin has submitted a land development application for a 27-space parking expansion for this site. The plans have been reviewed by the consultants and The Planning Commission recommended Preliminary / Final Land Development Approval at their July 11<sup>th</sup>, 2019 meeting. Plans have been submitted for recording.

**Eaglepointe Village** – A Conditional Use Application has been submitted proposing a Starbucks in the former Key Bank site. The conditional use is necessitated by the need for drive-thru service. The Board granted the Conditional Use on July 24, 2019.

**Fetters Property (McKee Group)** - A conditional use was approved on January 17<sup>th</sup>, 2017 for an active-adult 55-year old and over community consisting of 116 single-family detached dwellings, 154 twin units, 105 triplex units, and associated amenities. The Board granted Final Land Development Approval at their October 16<sup>th</sup>, 2017 meeting. A staff meeting was held April 17<sup>th</sup>, 2019 to review the consultants outstanding comments. The Applicant has now successfully obtained their NPDES Permit. The Applicant has submitted a construction cost estimate for our review for establishment of construction escrow, so it appears the project may start moving forward shortly.

**Jankowski Tract-** The Board granted Preliminary / Final Land Development Approval for this 55 home development at their October 15<sup>th</sup>, 2018 meeting. Toll Brothers has now commenced construction.

File No. 19-01080T  
September 12, 2019

**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 15 proposed homes.

**Reserve at Chester Springs (Frame Property)** – Building Permits have been issued for all lots in the development. We have completed a construction punch list in preparation for dedication this year.

**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. The conditional use hearing will be held September 25<sup>th</sup>, 2019.

**Thir Property (Mc Queen)** - The plan proposes a two-story 8,500 SF office / retail building on the property, which is located at the corner of Park Road and Ticonderoga Blvd. The Board granted Preliminary / Final Approval to the plan at their August 16, 2010 meeting. The Applicant has contacted the Township and indicated they will be moving forward with constructing a music studio on this property.

**Windsor Baptist Church** - The Church has submitted a Preliminary Land Development Plan for an approximately 9,190 SF school building addition on their current property. Revised land development plans have been submitted and reviewed by the consultants. The Planning Commission recommended approval at their August 8<sup>th</sup>, 2019 meeting and a conditional use hearing was held on August 13<sup>th</sup>, 2019. The decision and order will be considered at the Boards' September 16, 2019 meeting.



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

**TO:** The Board of Supervisors

**FROM:** Kathi McGrath *Kathi*

**RE:** Codes Department Activity Report

**DATE:** September 5, 2019

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Attached, please find the Codes Department Activity Report for the month of August, 2019.

Attachments:  
Activity Report

/km

## UPPER UWCHLAN TOWNSHIP

## Permit Analysis

2016-2019

2016				2017				2018				2019				
# 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	33	\$19,195.00	33	\$19,195.00	36	\$ 27,889.54	36	\$ 27,889.54	46	\$ 37,719.22	46	\$ 37,719.22	30	\$17,025.46	30	\$17,025.46
Feb	38	\$ 31,184.74	71	\$ 50,379.74	30	\$ 6,209.00	66	\$ 34,098.54	43	\$ 40,684.68	89	\$ 78,406.90	67	\$ 19,320.64	97	\$ 36,346.10
Mar	38	\$ 9,003.50	109	\$ 59,383.24	62	\$ 61,429.00	128	\$ 95,527.54	43	\$ 36,969.50	132	\$ 115,376.40	57	\$ 36,767.22	154	\$ 73,113.32
Apr	64	\$ 88,297.00	173	\$ 147,680.24	61	\$ 30,429.00	189	\$ 125,956.54	56	\$ 45,204.94	188	\$ 160,581.34	66	\$ 52,342.10	220	\$ 125,455.42
May	125	\$ 14,112.00	298	\$ 161,792.24	61	\$ 13,118.56	250	\$ 139,075.10	70	\$ 39,985.36	258	\$ 200,566.70	50	\$ 40,216.60	270	\$ 165,672.02
Jun	109	\$ 9,919.12	407	\$ 171,711.36	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	55	\$ 8,120.56	462	\$ 179,831.92	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	83	\$ 50,103.08	545	\$ 229,935.00	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	57	\$ 8,844.90	602	\$ 238,779.90	86	\$ 29,485.94	621	\$ 345,626.52	55	\$ 47,345.62	494	\$ 337,640.62				
Oct	64	\$ 8,144.42	666	\$ 246,923.42	101	\$ 69,748.73	722	\$ 415,375.25	60	\$ 46,722.50	554	\$ 384,363.12				
Nov	71	\$ 13,717.44	737	\$ 260,640.86	58	\$ 29,023.10	780	\$ 415,404.48	45	\$ 34,720.92	599	\$ 419,084.04				
Dec	42	\$ 9,929.00	779	\$ 270,569.86	28	\$ 17,392.92	808	\$ 432,797.40	31	\$18,505.86	630	\$ 437,589.90				



## AUGUST 2019 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: 164

- Municipal Authority & PA 1-calls
  - 94 Work orders completed
- Public Works
  - 16 Work orders completed
- Parks
  - 1 Work order completed
- Solid Waste
  - 40 Work orders completed
- Vehicles and Equipment (All Dept.)
  - 13 Work orders completed

  

- All Parks/MA properties have been mowed on a regular basis.
- We are still having a problem with rags being found in the system. We are working with ARRO to find out where they are coming from.
- Curb repairs were done on Deerhaven, and Foxclove, and Krauser roads
- A sink hole in Palsgrove was repaired.

- Used Brush Hog along Graphite Mine Trail
- Worked on the 2020 Budget
- Mowing continues daily
- Rebuilt stormwater inlets on Rising Hill Dr., Stanford Dr., and Waterview Rd
- Repaired inlets on Krauser Rd, Palsgrove, Deerhaven, and Aston Ct.
- Picked up new inlet tops at Terre Hill Concrete
- Cut up and removed downed tree on Graphite Mine Trail
- Repaved over sink hole repair on Eagle Farms Rd.
- Removed old bleachers from Public Works Garage and took them to the recycler.
- Removed old broken out concrete curb from Public Works Garage and took them to the recycler.
- Picked up pipe and stone for a pipe replacement job to start on Krauser Rd
- Installed new stone and pressure washed concrete at Saybrook sewer plant
- Roadside mowing as time allows
- Street sweeping on various roadways.
- Cleared out storm pipes and inlet structures.
- Parks and facility checks after storms
- Sign replacements were done at various locations throughout the Township
- Inlet cleaning of various inlets throughout the Township with vacuum truck
- Tree trimming was done on Township roads for overgrowth into roads and trails
- Worked on Police cars for minor issues and monthly services
- Toter swaps and deliveries were done as requested.

- Preventive maintenance, repairs, and Pa State Inspections continue on all Township owned vehicles and equipment.
- Minor maintenance issues were handled at the Township Buildings.
- PA 1-Calls were responded to as they came in.

**Bids:**

- Sodium Chloride Bid has been finalized through West Bradford Consortium.

**Road Dedications:**

- None

**Workforce**

- All current employees are working and there are no outstanding issues to report.
- Brian Owens has obtained his CDL License.

Respectfully submitted,

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

BUCKLEY, BRION, McGUIRE,  
& MORRIS LLP  
By: KRISTIN S. CAMP, Esquire  
Attorney I.D. # 74593  
118 West Market Street, Suite 300  
West Chester, Pennsylvania 19382  
(610) 436-4400

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**BEFORE THE BOARD OF SUPERVISORS  
OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA**

**APPLICATION OF VANTAGE POINT RETIREMENT LIVING, LLC  
FOR AMENDED TENTATIVE APPROVAL FOR PARCEL 6C OF THE BYERS  
STATION PLANNED RESIDENTIAL DEVELOPMENT**

**DECISION AND ORDER**

**BACKGROUND FACTS**

A. In August 1998, Bryn Coed Farms submitted an application to Upper Uwchlan Township (the "Township") for tentative plan approval under Article VII of the Pennsylvania Municipalities Planning Code ("MPC") and the Planned Residential Development ("PRD") regulations that were contained in the Upper Uwchlan Township Zoning Ordinance, adopted as Ordinance No. 97-7, for property situated at the intersection of Route 100 and Byers Road in the Township known as the Byers Station Property.

B. On June 7, 1999, the Township granted tentative PRD approval ("Tentative Approval") for development of the Byers Station Property as a planned residential development ("Byers Station PRD" or "PRD"). That document, as well as all exhibits attached thereto, are incorporated by reference as if set forth in full herein.

C. The Tentative Approval authorized 40,000 square feet of gross floor area of commercial development on the ground floor and additional square footage on the upper floors of buildings on a part of the Byers Station PRD identified as Parcel 6C.

D. On July 21, 2003, the Township granted final approval for various parcels in the Byers Station PRD (“2003 Approval”). The 2003 Approval did not grant final approval for Parcel 6C which the Board expressly acknowledged in Paragraph 11 of the 2003 Approval. That document, as well as all exhibits attached thereto, are incorporated by reference as if set forth in full herein.

E. On September 8, 2009, the Board of Supervisors modified the 2003 Approval (“2009 Approval”) regarding matters pertaining to development of a property within the PRD known as “The Butler House”, Chester County UPI No. 32-4-496 (the “Butler House Property”) The 2009 Approval did not modify or amend the 2003 Approval as it pertained to Parcel 6C.

F. On February 16, 2018, the Board of Supervisors enacted Ordinance 2018-01 which added a “senior living facility” as a permitted use in a planned residential development.

G. On April 11, 2018, Vantage Point Retirement Living, LLC (“Vantage Point” or “Applicant”) filed an application (the “Application”) to amend the Tentative Approval for Parcel 6C to permit a senior living facility.

H. After public notice as required by the MPC, the Board conducted a public hearing on December 17, 2018 and July 15, 2019 to receive evidence on the Application (collectively the “Hearing”).

I. At the conclusion of the Hearing, the Board announced that it would render a decision at a future public meeting of the Board.

J. Applicant appeared at the Hearing represented by its counsel, Alyson M. Zarro, Esquire.

K. The Board was represented by Township Solicitors Kristin S. Camp, Esquire and Thomas F. Oeste, Esquire of the law firm of Buckley Brion McGuire & Morris, LLP.

L. No individuals or entities requested party status.

From the testimony and exhibits presented at the Hearing, the Board makes the following:

### **FINDINGS OF FACT**

1. The Background Facts set forth hereinabove are incorporated herein by reference and are deemed to be factual findings of the Board.

2. The Hearing held on December 17, 2018 was advertised in the *Daily Local News* on December 3, 2018 and December 10, 2018. See Exhibit B-2.

3. The Hearing held on July 15, 2019 was advertised in the *Daily Local News* on June 26, 2019 and July 3, 2019. See Exhibit B-13.

4. Parcel 6C was posted with a copy of the public notice of the Hearings . See Exhibits B-3 and B-14.

5. Parcel 6C is approximately 4.2 acres in area and is located in the C-1 Village Zoning District and the PRD Planned Residential Development Overlay District at the northeastern corner of the intersection of Graphite Mine Road and Byers Road.

6. Vantage Point is the equitable owner of Parcel 6C, Chester County UPI No. 32-4-493 (the "Vantage Point Property" or "Property").

7. Vantage Point proposes to develop the Property with a senior living facility consisting of 15 independent living units, 53 assisted living units and 32 memory care units (100 units total) in a single building.

8. The proposed development is depicted on Exhibit A-11, the Amended Tentative Planned Residential Development Plan (the “Project”).

9. The Project includes a right-in/right-out access to and from Graphite Mine Road; and a full-service access point to and from Byers Road (the “Byers Road Access”).

10. The Byers Road Access is proposed to be constructed on part of a property owned by the Township that is utilized for spray irrigation of treated sewer effluent, Chester County UPI No. 32-4-494-E (the “Township Property”); the Township will need to grant an easement to the Applicant over the Township Property to construct and maintain the Byers Road Access.

11. The Site Plan (Sheet 1 of Exhibit A-11) depicts the Byers Road Access driveway extending in a northward direction to provide access to the Butler House Property.

12. The 1999 Tentative Plan Approval required the developer of Parcel 6C to provide access to the Butler House Property to and from Byers Road (the “Butler House Property Access”).

13. The access drive to the Butler House Property is located on the Applicant’s property and the Township property as depicted on Exhibit A-11.

14. The loading area and trash enclosure proposed for the Project is located on the southeast corner of the proposed building as depicted on the Site Plan and may be visible from Byers Road.

15. Section 200-74.A of the Township Zoning Ordinance requires commercial loading areas to be set back a minimum of 50 feet from property lines; Zoning Ordinance Section 200-74.B requires loading areas to be a minimum of 15 feet wide by 60 feet deep.

16. As part of this Application, Vantage Point is requesting a loading area 15 feet wide by 45 feet deep, in order to comply with the setback requirement of 50 feet.

17. Deliveries to the Project will be made by box trucks, typically 40 to 50 feet in length. Tractor trailers are not typically utilized for deliveries.

18. The size of the loading area proposed by the Applicant is sufficient to accommodate the type of delivery trucks to be used for the Project.

19. The Project will include substantial landscaping as generally depicted on Sheet 15 of Exhibit A-11.

20. The lighting for the Project is generally depicted on Sheet 14 of Exhibit A-11.

21. Signs identifying the Project are proposed on the southwest corner of the Property (at the intersection of Graphite Mine Road and Byers Road) and at the access points on Graphite Mine Road and Byers Road.

22. The proposed architecture for the building was described by the Applicant as compatible with the buildings in the area and the heritage of Chester County.

23. The Township Historical Commission reviewed the proposed architecture and made recommendations as set forth in Exhibit A-13.

24. During the Hearing on December 17, 2018, the Board raised concerns about the scale of the building and the design's compatibility with buildings in the area and specifically the Village of Eagle.

25. The Applicant revised its architectural plans to attempt to address the Board's and Historical Commission's comments and presented the revised plans at the Hearing on July 15, 2019. See Exhibits A-13 through A-16.

26. The Applicant agreed to make further architectural changes in response to the Board's comments at the Hearing, including revising the front porte-cochere to change the sloped roof to a gabled roof.

27. The following Board exhibits were admitted into evidence:

- B-1: Application to amend Tentative Plan Approval for Parcel 6C dated April 11, 2018
- B-2: Proof of Publication in the *Daily Local News* on December 3, 2018 and December 10, 2018
- B-3: Affidavit of Posting of Al Gaspari, Township Codes Administrator, dated November 28, 2018
- B-4: Tentative Plan Approval dated July 6, 1999.
- B-5: Letters from Alyson Zarro, Esquire, granting extension to hold hearings:
  - Letter dated June 4, 2018 granting extension through to July 31, 2018
  - Letter dated July 12, 2018 granting extension through to August 31, 2018
  - Letter dated August 2, 2018 granting extension through to September 30, 2018
  - Letter dated September 11, 2018 granting extension through to October 31, 2018
  - Letter dated November 7, 2018 granting extension through to December 31, 2018
- B-6: Planning Commission Minutes of September 13, 2018 meeting
- B-7: Township Engineer review letter dated May 3, 2018
- B-8: Township Engineer review letter dated September 6, 2018 – second review
- B-9: Township Engineer review letter dated December 14, 2018 – third review
- B-10: ARRO Consulting, Inc. review letter dated December 14, 2018
- B-11: Brandywine Conservancy review letter December 17, 2018

B-12: Letters from Alyson Zarro, Esquire, granting extension to hold hearings:

- Letter dated February 5, 2019 granting extension through to March 18, 2019
- Letter dated May 4, 2019 granting extension through to April 22, 2019
- Letter dated April 15, 2019 granting extension through to May 20, 2019
- Letter dated May 1, 2019 granting extension through to June 17, 2019
- Letter dated June 6, 2019 granting extension through to July 15, 2019

B-13: Proof of Publication in the *Daily Local News* on June 26, 2019 and July 3, 2019

B-14: Affidavit of Posting of Al Gaspari, Township Codes Administrator, dated June 25, 2019

B-15: Township Engineer review letter dated July 9, 2019 – fourth review

28. The following Applicant exhibits were admitted into evidence:

A-1: Amended Tentative Planned Residential Development Plan Application Letter dated April 11, 2018 and Amended Tentative Planned Residential Development Plan prepared by D.L. Howell & Associates, Inc. dated September 21, 2017 and plotted April 6, 2018 (*incorporated by reference*)

A-2: Redacted Agreement of Sale between Gunner Properties Ltd. and Vantage Point Retirement Living Inc. dated May 13, 2017

A-3: Conceptual Site Plan prepared by D.L. Howell & Associates, Inc. dated December 17, 2018

A-4: Architectural Elevations prepared by Kimmel Bogrette dated September 12, 2018

(a) View from Graphite Mine Road Facing Northeast

(b) View from Graphite Mine Road Facing Southeast

(c) View of Front Entrance

A-5: Sheets 1 and 2 of Recorded Byers Station Planned Residential Development Plan prepared by Taylor Wiseman & Taylor, dated April

28, 2005 and recorded October 14, 2005 in the Office of the Chester County Recorder of Deeds in Plan Book No. 17608

- A-6: Amended Tentative Planned Residential Development Plan prepared by D.L. Howell & Associates, Inc., last revised November 30, 2018
- A-7: AQUA Will Serve Letter dated April 6, 2018
- A-8: Post Construction Stormwater Management Report prepared by D.L. Howell & Associates, Inc. dated April 30, 2018 and last revised November 30, 2018 (*appendices incorporated by reference*)
- A-9: Transportation Impact Study prepared by Traffic Planning and Design, Inc. dated April 4, 2018 (*appendices incorporated by reference*)
- A-10: Rendered Site Plan prepared by D.L. Howell
- A-11: Amended Tentative Planned Residential Development Plan prepared by D.L. Howell & Associates, Inc., last revised June 21, 2019.
- A-12: Partial Assignment of Easement Rights dated July 11, 2019.
- A-13: Email dated June 20, 2019 with enclosed Letter to Board of Supervisors dated June 19, 2019 providing Summary of Architectural Changes.
- A-14: Revised Architectural Elevation prepared by Kimmel Bogrette dated July 15, 2019.
- A-15: Architectural Elevation of rear of building prepared by Kimmel Bogrette dated January 24, 2019.
- A-16: Building Elevations prepared by Kimmel Bogrette dated January 24, 2019
  - (a) View facing Byers Road (front of building) and Graphite Mine Road (right side of building)
  - (b) View facing north (left side of building) and rear of building

The notes of testimony of the Hearing and the Exhibits marked and admitted into evidence at the Hearing are hereinafter referred to as the “Record”.

29. The Township Planning Commission reviewed the Application at its meeting on September 13, 2018 and recommended that the Board proceed to a hearing. See Exhibit B-6.

30. The Township Engineer, Gilmore & Associates, reviewed the Application and issued review letters which were admitted into the Record as Exhibits B-7, B-8, B-9 and B-15 which include comments from the Township sanitary sewer, planning, traffic and lighting consultants.

31. The consulting engineer for the Upper Uwchlan Township Municipal Authority, ARRO, issued a review letter which was admitted into the Record as Exhibit B-10.

32. The Township planning consultant, Brandywine Conservancy, issued a review memorandum which was admitted into the Record as Exhibit B-11.

### **CONCLUSIONS OF LAW**

1. Applicant as equitable owner of the Property, Parcel 6C, has standing to file the Application.

2. The Hearing to amend the Tentative Approval for Parcel 6C was duly advertised in accordance with the provisions of the MPC.

3. The Property is located in the C-1 Village Zoning District and PRD Overlay District.

4. The Tentative Approval for the Byers Station PRD approved the development of Parcel 6C with 40,000 square feet of gross floor area of commercial development on the ground floor and additional square footage on the upper floors of buildings on Parcel 6C.

5. Section 710(b) of the MPC permits revisions and modifications to a tentative approval of a PRD plan with the consent of the landowner.

### **DISCUSSION**

The Applicant has requested that the Tentative Approval be amended to permit a senior living facility as authorized by Ordinance 2018-1. Subject to the conditions hereinafter set forth, Applicant has met its burden to demonstrate that the proposed modification to the Tentative Approval is consistent with the efficient development and preservation of the entire Byer Stations PRD, does not adversely affect the enjoyment of land abutting upon or across the street from the Property, does not adversely affect the public interest and is not granted solely to confer a special benefit upon any one person.

WHEREFORE, the Board enters the following Order:

### **ORDER**

AND NOW, this \_\_\_\_\_ day of September 2019, the Board hereby approves the Application and amends the Tentative Approval for the Byers Station PRD dated July 6, 1999 to permit Parcel 6C to be developed as a senior living facility and approves a loading area 15 feet wide by 45 feet deep, subject to compliance with the following conditions. This Decision and Order grants only an amendment to the Tentative Approval in accordance with its express terms. Applicant shall apply for and obtain final PRD Approval for Parcel 6C for the Project. Except as expressly augmented and clarified by the conditions hereinbelow, the Property and Project shall be used and developed in accordance with all of the applicable laws, ordinances, standards, specifications, resolutions and regulations of the Township and of all other agencies or authorities with

jurisdiction over the Property and the senior living facility use (the “Applicable Law”). Any proposed use of the Property or Project different in any aspect from the Applicant's proposal which requires a modification of the terms and conditions of this Decision and Order or relief within the jurisdiction of the Board will require application to and approval from the Board.

The Board grants the Application subject to strict compliance with the following conditions. Compliance with the conditions shall be demonstrated during review of and decision on the final PRD application and plan and shall be determined by the Board. The Board shall resolve any conflict or inconsistency between any condition, between any condition and Applicable Law or between any condition and the Record.

### **CONDITIONS OF APPROVAL**

1. The Property shall be developed substantially in accordance with Exhibit A-11.
2. The color palate and architecture of the proposed building shall comply substantially with Exhibits A-13 through A-16 and the representations made in the Record, except that the roof over the front main entrance and the front porte-cochere shall be a gabled roof similar to the end gables over the front window elements. The minimum vertical clearance of the porte-cochere shall be fourteen (14) feet. The final color palate and design shall be approved by the Board of Supervisors during the final PRD plan review process.
3. The location and size of signs shall be approved by the Board during the final PRD plan review process. Signage shall include identification of the Butler House.

4. Removal of refuse and recycling shall occur between 7:00 AM and 5:00 PM, prevailing time, Monday through Friday.

5. All equipment installed on the roof of the proposed building shall be totally screened from view by the roof structure.

6. The Applicant shall design, permit and construct the proposed new driveway for the Butler House Property and provide written evidence that Vantage Point has legal authority to relocate the driveway to the new location on the Association Property in the area labeled "25' Wide Access Easement in favor of UPI # 32-4-495" on Sheet 1 of Exhibit A-11. The Applicant shall also provide written evidence that there is an easement or other agreement with the Association or the owner of the Butler House Property regarding access rights and the maintenance and repair of the relocated driveway on the Association Property.

7. The Applicant shall grant an easement in favor of the Butler House Property to utilize the Butler House Property Access segment crossing the Vantage Point Property.

8. The Applicant shall enter into an easement agreement with the Township for the portion of the Byers Road Access located on the Township Property. The agreement shall place all responsibility on Vantage Point and its successors for the construction, maintenance, repair and reconstruction of the driveway, utilities, signs and appurtenances located in the easement area.

9. The existing utility poles on the existing gravel driveway to the Butler House Property shall be removed to the extent they are not required to provide utility service to the Butler House Property.

10. Except to the extent necessary to construct the Byers Road Access Driveway, the existing trees along the existing Butler House Property driveway located on the Township Property shall not be removed or damaged during construction.

11. Unless the Board determines during the final PRD plan review that a trail should be located elsewhere as suggested by the Township planning consultant (see Exhibit B-11), the segment of the existing driveway serving the Butler House Property crossing the Association Property and the Township Property which will not be utilized for access to the Butler House Property shall be converted to a trail. The trail shall be paved with macadam by the Applicant from Byers Road to the existing paved trail on the Association Property to a width and cross-section to match the existing paved trail. Applicant shall provide documentation to confirm that the Township and its residents and visitors have legal authority to use the trail crossing the Association Property. Applicant shall provide and continuously maintain signage and/or warning devices at the location where the trail crosses the Byers Road Access Driveway to warn trail users of crossing traffic.

12. Applicant shall design, permit and install all traffic improvements identified in the Applicant's Transportation Impact Assessment, Exhibit A-9, including a northbound right-turn lane at Graphite Mine Road and the Property right in/right out driveway, and an eastbound left-turn lane and westbound right-turn lane at the Byers Road Access driveway; even if the turning lanes do not satisfy PennDOT warrants. Subject to obtaining PennDOT approval, Applicant shall also design, permit and install other improvements to the intersection of Byers Road and Graphite Mine Road, including signal re-timing, as

determined necessary based on Township police accident records and recommendations of the Township traffic consultant.

13. Landscaping and fencing shall be installed and continuously maintained to block the view of the loading area and trash enclosure from Byers Road and adjacent properties.

14. Applicant shall design, permit and install all necessary infrastructure, including extending the sanitary sewer main, to service the Property with public sanitary sewer. Applicant shall also purchase sewer capacity in an amount as determined necessary by the Township Municipal Authority.

15. The Applicant and the development of the Property and Project and related improvements shall comply with the comments and recommendations of the Township consultants set forth in Exhibits B-7, B-8, B-9, B-10 and B-15; and to the extent determined feasible or appropriate by the Board, the comments and recommendations of the Township planning consultant set forth in Exhibit B-11 applicable to the location of proposed trails.

16. The terms of the easements and other agreements required by the foregoing conditions of approval shall be satisfactory to the Board in form and substance. All easements and agreements shall be recorded contemporaneously with the final PRD plan for the Vantage Point Property.

17. Applicant and its successors and assigns in interest to the Property and the Project shall be strictly bound by a) all the representations and commitments made by or on behalf of the Applicant and the testimony, plans or other exhibits that were introduced

into the Record whether or not express reference is made to said representations and commitments in this Decision; and b) all of the foregoing conditions of approval.

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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Guy A. Donatelli, Chairperson

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Sandra M. D'Amico, Vice-Chairperson

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Jamie W. Goncharoff, Member

ATTEST:

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Gwen Jonik, Township Secretary

## **CERTIFICATION OF MAILING NOTICE**

I certify that an executed, true and correct copy of the foregoing Decision and Order of the Upper Uwchlan Township Board of Supervisors on the Application of Vantage Point Retirement Living, LLC for Amended Tentative Approval for Parcel 6C of the Byers Station Planned Residential Development was mailed by USPS First Class mail, postage prepaid to Alyson M. Zarro, Esquire, Riley Riper Hollin & Colagreco, P.O. Box 1265, 717 Constitution Drive, Suite 201, Exton, PA 19341, Applicant's legal counsel, on \_\_\_\_\_, 2019, which is the Date of Decision.

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Gwen Jonik, Township Secretary

BUCKLEY, BRION, McGuire,  
& MORRIS LLP  
By: KRISTIN S. CAMP, Esquire  
Attorney I.D. # 74593  
118 West Market Street, Suite 300  
West Chester, Pennsylvania 19382  
(610) 436-4400

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**IN RE: CONDITIONAL USE : BEFORE THE UPPER UWCHLAN  
APPLICATION OF : TOWNSHIP BOARD OF SUPERVISORS  
WINDSOR BAPTIST CHURCH : CHESTER COUNTY, PENNSYLVANIA**

**DECISION AND ORDER**

On May 9, 2019, Windsor Baptist Church (“Applicant”) filed an application (the “Application”) with the Board of Supervisors of Upper Uwchlan Township (the “Board”) seeking conditional use approval pursuant to Section 200-33.B(1) of the Upper Uwchlan Township Zoning Ordinance (the “Ordinance”) to construct an approximately 9,190 square foot (footprint) addition to its existing church/school building located at the intersection of Little Conestoga Road and Park Road.<sup>1</sup>

Applicant owns three parcels of property identified as Chester County Tax Parcel Nos. 32-3-65.31-E, 32-3-65.29-E and 32-3-66-E with addresses of 250 Park Road, 260 Park Road and 213 Little Conestoga Road, respectively (collectively referred to as the “Property”). The Property is primarily located in the C-1 Village Commercial District with a small portion of the Property located in the R-2 Residential District. Applicant also proposes to install a new playground area, remove two existing modular buildings, install a future stone parking area on Parcel 32-3-65.31-E and relocate the access driveway to the cemetery on Parcel 32-3-66-E. Applicant also requested a conditional use under

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<sup>1</sup> A portion of the building addition is proposed to be located in the R-2 Zoning District. Thus, Applicant also needs conditional use approval to build the church/school building pursuant to Section 200-17.B(1) which allows religious and educational uses in the R-2 District by conditional use.

Section 200–34.H of the Ordinance to allow the building addition to be greater than 6,000 square feet in floor area.

The Board conducted a public hearing on the Application on August 13, 2019 at 6:00 p.m. Applicant appeared at the hearing represented by Phil Marks, an Elder and Chairperson of the Church Building Committee, Dale R. Yoder, AIA, the architect who designed the architectural plans for the new building and Thomas Ludgate, P.E., the civil engineer who designed the site plans. The Board was represented by Township Solicitor, Kristin S. Camp, Esquire. No individuals requested party status.

The Board voted at the September 16, 2019 public meeting to approve the Application with the conditions listed herein.

From the testimony and exhibits presented at the hearings, the Board makes the following:

### **FINDINGS OF FACT**

#### **Procedural Requirements and Description of Property**

1. All facts set forth in the introductory paragraphs above are incorporated herein by reference and are deemed to be factual findings of the Board.

2. The hearing held on August 13, 2019 was advertised in the *Daily Local News* on July 23, 2019 and July 30, 2019. See Exhibit B-3.

3. The Property was posted with a copy of the public notice of the August 13, 2019 hearing on August 2, 2019. See Exhibit B-4.

4. Applicant is the owner of the Property pursuant to three separate deeds recorded in the Office of the Chester County Recorder of Deeds and identified on the title sheet of the land development plans that were admitted as Exhibit A-1.

5. The Property contains a total of approximately 8.99 acres

6. Parcel 32-3-66-E at 213 Little Conestoga Rd. contains a two-story building used as the church which has a building footprint of 11,648 square feet, an existing two-story dwelling with a footprint of 1,051 square feet, an existing two-story dwelling with a footprint of 737 square feet, playground area, greenhouse, parking lots and a cemetery. Parcel 32-3-65.31-E, which abuts Parcel 32-2-66-E to the south, contains two modular classroom buildings and a parking lot. Parcel 32-3-65.29-E, which abuts Parcel 32-3-65.31-E to the south contains a one-story building which has a footprint of 2,414 square feet and a gravel overflow parking area.

7. The existing church building located on Parcel 32-3-66-E at 213 Little Conestoga Rd. was built between 1869-72 and is noted as a Class II Historic Resource in the 2001 Pennsylvania Historical Research Survey. The Windsor Church Parsonage located on the same parcel was built in approximately 1875 and is also identified as a Class II Historic Resource.

8. The uses on the Property include a church, preschool and a school for children ages K through 8<sup>th</sup> grade referred to as the “Academy.”

9. Applicant requested conditional use approval to build a new school building which will house the Academy and be attached to the existing church building (the “New School Building”).

10. Applicant does not propose any changes to the access driveways from Little Conestoga Road and Park Road to the Property but does propose a new internal access driveway leading to the cemetery on Parcel 32-3-66-E.

11. Applicant intends to relocate the playground and construct a new 5,600 square foot playground on Parcel 32-3-66-E to the south and east of the New School Building.

12. Applicant filed preliminary land development plans prepared by Ludgate Engineering Corporation dated January 22, 2019, last revised April 18, 2019, which plans were admitted at the hearing as Exhibit A-1 (the "LD Plans").

13. The LD Plans depict the existing buildings and parking areas on the Property as well as the proposed New School Building which will be located to the south and west of the existing church approximately 180 feet from Little Conestoga Road and 320 feet from Park Road.

14. Applicant requested a waiver from the requirement to provide a recreation impact statement, a historic impact statement and fiscal impact statement. The Township consultants had no objection to this request given Applicant's representation that it did not propose any significant increase in enrollment at the preschool or Academy.

15. Applicant intends to install additional sidewalks internal to the site to allow safe pedestrian access between the various buildings on the Property and from the parking lot to the existing mid-block crossing on Park Road to allow pedestrians to safely cross Park Road.

16. Applicant also intends to install additional landscaping to buffer the New School Building from residential properties located to the north and west.

17. Applicant testified that it currently has sufficient parking for all of the uses on the Property.

18. Applicant sent correspondence to the Township engineer which explains the current and projected enrollment for the preschool and the Academy. This correspondence was admitted as Exhibit B-9.

19. Applicant indicated that the current preschool enrollment is 165 students with one full-time director and 22 part-time teachers. The current enrollment for the Academy is 187 students with four full-time staff, 13 full-time teachers and seven part-time teachers. The church currently employs three full-time staff, one part-time staff, one on call custodian and two evening custodians.

20. Applicant indicated that the purpose for constructing the New School Building was to consolidate the classrooms for the Academy into one modern classroom wing and not to increase the number of classrooms of students on the campus.

21. Applicant has no intention to increase the enrollment for either the preschool or Academy but does admit that with improved facilities, enrollment may increase to the following: preschool 190 students and Academy 230 students.

22. Applicant requested a waiver from the requirement to provide a traffic study. The Township traffic engineer had no objection to the Board waiving this requirement given that there is no significant anticipated increase in enrollment. The Township traffic engineer suggested that the Board impose a condition that if future on-site traffic operations create a safety or traffic issue which impacts traffic conditions on Little Conestoga Road or Park Road, Applicant should be required to conduct a traffic study at that time and implement traffic improvements necessary to improve traffic operations.

23. Applicant intends to extend public water and public sewer to the New School Building.

24. Applicant introduced various architectural renderings of the New School Building at the hearing which were admitted as Exhibits A-2 through A-5.

25. Applicant prefers to design the New School Building consistent with the design depicted in the rendering that was admitted as Exhibit A-4 which proposed a pitched roof and height that exceeds 35 feet.

26. Applicant intends to use the materials and colors for the exterior façade of the New School Building depicted in the architectural rendering which was admitted as Exhibit A-2 labeled “Phase 1 -Option 1.”

27. As funding permits Applicant intends to modify the colors of the exterior façade of the New School Building as depicted in the architectural rendering which was admitted as Exhibit A-3 labeled “Phase 1- Option 2.”

28. The Board may modify the maximum height limit of 35-foot height pursuant to Section 200-34.F of the Ordinance which provides that as a condition of conditional use approval, the Board may permit roof structures above the cornice line which exceed the applicable height limit, where the Board agrees that such structures enhance the appearance of the overall design.

29. The Planning Commission reviewed the Application at its meeting on August 8, 2019 and suggested that Applicant be required to annually advise the Township of the enrollment for the preschool and Academy and once the total enrollment for both schools exceeds 500 students, Applicant should be required to conduct a traffic impact study.

30. Applicant stated that they were willing to work with the Historic Commission to develop a design for the architecture of the New School Building so that it is in keeping with the architecture of the other buildings located in the C-1 District and the Village of Eagle.

31. The Board entered the following exhibits, without objection by Applicant:

- B-1: Conditional Use Application dated May 9, 2019
- B-2: Memorandum from Thom Ludgate, PE, PLS, LEED AP to Upper Uwchlan Township requesting waiver from required studies
- B-3: Proof of Publication in the Daily Local News on July 23, 2019 and July 30, 2019
- B-4: Affidavit of Posting of Al Gaspari, Township Codes Administrator, dated August 2, 2019
- B-5: Letter dated June 10, 2019 from Applicant granting extension to hold hearing
- B-6: Summary of Planning Commission recommendation
- B-7: Township Engineer review letter dated July 3, 2019
- B-8: Prior Conditional Use Decision and Order dated August 3, 2016
- B-9: Letter from Phil Marks, Elder and Building Committee Chairperson of Windsor Baptist Church to David N. Leh, P.E., Township Engineer

32. Applicant entered the following exhibits without objection by the Township:

- A-1: Preliminary Plan for Windsor Baptist Church, last revision date April 18, 2019

- A-2: Architectural Renderings – Phase 1/Option 1
- A-3: Architectural Renderings – Phase 1/Option 2
- A-4: Architectural Rendering – Higher roof line
- A-5: Architectural Rendering – Lower roof line

### **CONCLUSIONS OF LAW**

1. Applicant has standing to file the Application.
2. The conditional use hearing was duly advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code (“MPC”) and the Ordinance and the Property was posted in accordance with the requirements of the MPC.
3. The Property is primarily located in the C-1 Village Commercial District with a small portion in the R-2.
4. Section 200-17.B(1) of the Ordinance permits an educational use in the R-2 Residential District by conditional use.
5. Section 200-33.B(1) of the Ordinance permits an educational use in the C-1 Village District by conditional use.
6. Section 200-34.F of the Ordinance allows the Board of Supervisors to approve a building height greater than 35 feet in the C-1 District as part of a conditional use application where the Board agrees that the additional height of the structure enhances the appearance of the overall architectural design.
7. Section 200-34.H of the Ordinance provides that no individual building shall contain more than 6,000 square feet of total floor area, except where increased square footage above 6,000 is entirely within an additional story or stories above the first floor or

where increased square footage above 6,000, and not limited to a 50% increase, is approved subject to conditional use approval and in accordance with all applicable design standards in Section 200-34.

## **DISCUSSION**

A conditional use is a use permitted in a particular zoning district pursuant to the provisions in Article VI of the MPC, 53 P.S. §10603. A conditional use concerns only a proposed use of land, not particular design details of the proposed development. *Joseph v. North Whitehall Township Board of Supervisors*, 16 A. 3d 1209 (Pa. Cmwlth. 2011). A conditional use is a special exception which falls within the jurisdiction of the municipal legislative body rather than the zoning hearing board. 53 P.S. §10603(c). *Id.* The municipal legislative body may grant a conditional use pursuant to the express standards and criteria set forth in the zoning ordinance. *Appeal of Richboro CD Partners, L. P.* 89 A3d. 742 (Pa. Cmwlth. 2014). The fact that a use is permitted as a conditional use, rather than prohibited, reflects a legislative decision that the use is not *per se* adverse to the public interest. *Id.* In order to demonstrate that the applicant is entitled to the conditional use, the applicant initially bears the burden of establishing that the application complies with the objective standards and criteria in the zoning ordinance. *Id.* Once the applicant has satisfied this initial burden, the burden shifts to the objectors to rebut this presumption by establishing that the use will have a detrimental impact on the surrounding community. *Id.*

In granting a conditional use, the Board has the authority to impose reasonable conditions and safeguards if such conditions are necessary to implement the purposes of the Ordinance and to protect the health, safety and welfare of the surrounding property

owners. 53 P.S. §10603(c)(2). Conditions imposed by the Board are designed to protect the public interest of surrounding property owners. *Ford v. Zoning Hearing Bd. Of Caernarvon Twp.*, 616 A.2d 1089, 1092 (Pa. Cmwlth. Ct. 1992).

On August 3, 2016, Applicant obtained conditional use approval pursuant to Section 200-33.B(1) of the Ordinance to construct four classrooms within the existing church building to house an estimate of 60 students plus teachers. In this conditional use Decision and Order, which was admitted as Exhibit B-8, the Board imposed a condition that all modular classrooms shall be removed from the Property upon the completion of the construction and occupancy of the school expansion. As of the date of filing the Application, Applicant still had not removed the modular classrooms. Thus, the Board will impose as a condition of approval the requirement that Applicant remove the modular classrooms within 90 days of obtaining a use and occupancy permit for the New School Building.

The Board is pleased that Applicant is building the New School Building to house the Academy in lieu of the temporary modular classrooms. The Board appreciates Applicant's willingness to design the New School Building in accordance with the design standards for buildings in the C-1 District. The Board is willing to allow the height of the New School Building to exceed 35 feet in order to provide a pitched roof as depicted on the architectural renderings admitted as Exhibit A-4 as such increased height enhances the appearance of the overall design. The Board will require Applicant to continue to work with the Historical Commission and Planning Commission on the architectural design of the New School Building to comply with the standards in Section 200-36.B during the land development approval process.

The Board is willing to waive the requirement that Applicant provide a recreation impact statement, historic impact statement and fiscal impact given the testimony that the School's population will not considerably increase. The Board will defer the requirement to perform a traffic impact study until enrollment of students at the preschool and Academy exceeds 500 students.

**ORDER**

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the Board hereby approves a conditional use pursuant to Sections 200-17.B(1) and 200-33.B(1) to permit the development of the New School Building as an educational use in the R-2 and C-1 Village District subject to the conditions listed below. The Board also approves a conditional use pursuant to Section 200-34.H to allow the New School Building to exceed 6,000 square feet. Pursuant to the authority in Section 200-34.F of the Ordinance, the Board also approves the height of the New School Building to exceed 35 feet to allow a pitched roof design as depicted in the architectural renderings which were admitted as Exhibit A-4. The conditional use approvals are subject to Applicant's compliance with the conditions listed below.

**CONDITIONS OF APPROVAL**

1. Applicant shall construct the New School Building in accordance with the testimony and evidence presented at the hearing for the Application, except to the extent that any testimony or exhibits are revised to comply with Code requirements and to obtain final land development approval.

2. The specific design for the architecture for the New School Building shall be discussed with the Planning Commission and Historical Commission as part of their review of the land development plans and ultimately approved by the Board as part of final land development approval.

3. Applicant shall comply with outstanding comments set forth in the Township engineer's review letter dated July 3, 2019 to the satisfaction of the specific Township consultant during the land development approval process.

4. Applicant shall annually advise the Township in writing of the enrollment for the preschool and the Academy. If the enrollment for the preschool and Academy exceed a total of 500 students, Applicant shall be required to conduct a traffic impact study and implement traffic improvements recommended in the traffic study and approved by the Township traffic consultant to improve traffic operations in the vicinity of the Property and surrounding intersections. Also, at any time upon written notice, the Township may require Applicant to conduct a traffic study if there are on-site traffic circulation issues that create safety or traffic operations issue at the site accesses or along the adjacent roads, and in such case Applicant shall be required to implement the improvements recommended in the study to improve traffic conditions and as approved by the Township traffic consultant.

5. If the enrollment for the preschool and Academy exceed a total of 500 students, Applicant shall be required to submit evidence of the sanitary sewage flows from the Property and if the flows exceed the capacity purchased to date, purchase additional sewage capacity in an amount determined by the Township sewer consultant.

6. Applicant shall demonstrate to the Zoning Officer prior to the Board issuing final land development approval that it provides sufficient parking for all of the uses on the Property based on the Ordinance requirements.

7. Applicant shall remove the modular classrooms on the Property within 90 days of obtaining a use and occupancy permit for the New School Building.

8. Applicant and its successors and assigns in interest to the Property shall be strictly bound by this Decision.

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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Guy A. Donatelli, Chair

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Sandra M. D'Amico, Vice-Chair

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Jamie W. Goncharoff, Member

UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 77 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED, "ENERGY SYSTEMS, ALTERNATIVE" SECTION 77-4, TITLED "GENERAL PROVISIONS" TO DELETE SECTION 77-4.A AND TO AMEND SECTION 77-4.B AND SECTION 77-5, TITLED "SOLAR ENERGY SYSTEMS" TO DELETE SECTION 77-5.B(1).**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township, that Chapter 77 of the Upper Uwchlan Township Code, titled, "Energy Systems, Alternative" shall be amended as follows:

**SECTION 1.** Section 77.4.A shall be deleted and the section number reserved.

**SECTION 2.** Section 77.4.B shall be amended to state as follows:

"B. Systems shall be a nonreflective color and use reduced or antiglare coatings."

**SECTION 3.** Section 77.5.(B)(1) shall be deleted and the section number reserved.

**SECTION 4. 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 5. 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 6. Effective Date.** This Ordinance shall become effective in five days from the date of adoption.

**ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**ATTEST:**

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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Gwen A. Jonik, Township Secretary

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Guy A. Donatelli, Chair

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Sandra M. D'Amico, Vice-Chair

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Jamie W. Goncharoff, Member



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

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

**FROM:** **Jill Bukata**  
**Township Treasurer**

**RE:** **2020 Pension Plan MMO**

**DATE:** **September 16, 2019**

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The Township has received the figures for the 2020 Minimum Municipal Obligation (MMO) from Thomas J. Anderson & Associates for all three township pension plans – the two defined benefit plans (Uniform and Non-Uniform) and the Non-Uniform Defined Contribution Plan.

### 2019 Township Minimum Municipal Obligation

	<b>Uniform MMO</b>	<b>Non-Uniform MMO (DB)</b>	<b>Non-Uniform MMO (DC)</b>
<b>2020 Market Value MMO</b>	<b>\$251,733</b>	-	<b>Not applicable</b>
<b>2020 MMO</b>	<b>\$185,750</b>	<b>\$89,134</b>	<b>\$18,000</b>
<b>2019 MMO</b>	<b>\$187,850</b>	<b>\$93,452</b>	<b>\$14,961</b>

For the past several years, the actuaries have provided us with both an MMO and Market Value MMO for both defined benefit plans. The Non-Uniform Plan is now based on the Market Value Assets actuarial method (as of 1/1/2015) and the Uniform Plan is still based on the Smoothing actuarial method that provides two MMO options.

I respectfully recommend that the Board approve the 2020 MMO's for the three plans as follows:

Uniform Plan	\$185,750
Non-Uniform (DB)	\$ 89,134
Non-Uniform (DC)	\$ 18,000



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

TO: UPPER UWCHLAN TOWNSHIP BOARD OF SUPERVISORS  
CC: Cary Vargo, Township Manager  
FROM: Shanna Lodge, Assistant Township Manager  
SUBJECT: Upland Farmhouse Mold Remediation Contract – Consider Bid Award  
DATE: September 16, 2019

The Township received three (3) bids for the Upland Farms Farmhouse Mold Remediation project on August 27, 2019. The bids were as follows:

Unlimited Restoration, Inc. (URI)	\$100,508.62
American Technologies, Inc. (ATI)	\$94,253.53
Plymouth Environmental	\$46,700.00

After a review of the bids by Township staff and following confirmation by the Solicitor, the Plymouth Environmental bid has been found to be incomplete and therefore unresponsive.

**I respectfully request that the BOS reject the bid from Plymouth Environmental as unresponsive and incomplete.**

The next lowest responsive bid, from ATI, includes an optional alternate for the removal of certain asbestos containing material. Township staff has reviewed the responsive bids and consulted with references for the low bidder.

**I respectfully request that the BOS award the Upland Farmhouse Mold Remediation contract to American Technologies, Inc. in the amount of \$94,253.53.**



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

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

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

**RE:** **Township Building (140 Pottstown Pike)**  
**Access Control – Security**

**DATE:** **September 9, 2019**

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Attached for your review and consideration is a revised proposal from Help-Now to install access control, CCTV, intercom, and security systems in the Township Building expansion/renovation project. The attached specifications were developed and reviewed by the project team. In response to concerns specific to clearly documented warranties, the proposal has been revised and is now accompanied by a warranty agreement for your consideration. These documents have been drafted and/or revised by the Township's Solicitor.

**I would respectfully request that the BOS approve the attached revised proposal as presented in the amount of \$110,000 and approve the accompanying warranty agreement.**



## Sales Order

Date	Order #	Rep
07/16/19	AAAQ1731	Dan

**Sold To: Upper Uwchlan Township**

Cary Vargo  
140 Pottstown Pike  
Chester Springs, PA 19425

Phone: 610-646-7008  
Fax: 610-458-0307  
Email: cvargo@upperuwchlan-pa.gov

Help-Now, LLC  
15 E. Uwchlan Ave, Suite 402  
Exton, PA 19341  
Ph: 610-590-4695 Fax: 610-646-0726  
[www.help-now.com](http://www.help-now.com)

Description	Qty	Unit Price	Ext. Price
	1	\$110,000.00	\$110,000.00

Help Now, LLC to provide installation of an Access Control System, Closed Circuit Television System, Intercom System and Intrusion Detection System for the Upper Uwchlan Township Building located at 140 Pottstown Pike, Chester Springs, PA 19425 through third party vendor Advanced Electronic Security (AES).

**[Quantity and Description of Project]**

- 1: S2 NETBOX EXTREME CONTROLLER
- 7: S2 ACM EXPANSION BLADES
- 1: S2 NETWORK NODE
- 16: Multiclass Card Readers
- 1: Elevator Relay Interface Module
- 16: Request to Exit Motion Detectors
- 2: Lock Power Supply
- 18: Door Contacts 3/4"
- 30: Schlage NDE Wireless Handset
- 2: Schlage LE Wireless Handset
- 6: Engage Gateway with IP to be used with Schlage NDE and LE lock (online)
- 1: Exacqvision A Series 64 channel, Network Video Recorder, i5, 18TB
- 1: Exacqvision - UPGRADE, Intel i5 Processor/RAM 8GB
- 18: Wisenet, Interior Network Camera, IR Dome, Day/Night, Fixed 2.8 MM Lens, PoE
- 7: Wisenet, Exterior Network Camera, Multi-Sensor/Directional, Vandal proof, Varifocal
- 11: Emergency Panic Buttons
- 4: Emergency Panic Kick Plate
- 1: Aiphone Intercom JK Series Kit with additional door station
- 2: Emergency Strobe Light - blue
- 1: Napco Gemini 1632 Intrusion Detection kit
- 1: COPS Annual Subscription (Central Station Monitoring) 1 Year included \$720/yr
- 3: Door Release Push Button (wired)
- 1 each: "In-Use Sign", Microphone, On/Off Switch, Indicator Light

**[Access Control System]**

Access Control to be installed at the following locations, referenced with the security CAD:

NOTE: For traditional card access doors, AES will furnish and install the card reader, request to exit motion detectors and door contact per door. Others are providing the electronic strike / magnetic lock and pneumatic push to exit buttons per the door hardware schedule. AES will provide the connections of each component to the access control system as required for operation.



## Sales Order

Date	Order #	Rep
07/16/19	AAAQ1731	Dan

Packet Page 115

### Description

Qty      Unit Price      Ext. Price

NOTE: For doors that specify NDE/LE WIRELESS LOCKSET, AES will furnish and install the wireless lockset and wireless gateways to the access control panel as required for operation.

#### First Floor:

Room 109B  
Room 110A  
Room 110B  
Room 113A - NDE Wireless Lockset  
Room 111A - NDE Wireless Lockset  
Room 112A - NDE Wireless Lockset  
Room 108A  
Room 115A - NDE Wireless Lockset  
Room 107A - In  
Room 107A - Out  
Room 106A - NDE Wireless Lockset  
Room 105A - NDE Wireless Lockset  
Room 104A - NDE Wireless Lockset  
Room 119A - NDE Wireless Lockset  
Room 101A  
Room E-1  
Room 134A - NDE Wireless Lockset  
Room 134B - NDE Wireless Lockset  
Room 133A - NDE Wireless Lockset  
Room 132A - NDE Wireless Lockset  
Room 131A  
Room 131B  
Room S-1B  
Room S-1B  
Room S-1A  
Room 100A

#### Second Floor:

Room 214B - NDE Wireless Lockset  
Room 213A - NDE Wireless Lockset  
Room 212A - NDE Wireless Lockset  
Room 211A - NDE Wireless Lockset  
Room 217A - NDE Wireless Lockset  
Room 210A - NDE Wireless Lockset  
Room 209A - NDE Wireless Lockset  
Room 219A - NDE Wireless Lockset  
Room 207A - NDE Wireless Lockset  
Room 206A - NDE Wireless Lockset  
Room 205A - NDE Wireless Lockset  
Room E-1  
Room 201A  
Room 223A - NDE Wireless Lockset  
Room 204A - NDE Wireless Lockset  
Room 232C - LE Wireless Lockset  
Room 200A  
Room 235A - NDE Wireless Lockset



## Sales Order

Date	Order #	Rep
07/16/19	AAAQ1731	Dan

Packet Page 116

Description	Qty	Unit Price	Ext. Price
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Room 226A - NDE Wireless Lockset

Room 224A

Room 228A - NDE Wireless Lockset

Room 229A - NDE Wireless Lockset

Room 230A - NDE Wireless Lockset

Room 232B - LE Wireless Lockset

### [CCTV System]

CCTV will be installed in the following locations, referenced with the security CAD.

NOTE: AES will furnish and install the cameras and mounting hardware for each specified area.

#### Interior First Floor:

Room 109

Room 109

Room 113

Room 116

Room 117

Room 118

Room 118 - additional camera for viewing field of the Breathalyzer Processing Area

Room 122

Room 101

Room 100

Room 133

Room 131

Room 131

Room 131B

NOTE: Rooms 107/134 (two cameras will be furnished and installed as part of the Case Cracker System, quoted separately)

#### Exterior First Floor:

Room 109B (corner near entrance) - multisensor, exterior camera

Room S-1B (corner near entrance) - multisensor, exterior camera

Room 108A (corner near entrance) - multisensor, exterior camera

#### Interior Second Floor:

Room 232

Room 205

Room 202

Room 201

#### Exterior Second Floor:

Room 206 (corner building) - multisensor, exterior camera

Room 200A (corner near entrance) - multisensor, exterior camera

Room 232C (new ramp area) - multisensor, exterior camera

Room 232D (corner) - multisensor, exterior camera

### [Aiphone Intercom System]

Room 100A (first floor) door unit

Room 200A (second floor) door unit



## Sales Order

Date	Order #	Rep
07/16/19	AAAQ1731	Dan

Packet Page 117

Description	Qty	Unit Price	Ext. Price
TBD master station location			

[Panic Buttons and Panic Kick Plates]

First Floor:

Room 109 - Kick Plate (sally port)  
Room 109 - Kick Plate (sally port)  
Room 109 - Panic Button (sally port)  
Room 107 - Panic Button  
Room 118 - Panic Button  
Room 118 - Panic Button (workstation area)  
Room 118 - Panic Button (workstation area)  
Room 118 - Kick Plate  
Room 118 - Kick Plate  
Room 122 - Panic Button  
Room 119 - Panic Button (desk)  
Room 134 - Panic Button (desk)

Second Floor:

Room 221 - Panic Button (workbench)  
Room 205 - Panic Button (desk)  
Room 232 - Panic Button

[Emergency Strobe Light Blue]

Room 118 (x2)

[Motion Detector Intrusion]

Room 221  
Room 222

[Door Notification Alarm]

Ring at Work Area Room 222/Reception Room 205  
Room 200A  
Room S-1C

[Remote Control Access at Sally Port from Cars and Dispatch, no reader]

Room 109A

[Meeting Room 122]

In-Use Sign  
Microphone  
On/Off Activation Switch and Indicator Light

[Reception Areas Remote Door/Elevator release push buttons]

Room 119  
Room 205

[Project Information]

- AES will furnish and install the specified equipment according to the Proposal De-Scope Meeting held on 07/03/2019.  
- AES will furnish and install the cabling necessary for Card Access and Interview Room System.



# Sales Order

Date	Order #	Rep
07/16/19	AAAQ1731	Dan

Page 118

Description	Qty	Unit Price	Ext. Price
- Help Now will provide and install the cabling for the CCTV System and Wireless Locksets. - AES will provide the initial programming required for each component to be operational. - AES will provide system testing of each component at the completion of the installation. - AES will provide up to 8 hours of on-site training for the end user staff at the completion of the installation. - Payment Terms: 1/4 deposit required with order, balance net 30 days after receipt of services. - Warranty: 1Year Parts and Labor through AES			

## [Programming/Training]

AES will provide the initial programming and system configuration necessary for the operation of all of the systems.

AES will provide up to 8 hours of end user training at the completion of the installation.

## [Other Vendors to Provide and Install:]

- 1) A connection from fire alarm system to access control panel to release the electric lock doors on fire alarm.
- 2) Testing between the fire alarm system and access control panel.
- 3) Door Hardware Components: electronic door strikes, magnetic locks, pneumatic push to exit buttons per door as specified on the project plans (provided by GC)
- 4) Patching and Painting (provided by GC)
- 5) Network Cable for Cameras (provided by Help Now)
- 6) Cable Installation for IP Cameras - qty 27 cameras (provided by Help Now)
- 7) Static IP Addresses for IP Cameras (qty. 27)

## [Terms and Conditions Specific to this Sales Order]

1. All Sales and Services shall be made only by the terms and conditions set forth herein and the Warranty Agreement dated on or about the date herewith between Buyer and AES. This Proposal (and NOT any purchase orders or any other documents of Buyer) shall be deemed and offer or counter-offer. By executing this Proposal, issuing any purchase order number, issuing any Purchase order or issuing any other document accepting AES's proposal, or accepting any delivery of equipment, work, labor, or services from AES. Buyer shall be deemed to have consented to and accepted the terms and conditions set forth herein. In the event that any such documents contain terms and conditions that conflict with those set forth herein, the terms and conditions set forth herein shall govern. ~~despite the fact that they might conflict with any terms and conditions in any prior or later communication from AES's failure to object to any terms which conflict with those herein shall not be deemed a waiver of objection thereto.~~ Any change in the terms and conditions set forth herein must be specifically agreed to in writing by Buyer and a duly authorized officer of AES.

2. All charges and prices as stated herein, are exclusive of any insurance, any federal, state or local taxes now or hereinafter imposed upon the production, storage, sale, installation, or use of the products and/or system described herein. All such taxes relating to this project shall be paid by the Buyer, or in lieu thereof, the buyer shall provide a tax exemption certificate acceptable to the appropriate tax authorities. Buyer will indemnify and hold AES harmless as to the payment of any and all taxes and/or municipal charges which may arise as the result of the sale, purchase, or installation of the products and/or systems described herein.

3. AES does not manufacturer the equipment in this invoice, but does purchase it from a manufacturer or other sources for the purpose of resale. Except as set forth in the warranty agreement referenced in paragraph 1 of this Proposal, all warranties on these products, if any, are the manufacturers. ~~Except as may appear on the front page of this proposal. AES expressly disclaims all warranties either expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose.~~

## Sales Order

4. Title and risk of loss pass to buyer upon delivery. However, Buyer agrees that AES shall retain a purchase money security interest in which it has sold to the buyer pursuant hereto until the purchase price and any other charges due to AES have been paid in full. Buyer agrees to execute any financial statements or other documents that AES may request in order to protect AES's security



## Sales Order

Date	Order #	Rep
07/16/19	AAAQ1731	Dan

Page 120

Description	Qty	Unit Price	Ext. Price
interest. In lieu thereof, Buyer authorizes AES to execute such security documents on Buyer's behalf and hereby designates AES as attorney-in-fact for such purpose. In addition to all of AES's right and remedies pursuant to the herein document, and without limitation, AES shall have all right and remedies of a secured party under the Uniform Commercial Code, which rights shall be cumulative.			
5. In the event of cancellation, reconfiguration, or reschedule of the herein order by the Buyer, and without limitation to any legal right or remedy to which AES, may be entitled as a result of said cancellation, reconfiguration, or reschedule. Buyer shall be liable to AES for all costs, fees, and charges incurred by AES in connection with procuring, reconfiguring, rescheduling or performing any labor and services in regard to said order, including but not limited to time spent in preparation of drawings for the design of the subject system.			
6. Termination. Advanced Electronic Security may terminate this Agreement without cause and at its convenience by giving 10 days written notice to the Customer. Customer may terminate this Agreement with or without cause by giving 60 days written notice. If Customer is in breach of this agreement for non-payment, Advanced Electronic Security shall have the right to terminate this Agreement immediately. If the Underlying Contract terminates, this Agreement shall terminate immediately. Final invoicing and statement of account will be provided to the Customer upon cancellation of contract. Customer will be solely liable for any unpaid amounts brought to the attention of Advanced Electronic Security in writing within 20 days of cancellation date.			
7. All delivery dates are approximate. Partial deliveries of equipment will be made if not stated otherwise, and all equipment will be invoiced at the time of delivery in accordance with payment terms on the front of this document.			
8. <del>AES SHALL NOT BE LIABLE FOR ANY CLAIM OF IMPROPER INSTALLATION OR DEFECT IN THE SYSTEM INSTALLED UNLESS SUCH CLAIM IS RECEIVED BY AES, in writing, within thirty (30) days of the completion of the installation of the subject system.</del> Buyer agrees that it will not permit any persons, other than AES personnel, to alter, remove, or in any way tamper with the equipment provided for herein, unless authorized in writing by AES. Violation of the foregoing provisions are agreed to be a substantial breach of the terms and conditions of this agreement.			
9. It is understood and agreed by the parties that AES is not an insurer and that insurance, if any covering personal injury, property damage and/or loss of Buyer's premise shall be obtained by Buyers at Buyer's own cost and expense. It is further mutually agreed that AES is being paid for the design and installation of an access control system intended to reduce certain risks of loss, and that the amounts being charged by AES are not sufficient to guarantee that such loss will not occur. AES shall not and does not assume, pursuant to this agreement, any responsibility for any personal injury, property damage and/or loss which may occur subsequent to the installation of the aforesaid system, whether through burglary, theft, fire or any cause, <del>even except</del> if due to AES's negligent performance or failure to perform any obligation under this contract. <del>AES DOES NOT MAKE ANY REPRESENTATION AND DISCLAIMS ALL WARRANTIES EITHER EXPRESSED OR IMPLIED INCLUDING, BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS, THAT THE SYSTEM OR SERVICE DESCRIBED HEREIN MAY NOT COMPROMISED, OR THAT THE SYSTEM OR SERVICE WILL IN ALL CASES PROVIDE THE PROTECTION FOR WHICH THEY MAY BE INTENDED.</del> Due to the nature of the services to be performed, the parties acknowledge that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from the failure on the part of AES to perform any of its obligations pursuant to this agreement, or from the failure of the systems to operate properly. It is specifically agreed by the parties hereto that AES will not be liable for any special, indirect, consequential or remote damages, and in no event shall be liable for any damages whatsoever in excess of aggregate charges and fees to be paid by the buyer to AES pursuant to the terms of the agreement.			
10. It is mutually agreed upon that all work, labor and service to be provided pursuant to this contract, including but not limited to warranty and repair work, shall be performed between the hours of 9:00 am and 5:00 pm exclusive of Saturday, Sunday and holidays. Buyer shall furnish any			



## Sales Order

Date	Order #	Rep
07/16/19	AAAQ1731	Dan

Page 121

Description	Qty	Unit Price	Ext. Price
necessary electric current (115 volt ac), through the Buyer's meter and at the Buyer's expense. In addition, the installation services to be provided by AES pursuant to this agreement specifically exclude any painting, patching, ceiling tile replacement and core drilling, which may be necessitated as a result of said installation.			
11. AES shall not be liable for any delay in delivery of equipment, or in the installation of the subject systems, or any interruption of service as to said system, due to any cause beyond its control. Including but not limited to strikes, lock-outs, interruption in telephone service, riots, floods, fires, lightning, any acts of God. Any warranty or limited warranty provided for by the manufacturer notwithstanding, should the system or any part thereof be damaged in a manner described in the paragraph, repairs and/or replacement necessitated thereby shall be paid for by the Buyer.			
12. The terms and provisions of this agreement are for the benefit of the parties hereto alone. The parties specifically agree that there shall be no third party beneficiaries of the provisions hereof.			
13. Buyer does hereby for itself and for the parties claiming under it release and discharge AES from and against any and all hazards and liability which are to be assumed by the Buyer pursuant to this agreement, it being expressly understood and agreed that no insurance company or insurer shall have any rights of subrogation against AES.			
14. As to any portion of this agreement which relates to monitoring services to be performed subsequent to the installation of the subject system. AES shall have the right to assign this agreement to any other person, firm or corporation without notice to the Buyer.			
15. Buyer acknowledges that the charges and costs stated herein do not take in to account any status of the project contemplated herein as a "capital improvement". If buyer should present AES with a capital improvement certificate/document, the contract amount will be increased to the extent of any additional expense to AES as a result thereof.			
16. Buyer acknowledges that, unless specifically stated, the charges and costs stated herein do not include any hoisting charges for which Buyer will be responsible.			
17. Due to the necessity of maintaining the technical integrity of the system, and in order to avoid duplication of work, the sequence of any labor to be performed pursuant to the herein proposal shall be within the sole discretion of AES. AES shall reserve the right to adjust pricing and/or scheduling to reflect any additional work which result from any activities of Buyer, its agent, servants, employees or contractors which required AES to perform its labor, or any part thereof, out of proper sequence.			
18. Any equipment to be integrated with or interface to the proposed security system must be approved by AES, in writing prior to its purchasing/installation by Buyer. Unless specified stated herein all equipment in this contract will be provided with standard current and voltage ratings for the particular manufacturers equipment.			



## Sales Order

Date	Order #	Rep
07/16/19	AAAQ1731	Dan

### Non-Recurring Summary

*Non-Recurring line items are considered a one-time fee, or charge, such as setup fees, hardware purchases, and installation charges.*

SubTotal	\$110,000.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$110,000.00</b>

Packet Page 122

### Sales Order Agreement

This Sales Order is herein incorporated into and governed by Help Now, LLC's General Terms and Conditions by this reference. In Witness Whereof, the parties hereto have executed this agreement as of the date first above written. Hardware and software warranties are provided by the associated product vendor, unless other stated within this sales order. All hardware and software sales are final. Prices subject to change and are based on total purchase. This offer is valid for 30 days from above published date.

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Help Now

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Client

## **WARRANTY AGREEMENT**

THIS WARRANTY AGREEMENT (the “**Agreement**”), made effective this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by and between **ADVANCED ELECTRONIC SECURITY, INC.**, a Pennsylvania corporation with an address at 4 Mourar Drive, Spring City, Pennsylvania 19475 (“AES”) and **UPPER UWCHLAN TOWNSHIP**, a political subdivision of the Commonwealth of Pennsylvania with a temporary address at 415 Eagleview Boulevard, Suit 116, Exton, Pennsylvania 19341 (the “**Township**”).

### **RECITALS**

A. The Township is making certain renovations to the Upper Uwchlan Municipal Building located at 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (the “**Township Building**”).

B. The Township has contracted with Help Now, LLC (“**Help Now**”) to provide installation of an access control system, closed circuit television system, intercom system and intrusion detection system for the Township Building through AES (the “**Services**”), as set forth in the Sales Order executed by and between the Township and Help Now dated on or about the date herewith and attached hereto as Exhibit “A” (the “**Sales Order**”).

C. As set forth in the Sales Order, AES is responsible for completion of the Services, including providing the necessary parts (the “**Parts**”).

D. AES is willing to provide a warranty on the Services and the Parts for a period of one (1) year following completion of the Services pursuant to the terms of this Agreement.

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

1. Recitals. The foregoing recitals are incorporated herein by reference as if set forth at length.

2. Warranty. AES warrants and represents that (a) it is qualified to perform the Services; (b) all the Services shall be performed by qualified personnel, who will be properly supervised; (c) the Services shall be performed in a professional and workmanlike manner in strict accordance in all material respects with the terms of the Sales Order and the specifications, requirements and time schedules of any applicable statement of work, and in accordance with any applicable commercial standards generally observed in AES’s industry, and (d) that the Services and Parts shall be free from faults and defects of design, material and workmanship for a period of one (1) year. AES warrants that all the Parts shall be of merchantable quality, free from defects in material, design and workmanship, and shall be fit for the particular purposes intended. This warranty shall extend to all necessary costs of repairs and replacements. The Township will promptly inform AES of any breach of warranty related to the Services or Parts and AES agrees it shall immediately take any and all measures required to satisfy its warranty obligations to correct any faults or defects, without cost to the Township. In the event AES fails

to properly meet its warranty obligations stated herein, the Township may perform all or part of same or obtain substitute services and charge AES for those costs.

3. Miscellaneous.

A. This Agreement shall be binding upon each party hereto and such party's heirs, legal representatives, successors and assigns.

B. This Agreement shall be governed by and construed under the laws of the Commonwealth of Pennsylvania.

C. This Agreement may be executed in counterparts, each of which shall constitute an original and all of which, when taken together, shall constitute a single, fully executed Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first above written.

**AES:**

ATTEST:

ADVANCED ELECTRONIC SECURITY, INC., a Pennsylvania corporation

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

Name:

Title:

**TOWNSHIP:**

ATTEST:

UPPER UWCHLAN TOWNSHIP, a subdivision of the Commonwealth of Pennsylvania

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

Guy A. Donatelli, Chairperson of the Board of Supervisors

**EXHIBIT “A”**

**The Sales Order**

BUCKLEY, BRION, McGUIRE,  
& MORRIS LLP  
By: KRISTIN S. CAMP, Esquire  
Attorney I.D. # 74593  
118 West Market Street, Suite 300  
West Chester, Pennsylvania 19382  
(610) 436-4400

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**IN RE: CONDITIONAL USE** : **BEFORE THE UPPER UWCHLAN**  
**APPLICATION OF** : **TOWNSHIP BOARD OF SUPERVISORS**  
**RIP HOLDINGS, LLC** : **CHESTER COUNTY, PENNSYLVANIA**

**DECISION AND ORDER**

On May 23, 2019, RIP Holdings, LLC (“Applicant”) filed an application (the “Application”) with the Board of Supervisors of Upper Uwchlan Township (the “Board”) seeking conditional use approval pursuant to Section 200-34.H of the Upper Uwchlan Township Zoning Ordinance (the “Ordinance”) to construct an addition to an existing building located at 125 Little Conestoga Road, more particularly identified as Chester County Tax Parcel No. 32-4-38.3 (the “Property”). Applicant seeks to build a two-story addition with a footprint of 28 feet wide by 110 feet long in the front of the existing two-story building located on the Property. Because the proposed addition will exceed a total of 6,000 square feet in floor area, Applicant requires a conditional use under Section 200-34.H to allow the building to be greater than 6,000 square feet in total floor area. Applicant also requested conditional use approval pursuant to Section 200-36.B(1)(a) of the Ordinance to permit the building façade of the proposed building addition to be greater than 60 feet in length. The proposed building façade will be 110 feet on the north side of the proposed addition facing Little Conestoga Road.

The Board conducted a public hearing on the Application on August 13, 2019 at 7:00 p.m. which was continued on the record until September 16, 2019 at 7:00 p.m. Applicant appeared at the hearing represented by Alyson Zarro, Esquire. The Board was represented by Township Solicitor, Kristin S. Camp, Esquire. No individuals requested party status.

The Board voted at the conclusion of the September 16, 2019 public hearing to approve the Applicant's requests for two conditional uses subject to the conditions listed herein.

From the testimony and exhibits presented at the hearings, the Board makes the following:

### **FINDINGS OF FACT**

#### **Procedural Requirements and Description of Property**

1. All facts set forth in the introductory paragraphs above are incorporated herein by reference and are deemed to be factual findings of the Board.
2. The hearing held on August 13, 2019 was advertised in the *Daily Local News* on July 23, 2019 and July 30, 2019. See Exhibit B-2.
3. The Property was posted with a copy of the public notice of the August 13, 2019 hearing on August 2, 2019. See Exhibit B-3.
4. Applicant is the owner of the Property pursuant to a deed dated August 14, 2017, recorded in the Office of the Chester County Recorder of Deeds on August 16, 2017 in book 9598, page 1324. See Exhibit A-3.
5. The Property contains a total of approximately 1.184 acres.

6. The Property is located in the C-1 Village District on the south side of Little Conestoga Road approximately 100 feet northwest of the intersection of Little Conestoga Road and Pottstown Pike.

7. The Property is located across the street from the Eagle Tavern and adjacent to other commercial uses in the Village of Eagle.

8. The Property is improved with a two-story masonry building with a footprint of 5,228 square foot and a total area of 9,349 square feet (the "Existing Building").

9. The Existing Building is leased to Profound Technologies ("Profound"), an information technology company which designs, sells and installs audiovisual and information technology ("IT") equipment off-site.

10. Kevin Busza, the President of Applicant and one of three partners of Profound, testified at the August 13, 2019 hearing and explained that the Existing Building contains areas for a showroom, offices, storage areas and a work room where the audio visual and IT equipment is assembled in accordance with the customer's specifications.

11. Mr. Busza testified that the majority of Profound's business is conducted online and from the internet and only occasionally does a retail customer come to the Property for a prescheduled appointment.

12. The Zoning Officer recognized that Profound's use of the Property and Existing Building is a combination of uses including retail sales, business office, storage, and assembly of goods.

13. Mr. Busza testified that Applicant seeks to build a two-story addition to the Existing Building with a footprint of 3,080 square feet and a total floor area of 6,160 square feet. (the "Addition").

14. The total floor area of the Existing Building and Addition as proposed will contain 15,509 square feet.

15. Mr. Busza explained that the Addition is necessary in order to provide additional space for Profound's employees to work and design the audiovisual equipment that Profound sells and to provide additional space for the storage of raw materials and equipment that are used in the assembly of the audiovisual equipment sold from the Property.

16. Mr. Busza testified that Profound currently has 22 employees and they intend to expand that number to approximately 36-37 employees.

17. The Addition will comply with the area and bulk requirements for the C-1 District.

18. Applicant also proposes to construct a loading dock with dimensions of 15 feet X 60 feet on the eastern side of the Existing Building to the south of the proposed Addition approximately 49.42 feet from the front Property line along Little Conestoga Road.

19. Because the proposed loading dock is not a minimum of 50 feet from the front Property line, Applicant was required to obtain a variance from Section 270-74.A(1) of the Ordinance in order to locate the loading dock 7.2 inches into the required 50 foot setback. The Township's Zoning Hearing Board granted the *de minimus* variance in a Decision and Order dated June 3, 2019. See Exhibit B-7.

20. Applicant also proposes to install an additional paved parking area on the eastern side of the Existing Building and a new access driveway leading from Little

Conestoga Road near the intersection with Pottstown Pike. This proposed new driveway would be restricted to one-way in traffic.

21. Applicant proposes to modify the existing driveway on the western side of the Existing Building to only allow one-way out traffic.

22. Applicant proposes that traffic will enter the Property from the eastern most newly constructed driveway entrance off of Little Conestoga Road and circulate in a clockwise direction around the rear of the building to exit the westernmost driveway onto Little Conestoga Road.

23. Applicant intends to increase the impervious coverage on the Property by approximately 8,159 square feet and to design stormwater management facilities as required by the Township's Stormwater Ordinance to handle the stormwater from this additional impervious cover.

24. In addition, Applicant intends to install a retaining wall approximately 3 feet in height along the eastern and southern boundaries of the Property to accommodate a change in elevation on the Property.

25. Applicant proposes to install a 6-foot wide paved trail along the Property frontage within the right-of-way of Little Conestoga Road with two retaining walls.

26. Christopher M Daily, P.E., a licensed professional engineer in the Commonwealth of Pennsylvania and the project engineer from D.L.Howell and Associates testified at the August 13, 2019 hearing and was accepted as an expert in civil engineering based on the credentials in his curriculum vitae. See Exhibit A-8.

27. Mr. Daily prepared the conditional use plans dated May 29, 2019 consisting of four sheets which were marked Exhibit A-9 (the "CU Plans").

28. Applicant intends to extend public water to the Addition and presented a will-serve letter from Aqua dated August 1, 2019 (Exhibit A-11) confirming that domestic and fire water service is available to service the Addition.

29. Applicant intends to extend public sewer to the Addition and introduced correspondence from the Pennsylvania Department of Environmental Protection indicating that the Addition will be connected to the Township's sewage collection system, will generate 350 gallons of sewage per day to be treated at the Township's Route 100 Wastewater Treatment Facility and that no sewage facilities planning is required for the proposed Addition. See Exhibit A-12.

30. Richard Ruth, the Township's Fire Marshal, reviewed the CU Plans and confirmed that his comments have been adequately addressed by Applicant. See Exhibit A-10.

31. Applicant introduced various architectural renderings of the Addition at the hearing which were admitted as Exhibits A-6, A-7, and A-13.

32. Applicant appeared at the Planning Commission meeting on August 8, 2019 and presented the revised architectural rendering which was admitted at the hearing as Exhibit A-7.

33. The Planning Commission was not satisfied with the revised architectural design depicted on Exhibit A-7 and suggested that Applicant continue to revise the architectural renderings for the Addition to be more compatible with surrounding buildings in the Village of Eagle.

34. As a result of the Planning Commissions' critique and criticism, Mr. Busza presented a further revised design for the Addition at the hearing on August 13, 2019. See Exhibit A-13.

35. Supervisor Goncharoff commented at the hearing that he preferred the architectural design of the Addition as presented in Exhibit A-13 but that he would like further modifications to be made to provide a design more in harmony with the architecture in the Village of Eagle and to break-up the long expanse of the north façade.

36. Applicant agreed to revise the design of the Addition to address comments raised by the Planning Commission and Historical Commission that indicated that the original architectural design was not consistent with the design standards in Section 200-36 of the Ordinance and was not in harmony with the architecture of other buildings in the Village of Eagle.

37. The Planning Commission suggested that Applicant consider shifting the location of the new access driveway on the eastern side of the Property further from the intersection of Little Conestoga Road and Pottstown Pike.

38. In addition to submitting the Application, Applicant submitted land development plans for the proposed improvements to the Property.

39. Applicant will coordinate with the Township engineer and traffic engineer as well as the Pennsylvania Department of Transportation to finalize the location of the access driveways to the Property and to obtain all necessary permits for the same, including a highway occupancy permit from PennDOT.

40. The Planning Commission recommended that Applicant confirm with the Zoning Officer that there is sufficient parking on the Property based on the uses of the Property and the Ordinance.

41. The CU Plans provide a total of 42 parking spaces, including 2 handicap accessible parking spaces.

42. Based on the mixed uses of the Property, the uses necessitating the greatest amount of parking spaces are retail and office/business services which require 5 spaces per 1,000 square feet or 78 spaces.

43. After the August 13, 2019 hearing, Applicant's counsel sent correspondence dated August 30, 2019 wherein Applicant amended the Application to request that the Board approve a modification for the parking requirement pursuant to Sections 200-73.H(1) and 200-73.K(2) of the Ordinance to allow a total of 42 spaces. See Exhibit B-8.

44. Applicant believes that 42 parking spaces are sufficient given the number of employees and limited number of retail customers that come to the Property.

45. The Planning Commission suggested that Applicant continue to revise the architectural renderings for the Addition to be more compatible with surrounding buildings in the Village of Eagle.

46. Mr. Busza stated that he is willing to continue to work with the Historic Commission and Planning Commission to develop a design for the architecture of the Addition so that it is in keeping with the architecture of the other buildings located in the C-1 District and the Village of Eagle.

47. Mr. Daily testified that Applicant will install landscaping on the Property consistent with landscape plans approved by the Board during land development. Applicant selected landscaping of varying heights and species that will assist in breaking up the mass of the long building façade on the north elevation.

48. The Board entered the following exhibits without objection by Applicant:

- B-1: Conditional Use Application dated May 23, 2019 with letter from Alyson Zarro, Esquire, dated May 29, 2019
- B-2: Proof of Publication in the Daily Local News on July 23, 2019 and July 30, 2019
- B-3: Affidavit of Posting of Al Gaspari, Township Codes Administrator, dated August 2, 2019
- B-4: Letter dated June 28, 2019 from Alyson Zarro, Esquire, granting extension to hold hearing
- B-5: Summary of Planning Commission recommendation
- B-6: Township Engineer review letter dated April 29, 2019 regarding Preliminary Land Development Plan
- B-7: Zoning Hearing Board Decision dated June 3, 2019
- B-8: Correspondence dated August 30, 2019 from Alyson Zarro, Esquire to Kristin S. Camp, Esquire

49. Applicant entered the following exhibits without objection by the Township:

- A-1: Conditional Use Application and Enclosure Letter dated May 29, 2019
- A-2: Upper Uwchlan Township Zoning Ordinance of 1989, as amended (*incorporated by reference*)
- A-3: Deed for 125 Little Conestoga Road recorded August 16, 2017 at Book 9598, Page 1324
- A-4: Rendered Conditional Use Plan prepared by D.L. Howell & Associates, Inc.

- A-5: (a) and (b) Photographs of Existing Property
- A-6: Proposed Exterior Building Elevations (3 options) prepared by The Omnia Group Architects
- A-7: Updated Proposed Exterior Building Elevation prepared by The Omnia Group Architects
- A-8: C.V. of Christopher M. Daily, P.E.
- A-9: Conditional Use Plan prepared by D.L. Howell & Associates, Inc., dated May 29, 2019 (4 sheets)
- A-10: Upper Uwchlan Township Fire Marshal Approval Email dated June 11, 2019
- A-11: Will-Serve Letter from Aqua dated August 1, 2019
- A-12: Sewage Facilities Planning Module Approval Waiver dated December 14, 2019
- A-13: New Elevation

### **CONCLUSIONS OF LAW**

1. Applicant as owner of the Property has standing to file the Application.
2. The conditional use hearing was duly advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code (“MPC”) and the Ordinance and the Property was posted in accordance with the requirements of the MPC.
3. The Property is located in the C-1 Village District.
4. Section 200-34.H of the Ordinance provides that no individual building in the C-1 Village District shall contain more than 6,000 square feet of total floor area, except where increased square footage above 6,000 is entirely within an additional story or stories above the first floor or where increased square footage above 6,000, and not

limited to a 50% increase, is approved subject to conditional use approval and in accordance with all applicable design standards in Section 200-34.

5. Section 200-36.B(1)(a) of the Ordinance allows a single building façade in the C-1 Village District to be greater than 60 feet in length by conditional use of the Board.

6. Section 200-73.H(1) of the Ordinance provides that “the Township may authorize a reduction in the number of off-street parking spaces in cases where the applicant can justify the reduction and still provide adequate facilities.”

7. Section 200-73.K(2) of the Ordinance provides that “where any use or activity is subject to application for approval of a conditional use, special exception, or zoning variance, modification(s) to the [off-street parking requirements in Section 200-73] may be requested as part of such application.

## **DISCUSSION**

A conditional use is a use permitted in a particular zoning district pursuant to the provisions in Article VI of the MPC, 53 P.S. §10603. A conditional use concerns only a proposed use of land, not particular design details of the proposed development. *Joseph v. North Whitehall Township Board of Supervisors*, 16 A.3d 1209 (Pa. Cmwlth. 2011). A conditional use is a special exception which falls within the jurisdiction of the municipal legislative body rather than the zoning hearing board. 53 P.S. §10603(c). *Id.* The municipal legislative body may grant a conditional use pursuant to the express standards and criteria set forth in the zoning ordinance. *Appeal of Richboro CD Partners, L. P.* 89 A3d. 742 (Pa. Cmwlth. 2014). The fact that a use is permitted as a conditional use, rather than prohibited, reflects a legislative decision that the use is not *per se* adverse to the

public interest. *Id* In order to demonstrate that the applicant is entitled to the conditional use, the applicant initially bears the burden of establishing that the application complies with the objective standards and criteria in the zoning ordinance. *Id*. Once the applicant has satisfied this initial burden, the burden shifts to the objectors to rebut this presumption by establishing that the use will have a detrimental impact on the surrounding community. *Id*.

In granting a conditional use, the Board has the authority to impose reasonable conditions and safeguards if such conditions are necessary to implement the purposes of the Ordinance and to protect the health, safety and welfare of the surrounding property owners. 53 P.S. §10603(c)(2). Conditions imposed by the Board are designed to protect the public interest of surrounding property owners. *Ford v. Zoning Hearing Bd. Of Caernarvon Twp.*, 616 A.2d 1089, 1092 (Pa. Cmwlth. Ct. 1992).

The Board is impressed with the use of the Property as presented by Mr. Busza at the hearing and is encouraged by the success of Profound which has led to the need to expand the Existing Building. However, because the Property is located in the C-1 District, certain architectural design standards in the Ordinance must be met. The Board appreciates Applicant's willingness to be flexible and open to suggestions in the design of the architectural façade of the Addition and will impose a condition that Applicant continue to work with the Township Planning Commission, Historical Commission and Township consultants to finalize an architectural design that meets the Ordinance standards and is compatible with architecture in the Village of Eagle. The Board is willing to grant the conditional use to allow the total area of the Existing Building and Addition to exceed 6,000 square feet and to allow the north façade of the Addition to exceed 60 feet

in length provided that Applicant complies with the conditions imposed herein. The Board is also willing to modify the parking requirements for this use given Applicant's testimony about the adequacy of 42 off-street parking spaces, the limited number of employees and customers that need to park on site and the proximity of the Property to the Village of Eagle.

### **ORDER**

AND NOW, this \_\_\_\_\_ day of\_\_\_\_\_, 2019, the Board hereby approves a conditional use pursuant to Section 200-34.H to allow the Addition to exceed 6,000 square feet in floor area. The Board also approves a conditional use pursuant to Section 200-36.B(1)(a) to allow the north elevation of the Addition to be a maximum of 110 linear feet. Pursuant to the authority in Section 200-73.K(2), the Board approves a modification of the parking requirements to allow a total of 42 parking spaces as shown on the CU Plans. The Board is satisfied that given the limited retail activity that occurs at the Property, 42 parking spaces is sufficient to accommodate the uses of the Property.

The conditional use approvals are subject to Applicant's compliance with the conditions listed below.

### **CONDITIONS OF APPROVAL**

1. Applicant shall construct the Addition in accordance with the testimony and evidence presented at the hearing for the Application, except to the extent that any testimony or exhibits are revised to comply with Code requirements, the conditions imposed herein or to obtain final land development approval.

2. The specific design for the architecture for the Addition and Existing Building shall be further discussed with the Planning Commission and Historical Commission as

part of their review of the land development plans and ultimately approved by the Board as part of final land development approval. The architectural elevations of the Addition shall, to the extent practicable, be designed with either a traditional village architectural character or a contemporary expression of traditional styles and forms, respecting the scale, proportion, roof pitch, character, and materials of historic examples in Byers, Eagle and the surrounding area, in accordance with the standards in Section 200-36.B of the Ordinance and in keeping with the Village of Eagle Design Guidelines dated November 21, 2011.

3. Applicant shall install landscaping in front of the north elevation of the Addition to break up the long continuous building façade. The details of the landscaping to be installed on the Property shall be approved by the Board as part of land development.

4. Applicant shall comply with all outstanding comments set forth in the Township engineer's review letter dated April 29, 2019 to the satisfaction of the specific Township consultant during the land development approval process.

5. Applicant shall provide on the land development plans access easements to allow for interconnections from the existing retail properties on the adjacent properties to the east, west and south to allow for future connections to these adjacent commercial properties.

6. Applicant shall require retail customers to schedule appointments in advance and limit such appointments to one customer at a time.

7. Applicant and its successors and assigns in interest to the Property shall be strictly bound by this Decision.

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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Guy A. Donatelli, Chair

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Sandra M. D'Amico, Vice-Chair

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Jamie W. Goncharoff, Member