



UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
AGENDA

DECEMBER 15, 2025  
7:00 P.M.

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

I. CALL TO ORDER	Packet Page #
A. Salute to the Flag	
B. Moment of Silence	
C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting	
D. An Executive Session will be held December 15, 2025 regarding a legal matter.	
II. APPROVAL OF MINUTES:	
November 11, 2025 Board of Supervisors, Draft 2026 Budget Workshop	3
November 17, 2025 Board of Supervisors Meeting	6
III. APPROVAL OF PAYMENTS	10
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A. 2019 Bond Re-Finance ~ Discussion	
V. SUPERVISORS' REPORT	71
A. Municipal Authority -- Senn Property Acquisition ~ Update	
B. Calendar:	
December 25, 2025 Office Closed ~ Christmas Day	
December 28, 2025 1:00-4:00 p.m. Upland Farm Farmhouse Museum Open, hosted by the Historical Commission	
January 1, 2026 Office Closed ~ New Year's Day	
January 5, 2026 7:00 p.m. Board of Supervisors Annual Organizational Meeting	
January 13, 2026 4:00 p.m. Board of Supervisors Workshop	
January 19, 2026 Office Closed ~ Martin Luther King, Jr. Day	
January 20, 2026 (Tuesday) 7:00 p.m. Board of Supervisors Meeting	
Yard Waste Collection Dates: December 17, January 7**, 2026 and January 21**, 2026	
Do not use plastic bags as these materials are composted. Place materials curbside the night before to guarantee collection.	
** January 7 and January 21 are Christmas tree collection dates.	
No trees will be collected after these 2 dates.	
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VII. ADMINISTRATION

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C. Recommendation of Steven Hirsh for Township Emergency Management Coordinator	
D. Disposition of Township Property	129

VIII. OPEN SESSION

IX. ADJOURNMENT



Upper Uwchlan Township  
Board of Supervisors, Draft 2026 Budget Workshop  
November 11, 2025  
4:00 p.m.  
Minutes  
**DRAFT**

Attendees:

Jenn Baxter, Chair  
Andy Durkin, Vice-Chair  
Sandy D'Amico, Member

Tony Scheivert, Township Manager  
Lindsay Yeager, Assistant Township Manager  
Gwen Jonik, Township Secretary  
Jill Bukata, Township Treasurer  
Rhys Lloyd, Codes Enforcement Officer  
Anthony Campbell, Zoning Officer  
Mike Esterlis, Public Works Director  
Tom Jones, Police Chief  
Joe Carr, Police Lieutenant

The Workshop was held at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

Jenn Baxter called the Workshop to order at 4:05 p.m., led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the Workshop. Three citizens were in attendance.

Jenn Baxter modified the agenda order to discuss the Pond View Way Trail.

Pond View Way Trail

Mr. Spadaro lives on one side of the trail that connects Pond View Way to trails in Eagleview Corporate Center that lead to Hickory Park. Currently the asphalt trail is in poor condition and is overgrown. Tony Scheivert advised that the Township wants to open the trail, repave it, and install post and split rail fence along both sides, to delineate the boundary of the trail. Mr. Spadaro is in agreement. Mr. Arora lives on the other side of the trail and wants a privacy fence instead of the post and rail. Mr. Spadaro was in attendance; unfortunately Mr. Arora was not. The Board would like the same type fencing on both sides of the trail, for aesthetics.

Discussion included that the trail not been clear for some years; Mr. Spadaro has spent a lot of money planting trees along his back yard for screening the building on Eagleview Lot 1C; perhaps the Township would add some vegetation/landscaping along the trail for additional privacy; if the parties can't agree, the Township might consider an easement by eminent domain.

Action: get updated pricing for the post and rail fence and some landscaping.

Draft 2026 Budget ~ Discussion

Tony Scheivert distributed a document comparing the General Fund revenues of 2025 v. 2024, reviewed all the figures, and explained the proposed 2026 budget.

Jill Bukata noted highlights for 2026: in increase in earned income tax; interest income will be relatively stable; reduced building permit revenue due to new construction slowing and there are no new developments on the horizon; expense increases are salary increases -- 3% across the board; a reduction in pension costs; health insurance savings going through Delaware Valley Insurance Trust which might be offset by contributions to the employees' health savings accounts. Sandy D'Amico asked about the non-reimbursable legal fees. Jill Bukata said to expect a transfer of \$1,480,000 to the Capital Fund for bond interest and principal payments, plus purchases.

Capital Fund. Jill Bukata and Tony Scheivert noted the proposed Capital Fund includes \$1,500,000 for renovating 144 Byers Road, the new Administration building; purchasing a pick-up truck to replace one at the end of its useful life; purchasing a skid steer and an excavator; For the Police Department, replacing 2 SUVs, body cameras and vehicle cameras, improvements to 140 Pottstown Pike, replacing several vests; \$250,000 to finish the design and engineering of the Route 100 trail behind Beth Israel; servicing long-term debt.

Tony noted he and Jill met with RBC to discuss paying off some of the 2019 bonds, which could mean \$100,000 savings over 20 years.

Water Resource Fund. Jill Bukata noted there is not much activity in this Fund, which is used for storm water infrastructure replacement.

Solid Waste Fund. There isn't much activity in this Fund.

Sewer Fund. This Fund holds the payments, and the interest and principal for the Bonds.

Act 209 Fund. There are no plans for this Fund for 2026. Tony Scheivert will speak with Chris Williams, the Township's traffic engineer, about using some of these funds.

#### Authorize Advertisement of Draft 2026 Budget

Andy Durkin moved, seconded by Sandy D'Amico, to advertise the draft 2026 budget. The motion carried unanimously.

#### Pond View Way Trail - Continued

Mr. Arora was now present to discuss the trail and fencing. Tony Scheivert reiterated the Board's desire to open the trail, repave it and install post and rail fence on both sides of the trail. Mr. Arora voiced appreciation of the opportunity to address the Board. He expressed concern with safety, with the trail running right along his property so he'd like a privacy fence. He's also concerned with drainage from the trail. He received a quote from a professional fence company for a privacy fence. He is in favor of trails.

Chief Jones spoke of the safety aspect of the fences, that the split rail fence will be safer as bad actors can hide behind privacy fences. Mr. Arora reiterated desire for a privacy fence on his side and if Mr. Spadaro was fine with the split rail, so be it. Sandy D'Amico noted uniformity is key; she's not comfortable with it not being uniform, and that a privacy fence can allow a way for someone to hide. Mr. Arora eluded to video surveillance measures. Andy Durkin offered a split rail fence, some landscaping, and a ring camera with solar power. Mr. Arora doesn't want to monitor the video surveillance.

When Mr. Arora moved here, the trail wasn't recognizable and the Eagleview building wasn't built. Now they feel pressured. Jenn Baxter explained the easement that should've been on his deed so he knew it could be there. Eagleview created a paved trail access which helps he and his neighbors walk to Hickory Park, or into Eagleview. The Township is trying to improve on a trail that was supposed to have been in there in the first place. Sandy D'Amico mentioned if a resolution wasn't found regarding the fence, eminent domain might be considered. Tony Scheivert explained the process.

The Supervisors clarified the Township's offer: clean up the trees and brush, pave the trail, install split rail fence and some landscaping/screening. They hope that could be agreed upon.

Mr. Arora didn't know landscaping/screening had been offered. He does want to find a resolution. He'd like time to consider the landscaping, and the eminent domain process.

Tony Scheivert noted the landscaping could be 5' pine trees, which the Township would install but then would become Mr. Arora's and Mr. Spadaro's property and responsibility to maintain.

The Township would install and maintain the split rail fence.

Sandy D'Amico noted a deadline for resolution: by Spring when it would be time to pave the trail and install the fence.

The Township will look into the drainage issue.

#### Open Session

Gerry Stein congratulated Jenn Baxter on her re-election. He asked several questions regarding the budget, about the document scanning project and about work on the Upland Farm farmhouse. Tony Scheivert noted renovations to the farmhouse will be assessed and considered in the future. Not all of the farmhouse is historic and some of the structure is unsound. ADA compliance will also be discussed.

#### Adjournment

There being no further business to be brought before the Board, Jenn Baxter adjourned the Workshop at 6:25 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary



TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS MEETING

November 17, 2025

7:00 p.m.

**DRAFT**

Attending:

Board of Supervisors

Jennifer F. Baxter, Chair

Andrew P. Durkin, Vice-Chair

Sandra M. D'Amico, Member

Township Administration

Tony Scheivert, Township Manager

Lindsay Yeager, Assistant Township Manager

Gwen Jonik, Township Secretary

Jill Bukata, Township Treasurer

Rhys Lloyd, Director of Code Enforcement

Anthony Campbell, Zoning Officer

Tom Jones, Police Chief

Mike Esterlis, Public Works Director

Dave Leh, Township Engineer

Kristin Camp, Esq., Township Solicitor

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

Mrs. Baxter called the evening to order at 7:01 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the meeting. Mrs. Baxter announced Executive Sessions were held October 14, October 20, November 11 and this evening regarding legal and personnel matters. There were 5 citizens in attendance.

Approval of Minutes

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve as presented the minutes of the October 14, 2025 Board of Supervisors and Draft 2026 Budget Workshop and the October 20, 2025 Board of Supervisors Meeting. The motion carried unanimously.

Approval of Payments

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve payments to all vendors as listed November 13, 2025. The motion carried unanimously.

Treasurer's Report

Jill Bukata reported a strong financial position at the end of October; we are 83.3% through the year, with revenues at 91% of the budget and expenses at 80.8%; earned income tax was \$141,000 higher than last year at this time, and as of today, has exceeded the budget by over \$200,000. The 2025 Bonds closed in October and that's reflected in the October financial statements.

Supervisor's Report

Police Liaison Report. Mrs. D'Amico reported that she, Chief Jones and Tony Scheivert met and discussed personnel and K9 Officer Dexter. All is going well with Dexter and he's been called into service a number of times.

Mrs. Baxter read the following published calendar: Now until November 25, 2025 Holiday Food Drive supporting the Chester County Food Bank; Now until December 6, 2025 Toys For Tots 2025 Toy Drive; November 27-28, 2025 Office closed for the Thanksgiving Holiday; November 29, 2025 4:00 p.m. 9<sup>th</sup> Annual Tree Lighting at Upland Farm Barn, hosted by the Park & Recreation Board, followed by fireworks at 6:30 p.m. behind Pickering Valley Elementary School; November 30, 2025 1:00-4:00 p.m. Upland Farm Farmhouse Museum Open, hosted by the Historical Commission;

December 3, 2025 7:00 p.m. "The Early Pennsylvania Iron Industry" lecture at the Upland Farm Barn hosted by the Historical Commission; December 9, 2025 4:00 p.m. Board of Supervisors Workshop; December 15, 2025 7:00 p.m. Board of Supervisors Meeting; December 25, 2025 Office closed ~ Christmas Day; January 1, 2026 Office closed ~ New Year's Day; January 5, 2026 7:00 p.m. Board of Supervisors Annual Organizational Meeting.

Yard waste collection days: November 19, December 3 and December 17.

#### Administration Reports

##### Township Engineer's Report

Dave Leh reported that the sketch plan for 199 Fellowship Road / Hat Trick Properties has been withdrawn.

He also reported that Celebree (at Byers Station Parcel 5C Lot 2B Commercial) has requested a release of \$387,596.25 from their letter of credit. Gilmore & Associates has reviewed the request and recommends the release.

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve Reduction #1 in the amount of \$387,596.25 to Chester Springs REI LLC letter of credit. The motion carried unanimously.

##### Building and Codes Department Report

Rhys Lloyd reported 86 building permits were issued last month, totaling \$36,853 in permit fees; he and Anthony Campbell conducted 221 scheduled inspections; there were 12 resales; 4 new homes settled; 5 or so zoning complaints were investigated.

##### Police Chief's Report

Chief Jones reported there were 1,105 calls last month; 13 reportable crimes; 20 criminal investigations; several Officers will participate in holiday 'Shop with a Cop' activities in Exton; several of our Officers, along with some from West Goshen, were invited to "Fox with Friends" in New York City, in recognition of First Responder Day; the safety tip for the month is to be mindful of your package deliveries -- coordinate safe spots or with neighbors -- to avoid porch pirates.

##### Public Works Department Report

Mike Esterlis reported the staff completed 185 work orders, completed line painting, performed crack sealing on Graphite Mine Road and several other township roads, demolished some fencing for the Municipal Authority, supported the Environmental Advisory Council (EAC) with the E-waste event and the Police Department with Trunk or Treat.

Mr. Esterlis reported the 2025-2026 Snow Removal Bid specifications were advertised a second time and again, no bids were submitted.

##### Land Development

Windsor Baptist Church – Trail Installation Extension Request.

Tom Borders attended to request an extension to the timing to install the trail along Park Road, which according to the land development plan approval was to be installed by the end of 2025. They're behind schedule but making good progress. They had submitted a landscaping plan but they need to submit a plan with civil engineering details, especially regarding the highway occupancy permit. They respectfully request an extension to June 2026 to complete the installation of the trail.

Discussion resulted in the following milestones:

Submit engineered plans to Chris Williams and Dave Leh prior to submitting them to PennDOT.

Submit engineered plans to PennDOT by February 1, 2026. Allow for a 90-day review and comments from PennDOT.

Commence construction within 30 days of receipt of the HOP from PennDOT -- May 1, 2026?

Construction to take 12-14 weeks.  
Complete trail installation by September 30, 2026.  
These milestones will be provided to the Church.

Mr. Durkin moved, seconded by Mrs. D'Amico, to extend the timeframe to September 30, 2026 for Windsor Baptist Church to complete the trail installation along Park Road.

Byers Station Parcel 5C Lot 2B Commercial ~ Letter of Credit Reduction #1. Was approved during the Township Engineer's Report.

#### ADMINISTRATION

Local Services Tax (LST) Ordinance. Kristin Camp, Esq., advised the Ordinance to establish a Local Service Tax of \$52.00 was duly advertised for 3 consecutive weeks, copied to the County Law Library and the Daily Local News. A LST is allowed by the State at a maximum \$52.00/year. The Ordinance provides for various exemptions if the person makes less than \$12,000/year and includes details of how the Township collects it, provides for refunds, employers' duties, etc. If the Ordinance is adopted tonight, it will be sent to Keystone Collections and they'll advise employers for 2026. The Downingtown Area School District will continue to receive \$10 and the Township will receive \$42.

Mr. Durkin moved, seconded by Mrs. D'Amico, to adopt **Ordinance # 2025-06** enacting a Local Services Tax and establishing the rate, providing for its collection and uses, and imposing penalties for noncompliance. The motion carried unanimously.

Landscaping Ordinance Amendments. Kristin Camp explained that RGS worked with the Planning Commission to simplify and update our landscaping ordinances. Too many trees were required; the number and size of the trees has been reduced; tree protection standards have been amended; landscape design, installation and maintenance standards have been updated.

Mr. Durkin moved, seconded by Mrs. D'Amico, to authorize the advertisement of the landscape ordinance amendments for consideration at the December meeting. The motion carried unanimously.

Resolution to Accept Deeds of Dedication for additional Milford Road Right of Way. Part of the approval of the Preserve at Marsh Creek land development was improvement to the intersection of Milford Road with Little Conestoga Road. The Developer and Sunoco have negotiated additional right of way on Milford Road. It won't be used right away but is slated for future improvements to that intersection, such as traffic signal installation. There is also the Township acquiring additional right of way for turn lanes. Sunoco will deed Little Conestoga Road right of way to the Developer and the Developer can deed it to PennDOT.

Mr. Durkin moved, seconded by Mrs. D'Amico, to adopt Resolution #11-17-25-14, accepting two Deeds of Dedication for additional right of way for Milford Road. Gerry Stein asked where turn lanes could be. Mrs. Baxter said there is nothing designed at this point but there is the potential for needing turn lanes. There will be traffic signal at that intersection, potentially Fall 2026. The motion carried unanimously.

#### Open Session

Gerry Stein inquired how the Historical Commission (HC) can get involved in what happens at the Upland Farm farmhouse. Mr. Scheivert noted the front part of the house, the existing museum, is okay. Several HC members (3 or less) could meet with Rhys Lloyd and Mrs. Baxter at the house, come up with some ideas of how they want to use the space, and then bring their ideas to the Board. They can brainstorm at their monthly meetings. Mr. Stein asked about the budget. Mr. Scheivert noted estimates for demolition of the back addition. No other funds have been estimated without ideas for use of the space. Mrs. Baxter noted the demolition would be to potentially make a



better scenario at the back of the house to serve the HC and museum better. ADA accessibility also needs consideration.

A Byers Station resident inquired of the possibility of motion-activation lights at an intersection in the development. Mr. Scheivert noted our traffic engineer had not evaluated the intersection and once he provides a report we'll advise the Homeowners Association.

Adjournment

There being no further business to be brought before the Board, Mrs. Baxter adjourned the Meeting at 7:43 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids:  
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
11/17/25		DIICOMPU DII COMPUTERS, INC	5,077.00	11/30/25	3648
11/17/25		PECO0010 PECO	3,394.36		3649
11/17/25		GONCH010 JAMIE GONCHAROFF	636.99	11/30/25	3650
11/17/25		APWA0010 AMERICAN PUBLIC WORKS ASSOCIAT	819.00	11/30/25	3652
11/18/25		EASTB020 EAST BRANDYWINE FIREMEN'S RELI	6,543.43		3653
11/18/25		GLENM020 GLENMOORE FIREMEN'S RELIEF FUN	2,270.77		3653
11/18/25		LIONV020 LIONVILLE FIREMEN'S RELIEF FUN	55,542.53		3653
11/18/25		LUDWI040 LUDWIG'S CORNER FIREMEN RELIEF	61,244.45		3653
11/19/25		SKYSH00T SKYSHOOTER DISPLAYS BY ZY PYRO	4,600.00		3654
11/19/25		JBPETTYC JILL BUKATA	254.14	11/30/25	3655
12/02/25		EDUCALLI EDUCATIONAL EQUALITY ALLIANCE	250.00		3664
12/03/25		AHAVEN A HAVEN	250.00		3665
12/15/25		21ST 21st CENTURY MEDIA PHILLY	1,496.41		3670
12/15/25		ADVAN010 ADVANCED HORTICULTURAL SOLN	5,511.00		3670
12/15/25		AQUAP010 AQUA PENNSYLVANIA	888.07		3670
12/15/25		BESTL140 BEST LINE EQUIPMENT	59.39		3670
12/15/25		BRANDWIN BRANDYWINE CONSERVANCY	570.00		3670
12/15/25		BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	667.00		3670
12/15/25		BUKAT010 JILL BUKATA	500.00		3670
12/15/25		CAMPBANT ANTHONY CAMPBELL	50.00		3670
12/15/25		CARRJ010 JOSEPH CARR	220.00		3670
12/15/25		CCSIG010 CCSIGA	165.00		3670
12/15/25		CEDAR010 CEDAR HOLLOW RECYCLING	106.20		3670
12/15/25		CHRISBOY CHRIS BOYLE LAW ENFORCEMENT	3,480.00		3670
12/15/25		CIVIC010 CIVIC PLUS	17,889.87		3670
12/15/25		COMCA010 COMCAST	2,023.59		3670
12/15/25		DELA030 DELAWARE VALLEY HEALTH TRUST	59,013.51		3670
12/15/25		EAGLE130 EAGLE TERMITE & PEST CONTROL	105.00		3670
12/15/25		EAGLHARD EAGLE HARDWARE	176.20		3670
12/15/25		EVIDENT EVIDENT, INC.	192.00		3670
12/15/25		FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR	56.00		3670
12/15/25		GENER010 GENERAL CODE	9,740.00		3670
12/15/25		GILMO020 GILMORE & ASSOCIATES, INC	2,050.30		3670
12/15/25		GONCH010 JAMIE GONCHAROFF	199.87		3670
12/15/25		GOVER010 GFOA - PA	75.00		3670
12/15/25		HAWEI010 H.A. WEIGAND, INC.	1,991.00		3670
12/15/25		HEIDELBE HEIDELBERG MATERIALS	1,854.87		3670
12/15/25		HELPNOW HELP-NOW,LLC	4,374.78		3670
12/15/25		INTER010 INTERCON TRUCK EQUIPMENT	706.99		3670
12/15/25		IRONROSE IRON ROSE K9, INC	1,920.00		3670
12/15/25		JOHNEBLA JOHN EBLACKER	36.54		3670
12/15/25		KATHPRY KATHLEEN PRY	216.00		3670
12/15/25		KEENC010 KEEN COMPRESSED GAS COMPANY	53.70		3670
12/15/25		KENCOR KENCOR, LLC	436.82		3670
12/15/25		KIMBALLW KIMBALL MIDWEST	1,871.03		3670
12/15/25		LEVEN010 LEVENGOOD SEPTIC SERVICE	603.00		3670
12/15/25		LUDWI010 LUDWIG'S EQUIPMENT, LLC	1,970.18		3670
12/15/25		LUDWI060 LUDWIG'S CORNER SUPPLY CO.	24.82		3670
12/15/25		MCMAN010 BOWMAN CONSULTING GROUP, LTD	4,534.41		3670
12/15/25		MERSQUI MEREDITH SQUITIERE	90.00		3670
12/15/25		MIDAT010 MID ATLANTIC CONNECTIONS, INC.	862.60		3670

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
12/15/25	MONTE010	MONTESANO BROS.	468.00		3670
12/15/25	MYRECDEP	MYREC.COM	3,845.00		3670
12/15/25	NAPA0010	NAPA AUTO PARTS	88.45		3670
12/15/25	NEWHO010	NEW HOLLAND AUTO GROUP	1,199.47		3670
12/15/25	NMSLABS	NMS LABS	1,102.00		3670
12/15/25	NOREGON	NOREGON SYSTEMS, LLC	10,711.03		3670
12/15/25	NORTH040	NORTHERN SAFETY CO., INC.	123.12		3670
12/15/25	NOVUS	NOVUS MAINTENANCE, LLC	4,135.00		3670
12/15/25	PARECPAR	PA RECREATION & PARK SOCIETY	370.00		3670
12/15/25	PMLPENNA	PENNSYLVANIA MUNICIPAL LEAGUE	1,964.00		3670
12/15/25	POSITCON	POSITIVE CONCEPTS	215.00		3670
12/15/25	POWERD2	POWER DMS, INC	3,615.20		3670
12/15/25	PRIMO01	PRIMO BRANDS	130.61		3670
12/15/25	PURCHPOW	PITNEY BOWES BANK, INC	1,010.00		3670
12/15/25	RGSASSOC	RGS ASSOCIATES, INC	2,821.57		3670
12/15/25	ROBLITTL	ROBERT E. LITTLE, INC.	926.71		3670
12/15/25	SAFEKITS	SAFETY KITS PLUS	5,657.87		3670
12/15/25	SEMPERON	SEMPERON	1,175.83		3670
12/15/25	SERVIO10	SERVICE TIRE TRUCK CENTERS	1,068.52		3670
12/15/25	SHRWILWC	THE SHERWIN WILLIAMS CO.	136.47		3670
12/15/25	SNAPON01	SNAP-ON TOOLS	1,115.00		3670
12/15/25	STAPLES	STAPLES	756.37		3670
12/15/25	STYER010	STYER PROPANE	1,344.72		3670
12/15/25	SWEETWAT	SWEETWATER NATURAL PRODUCTS LL	122.84		3670
12/15/25	TMOBILE	T-MOBILE	512.61		3670
12/15/25	TONYSCH	TONY SCHEIVERT	100.00		3670
12/15/25	TRAISR	TRAISR, LLC	2,699.25		3670
12/15/25	ULINE	ULINE	327.14		3670
12/15/25	UWCHLO10	UWCHLAN AMBULANCE CORPS	350.00		3670
12/15/25	VERIZO10	VERIZON	386.47		3670
12/15/25	VERIZFIO	VERIZON	124.99		3670
12/15/25	VERIZOSP	VERIZON - SPECIAL PROJECTS	434.28		3670
12/15/25	WIGGISHR	WIGGINS SHREDDING	274.70		3670

Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	84	0	316,976.04	0.00
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
	Total:	84	0	316,976.04	0.00

December 11, 2025  
08:30 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

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

Check #	Check Date	Vendor		Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description						Ref Seq Acct
11/17/25		DIICOMPU DII COMPUTERS, INC					11/30/25	3648
25-01491	1	pw-dell sff i5/16gb/512gb (2)	1,780.00	01-407-000-222	Expenditure			1 1
				Hardware				
25-01491	2	pw-hp probook 16 512gb/16gb(2)	2,198.00	01-407-000-222	Expenditure			2 1
				Hardware				
25-01491	3	finance-hp probook 16 512gb	1,099.00	01-407-000-222	Expenditure			3 1
				Hardware				
			5,077.00					
11/17/25		PECO0010 PECO						3649
25-01492	1	520 milford rd-pump hse	90.14	01-409-004-360	Expenditure			1 1
				Utilities				
25-01492	2	341 fellowship rd sports ltg	1,975.50	01-454-003-360	Expenditure			2 1
				Utilities				
25-01492	3	140 pottstown-street lights	589.05	01-409-003-360	Expenditure			3 1
				Utilities				
25-01492	4	140 pottstown-traffic lights	96.73	01-409-003-360	Expenditure			4 1
				Utilities				
25-01492	5	132 oscar way-pw bldg	395.15	01-409-001-360	Expenditure			5 1
				Utilities				
25-01492	6	351 park rd-hickory park	63.55	01-454-002-360	Expenditure			6 1
				Utilities				
25-01492	7	144 byers rd ofc 2	184.24	01-409-002-360	Expenditure			7 1
				Utilities				
			3,394.36					
11/17/25		GONCH010 JAMIE GONCHAROFF					11/30/25	3650
25-01493	1	supplies to equip empc trailer	636.99	01-415-000-200	Expenditure			1 1
				Supplies				
11/17/25		APWA0010 AMERICAN PUBLIC WORKS ASSOCIAT					11/30/25	3652
25-01495	1	2026 dues - me/sp/ts/mb	819.00	01-401-000-420	Expenditure			1 1
				Dues/Subscriptions/Mem				
11/18/25		EASTB020 EAST BRANDYWINE FIREMEN'S RELI						3653
25-01498	1	2025 fire relief contribution	6,543.43	01-411-002-530	Expenditure			3 1
				Contributions-Fire Relief				
11/18/25		GLENM020 GLENMOORE FIREMEN'S RELIEF FUN						3653
25-01499	1	2025 fire relief contribution	2,270.77	01-411-002-530	Expenditure			4 1
				Contributions-Fire Relief				
11/18/25		LIONV020 LIONVILLE FIREMEN'S RELIEF FUN						3653
25-01496	1	2025 Fire Felief Contribution	55,542.53	01-411-002-530	Expenditure			1 1
				Contributions-Fire Relief				
11/18/25		LUDWI040 LUDWIG'S CORNER FIREMEN RELIEF						3653
25-01497	1	2025 fire relief contribution	61,244.45	01-411-002-530	Expenditure			2 1
				Contributions-Fire Relief				

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11/19/25	SKYSH00T	SKYSHOOTER DISPLAYS BY ZY PYRO					3654
25-01504	1	tree lighting - 11/29/25	4,600.00	01-454-001-201 Park & Rec Special Events	Expenditure		1 1
11/19/25	JBPETTYC	JILL BUKATA				11/30/25	3655
25-01509	1	trunk or treat supplies	83.85	01-454-001-201 Park & Rec Special Events	Expenditure		1 1
25-01509	2	trunk or treat supplies	32.18	01-415-000-200 Supplies	Expenditure		2 1
25-01509	3	pd training	138.11	01-410-000-316 Training/Seminar	Expenditure		3 1
			<u>254.14</u>				
12/02/25	EDUCALLI	EDUCATIONAL EQUALITY ALLIANCE					3664
25-01536	1	SHOP WITH A COP-COATESVILLE	250.00	01-400-000-340 Public Relations	Expenditure		1 1
12/03/25	AHAVEN	A HAVEN					3665
25-01537	1	SHOP WITH A COP - EXTON	250.00	01-410-000-340 Public Relations	Expenditure		1 1
12/15/25	21ST	21st CENTURY MEDIA PHILLY					3670
25-01538	1	appoint barbacane as auditors	93.69	01-400-000-341 Advertising	Expenditure		1 1
25-01538	2	budget prep	99.25	01-400-000-341 Advertising	Expenditure		2 1
25-01538	3	increase 1st tax	542.85	01-400-000-341 Advertising	Expenditure		3 1
25-01559	1	planning commission mtg cancel	60.31	01-414-001-368 Advertising	Expenditure		39 1
25-01559	2	bos workshop cancelled	60.31	01-400-000-341 Advertising	Expenditure		40 1
25-01559	3	municibid-2012/2016 escape	71.44	01-400-000-341 Advertising	Expenditure		41 1
25-01559	4	zoning-amend landscape reg	568.56	01-414-001-368 Advertising	Expenditure		42 1
			<u>1,496.41</u>				
12/15/25	ADVANO10	ADVANCED HORTICULTURAL SOLN					3670
25-01540	1	hp-granular soil balance turf	2,060.00	01-454-002-450 Contracted Services	Expenditure		4 1
25-01540	2	ff-compost application	1,630.00	01-454-003-450 Contracted Services	Expenditure		5 1
25-01540	3	ff-soil test/consultation	50.00	01-454-003-450 Contracted Services	Expenditure		6 1
25-01540	4	larkins-granular soil balance	545.00	01-454-004-450 Contracted Services	Expenditure		7 1
25-01540	5	ff-granular soil balance	1,226.00	01-454-004-450 Contracted Services	Expenditure		8 1
			<u>5,511.00</u>				

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PO #	Item	Description							
12/15/25		AQUAP010 AQUA PENNSYLVANIA					3670		
25-01541	1	twp	5.52	01-409-003-360	Expenditure		9	1	
				Utilities					
25-01541	2	twp	21.78	01-409-003-360	Expenditure		10	1	
				Utilities					
25-01541	3	pw	177.65	01-409-001-360	Expenditure		11	1	
				Utilities					
25-01541	4	pw	158.12	01-409-001-360	Expenditure		12	1	
				Utilities					
25-01541	5	upland	260.50	01-454-005-360	Expenditure		13	1	
				Utilities					
25-01541	6	ff	18.04	01-454-003-360	Expenditure		14	1	
				Utilities					
25-01541	7	hp	35.22	01-454-002-360	Expenditure		15	1	
				Utilities					
25-01541	8	milford	83.55	01-409-004-360	Expenditure		16	1	
				Utilities					
25-01541	9	upland	127.69	01-454-005-360	Expenditure		17	1	
				Utilities					
			888.07						
12/15/25		BESTL140 BEST LINE EQUIPMENT					3670		
25-01542	1	sender	59.39	01-438-000-235	Expenditure		18	1	
				Vehicle Maintenance					
12/15/25		BRANDWIN BRANDYWINE CONSERVANCY					3670		
25-01545	1	trail mapping	475.00	01-414-002-367	Expenditure		22	1	
				General Planning					
25-01545	2	trail mapping	95.00	01-414-002-367	Expenditure		23	1	
				General Planning					
			570.00						
12/15/25		BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI					3670		
25-01546	1	twp-november services	667.00	01-404-000-311	Expenditure		24	1	
				Non Reimbursable Legal					
12/15/25		BUKAT010 JILL BUKATA					3670		
25-01548	1	gfoa membership renewal	500.00	01-401-000-420	Expenditure		25	1	
				Dues/Subscriptions/Mem					
12/15/25		CAMPBANT ANTHONY CAMPBELL					3670		
25-01549	1	telephone	50.00	01-413-000-320	Expenditure		26	1	
				Telephone					
12/15/25		CARRJ010 JOSEPH CARR					3670		
25-01580	1	reimburse motorcycle jacket	220.00	01-410-000-238	Expenditure		76	1	
				Clothing/Uniforms					
12/15/25		CCSIG010 CCSIGA					3670		
25-01552	1	2026 membershp-gwen/kathi/lind	165.00	01-401-000-420	Expenditure		27	1	
				Dues/Subscriptions/Mem					

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PO #	Item	Description					Ref Seq	Acct
12/15/25		CEDAR010 CEDAR HOLLOW RECYCLING					3670	
25-01553	1	mixed matter - 3.54 ton	106.20	01-438-000-245 Highway Supplies	Expenditure		28	1
12/15/25		CHRISBOY CHRIS BOYLE LAW ENFORCEMENT					3670	
25-01557	1	monthly case law updates	1,980.00	01-410-000-316 Training/Seminar	Expenditure		34	1
25-01561	1	half day training-jackpot	1,500.00	01-410-000-316 Training/Seminar	Expenditure		43	1
			<u>3,480.00</u>					
12/15/25		CIVIC010 CIVIC PLUS					3670	
25-01555	1	social media archive subscript	4,617.27	01-407-000-450 Contracted Services	Expenditure		29	1
25-01555	2	website hosting & support	7,463.44	01-407-000-240 Web Page	Expenditure		30	1
25-01555	3	civic send	1,865.86	01-407-000-240 Web Page	Expenditure		31	1
25-01555	4	remediation software	1,443.30	01-407-000-240 Web Page	Expenditure		32	1
25-01555	5	audio eye	2,500.00	01-407-000-240 Web Page	Expenditure		33	1
			<u>17,889.87</u>					
12/15/25		COMCA010 COMCAST					3670	
25-01558	1	hp	381.44	01-454-002-450 Contracted Services	Expenditure		35	1
25-01558	2	twp	845.11	01-409-003-450 Contracted Services	Expenditure		36	1
25-01558	3	pw	373.35	01-409-001-450 Contracted Services	Expenditure		37	1
25-01558	4	upland	423.69	01-454-005-450 Contracted Services	Expenditure		38	1
			<u>2,023.59</u>					
12/15/25		DELA030 DELAWARE VALLEY HEALTH TRUST					3670	
25-01562	1	admin	6,400.26	01-401-000-156 Employee Benefit Expens	Expenditure		44	1
25-01562	2	pd	32,936.68	01-410-000-156 Employee Benefit Expense	Expenditure		45	1
25-01562	3	codes	3,891.28	01-413-000-156 Employee Benefit Expens	Expenditure		46	1
25-01562	4	pw	12,780.97	01-438-000-156 Employee Benefit Expense	Expenditure		47	1
25-01562	5	facilities	3,004.32	01-438-001-156 Employee Benefit Expense	Expenditure		48	1
			<u>59,013.51</u>					
12/15/25		EAGLE130 EAGLE TERMITE & PEST CONTROL					3670	
25-01563	1	twp-quarterly service	105.00	01-409-003-450 Contracted Services	Expenditure		49	1

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12/15/25		EAGLHARD EAGLE HARDWARE					3670		
25-01564	1	520 milford light bulb	46.98	01-409-004-250	Expenditure		50	1	
				Maintenance & repairs					
25-01564	2	covers	22.77	01-438-000-200	Expenditure		51	1	
				Supplies					
25-01564	3	16 pk-aa batteries	65.97	01-454-001-200	Expenditure		52	1	
				Supplies					
25-01564	4	8w bulbs	15.99	01-454-005-200	Expenditure		53	1	
				Supplies					
25-01564	5	batteries	24.49	01-454-005-200	Expenditure		54	1	
				Supplies					
			<u>176.20</u>						
12/15/25		EVIDENT EVIDENT, INC.					3670		
25-01565	1	9.5"x12" evidence bags	96.00	01-410-000-260	Expenditure		55	1	
				Small Tools & Equipment					
25-01565	2	9.5"x12" evidence bags	96.00	01-410-000-260	Expenditure		56	1	
				Small Tools & Equipment					
			<u>192.00</u>						
12/15/25		FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR					3670		
25-01566	1	october services	56.00	01-410-000-450	Expenditure		57	1	
				Contracted Services					
12/15/25		GENER010 GENERAL CODE					3670		
25-01570	1	2025/2026 ecode 360	1,500.00	01-413-000-316	Expenditure		60	1	
				Training/Seminar					
25-01570	2	2025/2026 ecode 360	2,500.00	01-413-000-420	Expenditure		61	1	
				Dues/Subscriptions/Memb					
25-01570	3	2025/2026 ecode 360	1,000.00	01-413-000-460	Expenditure		62	1	
				Meeting & Conferences					
25-01570	4	2025/2026 ecode 360	4,740.00	01-407-000-220	Expenditure		63	1	
				Software					
			<u>9,740.00</u>						
12/15/25		GILMO020 GILMORE & ASSOCIATES, INC					3670		
25-01567	1	eagleview lot 1a	169.40	01-408-000-310	Expenditure		58	1	
				Reimbursable Engineer					
25-01567	2	monthly services ending 11/23	1,880.90	01-408-000-367	Expenditure		59	1	
				General Planning					
			<u>2,050.30</u>						
12/15/25		GONCH010 JAMIE GONCHAROFF					3670		
25-01578	1	misc small tools/empc trailer	199.87	01-415-000-260	Expenditure		74	1	
				Small Tools & Equipment					
12/15/25		GOVER010 GFOA - PA					3670		
25-01571	1	2026 gfoa-pa membership-jb	75.00	01-401-000-420	Expenditure		64	1	
				Dues/Subscriptions/Mem					
12/15/25		HAWEI010 H.A. WEIGAND, INC.					3670		
25-01572	1	variety of signs	1,991.00	01-433-000-200	Expenditure		65	1	
				Supplies					



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12/15/25		HEIDELBE HEIDELBERG MATERIALS					3670
25-01573	1	9.5mm 20r (570 milford)	355.93	01-438-000-245	Expenditure		66 1
				Highway Supplies			
25-01573	2	2a subbase	502.65	01-438-000-245	Expenditure		67 1
				Highway Supplies			
25-01573	3	9.5mm 20R (font rd 6162 push)	996.29	01-438-000-245	Expenditure		68 1
				Highway Supplies			
			<u>1,854.87</u>				
12/15/25		HELPNOW HELP-NOW, LLC					3670
25-01574	1	monthly service tickets	118.75	01-407-000-450	Expenditure		69 1
				Contracted Services			
25-01574	2	monthly guardian services	4,256.03	01-407-000-450	Expenditure		70 1
				Contracted Services			
			<u>4,374.78</u>				
12/15/25		INTER010 INTERCON TRUCK EQUIPMENT					3670
25-01575	1	bumper marker sight rods	706.99	01-438-001-235	Expenditure		71 1
				Vehicle Maintenance - Facilities			
12/15/25		IRONROSE IRON ROSE K9, INC					3670
25-01576	1	k9 2026 training sessions	1,920.00	01-410-000-316	Expenditure		72 1
				Training/Seminar			
56725 12/15/25		JOHNEBLA JOHN EBLACKER					3670
25-01577	1	historical lecture pizza	36.54	01-459-000-200	Expenditure		73 1
				Supplies			
12/15/25		KATHPRY KATHLEEN PRY					3670
25-01579	1	volunteer party cupcakes	216.00	01-401-000-200	Expenditure		75 1
				Supplies			
12/15/25		KEENC010 KEEN COMPRESSED GAS COMPANY					3670
25-01581	1	cylinder rental	53.70	01-438-000-200	Expenditure		77 1
				Supplies			
12/15/25		KENCOR KENCOR, LLC					3670
25-01582	1	quarterly maintenance	436.82	01-409-003-450	Expenditure		78 1
				Contracted Services			
12/15/25		KIMBALLW KIMBALL MIDWEST					3670
25-01583	1	assorted items	321.00	01-438-000-245	Expenditure		79 1
				Highway Supplies			
25-01583	2	assorted items	1,550.03	01-438-000-245	Expenditure		80 1
				Highway Supplies			
			<u>1,871.03</u>				
12/15/25		LEVEN010 LEVENGOOD SEPTIC SERVICE					3670
25-01584	1	hp-pumped holding tank	301.50	01-454-002-450	Expenditure		81 1
				Contracted Services			

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25-01584	2	LEVENGOOD SEPTIC SERVICE hp-pumped holding tank	301.50	01-454-002-450 Contracted Services	Expenditure		82	1
			603.00					
25-01585	1	12/15/25 LUDWIG'S EQUIPMENT, LLC aspen 4 cycle drum (2) 52 gal	1,970.18	01-438-001-230 Gasoline & Oil - Facilities	Expenditure		3670 83	1
25-01586	1	12/15/25 LUDWIG'S CORNER SUPPLY CO. hardware	3.84	01-454-005-250 Repairs & Maint	Expenditure		3670 84	1
25-01586	2	caulk & tape	20.98	01-454-005-250 Repairs & Maint	Expenditure		85	1
			24.82					
25-01543	1	12/15/25 MCMAHON BOWMAN CONSULTING GROUP, LTD pa100 gateways 314108-01-002	182.66	01-408-000-313 Non Reimbursable	Expenditure		3670 19	1
25-01543	2	general consult 311430-01-001	3,926.75	01-408-000-311 Traffic Engineering	Expenditure		20	1
25-01543	3	rt100/penna left turn arrow	425.00	01-408-000-311 Traffic Engineering	Expenditure		21	1
			4,534.41					
25-01588	1	12/15/25 MERSQU MEREDITH SQUITIERE eac fall gathering reimburseme	90.00	01-455-000-450 EAC - Contracted Services	Expenditure		3670 87	1
25-01587	1	12/15/25 MIDATLANTIC CONNECTIONS, INC. diagnose fire alarm/lot outlet	862.60	01-454-005-250 Repairs & Maint	Expenditure		3670 86	1
25-01589	1	12/15/25 MONTEBROS. empc emergency drill	468.00	01-415-000-316 Training/Seminar	Expenditure		3670 88	1
25-01590	1	12/15/25 MYRECDEP MYREC.COM 2026 annual subscription	3,845.00	01-407-000-220 Software	Expenditure		3670 89	1
25-01591	1	12/15/25 NAPA AUTO PARTS core deposit refund	36.00	01-438-000-235 Vehicle Maintenance	Expenditure		3670 90	1
25-01591	2	v-belt (2)	49.05	01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		91	1
25-01591	3	cabin air filter (4)	61.72	01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		92	1
25-01591	4	antifreeze	13.68	01-438-000-235 Vehicle Maintenance	Expenditure		93	1
			88.45					

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PO #	Item	Description							
12/15/25		NEWHO010 NEW HOLLAND AUTO GROUP					3670		
25-01593	1	core returns (2)	100.00	01-438-000-235	Expenditure		95	1	
				Vehicle Maintenance					
25-01593	2	thermostat/ab sensors/signals	364.87	01-438-001-235	Expenditure		96	1	
				Vehicle Maintenance - Facilities					
25-01593	3	cabin/door filters	102.56	01-438-000-235	Expenditure		97	1	
				Vehicle Maintenance					
25-01593	4	heater core	300.00	01-438-001-235	Expenditure		98	1	
				Vehicle Maintenance - Facilities					
25-01593	5	ac body air	396.00	01-438-001-235	Expenditure		99	1	
				Vehicle Maintenance - Facilities					
25-01593	6	side mirror glass	60.56	01-438-000-235	Expenditure		100	1	
				Vehicle Maintenance					
25-01593	7	door filters	75.48	01-438-000-235	Expenditure		101	1	
				Vehicle Maintenance					
			<u>1,199.47</u>						
12/15/25		NMSLABS NMS LABS					3670		
25-01594	1	10/23 services (2)	1,102.00	01-410-000-450	Expenditure		102	1	
				Contracted Services					
12/15/25		NOREGON NOREGON SYSTEMS, LLC					3670		
25-01622	1	jpro diagnostic service kit	10,711.03	01-438-000-260	Expenditure		146	1	
				Small Tools & Equipment					
12/15/25		NORTH040 NORTHERN SAFETY CO., INC.					3670		
25-01595	1	safety glasses	123.12	01-438-000-245	Expenditure		103	1	
				Highway Supplies					
12/15/25		NOVUS NOVUS MAINTENANCE, LLC					3670		
25-01596	1	twp	2,800.00	01-409-003-450	Expenditure		104	1	
				Contracted Services					
25-01596	2	pw	400.00	01-409-001-450	Expenditure		105	1	
				Contracted Services					
25-01596	3	upland	935.00	01-454-005-450	Expenditure		106	1	
				Contracted Services					
			<u>4,135.00</u>						
12/15/25		PARECPAR PA RECREATION & PARK SOCIETY					3670		
25-01601	1	2026 membership - ly	115.00	01-401-000-420	Expenditure		111	1	
				Dues/Subscriptions/Mem					
25-01601	2	2026 membership - kr	115.00	01-401-000-420	Expenditure		112	1	
				Dues/Subscriptions/Mem					
25-01601	3	2026 membership - ts	140.00	01-401-000-420	Expenditure		113	1	
				Dues/Subscriptions/Mem					
			<u>370.00</u>						
12/15/25		PMLPENNA PENNSYLVANIA MUNICIPAL LEAGUE					3670		
25-01597	1	2026 league membership	1,964.00	01-401-000-174	Expenditure		107	1	
				Tuition Reimbursements					

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25-01599	12/15/25 1	POSITCON POSITIVE CONCEPTS car printer paper	215.00	01-410-000-200 Supplies	Expenditure		3670 109 1
25-01592	12/15/25 1	POWERD2 POWER DMS, INC 2026 powertime	3,615.20	01-410-000-450 Contracted Services	Expenditure		3670 94 1
25-01600	12/15/25 1	PRIMO01 PRIMO BRANDS kitchen supplies	130.61	01-409-001-200 Township properties - supplies	Expenditure		3670 110 1
25-01598	12/15/25 1	PURCHPOW PITNEY BOWES BANK, INC meter refill	1,010.00	01-401-000-215 Postage	Expenditure		3670 108 1
25-01602	12/15/25 1	RGSASSOC RGS ASSOCIATES, INC revising landscaping ordinance	2,821.57	01-414-001-366 Ordinance Update	Expenditure		3670 114 1
25-01603	12/15/25 1	ROBLITTL ROBERT E. LITTLE, INC. misc items	872.72	01-438-000-260 Small Tools & Equipment	Expenditure		3670 115 1
25-01603	12/15/25 2	20" bar	53.99	01-438-000-260 Small Tools & Equipment	Expenditure		116 1
			926.71				
25-01605	12/15/25 1	SAFEKITS SAFETY KITS PLUS action response bags/vests	5,657.87	01-415-000-260 Small Tools & Equipment	Expenditure		3670 118 1
25-01606	12/15/25 1	SEMPERON SEMPERON twp	1,070.49	01-409-003-320 Telephone	Expenditure		3670 119 1
25-01606	12/15/25 2	pw	105.34	01-409-001-320 Telephone	Expenditure		120 1
			1,175.83				
25-01610	12/15/25 1	SERVIO10 SERVICE TIRE TRUCK CENTERS cooper discover (4)	1,068.52	01-438-000-235 Vehicle Maintenance	Expenditure		3670 125 1
25-01607	12/15/25 1	SHRWILWC THE SHERWIN WILLIAMS CO. glass beads	136.47	01-438-000-245 Highway Supplies	Expenditure		3670 121 1
25-01608	12/15/25 1	SNAPON01 SNAP-ON TOOLS mult plier	1,115.00	01-438-000-260 Small Tools & Equipment	Expenditure		3670 122 1
25-01609	12/15/25 1	STAPLES STAPLES twp	371.23	01-401-000-200 Supplies	Expenditure		3670 123 1

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
STAPLES Continued								
25-01609	2	pd	385.14	01-410-000-200	Expenditure		124	1
			<u>756.37</u>	Supplies				
12/15/25	25-01611	1 STYER010 STYER PROPANE	607.62	01-409-001-231	Expenditure		3670	
		pw-pole bldg-407 gallons		Propane & heating - PW bldg			126	1
25-01611	2	upland-370 gallons	555.45	01-454-005-231	Expenditure		127	1
				Propane & Heating Oil				
25-01611	3	milford-121 gallons	181.65	01-409-004-231	Expenditure		128	1
			<u>1,344.72</u>	Propane				
12/15/25	25-01612	1 SWEETWAT SWEETWATER NATURAL PRODUCTS LL	122.84	01-409-003-250	Expenditure		3670	
		4 yds mulch		Maintenance & Repairs			129	1
12/15/25	25-01613	1 TMOBILE T-MOBILE	30.29	01-400-000-320	Expenditure		3670	
		admin		Telephone			130	1
25-01613	2	pd	271.65	01-410-000-320	Expenditure		131	1
				Telephone				
25-01613	3	codes	30.29	01-413-000-320	Expenditure		132	1
				Telephone				
25-01613	4	pw	95.38	01-438-000-320	Expenditure		133	1
				Telephone				
25-01613	5	pw ipad	16.80	01-438-000-322	Expenditure		134	1
				Ipad Expense				
25-01613	6	routers	68.20	01-410-000-320	Expenditure		135	1
			<u>512.61</u>	Telephone				
12/15/25	25-01604	1 TONYSCHE TONY SCHEIVERT	100.00	01-400-000-320	Expenditure		3670	
		telephone		Telephone			117	1
12/15/25	25-01615	1 TRAISR TRAISR, LLC	2,699.25	01-407-000-220	Expenditure		3670	
		october services		Software			136	1
12/15/25	25-01616	1 ULINE ULINE	327.14	01-454-001-200	Expenditure		3670	
		trash can liners		Supplies			137	1
12/15/25	25-01617	1 UWCHL010 UWCHLAN AMBULANCE CORPS	175.00	01-410-000-450	Expenditure		3670	
		nov 15 services		Contracted Services			138	1
25-01617	2	nov 16 services	175.00	01-410-000-450	Expenditure		139	1
			<u>350.00</u>	Contracted Services				

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
12/15/25		VERIZ010 VERIZON					3670
25-01618	1	pw	164.65	01-409-001-320 Telephone	Expenditure		140 1
25-01618	2	milford	221.82	01-409-004-320 Telephone	Expenditure		141 1
			<u>386.47</u>				
12/15/25		VERIZFIO VERIZON					3670
25-01619	1	ff	124.99	01-454-003-320 Telephone	Expenditure		142 1
12/15/25		VERIZOSP VERIZON - SPECIAL PROJECTS					3670
25-01620	1	november services	217.14	01-434-000-450 Contracted Services	Expenditure		143 1
25-01620	2	december services	217.14	01-434-000-450 Contracted Services	Expenditure		144 1
			<u>434.28</u>				
12/15/25		WIGGISHR WIGGINS SHREDDING					3670
25-01621	1	twp-shred services	274.70	01-409-003-450 Contracted Services	Expenditure		145 1
<hr/>							
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>		
	Checks:	84	0	316,976.04	0.00		
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>		
	Total:	<u>84</u>	<u>0</u>	<u>316,976.04</u>	<u>0.00</u>		

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Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids:  
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
12/04/25		WEXBANK WEX BANK	7,745.81		3662
12/05/25		BANKAMER BANK OF AMERICA	11,764.72		3663
12/04/25		LOWES020 LOWES BUSINESS ACCOUNT	827.42		3667
12/03/25		HARTFORD THE HARTFORD	2,974.59		3668
12/23/25		AQUAP010 AQUA PENNSYLVANIA	8,030.24		3669

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	31,342.78	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	31,342.78	0.00

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

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
	12/04/25	WEXBANK WEX BANK					3662
25-01534	1	admin	116.58	01-401-000-230 Gasoline & Oil	Expenditure		1 1
25-01534	2	pd	4,657.87	01-410-000-230 Gasoline & Oil	Expenditure		2 1
25-01534	3	codes	214.52	01-413-000-230 Gasoline & Oil	Expenditure		3 1
25-01534	4	pw	2,287.71	01-438-000-230 Gasoline & Oil	Expenditure		4 1
25-01534	5	facilities	180.66	01-438-001-230 Gasoline & Oil - Facilities	Expenditure		5 1
25-01534	6	municipal authority gasoline	288.47	01-495-000-000 Expense Reclass	Expenditure		6 1
			<u>7,745.81</u>				
	12/05/25	BANKAMER BANK OF AMERICA					3663
25-01535	1	amazon prime	14.99	01-410-000-420 Dues/Subscription/Memb	Expenditure		1 1
25-01535	2	amazon-external hard drive	159.98	01-410-000-740 Computer/Furniture	Expenditure		2 1
25-01535	3	amazon-trunk or treat	13.58	01-410-000-340 Public Relations	Expenditure		3 1
25-01535	4	set com corp-helmet snap plate	124.38	01-410-000-260 Small Tools & Equipment	Expenditure		4 1
25-01535	5	dunkine-rms training	37.30	01-410-000-340 Public Relations	Expenditure		5 1
25-01535	6	identisy inc-printer software	495.00	01-407-000-222 Hardware	Expenditure		6 1
25-01535	7	amazon-mylar blanket/hand warm	63.17	01-410-000-260 Small Tools & Equipment	Expenditure		7 1
25-01535	8	amazon-handsoap	8.49	01-410-000-260 Small Tools & Equipment	Expenditure		8 1
25-01535	9	metropolis parking-court	3.99	01-410-000-317 Parking & travel	Expenditure		9 1
25-01535	10	amazon-empc backup internet	1,799.00	01-415-000-740 Computer/Office Equip	Expenditure		10 1
25-01535	11	b&h phone-520 milford internet	599.99	01-409-004-320 Telephone	Expenditure		11 1
25-01535	12	amazon-internal hdd	399.98	01-409-004-320 Telephone	Expenditure		12 1
25-01535	13	krav maga instructor certifica	850.00	01-410-000-316 Training/Seminar	Expenditure		13 1
25-01535	14	carmines-pv lunch for the kids	56.13	01-410-000-340 Public Relations	Expenditure		14 1
25-01535	15	in personal protection-pptb	55.00	01-410-000-316 Training/Seminar	Expenditure		15 1
25-01535	16	msft - 2 accts	1,272.03	01-407-000-450 Contracted Services	Expenditure		16 1
25-01535	17	adobe-4 accounts	83.56	01-407-000-220 Software	Expenditure		17 1



Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
		BANK OF AMERICA						
		Continued						
25-01535	18	123 stickers-empc	124.95	01-415-000-200 Supplies	Expenditure		18	1
25-01535	19	ccato conference 2025 - gj	95.00	01-400-000-460 Meeting & Conferences	Expenditure		19	1
25-01535	20	ez pass - refill transponder	35.00	01-410-000-317 Parking & travel	Expenditure		20	1
25-01535	21	bj's empc trunk or treat	53.46	01-410-000-317 Parking & travel	Expenditure		21	1
25-01535	22	d1vrt.com	99.00	01-401-000-200 Supplies	Expenditure		22	1
25-01535	23	amazon-empc trunk or treat	62.99	01-415-000-200 Supplies	Expenditure		23	1
25-01535	24	fed ex	41.39	01-401-000-200 Supplies	Expenditure		24	1
25-01535	25	amazon-petty cash slip	10.00	01-401-000-200 Supplies	Expenditure		25	1
25-01535	26	amazon-3 ring binders(finance)	15.99	01-401-000-200 Supplies	Expenditure		26	1
25-01535	27	amazon-printer ink(finance)	192.42	01-401-000-200 Supplies	Expenditure		27	1
25-01535	28	amazon-tree lighting crafts	66.12	01-454-001-201 Park & Rec Special Events	Expenditure		28	1
25-01535	29	esri-arcgis annual subscriptio	684.00	01-407-000-220 Software	Expenditure		29	1
25-01535	30	amazon-tree lighting craft	79.96	01-454-001-201 Park & Rec Special Events	Expenditure		30	1
25-01535	31	amazon-super glue	7.49	01-401-000-200 Supplies	Expenditure		31	1
25-01535	32	amazon-tree lighting craft	10.77	01-454-001-201 Park & Rec Special Events	Expenditure		32	1
25-01535	33	amazon-papertowels	160.10	01-454-001-200 Supplies	Expenditure		33	1
25-01535	34	adobe	155.88	01-407-000-220 Software	Expenditure		34	1
25-01535	35	amazon-air freshners	288.09	01-454-001-200 Supplies	Expenditure		35	1
25-01535	36	staples-printer ink	122.37	01-409-001-200 Township properties - supplies	Expenditure		36	1
25-01535	37	paulb lititz-ratchet/batteries	979.00	01-438-000-260 Small Tools & Equipment	Expenditure		37	1
25-01535	38	amazon-american flag	377.13	01-454-003-250 Maintenance & Repairs	Expenditure		38	1
25-01535	39	amazon-electric chargers	65.82	01-454-001-260 Small Tools & Equip	Expenditure		39	1
25-01535	40	kully supply-urinal flushomete	252.64	01-454-005-250 Repairs & Maint	Expenditure		40	1
25-01535	41	home depot-milwaukee batteries	167.48	01-454-001-260 Small Tools & Equip	Expenditure		41	1
25-01535	42	vestis service-training	207.21	01-438-000-238 Uniforms	Expenditure		42	1
25-01535	43	bjs-trunk or treat	536.35	01-454-001-201 Park & Rec Special Events	Expenditure		43	1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
<hr/>								
		BANK OF AMERICA Continued						
25-01535	44	hobby lobby-refund next month	38.12	01-454-005-200 Supplies	Expenditure		44	1
25-01535	45	int'l code council-code books	57.77	01-413-000-316 Training/Seminar	Expenditure		45	1
25-01535	46	first watch	40.26	01-401-000-200 Supplies	Expenditure		46	1
25-01535	47	holland bulb farm	208.77	01-455-000-450 EAC - Contracted Services	Expenditure		47	1
25-01535	48	ccato	285.00	01-400-000-460 Meeting & Conferences	Expenditure		48	1
25-01535	49	commonwealth finance ath esa	100.00	01-400-000-460 Meeting & Conferences	Expenditure		49	1
25-01535	50	commonwealth finance ath esa	100.00	01-400-000-460 Meeting & Conferences	Expenditure		50	1
25-01535	51	target-trunk or treat	102.95	01-454-001-201 Park & Rec Special Events	Expenditure		51	1
25-01535	52	target-trunk or treat(return)	95.33	01-454-001-201 Park & Rec Special Events	Expenditure		52	1
			<hr/> 11,764.72					
<hr/>								
	12/04/25	LOWES020 LOWES BUSINESS ACCOUNT					3667	
25-01624	1	quickset	58.16	01-409-003-200 Supplies	Expenditure		1	1
25-01624	2	6x6x6	32.09	01-454-002-200 Supplies-Hickory	Expenditure		2	1
25-01624	3	6ft fur strip	85.48	01-409-001-250 Maint & Repair	Expenditure		3	1
25-01624	4	lights	599.14	01-454-005-250 Repairs & Maint	Expenditure		4	1
25-01624	5	misc items	21.57	01-438-000-245 Highway Supplies	Expenditure		5	1
25-01624	6	wrench/knee pads	30.98	01-454-001-200 Supplies	Expenditure		6	1
			<hr/> 827.42					
<hr/>								
	12/03/25	HARTFORD THE HARTFORD					3668	
25-01625	1	admin	381.36	01-401-000-156 Employee Benefit Expens	Expenditure		1	1
25-01625	2	pd	1,736.82	01-410-000-156 Employee Benefit Expense	Expenditure		2	1
25-01625	3	codes	200.35	01-413-000-156 Employee Benefit Expens	Expenditure		3	1
25-01625	4	pw	482.69	01-438-000-156 Employee Benefit Expense	Expenditure		4	1
25-01625	5	facilities	173.37	01-438-001-156 Employee Benefit Expense	Expenditure		5	1
			<hr/> 2,974.59					
<hr/>								
	12/23/25	AQUAP010 AQUA PENNSYLVANIA					3669	
25-01626	1	31 hydrants	1,003.78	01-411-000-451 Hydrant expenses-Aqua	Expenditure		1	1

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Check #	Check Date	Vendor		Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Seq	Num Acct
PO #	Item	Description							
	↓ AQUA PENNSYLVANIA		Continued						
25-01626	2	217 hydrants		7,026.46	01-411-000-451	Expenditure		2	1
					Hydrant expenses-Aqua				
				<u>8,030.24</u>					

Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	5	0	31,342.78	0.00
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
	Total:	<u>5</u>	<u>0</u>	<u>31,342.78</u>	<u>0.00</u>

Range of Checking Accts: LIQUID FUELS to LIQUID FUELS      Range of Check Ids:  
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
12/15/25		CHEMILAB CHEMICAL EQUIP LABS OF DE	16,370.38	3671

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	16,370.38	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	16,370.38	0.00

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Upper Uwchlan Township  
Check Payment Batch Verification Listing

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Batch Id: BABMAAS Batch Type: C Batch Date: 12/15/25 Checking Account: LIQUID FUELS G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item	Description		Description					
	12/15/25		CHEMILAB CHEMICAL EQUIP LABS OF DE		3920 PROVIDENCE ROAD					
25-01554	12/15/25	1	bulk deicing (43,960 lbs)	1,564.32	04-432-000-239	Snow & Ice Supplies	Expenditure	Aprv	1	1
25-01554	12/15/25	2	bulk deicing (43,860 lbs)	1,560.60	04-432-000-239	Snow & Ice Supplies	Expenditure	Aprv	2	1
25-01554	12/15/25	3	bulk deicing (47,740 lbs)	1,698.83	04-432-000-239	Snow & Ice Supplies	Expenditure	Aprv	3	1
25-01554	12/15/25	4	bulk deicing (48,220 lbs)	1,715.91	04-432-000-239	Snow & Ice Supplies	Expenditure	Aprv	4	1
25-01554	12/15/25	5	bulk deicing (46,120 lbs)	1,641.18	04-432-000-239	Snow & Ice Supplies	Expenditure	Aprv	5	1
25-01554	12/15/25	6	bulk deicing (49,260 lbs)	1,752.92	04-432-000-239	Snow & Ice Supplies	Expenditure	Aprv	6	1
25-01554	12/15/25	7	bulk deicing (44,600 lbs)	1,587.09	04-432-000-239	Snow & Ice Supplies	Expenditure	Aprv	7	1
25-01554	12/15/25	8	bulk deicing (45,000 lbs)	1,601.33	04-432-000-239	Snow & Ice Supplies	Expenditure	Aprv	8	1
25-01554	12/15/25	9	bulk deicing (49,260 lbs)	1,619.83	04-432-000-239	Snow & Ice Supplies	Expenditure	Aprv	9	1
25-01554	12/15/25	10	bulk deicing (45,760 lbs)	1,628.37	04-432-000-239	Snow & Ice Supplies	Expenditure	Aprv	10	1
				16,370.38						

Checks:	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
	1	10	16,370.38

There are NO errors or warnings in this listing.

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Range of Checking Accts: SOLID WASTE to SOLID WASTE Range of Check Ids:  
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
11/17/25		PATSPACK ESTATE OF CHARLES T. SPACKMAN	4,649.40	3646
12/15/25		AJBLO010 A.J. BLOSENSKI	90,016.20	3672
12/15/25		BUCKLO10 BUCKLEY, BRION, MCGUIRE, MORRI	440.50	3672
12/15/25		CAPJUNK CAPTAIN JUNK	500.00	3672
12/15/25		CCSWA010 CCSWA	24,978.68	3672
12/15/25		CHEST070 CHESTER COUNTY HEALTH DEPT	2,831.58	3672
12/15/25		TOTALREC TOTAL RECYCLE	4,594.41	3672

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	7	0	128,010.77	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	128,010.77	0.00

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

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
11/17/25		PATSPACK ESTATE OF CHARLES T. SPACKMAN		(Replacement of: SOLID WASTE 10780)			3646
25-01426	1	refund trash pmts 2010-present	4,649.40	05-495-000-000	Expenditure		8 1
				Expense Reclass			
12/15/25		AJBL0010 A.J. BLOSENSKI					3672
25-01539	1	december trash service	60,952.50	05-427-000-450	Expenditure		1 1
				Contracted Services			
25-01539	2	december recycling service	29,063.70	05-427-000-460	Expenditure		2 1
				Contracted Services - Recycling			
			90,016.20				
12/15/25		BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI					3672
25-01547	1	delinquent trash collections	440.50	05-427-000-314	Expenditure		3 1
				Legal Fees			
12/15/25		CAPJUNK CAPTAIN JUNK					3672
25-01550	1	freon disposal (5)	500.00	05-427-000-450	Expenditure		4 1
				Contracted Services			
12/15/25		CCSWA010 CCSWA					3672
25-01551	1	sw-11/10-11/11	5,087.16	05-427-000-700	Expenditure		5 1
				Tipping Fees			
25-01551	2	sw-11/17-11/21	7,331.61	05-427-000-700	Expenditure		6 1
				Tipping Fees			
25-01551	3	sw-11/24-11/28	5,501.36	05-427-000-700	Expenditure		7 1
				Tipping Fees			
25-01551	4	sw-12/01-12/03	7,058.55	05-427-000-700	Expenditure		8 1
				Tipping Fees			
			24,978.68				
12/15/25		CHEST070 CHESTER COUNTY HEALTH DEPT					3672
25-01556	1	haz waste event 8/23 & 10/05	2,831.58	05-427-000-810	Expenditure		9 1
				Hazardous Waste Event			
12/15/25		TOTALREC TOTAL RECYCLE					3672
25-01614	1	november services	4,594.41	05-427-000-725	Expenditure		10 1
				Tipping Fees - Recycling			

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	128,010.77	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	128,010.77	0.00

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Check Register By Check Id

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Range of Checking Accts: STORM WATER MGT to STORM WATER MGT    Range of Check Ids:  
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
12/15/25		GILMO020 GILMORE & ASSOCIATES, INC	402.50		3673

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	402.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	402.50	0.00



Batch Id: BABMAAS Batch Type: C Batch Date: 12/15/25 Checking Account: STORM WATER MGT G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item	Description		Description					
	12/15/25	GILMO020	GILMORE & ASSOCIATES, INC		65 E. BULTER AVENUE, SUITE 100					
25-01568	12/15/25	1	15 quail lane swm permit	402.50	08-408-000-010	Engineering expenses	Expenditure	Aprv	1	1
				402.50						

	Count	Line Items	Amount
Checks:	1	1	402.50

There are NO errors or warnings in this listing.

December 11, 2025  
08:44 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: CAPITAL to CAPITAL      Range of Check Ids:  
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
12/15/25		CHARLHIG CHARLES A HIGGINS & SONS	86,128.06	3674
12/15/25		GILMO020 GILMORE & ASSOCIATES, INC	2,639.00	3674
12/15/25		MCMAH010 BOWMAN CONSULTING GROUP, LTD	510.00	3674

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	89,277.06	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	89,277.06	0.00

December 11, 2025  
08:42 AM

Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: BABMAAS Batch Type: C Batch Date: 12/15/25 Checking Account: CAPITAL G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item	Description		Description					
12/15/25 CHARLHIG CHARLES A HIGGINS & SONS					PO BOX 647					
25-01560	12/15/25	1	potts/station blvd accident	83,028.06	30-439-000-100	Traffic Signals	Expenditure	Aprv	3	1
25-01560	12/15/25	2	potts/station mast arm rental	3,100.00	30-439-000-100	Traffic Signals	Expenditure	Aprv	4	1
				86,128.06						
12/15/25 GILMO020 GILMORE & ASSOCIATES, INC					65 E. BULTER AVENUE, SUITE 100					
25-01569	12/15/25	1	hp improvement project	1,021.50	30-454-001-600	Capital Construction - Hickory	Expenditure	Aprv	5	1
25-01569	12/15/25	2	144/128 byers rd site eval	1,617.50	30-409-002-625	Capital Construction - 128 Byers Road	Expenditure	Aprv	6	1
				2,639.00						
12/15/25 MCMAH010 BOWMAN CONSULTING GROUP, LTD					P.O. BOX 748548					
25-01544	12/15/25	1	graphite accident mitigation	255.00	30-439-000-100	Traffic Signals	Expenditure	Aprv	1	1
25-01544	12/15/25	2	station blvd accident review	255.00	30-439-000-100	Traffic Signals	Expenditure	Aprv	2	1
				510.00						

Checks:	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
	3	6	89,277.06

There are NO errors or warnings in this listing.

December 11, 2025  
08:46 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: DEV ESCROW to DEV ESCROW Range of Check Ids:  
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
12/15/25		ARROC010 ARRO CONSULTING, INC.	1,948.50		3675
12/15/25		BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	851.00		3675
12/15/25		CHRISFRA CHRISTOPHER FRANTZ	607.50		3675
12/15/25		GILMO020 GILMORE & ASSOCIATES, INC	25,768.59		3675
12/15/25		MCAH010 BOWMAN CONSULTING GROUP, LTD	2,372.50		3675

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	31,548.09	0.00
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	<u>5</u>	<u>0</u>	<u>31,548.09</u>	<u>0.00</u>

Project Description	Project No.	Project Total
WINDSOR BAPTIST CHURCH	248-031	241.50
THE PRESERVE @ MARSH CREEK SEW	248-035	1,706.50
Prosperity Byers 5C 2B	248-046	4,803.30
ROCKHILL REAL ESTATE ENTERPRIS	248-051	1,641.25
HAT TRICK PROPERTIES LLC	248-059	3,662.50
THE PRESERVE @ MARSH CREEK CON	248-1-035	16,874.44
PMC SEWER PHASE III	248-2-035	849.50
PMC CONSTRUCTION PHASE III	248-3-035	1,769.10
Total Of All Projects:		<u>31,548.09</u>

December 11, 2025  
08:45 AM

Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: BABMAAS Batch Type: C Batch Date: 12/15/25 Checking Account: DEV ESCROW G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
25-01628	12/15/25	1 ARROC010 ARRO CONSULTING, INC.	1,099.00	108 WEST AIRPORT ROAD	248-035	Project	Aprv	2	1
25-01628	12/15/25	2 preserve-mckee	849.50	THE PRESERVE @ MARSH CREEK SEW	248-2-035	Project	Aprv	3	1
			1,948.50	PMC SEWER PHASE III					
25-01629	12/15/25	1 BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	807.00	118 W. MARKET STREET	248-1-035	Project	Aprv	4	1
25-01632	12/15/25	1 hat trick/199 fellowship	44.00	THE PRESERVE @ MARSH CREEK CON	248-059	Project	Aprv	13	1
			851.00	HAT TRICK PROPERTIES LLC					
25-01627	12/15/25	1 CHRISFRA CHRISTOPHER FRANTZ	607.50	PO BOX 557	248-035	Project	Aprv	1	1
			607.50	THE PRESERVE @ MARSH CREEK SEW					
25-01630	12/15/25	1 GILMO020 GILMORE & ASSOCIATES, INC	4,803.30	65 E. BULTER AVENUE, SUITE 100	248-046	Project	Aprv	5	1
25-01630	12/15/25	2 prosperity 5c 2b	3,618.50	Prosperity Byers 5C 2B	248-059	Project	Aprv	6	1
25-01630	12/15/25	3 hat trick/199 fellowship	241.50	HAT TRICK PROPERTIES LLC	248-031	Project	Aprv	7	1
25-01630	12/15/25	4 windsor	1,769.10	WINDSOR BAPTIST CHURCH	248-3-035	Project	Aprv	8	1
25-01630	12/15/25	5 preserve phase III	13,261.84	PMC CONSTRUCTION PHASE III	248-1-035	Project	Aprv	9	1
25-01630	12/15/25	6 preserve	2,074.35	THE PRESERVE @ MARSH CREEK CON	248-1-035	Project	Aprv	10	1
			25,768.59	THE PRESERVE @ MARSH CREEK CON					
25-01631	12/15/25	1 rockhill/500 pottstown	1,641.25	P.O. BOX 748548	248-051	Project	Aprv	11	1
25-01631	12/15/25	2 preserve	731.25	ROCKHILL REAL ESTATE ENTERPRIS	248-1-035	Project	Aprv	12	1
			2,372.50	THE PRESERVE @ MARSH CREEK CON					

checks:	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
	5	13	31,548.09

There are NO errors or warnings in this listing.

December 11, 2025  
08:49 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:  
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
12/15/25		AFLAC010 AFLAC	820.94	3661

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	820.94	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	820.94	0.00

December 11, 2025  
08:50 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:  
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor		Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description					Contract	Ref Seq Acct
12/15/25	AFLAC010	AFLAC						3661
25-01533	1	payroll benefit deduction	760.54	01-221-000-000	Expenditure		1	1
					Benefit Deduction- Aflac (AFL)			
25-01533	2	payroll benefit deduction	60.40	01-221-000-100	Expenditure		2	1
					Aflac After Tax			
				820.94				

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	820.94	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	820.94	0.00





## UPPER UWCHLAN TOWNSHIP

### MEMORANDUM

TO: BOARD OF SUPERVISORS  
FROM: Jill Bukata, Township Treasurer  
RE: Status Update  
DATE: December 15, 2025

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

- Received and processed 52 trash and 1,641 sewer payments (11/13/2025 to 12/9/2025)

#### Highlights of the November, 2025 financial statements

- The balance sheet remains strong with cash of nearly **\$12.1 million** - of that amount **approximately \$6.2 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 capital improvements etc.
- Combined revenue and expense status (General Fund & Solid Waste Fund):
  - Percentage through the year 91.7%
  - YTD revenues \$ 10,264,824 100.6%
  - YTD expenses \$ 8,903,551 88.8%
  - YTD net income \$ 1,361,273 (before transfers)
  - YTD transfers out \$ 860,000
  - **YTD net income (after transfers) \$ 501,273**
  - Budgeted 2025 net income/(loss) \$ 175,367 (before transfers)
  - Budgeted 2025 net income (after) \$ (870,633) (after transfers)
- Earned income taxes received as of November 30 were \$370,000 higher than the 2025 Budget. As of December 11, EIT received year-to-date is \$490,000 greater than the 2025 budget.

# Upper Uwchlan Township

## Treasurer's Report

Cash Balances  
As of November 30, 2025

### General Fund

Meridian Bank	\$ 3,297,568
Meridian Bank - Payroll	121,701
Meridian Bank - ARPA Funds	-
Meridian Bank MMA - restricted	41,758
Meridian Bank-restricted-Meadow Creek	1,120,880
First Resource Bank	1,798,028
Fulton Bank	-
First Resource Bank - Turf Field	336,465
Petty cash	300
<b>Total General Fund</b>	<b>6,716,700</b>

Certificate of Deposit - 1/2/2026 (First Resource)	310,337
Certificate of Deposit - Fulton	280,070
	<b>590,407</b>

**Total General Fund \$ 7,307,107**

### Solid Waste Fund

Meridian Bank - Solid Waste	222,785
First Resource Bank	662,052
Fulton Bank - Solid Waste	-
<b>Total Solid Waste Funds</b>	<b>884,837</b>

**Total Solid Waste Fund 884,837**

### Liquid Fuels Fund

First Resource Bank/Fulton	308,064
Certificate of Deposit -	558,736
	<b>866,800</b>

**Total Liquid Fuels Fund 866,800**

### Capital Projects Fund

First Resource Bank	73,306
PSDLAF	5,110
First Resource Bank-Bond Proceeds 2025	1,126,694
	<b>1,205,110</b>

**Total Capital Projects Fund 1,205,110**

### Act 209 Impact Fund

First Resource Bank	59,395
Certificate of Deposit - First Resource	1,126,480
	<b>1,185,875</b>

**Total Act 209 Impact Fund 1,185,875**

### Water Resource Protection Fund

First Resource/Fulton	515,060
	<b>515,060</b>

**Total Water Resource Protection Fund 515,060**

### Sewer Fund

PSDLAF	84
First Resource Bank/Fulton Bank	116,194
	<b>116,278</b>

**Total Sewer Fund 116,278**

<b>Total - Upper Uwchlan Township</b>	<b>\$ 12,081,066</b>
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<b>Municipal Authority</b>	<b>\$ 11,135,642</b>
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<b>Developer's Escrow Fund</b>	<b>\$ 322,997</b>
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Upper Uwchlan Township  
Schedule of Investments

As of November 30, 2025

	Institution	Amount Invested	Type of Investment	Maturity Date	Interest Rate	Market Value
<u>General Fund</u>						
General Fund	First Resource Bank	250,000.00	Certificate of Deposit	1/2/2026	4.980%	250,000.00
		46,788.88	Interest accrued			46,788.88
	Accrued interest - YTD	13,548.37				13,548.37
		<u>310,337.25</u>				<u>310,337.25</u>
General Fund	Fulton Bank	250,000.00	Certificate of Deposit	5/19/2026	3.100%	250,000.00
		19,092.72				19,092.72
	Accrued interest - YTD	10,976.79	Interest accrued			10,976.79
		<u>280,069.51</u>				<u>280,069.51</u>
<u>Liquid Fuels Fund</u>						
Liquid Fuels	Presence Bank	500,000.00	Certificate of Deposit	4/18/2026	3.580%	500,000.00
		35,680.07				35,680.07
	Accrued interest - YTD	23,055.87	Interest accrued			23,055.87
		<u>558,735.94</u>				<u>558,735.94</u>
<u>Act 209 Fund</u>						
Act 209	First Resource Bank	1,118,800.25	Certificate of Deposit	4/28/2026	3.850%	1,118,800.25
	Accrued interest - YTD	7,679.48	Interest accrued			7,679.48
		<u>1,126,479.73</u>				<u>1,126,479.73</u>
<u>Sewer Fund - General Obligation Bonds (2014 Bonds)</u>						
Sewer Fund	PSDLAF	83.59	MAX account (MMF)			83.59
	PSDLAF	-	MAX account (MMF)	-	0.02%	-
		<u>83.59</u>				<u>83.59</u>
<u>Capital Fund</u>						
Capital Fund	PSDLAF	5,109.71	Collateralized CD Pool		0.100%	5,109.71
		<u>5,109.71</u>				<u>5,109.71</u>
	Fulton Bank - 2019	0.55				0.55
		<u>0.55</u>				<u>0.55</u>
Total Capital Fund		<u>5,110.26</u>				<u>5,110.26</u>

**Upper Uwchlan Township**  
**General Fund**  
**Balance Sheet**  
**As of November 30, 2025**

**ASSETS**

Cash			
01-100-000-150	General Checking - First Resource Bank	\$	1,798,027.88
01-100-000-200	Meridian Bank		3,297,567.83
01-100-000-210	Meridian Bank - Payroll		121,700.71
01-100-000-220	Meridian Bank MMA - restricted		41,758.35
01-100-000-230	Meridian Bank - ARPA		-
01-100-000-250	Fulton Bank - Turf Field		-
01-100-000-255	First Resource Bank - Turf Field		336,465.08
01-100-000-260	Meridian Bank - Meadow Creek Lane		1,120,879.79
01-100-000-300	Petty Cash		300.00
	Total Cash		<u>6,716,699.64</u>

Investments

01-120-000-100	Certificate of Deposit - First Resource		310,337.25
01-120-000-110	Certificate of Deposit - Fulton		280,069.51
01-120-000-120	Certificate of Deposit - Meadow Creek		-
01-120-000-130	Certificate of Deposit - ARPA		-
			<u>590,406.76</u>

Accounts Receivable

01-145-000-020	Engineering Fees Receivable		852.50
01-145-000-021	Engineering Fees Receivable-CU		617.55
01-145-000-030	Legal Fees Receivable		-
01-145-000-040	R/E Taxes Receivable		-
01-145-000-050	Hydrant Tax Receivable		-
01-145-000-060	Domestic Relations Receivable		-
01-145-000-080	Field Fees Receivables		695.00
01-145-000-085	Turf Field Receivables		-
01-145-000-086	EIT Receivable		28,281.21
01-145-000-090	RE Transfer Tax Receivable		52,374.60
01-145-000-095	Misc accounts receivable		4,000.00
01-145-000-096	Traffic Signals Receivable		-
01-145-000-097	Advertising Fees Reimbursable		-
	Total Accounts Receivable		<u>86,820.86</u>

Other Current Assets

01-130-000-001	Due From Municipal Authority		69,689.12
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		(7,053.48)
01-130-000-006	Due from Solid Waste Fund		6,717.09
01-130-000-007	Due from Water Resource Protection Fund		-
01-130-000-008	Due from the Sewer Fund		-
01-130-000-009	Due from Developer's Escrow Fund		-
01-131-000-000	Suspense Account		-
	Total Other Current Assets		<u>69,352.73</u>

Prepaid Expense

01-155-000-000	Prepaid expenses		7,986.00
	Total Prepaid Expense		<u>7,986.00</u>

<b>Total Assets</b>	<b>\$</b>	<b>7,471,265.99</b>
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**Upper Uwchlan Township**  
**General Fund**  
**Balance Sheet**  
**As of November 30, 2025**

**LIABILITIES AND FUND BALANCE**

Accounts Payable

01-200-000-000	Accounts Payable	-
01-252-000-001	Deferred Revenues	-
	Total Accounts Payable	-

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	8,827.78
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	6,600.00
01-219-000-000	LST Tax Withheld	10.00
01-220-000-000	State Unemployment W/H	481.01
01-221-000-000	Benefit Deduction-Aflac	282.79
01-221-000-100	Benefit Deduction-Aflac After Tax	30.20
01-222-000-000	457 Contribution Deduction	-
01-223-000-000	Direct Deposit	-
01-224-000-000	Payroll Deduction Adjustments	-
01-239-000-001	Due to Municipal Authority	-
01-239-000-002	Due to MA Capital Fund	-
01-239-000-003	Due To Liquid Fuels	-
01-239-000-004	Due to Act 209 Fund	-
01-239-000-005	Due to Capital Fund	1,065.00
01-239-000-006	Due to Solid Waste Fund	6,695.49
01-239-000-007	Due to Water Resource Protection Fund	2,182.00
01-239-000-008	Due to Developer's Escrow Fund	-
01-258-000-000	Accrued Expenses	-
	Total Other Current Liabilities	26,174.27

<b>Total Liabilities</b>	<b>\$</b>	<b>26,174.27</b>
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EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	6,519,396.17
	Current Period Net Income (Loss)	112,773.95
	Total Equity	7,445,091.72

<b>Total Fund Balance</b>	<b>\$</b>	<b>7,445,091.72</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>7,471,265.99</b>
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Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended November 30, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
01-301-000-010	Current Real Estate Taxes	\$ 1,115,203.18	\$ 1,222,603.00	\$ (107,399.82)	91.2%
01-301-000-013	Real Estate Tax Refunds	-	(3,000.00)	3,000.00	0.0%
01-301-000-030	Delinquent Real Estate Taxes	34,547.93	30,000.00	4,547.93	115.2%
01-301-000-071	Hydrant Tax	67,946.67	68,000.00	(53.33)	99.9%
01-301-000-072	Delinquent Hydrant Taxes	-	500.00	(500.00)	0.0%
01-310-000-010	Real Estate Transfer Taxes	593,843.33	695,000.00	(101,156.67)	85.4%
01-310-000-020	Earned Income Taxes	5,117,040.15	4,750,000.00	367,040.15	107.7%
01-310-000-021	EIT commissions paid	(61,194.02)	(64,600.00)	3,405.98	94.7%
01-320-000-010	Building Permits	323,282.53	475,000.00	(151,717.47)	68.1%
01-320-000-011	Building Permits - credit card fees	(1,079.28)	-	(1,079.28)	#DIV/0!
01-320-000-020	Use & Occupancy Permit	10,960.00	12,000.00	(1,040.00)	91.3%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,700.00	2,000.00	(300.00)	85.0%
01-320-000-050	Refinance Certification Fees	1,560.00	3,000.00	(1,440.00)	52.0%
01-321-000-080	Cable TV Franchise Fees	132,759.57	186,000.00	(53,240.43)	71.4%
01-331-000-010	Vehicle Codes Violation	60,928.88	75,000.00	(14,071.12)	81.2%
01-331-000-011	Reports/Fingerprints	1,130.00	2,000.00	(870.00)	56.5%
01-331-000-012	Solicitation Permits	610.00	500.00	110.00	122.0%
01-331-000-013	Donations for Police Department	19,700.00	1,000.00	18,700.00	1970.0%
01-331-000-050	Reimbursable Police Wages	5,419.28	5,000.00	419.28	108.4%
01-341-000-001	Interest Earnings	232,345.46	230,601.00	1,744.46	100.8%
01-342-000-001	Rental Property Income	22,000.00	24,000.00	(2,000.00)	91.7%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	-	-	#DIV/0!
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-354-000-035	Other Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	-	6,500.00	(6,500.00)	0.0%
01-355-000-004	Alcoholic Beverage Tax	1,800.00	800.00	1,000.00	225.0%
01-355-000-005	State Aid, Police Pension	277,799.70	122,000.00	155,799.70	227.7%
01-355-000-006	State Aid, Non-Uniform Pension	75,480.75	60,000.00	15,480.75	125.8%
01-355-000-007	Foreign Fire Insurance Tax	125,601.18	110,000.00	15,601.18	114.2%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	8,750.00	6,000.00	2,750.00	145.8%
01-361-000-032	Fees from Engineering	(3,794.37)	40,000.00	(43,794.37)	-9.5%
01-361-000-033	Admin Fees from Engineering	(115.22)	4,000.00	(4,115.22)	-2.9%
01-361-000-035	Admin Fees from Legal	-	1,000.00	(1,000.00)	0.0%
01-361-000-036	Legal Services Fees	66.00	30,000.00	(29,934.00)	0.2%
01-361-000-038	Sale of Maps & Books	115.00	250.00	(135.00)	46.0%
01-361-000-039	Fire Inspection Fees	-	2,000.00	(2,000.00)	0.0%
01-361-000-040	Fees from Engineering - CU	725.75	5,000.00	(4,274.25)	14.5%
01-361-000-041	Property Inspection Fees	-	8,000.00	(8,000.00)	0.0%
01-361-000-042	Copies	2.50	100.00	(97.50)	2.5%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	500.00	(500.00)	0.0%
01-361-000-044	Fees from Advertising Reimbursables	489.80	-	489.80	#DIV/0!
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-014	Pavillion Rental	730.00	500.00	230.00	146.0%
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	23,840.00	35,000.00	(11,160.00)	68.1%
01-367-000-025	Turf Field Fees	30,710.00	50,000.00	(19,290.00)	61.4%
01-367-000-030	Community Events Donations	18,500.00	20,000.00	(1,500.00)	92.5%
01-367-000-040	History Book Revenue	150.00	200.00	(50.00)	75.0%
01-367-000-045	Upland Farms Barn Rental Fees	28,510.00	35,000.00	(6,490.00)	81.5%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	37,393.18	20,000.00	17,393.18	187.0%
01-380-000-010	Insurance Reimbursement	1,100.00	10,000.00	(8,900.00)	11.0%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended November 30, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
01-392-000-008	Municipal Authority Reimbursement	280,255.49	272,195.00	8,060.49	103.0%
01-392-000-020	Transfer from Capital Fund	-	-	-	#DIV/0!
01-392-000-030	Transfer from Solid Waste Fund	-	-	-	#DIV/0!
01-395-000-000	Refund of Prior Year Expenses	-	-	-	#DIV/0!
<b>Total Revenue</b>		<b>\$ 8,586,813.44</b>	<b>\$ 8,554,749.00</b>	<b>\$ 32,064.44</b>	<b>100.4%</b>

**GENERAL GOVERNMENT**

01-400-000-113	Supervisors Wages	\$ 9,750.00	\$ 9,750.00	-	100.0%
01-400-000-150	Payroll Tax Expense	745.92	746.00	(0.08)	100.0%
01-400-000-320	Telephone	1,657.66	2,000.00	(342.34)	82.9%
01-400-000-340	Public Relations	2,956.73	2,000.00	956.73	147.8%
01-400-000-341	Advertising	2,634.89	7,500.00	(4,865.11)	35.1%
01-400-000-342	Printing	10,829.70	5,000.00	5,829.70	216.6%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,807.00	3,166.00	(359.00)	88.7%
01-400-000-352	Insurance-Liability	25,813.60	25,814.00	(0.40)	100.0%
01-400-000-420	Dues/Subscriptions/Memberships	2,926.00	3,100.00	(174.00)	94.4%
01-400-000-460	Meeting & Conferences	6,228.50	6,000.00	228.50	103.8%
01-400-000-461	Bank Fees	195.00	2,000.00	(1,805.00)	9.8%
01-400-000-463	Misc expenses	11,970.76	2,000.00	9,970.76	598.5%
01-400-000-464	Wallace Twp. Tax Agreement	-	4,700.00	(4,700.00)	0.0%
		<b>78,515.76</b>	<b>75,776.00</b>	<b>2,739.76</b>	<b>103.6%</b>

**EXECUTIVE**

01-401-000-100	Administration Wages	590,808.63	641,362.00	(50,553.37)	92.1%
01-401-000-150	Payroll Tax Expense	45,363.34	49,064.00	(3,700.66)	92.5%
01-401-000-151	PSATS Unemployment Compensation	630.01	542.00	88.01	116.2%
01-401-000-156	Employee Benefit Expense	65,801.25	83,677.00	(17,875.75)	78.6%
01-401-000-157	ACA Fees	343.33	326.00	17.33	105.3%
01-401-000-159	Employer HSA Contribution	11,550.00	11,550.00	-	100.0%
01-401-000-160	Non-Uniform Pension	59,832.28	59,832.00	0.28	100.0%
01-401-000-165	Employer 457 Match	-	12,000.00	(12,000.00)	0.0%
01-401-000-174	Tuition Reimbursements	-	5,000.00	(5,000.00)	0.0%
01-401-000-181	Longevity Pay	9,150.00	9,150.00	-	100.0%
01-401-000-183	Overtime Wages	3,541.01	5,000.00	(1,458.99)	70.8%
01-401-000-200	Supplies	17,311.79	15,000.00	2,311.79	115.4%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	4,183.32	4,500.00	(316.68)	93.0%
01-401-000-230	Gasoline & Oil	1,851.36	2,200.00	(348.64)	84.2%
01-401-000-235	Vehicle Maintenance	543.93	1,000.00	(456.07)	54.4%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	9,073.88	8,000.00	1,073.88	113.4%
01-401-000-317	Parking/Travel	420.78	1,200.00	(779.22)	35.1%
01-401-000-322	Ipad Expenses	-	600.00	(600.00)	0.0%
01-401-000-352	Insurance - Liability	289.00	289.00	-	100.0%
01-401-000-353	Insurance-Vehicle	540.88	541.00	(0.12)	100.0%
01-401-000-354	Insurance-Workers Compensation	915.48	796.00	119.48	115.0%
01-401-000-420	Dues/Subscriptions/Memberships	5,441.89	5,100.00	341.89	106.7%
01-401-000-450	Contracted Services	11,842.95	61,685.00	(49,842.05)	19.2%
		<b>839,435.11</b>	<b>980,614.00</b>	<b>(141,178.89)</b>	<b>85.6%</b>

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended November 30, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>AUDIT</b>					
01-402-000-450	Contracted Services	30,300.00	30,300.00	-	100.0%
		30,300.00	30,300.00	-	100.0%
<b>TAX COLLECTION</b>					
01-403-000-110	Deputy Treasurer Expense	12,558.34	13,000.00	(441.66)	96.6%
01-403-000-200	Supplies	-	-	-	#DIV/0!
01-403-000-215	Postage	-	-	-	#DIV/0!
01-403-000-350	Insurance-Bonding	-	-	-	#DIV/0!
01-403-000-450	Contracted Services	-	-	-	#DIV/0!
		12,558.34	13,000.00	(441.66)	96.6%
<b>LEGAL</b>					
01-404-000-305	Reimbursable Legal Fees - CU	1,837.70	500.00	1,337.70	367.5%
01-404-000-310	Reimbursable Legal Fees	3,430.00	9,500.00	(6,070.00)	36.1%
01-404-000-311	Non Reimbursable Legal	24,041.07	65,200.00	(41,158.93)	36.9%
01-404-000-450	Contracted Services	13,039.00	5,000.00	8,039.00	260.8%
		42,347.77	80,200.00	(37,852.23)	52.8%
<b>MUNICIPAL AUTHORITY ADMINISTRATOR</b>					
01-406-000-100	Administrator Wages	82,451.43	86,400.00	(3,948.57)	95.4%
01-406-000-101	Employee Cost Transferred to MA	(84,893.92)	(93,100.00)	8,206.08	91.2%
01-406-000-150	Payroll Tax Expense	2,352.49	6,610.00	(4,257.51)	35.6%
01-406-000-151	PSATS Unemployment Compensation	90.00	90.00	-	100.0%
		(0.00)	-	(0.00)	#DIV/0!
<b>TECHNOLOGY</b>					
01-407-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-407-000-220	Software	66,881.84	88,748.00	(21,866.16)	75.4%
01-407-000-222	Hardware	8,515.35	12,000.00	(3,484.65)	71.0%
01-407-000-240	Web Page	17,544.82	7,000.00	10,544.82	250.6%
01-407-000-450	Contracted Services	64,861.83	65,000.00	(138.17)	99.8%
		157,803.84	174,748.00	(16,944.16)	90.3%
<b>ENGINEERING</b>					
01-408-000-305	Reimbursable Conditional Use	-	25,000.00	(25,000.00)	0.0%
01-408-000-310	Reimbursable Engineering	1,169.25	75,000.00	(73,830.75)	1.6%
01-408-000-311	Traffic Engineering	24,744.75	25,000.00	(255.25)	99.0%
01-408-000-313	Non Reimbursable Engineering	63,823.29	30,000.00	33,823.29	212.7%
01-408-000-365	Act 209	-	-	-	
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	29,824.81	10,000.00	19,824.81	298.2%
01-408-000-368	MS4 Expenses	17,608.38	-	17,608.38	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	-	-	-	#DIV/0!
01-408-000-370	Reimbursable Advertising	-	-	-	#DIV/0!
		137,170.48	169,500.00	(32,329.52)	80.9%
<b>TOWNSHIP PROPERTIES</b>					
<u>Public Works Building</u>					
01-409-001-200	Supplies	1,703.85	2,000.00	(296.15)	85.2%
01-409-001-231	Propane & heating - PW bldg	15,002.18	15,000.00	2.18	100.0%
01-409-001-250	Maint & Repair	10,172.50	20,500.00	(10,327.50)	49.6%
01-409-001-320	Telephone	3,080.17	4,000.00	(919.83)	77.0%
01-409-001-351	Insurance - property	33,251.52	33,252.00	(0.48)	100.0%
01-409-001-360	Utilities	9,289.41	10,000.00	(710.59)	92.9%
01-409-001-450	Contracted Services	12,251.44	12,000.00	251.44	102.1%



**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended November 30, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<u>128/144 Byers Road Property</u>					
01-409-002-200	Supplies	-	-	-	#DIV/0!
01-409-002-250	Maint & Repair	927.72	-	927.72	#DIV/0!
01-409-000-351	Insurance - property	-	-	-	#DIV/0!
01-409-002-360	Utilities	555.36	-	555.36	#DIV/0!
01-409-002-450	Contracted Services	-	-	-	#DIV/0!
<u>Township Building</u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	1,892.38	4,000.00	(2,107.62)	47.3%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	7,645.16	3,000.00	4,645.16	254.8%
01-409-003-320	Telephone	11,527.93	7,000.00	4,527.93	164.7%
01-409-003-351	Insurance Property	38,793.44	38,793.00	0.44	100.0%
01-409-003-360	Utilities	22,946.90	25,000.00	(2,053.10)	91.8%
01-409-003-450	Contracted Services	47,187.64	40,000.00	7,187.64	118.0%
<u>Milford Road</u>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	(1,223.66)	2,000.00	(3,223.66)	-61.2%
01-409-004-250	Maintenance & Repairs	3,540.00	5,000.00	(1,460.00)	70.8%
01-409-004-320	Telephone	3,277.67	3,000.00	277.67	109.3%
01-409-004-351	Insurance - property	5,541.92	5,542.00	(0.08)	100.0%
01-409-004-360	Utilities	1,438.61	2,000.00	(561.39)	71.9%
01-409-004-450	Contracted Services	2,702.32	5,000.00	(2,297.68)	54.0%
		231,504.46	242,587.00	(11,082.54)	95.4%
<b>POLICE EXPENSES</b>					
01-410-000-100	Police Wages	1,815,198.72	2,009,903.00	(194,704.28)	90.3%
01-410-000-105	Police Wages - Part time	43,671.25	45,000.00	(1,328.75)	97.0%
01-410-000-110	Police Wages - WC reimbursement	-	-	-	#DIV/0!
01-410-000-150	Payroll Tax Expense	151,201.78	157,200.00	(5,998.22)	96.2%
01-410-000-151	PSATS Unemployment Compensation	1,800.00	1,800.00	-	100.0%
01-410-000-156	Employee Benefit Expense	388,799.71	401,259.00	(12,459.29)	96.9%
01-410-000-158	Medical Expense Reimbursements	6,125.63	12,000.00	(5,874.37)	51.0%
01-410-000-159	Employer HSA Contribution	52,250.00	52,250.00	-	100.0%
01-410-000-160	Pension Expense	418,854.99	418,855.00	(0.01)	100.0%
01-410-000-161	Pension Expense - Non Uniform	2,718.89	2,719.00	(0.11)	100.0%
01-410-000-165	Employer 457 Match	-	36,000.00	(36,000.00)	0.0%
01-410-000-174	Tuition Reimbursement	4,011.00	12,000.00	(7,989.00)	33.4%
01-410-000-181	Longevity Pay	27,100.00	34,100.00	(7,000.00)	79.5%
01-410-000-182	Education incentive	6,250.00	5,750.00	500.00	108.7%
01-410-000-183	Overtime - Patrol Functions	35,927.87	45,000.00	(9,072.13)	79.8%
01-410-000-184	Overtime - Shift Coverage	18,487.73	38,000.00	(19,512.27)	48.7%
01-410-000-185	Overtime - Holiday Worked	29,614.66	35,236.00	(5,621.34)	84.0%
01-410-000-186	PD Overtime Reimbursement	6,617.33	-	6,617.33	#DIV/0!
01-410-000-187	Courttime Wages	13,884.31	14,000.00	(115.69)	99.2%
01-410-000-190	ARPA - COVID Pay	-	-	-	#DIV/0!
01-410-000-191	Uniform/Boot Allowances	17,375.00	17,550.00	(175.00)	99.0%
01-410-000-200	Supplies	6,917.49	12,000.00	(5,082.51)	57.6%
01-410-000-215	Postage	25.90	750.00	(724.10)	3.5%
01-410-000-221	K-9	23,697.88	10,000.00	13,697.88	237.0%
01-410-000-230	Gasoline & Oil	53,205.42	50,000.00	3,205.42	106.4%
01-410-000-235	Vehicle Maintenance	35,292.41	20,000.00	15,292.41	176.5%
01-410-000-238	Clothing/Uniforms	19,552.65	17,000.00	2,552.65	115.0%
01-410-000-250	Maintenance & Repairs	-	-	-	#DIV/0!

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended November 30, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
01-410-000-260	Small Tools & Equipment	2,169.85	17,000.00	(14,830.15)	12.8%
01-410-000-270	Tactical Supplies	11,140.43	-	11,140.43	#DIV/0!
01-410-000-311	Non-Reimbursable-Legal	-	-	-	#DIV/0!
01-410-000-316	Training/Seminar	21,995.72	28,838.00	(6,842.28)	76.3%
01-410-000-317	Parking & travel	2,629.82	1,000.00	1,629.82	263.0%
01-410-000-320	Telephone	6,998.27	7,000.00	(1.73)	100.0%
01-410-000-322	Ipad Expense	-	-	-	#DIV/0!
01-410-000-327	Radio Equipment M & R	949.35	1,000.00	(50.65)	94.9%
01-410-000-340	Public Relations	9,861.65	10,000.00	(138.35)	98.6%
01-410-000-342	Police Accreditation	2,010.00	4,000.00	(1,990.00)	50.3%
01-410-000-352	Insurance - Liability	15,511.00	15,511.00	-	100.0%
01-410-000-353	Insurance - Vehicles	2,649.00	2,649.00	-	100.0%
01-410-000-354	Insurance - Workers Compensation	57,674.60	50,155.00	7,519.60	115.0%
01-410-000-420	Dues/Subscriptions/Memberships	1,665.16	1,000.00	665.16	166.5%
01-410-000-450	Contracted Services	21,390.07	53,064.00	(31,673.93)	40.3%
01-410-000-740	Computer/Furniture	4,617.96	7,000.00	(2,382.04)	66.0%
		3,339,843.50	3,646,589.00	(306,745.50)	91.6%
<b>FIRE/AMBULANCE</b>					
01-411-000-354	Insurance - Workers Compensation	44,534.65	7,100.00	37,434.65	627.2%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	85,685.91	70,000.00	15,685.91	122.4%
01-411-001-001	Ludwigs	99,196.00	99,196.00	-	100.0%
01-411-001-002	Lionville	99,360.00	99,360.00	-	100.0%
01-411-001-003	Lionville Capital	-	-	-	100.0%
01-411-001-004	Glenmoore	11,435.00	11,435.00	-	100.0%
01-411-001-005	E. Brandywine	23,139.50	46,279.00	(23,139.50)	50.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	1,000.00	(1,000.00)	0.0%
01-411-002-530	Contributions-Fire Relief	125,601.18	110,000.00	15,601.18	114.2%
		488,952.24	446,670.00	42,282.24	109.5%
<b>AMBULANCE</b>					
01-412-000-540	Uwchlan Ambulance	85,000.00	85,000.00	-	100.0%
01-412-000-544	Uwchlan Ambulance - Capital	30,000.00	-	30,000.00	#DIV/0!
		115,000.00	85,000.00	30,000.00	135.3%
<b>CODES ADMINISTRATION</b>					
01-413-000-100	Code Administrator Wages	260,056.01	287,140.00	(27,083.99)	90.6%
01-413-000-150	Payroll Tax Expenses	20,116.84	21,966.00	(1,849.16)	91.6%
01-413-000-151	PSATS Unemployment Compensation	270.00	270.00	-	100.0%
01-413-000-156	Employee Benefit Expense	45,291.53	51,338.00	(6,046.47)	88.2%
01-413-000-159	Employer HSA Contribution	8,250.00	8,250.00	-	100.0%
01-413-000-160	Pension	32,357.40	32,357.00	0.40	100.0%
01-413-000-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-413-000-181	Longevity Pay	6,000.00	6,750.00	(750.00)	88.9%
01-413-000-183	Overtime	-	2,000.00	(2,000.00)	0.0%
01-413-000-200	Supplies	2,286.95	2,000.00	286.95	114.3%
01-413-000-230	Gasoline & Oil	3,199.38	3,600.00	(400.62)	88.9%
01-413-000-235	Vehicle Maintenance	-	1,200.00	(1,200.00)	0.0%
01-413-000-316	Training/Seminar	1,463.00	3,000.00	(1,537.00)	48.8%
01-413-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-413-000-320	Telephone	1,053.66	3,100.00	(2,046.34)	34.0%
01-413-000-322	Ipad Expense	-	-	-	#DIV/0!
01-413-000-352	Insurance - Liability	289.00	289.00	-	100.0%

**Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended November 30, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
01-413-000-353	Insurance - Vehicle	540.88	541.00	(0.12)	100.0%
01-413-000-354	Insurance - Workers Compensation	915.48	796.00	119.48	115.0%
01-413-000-420	Dues/Subscriptions/Memberships	290.00	3,000.00	(2,710.00)	9.7%
01-413-000-450	Contracted Services	3,805.00	3,000.00	805.00	126.8%
01-413-000-460	Meetings & Conferences	-	1,000.00	(1,000.00)	0.0%
		386,185.13	437,997.00	(51,811.87)	88.2%
<b>PLANNING &amp; ZONING</b>					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	-	500.00	(500.00)	0.0%
01-414-001-301	Court Reporter	400.00	1,500.00	(1,100.00)	26.7%
01-414-001-315	Legal Fees	-	3,000.00	(3,000.00)	0.0%
01-414-001-365	Comp Plan Update	14,551.72	25,000.00	(10,448.28)	58.2%
01-414-001-366	Ordinance Update	-	20,000.00	(20,000.00)	0.0%
01-414-001-367	General Planning	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	4,044.84	500.00	3,544.84	809.0%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		18,996.56	53,500.00	(34,503.44)	35.5%
<b>VILLAGE CONCEPT</b>					
01-414-002-367	General Planning	20,959.45	1,000.00	19,959.45	2095.9%
		20,959.45	1,000.00	19,959.45	2095.9%
<b>ZONING</b>					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	1,221.75	2,000.00	(778.25)	61.1%
01-414-003-315	Legal Fees	2,915.64	6,000.00	(3,084.36)	48.6%
01-414-003-366	Ordinance Update	11,355.60	-	11,355.60	#DIV/0!
01-414-003-450	Contracted Services	1,605.22	1,000.00	605.22	160.5%
		17,098.21	9,800.00	7,298.21	174.5%
<b>EMERGENCY OPERATIONS</b>					
01-415-000-200	Supplies	8,175.16	3,100.00	5,075.16	263.7%
01-415-000-260	Small Tools & Equipment	3,393.03	23,500.00	(20,106.97)	14.4%
01-415-000-316	Training/Seminar	1,659.08	1,250.00	409.08	132.7%
01-415-000-317	Parking/Travel	1,150.06	500.00	650.06	230.0%
01-415-000-320	Telephone	-	250.00	(250.00)	0.0%
01-415-000-330	Other Services/Charges	-	350.00	(350.00)	0.0%
01-415-000-420	Dues/subscriptions/memberships	442.00	250.00	192.00	176.8%
01-415-000-450	Contracted Services	35.99	500.00	(464.01)	7.2%
01-415-000-740	Computer/Office Equipment	1,028.80	750.00	278.80	137.2%
		15,884.12	30,450.00	(14,565.88)	52.2%
<b>ANIMAL CONTROL/OTHER</b>					
01-422-000-530	Contributions - SPCA	12,870.80	9,200.00	3,670.80	139.9%
01-422-000-601	Contributions - DARC	24,189.00	25,398.00	(1,209.00)	95.2%
01-422-000-603	Downingtown Senior Center	-	2,000.00	(2,000.00)	0.0%
01-422-000-605	Natural Lands Trust	-	-	-	
		37,059.80	36,598.00	461.80	101.3%
<b>SIGNS</b>					
01-433-000-200	Supplies	4,019.70	8,000.00	(3,980.30)	50.2%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		4,019.70	9,000.00	(4,980.30)	44.7%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended November 30, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>SIGNALS</b>					
01-434-000-450	Contracted Services	9,755.30	64,200.00	(54,444.70)	15.2%
		9,755.30	64,200.00	(54,444.70)	15.2%
<b>PUBLIC WORKS</b>					
01-438-000-100	Public Works Wages	513,129.28	573,611.00	(60,481.72)	89.5%
01-438-000-101	Employee Cost Allocated	(19,387.94)	(24,988.00)	5,600.06	77.6%
01-438-000-150	Payroll Tax Expense	41,510.63	43,881.00	(2,370.37)	94.6%
01-438-000-151	PSATS Unemployment Compensation	764.62	720.00	44.62	106.2%
01-438-000-156	Employee Benefit Expense	152,796.79	183,658.00	(30,861.21)	83.2%
01-438-000-159	Employer HSA Contribution	24,750.00	21,450.00	3,300.00	115.4%
01-438-000-160	Pension	42,924.08	42,924.00	0.08	100.0%
01-438-000-165	Employer 457 Match	-	16,000.00	(16,000.00)	0.0%
01-438-000-181	Longevity	7,350.00	7,350.00	-	100.0%
01-438-000-183	Overtime Wages	24,542.08	26,000.00	(1,457.92)	94.4%
01-438-000-200	Supplies	42,830.39	40,000.00	2,830.39	107.1%
01-438-000-205	Meals & Meal Allowances	-	600.00	(600.00)	0.0%
01-438-000-230	Gasoline & Oil	31,168.68	45,000.00	(13,831.32)	69.3%
01-438-000-235	Vehicle Maintenance	42,412.56	30,000.00	12,412.56	141.4%
01-438-000-238	Uniforms	5,056.20	6,000.00	(943.80)	84.3%
01-438-000-245	Highway Supplies	28,543.37	35,000.00	(6,456.63)	81.6%
01-438-000-260	Small Tools & Equipment	7,665.88	16,000.00	(8,334.12)	47.9%
01-438-000-316	Training/Seminar	4,216.84	7,500.00	(3,283.16)	56.2%
01-438-000-317	Parking & travel	304.35	800.00	(495.65)	38.0%
01-438-000-320	Telephone	1,686.54	4,300.00	(2,613.46)	39.2%
01-438-000-322	Ipad Expense	267.33	1,200.00	(932.67)	22.3%
01-438-000-341	Advertising	354.30	-	354.30	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	1,513.60	1,514.00	(0.40)	100.0%
01-438-000-353	Vehicle Insurance	2,163.52	2,164.00	(0.48)	100.0%
01-438-000-354	Insurance - Workers Compensation	16,478.48	14,330.00	2,148.48	115.0%
01-438-000-420	Dues and Subscriptions	410.00	500.00	(90.00)	82.0%
01-438-000-450	Contracted Services	15,994.98	87,100.00	(71,105.02)	18.4%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	10,000.00	(10,000.00)	0.0%
		989,446.56	1,197,614.00	(208,167.44)	82.6%
<b><u>Public Works - Facilities Division</u></b>					
01-438-001-100	Wages	243,894.80	266,399.00	(22,504.20)	91.6%
01-438-001-101	Employee Costs Allocated	(198,445.78)	(242,429.00)	43,983.22	81.9%
01-438-001-150	Payroll Tax Expense	19,754.32	20,380.00	(625.68)	96.9%
01-438-001-151	PSATS Unemployment Compensation	783.06	630.00	153.06	124.3%
01-438-001-156	Employee Benefit Expense	28,971.30	45,839.00	(16,867.70)	63.2%
01-438-001-159	Employer HSA Contribution	9,900.00	8,250.00	1,650.00	120.0%
01-438-001-160	Pension Expense	16,808.36	16,808.00	0.36	100.0%
01-438-001-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	4,050.00	4,050.00	-	100.0%
01-438-001-183	Overtime Wages	9,792.94	8,000.00	1,792.94	122.4%
01-438-001-200	Supplies	2,658.82	2,500.00	158.82	106.4%
01-438-001-230	Gasoline & Oil	9,852.67	18,000.00	(8,147.33)	54.7%
01-438-001-235	Vehicle Maintenance	11,696.45	15,000.00	(3,303.55)	78.0%
01-438-001-238	Uniforms	1,795.15	1,500.00	295.15	119.7%
01-438-001-260	Small Tools & Equipment	577.49	500.00	77.49	115.5%
01-438-001-316	Training & Seminars	-	1,600.00	(1,600.00)	0.0%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended November 30, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
01-438-001-352	Insurance - Liability	1,513.60	1,514.00	(0.40)	100.0%
01-438-001-353	Insurance - Vehicles	2,163.52	2,164.00	(0.48)	100.0%
01-438-001-354	Insurance - Workers Compensation	10,985.64	9,553.00	1,432.64	115.0%
01-438-001-450	Contracted Services	70.00	-	70.00	#DIV/0!
		176,822.34	186,258.00	(9,435.66)	94.9%
<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	-	-	-	#DIV/0!
01-454-001-101	Park wages allocation	198,445.78	242,429.00	(43,983.22)	81.9%
01-454-001-200	Supplies	8,425.21	18,000.00	(9,574.79)	46.8%
01-454-001-201	Park & Rec Special Events	11,436.35	21,000.00	(9,563.65)	54.5%
01-454-001-202	Community Day	26,257.97	30,000.00	(3,742.03)	87.5%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	-	1,500.00	(1,500.00)	0.0%
01-454-001-250	Maintenance & Repairs	1,007.65	1,000.00	7.65	100.8%
01-454-001-260	Small Tools & Equipment	38.69	6,500.00	(6,461.31)	0.6%
01-454-001-316	Training/Seminars	-	1,000.00	(1,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	4,577.32	3,981.00	596.32	115.0%
01-454-001-420	Dues/Subscriptions/Memberships	-	300.00	(300.00)	0.0%
01-454-001-427	Waste Disposal	-	1,500.00	(1,500.00)	0.0%
01-454-001-450	Contracted Services	500.00	-	500.00	#DIV/0!
		250,688.97	327,210.00	(76,521.03)	76.6%
<b>HICKORY PARK</b>					
01-454-002-200	Supplies-Hickory	3,388.24	6,000.00	(2,611.76)	56.5%
01-454-002-231	Propane	1,139.03	2,000.00	(860.97)	57.0%
01-454-002-250	Maintenance & Repairs	9,427.16	8,000.00	1,427.16	117.8%
01-454-002-312	Engineering Fees	-	-	-	#DIV/0!
01-454-002-351	Insurance-Property	11,083.84	11,084.00	(0.16)	100.0%
01-454-002-360	Utilities	2,977.64	5,000.00	(2,022.36)	59.6%
01-454-002-450	Contracted Services	39,717.20	38,000.00	1,717.20	104.5%
		67,733.11	70,084.00	(2,350.89)	96.6%
<b>FELLOWSHIP FIELDS</b>					
01-454-003-200	Supplies	46.03	3,000.00	(2,953.97)	1.5%
01-454-003-250	Maintenance & Repairs	978.80	10,000.00	(9,021.20)	9.8%
01-454-003-312	Engineering Fees	-	-	-	#DIV/0!
01-454-003-320	Telephone	1,374.89	2,500.00	(1,125.11)	55.0%
01-454-003-351	Insurance Property	11,083.84	11,084.00	(0.16)	100.0%
01-454-003-360	Utilities	9,459.07	12,000.00	(2,540.93)	78.8%
01-454-003-450	Contracted Services	37,591.50	20,000.00	17,591.50	188.0%
		60,534.13	58,584.00	1,950.13	103.3%
<b>LARKINS FIELD</b>					
01-454-004-200	Supplies-Larkins	-	500.00	(500.00)	0.0%
01-454-004-250	Maintenance & Repair	926.28	500.00	426.28	185.3%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	5,371.00	3,000.00	2,371.00	179.0%
		6,297.28	4,000.00	2,297.28	157.4%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended November 30, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>UPLAND FARMS</b>					
01-454-005-200	Supplies	3,819.69	7,500.00	(3,680.31)	50.9%
01-454-005-231	Propane & Heating Oil	3,197.77	2,500.00	697.77	127.9%
01-454-005-250	Repairs & Maintenance	13,475.24	20,000.00	(6,524.76)	67.4%
01-454-005-351	Insurance - Building	11,083.84	11,084.00	(0.16)	100.0%
01-454-005-360	Utilities	19,943.86	25,000.00	(5,056.14)	79.8%
01-454-005-450	Contracted Services	18,324.38	25,000.00	(6,675.62)	73.3%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		69,844.78	91,084.00	(21,239.22)	76.7%
	<b>Total Parks and Recreation</b>	<b>455,098.27</b>	<b>550,962.00</b>	<b>(95,863.73)</b>	<b>82.6%</b>
<b>LIBRARY and EAC</b>					
01-455-000-450	EAC Contracted Services	7,773.40	10,000.00	(2,226.60)	77.7%
01-456-000-530	Library Contributions	-	5,000.00	(5,000.00)	0.0%
		7,773.40	15,000.00	(7,226.60)	51.8%
<b>HISTORICAL COMMISSIONS</b>					
01-459-000-200	Supplies	859.15	2,500.00	(1,640.85)	34.4%
01-459-000-320	Telephone	-	250.00	(250.00)	0.0%
01-459-000-450	Contracted Services	650.00	14,500.00	(13,850.00)	4.5%
		1,509.15	17,250.00	(15,740.85)	8.7%
	<b>Total Expenditures Before Operating Transfers</b>	<b>7,614,039.49</b>	<b>8,554,613.00</b>	<b>(940,573.51)</b>	<b>89.0%</b>
	<b>Excess of Revenues over Expenses Before Operating Transfers</b>	<b>972,773.95</b>	<b>136.00</b>	<b>972,637.95</b>	<b>715275.0%</b>
<b>OPERATING TRANSFERS</b>					
	Transfer from Turf Field Cash account	-	-	-	#DIV/0!
01-492-000-030	Transfer to Capital Projects Fund	860,000.00	860,000.00	-	100.0%
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	-	186,000.00	(186,000.00)	0.0%
		860,000.00	1,046,000.00	(186,000.00)	82.2%
	<b>Total Expenditures after Operating Transfers</b>	<b>8,474,039.49</b>	<b>9,600,613.00</b>	<b>(1,126,573.51)</b>	<b>88.3%</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>					
		<b>\$ 112,773.95</b>	<b>\$ (1,045,864.00)</b>	<b>\$ 1,158,637.95</b>	<b>-10.8%</b>

**Upper Uwchlan Township**  
**Liquid Fuels Fund**  
**Balance Sheet**  
**As of November 30, 2025**

**ASSETS**

Cash		
04-100-000-100	Cash - First Resource Bank	308,064.15
	Total Cash	<u>308,064.15</u>
Investments		
04-120-000-100	Certificate of Deposit - Presence Bank	558,735.94
	Total Certificates of Deposit	<u>558,735.94</u>
Other Current Assets		
04-130-000-001	Due from General Fund	-
04-130-000-002	Due from Capital Fund	-
04-132-000-000	Other Assets	-
	Total Other Current Assets	<u>-</u>
<b>Total Assets</b>		<b>\$ 866,800.09</b>

**LIABILITIES AND FUND BALANCE**

Accounts Payable		
04-200-000-000	Accounts Payable	-
04-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
	Other Liabilities	
04-230-000-010	Due To General Fund	-
04-252-000-000	Deferred Revenues	-
	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	914,013.60
04-272-000-003	Transfer from Other Funds	-
	Unrestricted Net Assets	-
	Current Period Net Income (Loss)	(240,004.17)
	Total Equity	<u>866,800.09</u>
<b>Total Fund Balance</b>		<b>\$ 866,800.09</b>
<b>Total Liabilities &amp; Fund Balance</b>		<b>\$ 866,800.09</b>

Upper Uwchlan Township  
Liquid Fuels Fund  
Statement of Revenues and Expenditures  
For the Period Ending November 30, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
04-341-000-000	Interest Earnings	\$ 51,561.74	\$ 50,000.00	1,561.74	103%
04-355-000-002	Motor Fuel Vehicle Taxes	404,743.94	390,888.00	13,855.94	104%
04-389-000-001	Winter Snow Agreement	410.77	600.00	(189.23)	68%
04-389-000-002	Turnback Maintenance	14,520.00	14,520.00	-	100%
	<b>Total Revenues</b>	<b>\$ 471,236.45</b>	<b>\$ 456,008.00</b>	<b>\$ 15,228.45</b>	<b>375%</b>
<b>EXPENDITURES</b>					
<b>Equipment</b>					
04-400-000-074	Equipment Purchases	146,657.00	245,000.00	(98,343.00)	60%
	<b>Total Equipment</b>	<b>146,657.00</b>	<b>245,000.00</b>	<b>(98,343.00)</b>	<b>60%</b>
<b>Snow</b>					
04-432-000-239	Snow & Ice Supplies	85,546.40	77,250.00	8,296.40	111%
04-432-000-250	Vehicle Maintenance & Repair	-	4,120.00	(4,120.00)	0%
04-432-000-450	Snow & Ice Contracted Services	14,750.00	24,720.00	(9,970.00)	60%
	<b>Total Snow</b>	<b>100,296.40</b>	<b>106,090.00</b>	<b>(5,793.60)</b>	<b>170%</b>
<b>Road Projects</b>					
04-438-000-239	Road Project Supplies	-	31,930.00	(31,930.00)	0%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
	<b>Total Road Projects</b>	<b>-</b>	<b>31,930.00</b>	<b>(31,930.00)</b>	<b>#DIV/0!</b>
<b>Highway Construction</b>					
04-439-001-250	Resurfacing	464,287.22	565,813.00	(101,525.78)	82%
04-439-002-250	Base Repairs - Pa. Drive	-	6,180.00	(6,180.00)	0%
	<b>Total Highway Construction</b>	<b>464,287.22</b>	<b>571,993.00</b>	<b>(107,705.78)</b>	<b>0.82</b>
	<b>Total Expenditures</b>	<b>\$ 711,240.62</b>	<b>\$ 955,013.00</b>	<b>\$ (243,772.38)</b>	<b>74%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ (240,004.17)</b>	<b>\$ (499,005.00)</b>	<b>\$ 259,000.83</b>	<b>48%</b>



**Upper Uwchlan Township**  
**Solid Waste Fund**  
**Balance Sheet**  
**As of November 30, 2025**

**ASSETS**

Cash

05-100-000-010	Meridian Bank	\$	222,784.74
05-100-000-120	Cash - First Resources		662,051.82
	Total Cash		<u>884,836.56</u>

Accounts Receivable

05-130-000-045	WIPP Receivable from MA		169,022.45
05-145-000-010	Solid Waste Receivable		104,584.83
05-145-000-095	Misc. Receivable		-
			<u>273,607.28</u>

Other Current Assets

05-130-000-010	Due from General Fund		6,695.49
05-130-000-020	Due from Capital Fund		-
05-130-000-050	Due from Municipal Authority		4,030.33
05-155-000-010	Prepaid Attorney Fees		-
	Other Assets		-
	Total Other Current Assets		<u>10,725.82</u>

<b>Total Assets</b>	<b>\$</b>	<b>1,169,169.66</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable

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

Other Current Liabilities

05-239-000-010	Due To General Fund		6,717.09
05-239-000-020	Due To Capital Fund		-
05-239-000-030	Due to Liquid Fuels Fund		-
05-239-000-040	Due to Act 209 Fund		-
05-239-000-050	Due to Municipal Authority		-
05-239-000-055	Due to Water Resource Protection Fund		-
05-252-000-010	Deferred Revenues		77,668.23
	Total Other Current Liabilities		<u>84,385.32</u>

<b>Total Liabilities</b>	<b>84,385.32</b>
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Equity

05-272-000-001	Opening Balance Equity		984,603.98
05-272-000-004	Unrestricted Net Assets		(288,318.91)
	Current Period Net Income (Loss)		388,499.27
	Total Equity		<u>1,084,784.34</u>

<b>Total Fund Balance</b>	<b>\$</b>	<b>1,084,784.34</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>1,169,169.66</b>
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Upper Uwchlan Township  
Solid Waste Fund  
Statement of Revenues and Expenditures  
For the Period Ending November 30, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
05-341-000-000	Interest Earnings	\$ 39,102.31	\$ 36,161.00	2,941.31	108%
05-364-000-010	Solid Waste Income	1,576,743.95	1,583,776.00	(7,032.05)	100%
05-364-000-015	Resident Refunds	(5,958.11)	(2,000.00)	(3,958.11)	298%
05-364-000-020	Recycling Income	52,788.38	5,000.00	47,788.38	1056%
05-364-000-025	Hazardous Waste Event	1,911.26	2,000.00	(88.74)	96%
05-364-000-030	Leaf Bags Sold	118.00	500.00	(382.00)	24%
05-364-000-032	Mattress Tags Sold	1,890.00			
05-364-000-035	Scrap Metal Sold	198.80	500.00	(301.20)	40%
	Equipment Purchase Grant (Pa.)	-	-	-	#DIV/0!
05-364-000-040	Performance Grant	-	25,000.00	(25,000.00)	0%
05-380-000-000	Misc Income	11,216.49	-	11,216.49	#DIV/0!
	<b>Total Revenues</b>	<b>\$ 1,678,011.08</b>	<b>\$ 1,650,937.00</b>	<b>\$ 25,184.08</b>	<b>#DIV/0!</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
05-427-000-101	Employee Cost Allocation	19,387.94	24,988.00	(5,600.06)	78%
05-427-000-150	Bank Fees	-	200.00	(200.00)	0%
05-427-000-200	Supplies	300.00	2,000.00	(1,700.00)	15%
05-427-000-210	Utility Billing Expenses	2,547.04	3,000.00	(452.96)	85%
05-427-000-220	Postage	3,160.51	2,300.00	860.51	137%
05-427-000-230	Toters	6,529.00	36,069.00	(29,540.00)	18%
05-427-000-314	Legal Fees	6,511.69	10,000.00	(3,488.31)	65%
05-427-000-316	Training & Seminars	-	500.00	(500.00)	0%
05-427-000-420	Dues/Subscriptions/Memberships	-	200.00	(200.00)	0%
05-427-000-450	Contracted Services - Solid Waste	648,625.00	702,563.00	(53,938.00)	92%
05-427-000-460	Contracted Services - Recycling	308,382.40	334,888.00	(26,505.60)	92%
05-427-000-700	Tipping Fees	252,541.99	280,000.00	(27,458.01)	90%
05-427-000-725	Tipping Fees - Recycling	38,949.57	60,000.00	(21,050.43)	65%
05-427-000-800	Recycling Disposal	-	9,000.00	(9,000.00)	0%
05-427-000-805	Electronic Waste Event	-	8,000.00	(8,000.00)	0%
05-427-000-810	Hazardous Waste Event	2,576.67	2,000.00	576.67	129%
	<b>Total Operations</b>	<b>1,289,511.81</b>	<b>1,475,708.00</b>	<b>(186,196.19)</b>	<b>87%</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>\$ 1,289,511.81</b>	<b>\$ 1,475,708.00</b>	<b>\$ (186,196.19)</b>	<b>87%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 388,499.27</b>	<b>\$ 175,229.00</b>	<b>\$ 211,380.27</b>	<b>222%</b>

**Upper Uwchlan Township**  
**Water Resource Protection Fund**  
**Balance Sheet**  
**As of November 30, 2025**

**ASSETS**

Cash

08-100-000-200	Cash - First Resources	\$ 515,059.74
	Total Cash	<u>515,059.74</u>

Other Current Assets

08-130-000-010	Due from General Fund	-
08-130-000-020	Due from Municipal Authority	-
08-130-000-030	Due from Solid Waste Fund	-
08-145-000-095	Misc. Receivable	-
	Total Other Current Assets	<u>-</u>

<b>Total Assets</b>	<b>\$</b>	<b>515,059.74</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable

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

Other Current Liabilities

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

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

08-272-000-100	Unrestricted Net Assets	677,739.14
08-272-000-200	Restricted Net Assets	(153,468.80)
	Current Period Net Income (Loss)	(9,210.60)
	Total Equity	<u>515,059.74</u>

<b>Total Fund Balance</b>	<b>\$</b>	<b>515,059.74</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>515,059.74</b>
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Upper Uwchlan Township  
Water Resource Protection Fund  
Statement of Revenues and Expenditures  
For the Period Ending November 30, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
08-341-000-010	Interest Earnings	\$ 20,898.21	\$ 12,500.00	8,398.21	167%
08-351-000-010	Federal Grants	-	-	-	#DIV/0!
08-354-000-010	County Grants	-	-	-	#DIV/0!
08-354-000-020	State Grants	-	275,000.00	(275,000.00)	0%
08-361-000-100	Water Resource Protection Fees	-	186,000.00	(186,000.00)	0%
08-392-000-010	Transfer from the General Fund	-	-	-	#DIV/0!
08-392-000-020	Transfer from Municipal Authority	-	-	-	#DIV/0!
08-395-000-000	Refund of Prior Year Expenditures	-	-	-	#DIV/0!
	Miscellaneous Revenue	-	-	-	#DIV/0!
				-	#DIV/0!
<b>Total Revenues</b>		<b>\$ 20,898.21</b>	<b>\$ 473,500.00</b>	<b>\$ (452,601.79)</b>	<b>4%</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
08-404-000-310	Wage Allocation	-	-	-	#DIV/0!
08-404-000-311	Legal Fees	-	-	-	#DIV/0!
08-406-000-010	Grant Application Fees	-	-	-	#DIV/0!
08-406-000-340	Public Relations	-	-	-	#DIV/0!
08-408-000-010	Engineering	362.25	5,000.00	(4,637.75)	7%
08-408-000-020	Feasibility Studies	-	-	-	#DIV/0!
08-420-000-035	Permits	2,500.00	-	2,500.00	#DIV/0!
08-420-000-260	Small Tools & Equipment	1,678.08	1,500.00	178.08	112%
08-446-000-101	Allocated Wages	-	-	-	#DIV/0!
08-446-000-200	Supplies	1,439.17	27,112.00	(25,672.83)	5%
08-446-000-230	Gasoline & Oil	-	2,400.00	(2,400.00)	0%
08-446-000-235	Vehicle maintenance	7,972.41	10,000.00	(2,027.59)	80%
08-446-000-250	Maintenance & Repair	13,094.51	25,600.00	(12,505.49)	51%
08-446-000-316	Training & Seminars	-	2,000.00	(2,000.00)	0%
08-446-000-450	Contracted Services	3,062.39	20,000.00	(16,937.61)	15%
08-446-000-600	Construction	-	-	-	#DIV/0!
08-446-004-600	Construction - Upland Farms	-	-	-	#DIV/0!
08-446-005-600	Construction - Marsh Creek	-	-	-	#DIV/0!
08-446-001-250	Maintenance & Repair - MA	-	-	-	#DIV/0!
08-446-001-600	Construction - MA	-	-	-	#DIV/0!
<b>Total Operations</b>		<b>30,108.81</b>	<b>93,612.00</b>	<b>(63,503.19)</b>	<b>32%</b>
<b>Operating Transfers</b>					
<b>Transfer to General Fund</b>					
		-	-	-	#DIV/0!
<b>Total Operating Transfers</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Total Expenditures</b>		<b>\$ 30,108.81</b>	<b>\$ 93,612.00</b>	<b>\$ (63,503.19)</b>	<b>32%</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ (9,210.60)</b>	<b>\$ 379,888.00</b>	<b>\$ (389,098.60)</b>	<b>-2%</b>

**Upper Uwchlan Township**  
**Act 209 Fund**  
**Balance Sheet**  
**As of November 30, 2025**

**ASSETS**

Cash		
09-100-000-020	Cash - First Resources	\$ 59,394.55
	Total Cash	<u>59,394.55</u>
Investments		
09-120-000-100	Certificate of Deposit	<u>1,126,479.73</u>
	Total Certificates of Deposit	<u>1,126,479.73</u>
Other Current Assets		
09-130-000-000	Due from General Fund	-
09-130-000-001	Due from Capital Fund	-
09-191-000-000	Other Assets	-
	Reserve - Accounts Receivable	-
	Total Other Current Assets	<u>-</u>
<b>Total Assets</b>		<b>\$ 1,185,874.28</b>

**LIABILITIES AND FUND BALANCE**

Accounts Payable		
09-200-000-000	Accounts Payable	-
09-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
09-297-000-000	Other Liabilities	-
09-297-000-001	Due To General Fund	-
09-297-000-002	Due To Capital Fund	-
	Total Other Current Liabilities	<u>-</u>
<b>Total Liabilities</b>		<b>\$ -</b>
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	587,060.08
09-272-000-004	Temporarily Restricted Net Assets	-
09-272-000-005	Unrestricted Net Assets	251,305.53
	Current Period Net Income (Loss)	<u>47,908.48</u>
	Total Equity	<u>1,185,874.28</u>
<b>Total Fund Balance</b>		<b>\$ 1,185,874.28</b>
<b>Total Liabilities &amp; Fund Balance</b>		<b>\$ 1,185,874.28</b>

Upper Uwchlan Township  
Act 209 Fund  
Statement of Revenues and Expenditures  
For the Period Ended November 30, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	\$ 47,908.48	\$ 40,000.00	\$ 7,908.48	119.8%
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>47,908.48</b>	<b>40,000.00</b>	<b>7,908.48</b>	<b>#DIV/0!</b>
09-427-000-150	Bank Fees	-	150.00	-	-
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>150.00</b>	<b>-</b>	<b>#DIV/0!</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 47,908.48</b>	<b>\$ 39,850.00</b>	<b>\$ 7,908.48</b>	<b>#DIV/0!</b>

**Upper Uwchlan Township**  
**Sewer Fund**  
**Balance Sheet**  
**As of November 30, 2025**

**ASSETS**

<b>Cash</b>	
15-100-000-110	Cash - First Resource Bank \$ 116,194.42
15-100-000-200	Cash - Construction Fund (PSDLAF) 83.59
	<b>Total Cash</b> 116,278.01
<b>Other Current Assets</b>	
15-130-000-001	Due from General Fund -
15-130-000-002	Due from Municipal Authority -
15-136-000-100	Interest Receivable -
	Other Assets -
	<b>Total Other Current Assets</b> -
<b>Long-Term Assets</b>	
15-130-000-005	Due from Municipal Authority - 2019 Bonds 5,205,556.07
15-130-000-010	Due from Municipal Authority - 2025 Bonds 5,402,890.62
15-161-000-100	Sewer Easements -
15-163-000-100	Capital Assets - Plant 26,452,253.00
15-163-000-110	Construction in Progress -
15-163-000-200	Capital Assets - Expansion 116,592.00
15-163-000-500	Accumulated Depreciation (6,365,336.08)
15-157-000-100	Discount on Bonds - Series of 2019 24,042.35
15-157-000-110	OID Amortization - Series of 2019 (4,818.91)
	<b>Total Long-Term Assets</b> 30,831,179.05
<b>Total Assets</b>	
	<b>\$ 30,947,457.06</b>

**LIABILITIES AND FUND BALANCE**

<b>Current Liabilities</b>	
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 -
15-258-000-045	Retainage Payable -
15-258-000-105	Interest Payable on Bonds - 2019 -
15-258-000-110	Interest Payable on Bonds - Series A of 2019 -
15-258-000-115	Interest Payable on Bonds - Series of 2025 21,870.56
	<b>Total Accounts Payable</b> 21,870.56
<b>Long Term Liabilities</b>	
15-261-000-105	General Obligation Bonds- Series of 2019 5,080,000.00
15-261-000-110	General Obligation Bonds- Series A of 2019 3,795,000.00
15-261-000-115	General Obligation Bonds- Series of 2025 5,175,345.00
15-261-000-200	Premium on Bonds - Series of 2014 76,705.65
15-261-000-210	Premium on Bonds - Series A of 2019 139,547.90
15-261-000-215	Premium on Bonds - Series of 2025 310,811.45
15-261-000-260	Accrued Amortiz on Bond Premium - Series of 2019 (41,532.14)
	<b>Total Long-Term Liabilities</b> 14,535,877.86
<b>Total Liabilities</b>	
	<b>14,557,748.42</b>

**Equity**

15-272-000-100	Unrestricted Net Assets 16,206,969.26
	Current Period Net Income (Loss) 182,739.38
	<b>Total Equity</b> 16,389,708.64

**Total Fund Balance \$ 16,389,708.64**

**Total Liabilities & Fund Balance \$ 30,947,457.06**

Upper Uwchlan Township  
Sewer Fund  
Statement of Revenues and Expenditures  
For the Period Ending November 30, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
15-341-000-000	Interest Earnings	\$ 4,399.65	\$ 7,000.00	(2,600.35)	63%
15-342-000-200	Operations Mgmt Agreement Fees - 2019 bonds	238,119.60	238,294.00	(174.40)	100%
15-342-000-300	Operations Mgmt Agreement Fees - Series A of 2019 (MA)	331,087.45	331,175.00	(87.55)	100%
<b>Total Revenues</b>		<b>\$ 573,606.70</b>	<b>\$ 576,469.00</b>	<b>\$ (2,862.30)</b>	<b>100%</b>
<b>EXPENDITURES</b>					
<b>General</b>					
15-400-000-461	Bank Fees	1,000.00	1,000.00	-	100%
15-400-000-463	Misc Expenses	-	1,000.00	(1,000.00)	0%
15-404-000-100	Legal Fees	-	-	-	#DIV/0!
		1,000.00	2,000.00	(1,000.00)	1.00
<b>Bond expenses</b>					
15-472-000-105	Bond Interest Expense - Series of 2019	186,090.95	203,294.00	(17,203.05)	92%
15-472-000-110	Bond Interest Expense - Series A of 2019	101,547.87	111,175.00	(9,627.13)	91%
15-472-000-115	Bond Interest Expense - Series of 2025	21,870.56	-	21,870.56	100%
15-472-000-200	Bond Issuance Costs	83,265.83	-	83,265.83	100%
15-472-000-300	Bond Amortization Expense - 2014 Bonds	-	-	-	0%
15-472-000-305	Bond Amortization Expense - 2019 Bonds	414.68	829.00	(414.32)	50%
15-472-000-310	Bond Amortization Expense - 2019A Bonds	(3,322.57)	(6,645.00)	3,322.43	50%
Total Debt Expenses		389,867.32	308,653.00	78,306.21	126%
<b>Other</b>					
15-493-000-083	Depreciation	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>Total Expenditures before Transfers</b>		<b>\$ 390,867.32</b>	<b>\$ 310,653.00</b>	<b>\$ 77,306.21</b>	<b>126%</b>
<b>Transfers</b>					
15-492-000-010	Transfer to Municipal Authority	-	-	-	#DIV/0!
Total Transfers		-	-	-	#DIV/0!
<b>Total Expenditures and Transfers</b>		<b>390,867.32</b>	<b>310,653.00</b>	<b>77,306.21</b>	<b>#DIV/0!</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ 182,739.38</b>	<b>\$ 265,816.00</b>	<b>\$ (80,168.51)</b>	<b>69%</b>



**Upper Uwchlan Township**  
**Capital Projects Fund**  
**Balance Sheet**  
**As of November 30, 2025**

**ASSETS**

Cash		
30-100-000-015	Cash - First Resource Bank	\$ 73,306.43
30-100-000-020	PSDLAF	5,109.71
30-110-000-100	Fulton Bank - 2019 Bond Proceeds	
30-110-000-200	Fulton Bank - 2019 Bond Proceeds - ICS	0.55
30-110-000-300	First Resource Bank - 2025 Bond Proceeds	1,126,693.66
	Total Cash	<u>1,205,110.35</u>

Accounts Receivable		
30-130-000-001	Due from General Fund	42,194.00
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	-
30-130-000-008	Due from MA Capital Fund	-
	Total Accounts Receivable	<u>42,194.00</u>

Other Current Asset		
30-155-000-000	Prepaid Expenses	33,280.00
30-191-000-000	Other Assets	-
	Total Other Current Asset	<u>33,280.00</u>

<b>Total Assets</b>	<b>\$</b>	<b>1,280,584.35</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable		
30-200-000-000	Accounts Payable	-
30-258-000-000	Accrued Expenses	-
30-258-000-100	Interest Payable - 2019 Bonds	(0.10)
30-258-000-110	Interest Payable - 2025 Bonds	12,150.30
30-261-000-100	General Obligation Bonds - Series of 2019	4,255,000.00
30-261-000-110	General Obligation Bonds - Series of 2025	2,874,655.00
30-261-000-150	Premium on GO Bonds - Series of 2019	247,103.30
30-261-000-160	Accrued Amortization - Series of 2019	(74,130.97)
30-261-000-170	Premium on GO Bonds - Series of 2025	172,640.80
	Total Accounts Payable	<u>7,487,418.33</u>

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

Other Current Liabilities		
30-230-000-000	Due to General Fund	34,375.52
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	-
30-230-000-006	Due to MA Capital Fund	931.98
	Total Other Current Liabilities	<u>35,307.50</u>

<b>Total Liabilities</b>	<b>\$</b>	<b>7,522,725.83</b>
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Equity		
30-272-000-001	Opening Balance Equity	948,398.39
30-272-000-004	Unrestricted Net Assets	(5,501,743.23)
	Current Period Net Income (Loss)	(1,688,796.64)
	Total Equity	<u>(6,242,141.48)</u>

<b>Total Fund Balance</b>	<b>\$</b>	<b>(6,242,141.48)</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>1,280,584.35</b>
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**Upper Uwchlan Township**  
**Capital Projects Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ending November 30, 2025**

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
30-341-000-000	Interest Earnings	\$ 12,106.77	10,000.00	2,106.77	121%
30-354-000-010	Grant Revenue - County		-	-	#DIV/0!
30-354-000-020	Grant Revenue - State	183,749.64	100,000.00	83,749.64	184%
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	41,494.00	5,000.00	36,494.00	830%
30-392-000-001	Transfer from General Fund	860,000.00	860,000.00	-	100%
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!
30-393-000-000	Capital Income	-	-	-	#DIV/0!
30-393-000-020	Proceeds from Long Term Debt	-	-	-	#DIV/0!
30-393-000-400	Other financing sources	-	-	-	#DIV/0!
		1,097,350.41	980,800.00	116,550.41	112%

<b>Total Revenues</b>	<b>\$ 1,097,350.41</b>	<b>\$ 980,800.00</b>	<b>\$ 116,550.41</b>	<b>112%</b>
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**CAPITAL EXPENSES**

<b>Township Properties</b>					
30-409-000-700	Capital Purchases-General	20.00	-	20.00	#DIV/0!
30-409-001-700	Capital Purchases-Executive	32,975.00	40,000.00	(7,025.00)	82%
30-409-002-600	Capital Construction - Township Bldg	25,146.52	-	25,146.52	#DIV/0!
30-409-002-610	Township Bldg Expansion 2018-2020	-	-	-	#DIV/0!
30-409-002-625	Capital Construction - 128 Byers Road	1,602,689.17		1,602,689.17	#DIV/0!
30-409-002-700	Capital Purchases - Twp Bldg	-	-	-	#DIV/0!
30-409-003-600	Capital Construction - PW Bldg	-	-	-	#DIV/0!
30-409-003-700	Capital Purchases - PW Bldg	-	-	-	#DIV/0!
30-409-004-600	Capital Construction - Milford Rd.	-	-	-	#DIV/0!
30-409-004-700	Capital Purchases - Milford Rd.	-	-	-	#DIV/0!
	<b>Total Township</b>	<b>1,660,830.69</b>	<b>40,000.00</b>	<b>1,620,830.69</b>	<b>4152%</b>

<b>Police</b>					
30-410-000-700	Capital Purchases- Police	176,103.22	119,500.00	56,603.22	147%
	Future Purchase	-	-	-	#DIV/0!
		176,103.22	119,500.00	56,603.22	147%

<b>Codes</b>					
30-413-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!

<b>Emergency Management</b>					
30-415-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!

<b>Public Works</b>					
30-438-000-700	Capital Purchases-Vehicles	-	-	-	#DIV/0!
30-438-000-701	Capital Purchases - Equipment	245,074.80	278,000.00	(32,925.20)	88%
	<b>Total Public Works</b>	<b>245,074.80</b>	<b>278,000.00</b>	<b>(32,925.20)</b>	<b>#DIV/0!</b>

<b>Roads</b>					
30-439-000-100	Traffic Signals	430,476.79	11,093.00	419,383.79	3881%
	Little Conestoga Road Crosswalk	-	-	-	#DIV/0!
	Lyndell Road Bridge	-	-	-	#DIV/0!
		430,476.79	11,093.00	419,383.79	3881%

Upper Uwchlan Township  
Capital Projects Fund  
Statement of Revenues and Expenditures  
For the Period Ending November 30, 2025

<b>Parks</b>				
<b>All Parks</b>				
30-454-000-700	Capital Purchases - All Parks	26,525.00	-	26,525.00 #DIV/0!
<b>Hickory Park</b>				
30-454-001-600	Capital Construction - Hickory	23,464.95	-	23,464.95 #DIV/0!
30-454-001-700	Capital Purchases - Hickory	-	-	#DIV/0!
<b>Fellowship Fields</b>				
30-454-002-600	Capital Construction - Fellowship	-	-	#DIV/0!
30-454-002-700	Capital Purchases - Fellowship	-	-	#DIV/0!
<b>Larkins Field</b>				
30-454-003-600	Capital Construction - Larkins	-	-	#DIV/0!
30-454-003-700	Capital Purchases - Larkins	-	-	#DIV/0!
<b>Upland Farms</b>				
30-454-004-600	Capital Construction - Upland	-	-	#DIV/0!
30-454-004-610	Fund Raising - Upland	-	-	#DIV/0!
30-454-004-700	Capital Purchases - Upland	15,102.96	-	15,102.96 #DIV/0!
<b>Village of Eagle Packet Park</b>				
30-506-000-100	Design	-	-	-
30-506-000-600	Capital Construction	-	-	#DIV/0!
30-506-000-700	Capital Purchases	-	-	#DIV/0!
	Total Parks Capital	65,092.91	-	65,092.91 #DIV/0!

<b>Trails</b>				
30-455-000-650	Grant-Trails/Bridge - Struble Trail	-	-	- #DIV/0!
30-455-000-651	Phase IV-Pk Rd Trail	-	250,000.00	(250,000.00) 0%
30-455-000-652	Side Path Project	-	-	- #DIV/0!
	Total Trails	-	250,000.00	(250,000.00) 0%

<b>Debt Service</b>				
30-472-000-100	Interest Expense - Series of 2019	156,345.75	171,200.00	(14,854.25) 91%
30-472-000-110	Interest Expense - Series of 2025	12,150.30	-	12,150.30 #DIV/0!
30-472-000-200	Cost of Issuance - Series of 2019	-	-	- #DIV/0!
30-472-000-210	Cost of Issuance - Series of 2025	46,250.17	-	46,250.17 #DIV/0!
30-472-000-300	Bond Amortization Expense - Series of 2019	(6,177.58)	(12,355.00)	6,177.42 50%
30-500-471-003	Capital Lease - Principal	-	-	- #DIV/0!
30-500-472-003	Capital Lease - Interest	-	-	- #DIV/0!
	Total Debt Service	208,568.64	158,845.00	49,723.64 131%

<b>Village Concept</b>				
30-506-000-100	Design - Village of Eagle	-	-	- #DIV/0!
30-506-000-600	Construction - Village of Eagle	-	-	- #DIV/0!
30-507-000-010	Misc Expenses	-	-	-
		-	-	- #DIV/0!

<b>Total Expenditures before Operating Transfers</b>	<b>\$ 2,786,147.05</b>	<b>\$ 857,438.00</b>	<b>\$ 1,928,709.05</b>	<b>325%</b>
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<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>	<b>\$ (1,688,796.64)</b>	<b>\$ 123,362.00</b>	<b>\$ (1,812,158.64)</b>	<b>-1368.98%</b>
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**Upper Uwchlan Township  
Developers Escrow Fund  
Balance Sheet  
As of November 30, 2025**

**ASSETS**

Cash		
40-100-000-200	Cash - First Resource Bank	322,996.80
	Total Cash	322,996.80
Other Current Assets		
40-130-000-010	Due from General Fund	2,219.00
40-130-000-020	Due from Solid Waste Fund	-
40-130-000-030	Due from Municipal Authority	340.00
	Total Other Current Assets	2,559.00
<b>Total Assets</b>		<b>\$ 325,555.80</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	-
40-248-000-004	Columbia Gas Transmission LLC	8,150.24
40-248-000-005	Chester County - Radio Tower	-
40-248-000-006	Executive Land Holdings	-
40-248-000-007	Park Road Townhomes	-
40-248-000-009	Open Community Corp.	(20,197.91)
40-248-000-010	Sunoco Reed Road	4,147.14
40-248-000-011	McHugh	-
40-248-000-012	Marsh Lea	-
40-248-000-013	Eagle Pointe	-
40-248-000-014	Grashof	-
40-248-000-015	McKee Fetters	-
40-248-000-017	Vantage Point Retirement	-
40-248-000-018	CarSense	-
40-248-000-019	Village at Byers	-
40-248-000-020	Milford Rd. Associates	-
40-248-000-021	Townes at Chester Springs	-
40-248-000-022	Eagle Village Parking	-
40-248-000-023	Fish Eye	22,004.23
40-248-000-024	Jankowski	-
40-248-000-025	Eagleview Lot 1C	2,099.53
40-248-000-026	Lot 1B Maintenance Area	4,448.02
40-248-000-027	122 Oscar Way	-
40-248-000-028	Commercial 5C	-
40-248-000-030	Profound Technologies	-
40-248-000-031	Windsor Baptist Church	4,350.29
40-248-000-032	Eagle Village Parking Expansion	-
40-248-000-033	Chester Springs Crossing	8.81
40-248-000-034	Starbucks @ Eaglepoint Village	-
40-248-000-035	The Preserve at Marsh Creek SD	(11,806.97)
40-248-000-036	McKee Toll Traffic Impact Fee	63.75
40-248-000-500	Gunner Properties Performance	-
40-248-000-038	Enclave at Chester Springs	3,012.46

**Upper Uwchlan Township  
Developers Escrow Fund  
Balance Sheet  
As of November 30, 2025**

40-248-000-039	164 Byers Rd QBD	-
40-248-000-040	Aurora Greenridge	-
40-248-000-041	Aurora Greenridge	-
40-248-000-042	DeWees 363 Byers Road	-
40-248-000-043	Black Horse Farm	-
40-248-000-044	Aecom Technology	-
40-248-000-045	11 Senn Drive Parking	436.35
40-248-000-046	Byers Station Parcel 5C Lot 2B	(10,079.62)
40-248-000-047	461 Font Road	-
40-248-000-048	301 Park Road	4,908.34
40-248-000-049	Eagleview Lot 1A	7,119.67
40-248-000-050	Eagle Animal Hospital	3,383.48
40-248-000-051	Rockhill Real Estate Enterprises	1,689.09
40-248-000-052	100 Greenridge Road	2,464.42
40-248-000-053	J Downend Landscaping	-
40-248-000-054	241 Park Road	-
40-248-000-055	Rotelle Development Co.	2,394.79
40-248-000-056	RDS Enterprises	5,070.33
40-248-000-057	31-37 Pottstown Pike	7,089.64
40-248-000-058	BERHNDT	4,318.00
40-248-000-059	Hat Trick Properties	2,214.26
40-248-001-017	VP Maintenance Bond	7,847.09
40-248-001-019	Villages Dedication	26,299.54
40-248-001-032	Gunner Parking Exp Construction	-
40-248-001-033	Crossings Dedication	-
40-248-001-035	The Preserve at Marsh Creek Sewer	94,357.00
40-248-001-038	Enclave at Chester Springs site	48,737.91
40-248-001-046	Celebree Construction	-
40-248-001-054	241 PR Partners Traffic Impact	82,616.80
40-248-002-035	PMC Sewer Phase III	(1,175.00)
40-248-002-038	Enclave Station Blvd Improvements	21,015.47
40-248-003-035	PMC Construction Phase III	(1,431.35)
		-
	Total Other Current Liabilities	325,555.80
40-258-000-000	Accrued Expenses	-

<b>Total Liabilities</b>	<b>\$</b>	<b>325,555.80</b>
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**Equity**

40-279-000-000	Opening Balance Equity	-
	Current Period Net Income (Loss)	-
	Total Equity	-

<b>Total Fund Balance</b>	<b>\$</b>	<b>-</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>325,555.80</b>
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Upper Uwchlan Township  
Developers Escrow Fund  
Statement of Revenues and Expenditures  
For the Period Ended November 30, 2025

GL Account #	Account Description	2025 YTD Actual	2025 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	\$ 7,556.59	\$ -	\$ 7,556.59	-
40-341-000-010	Interest Income - allocated to Developers	(7,556.59)	-	(7,556.59)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
		-	-	-	-
	<b>Total Revenue</b>	-	-	-	-
40-400-000-461	Bank Fees	-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
	<b>Total Expenditures</b>	-	-	-	-
	<b>Excess of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>



Recycle your old, non-working, tangled or unwanted  
holiday string lights for **FREE!**

December 1, 2025 - January 15, 2026

Drop off your holiday string lights to be recycled to:

**Upper Uwchlan Township Building**

140 Pottstown Pike, Chester Springs, PA

Office Hours: Monday - Thursday: 7:30 AM - 5:00 PM

Friday: 7:30 AM - 1:00 PM

Please only donate the lights with their wires.  
Please remove all boxes and spools in advance.



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

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

---

**Date:** December 11, 2025

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

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

---

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

**Preserve at Marsh Creek (Fetters Property)** - Final paving for a portion of Phase 1 has now been completed. The remainder of the phase will not be paved until spring.

**Construction continues at the following developments with no significant issues:**

- Preserve at Marsh Creek
- Byers Station (Parcel 5C – Lot 2B)- [Commercial]
- Eagleview Lot 1A (Temporarily paused)





GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

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

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**Date:** December 11, 2025

**To:** Board of Supervisors

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

---

**Bold items have been additions since our last report.**

**100 Greenridge Road (Toll)** – The Board granted approval for the Conditional Use for a 64-home subdivision at their October 11<sup>th</sup>, 2022, meeting. Toll Brothers has now submitted Preliminary Land Development Plans for the project. Consistent with the conditional use approval, 64 homes are proposed. The Planning Commission accepted the plans at their April 13, 2023 meeting. The plans have been reviewed by the Township Consultants, and a review letter has been issued. The Zoning Hearing Board's decision regarding the disturbance of Prohibitive Steep Slopes has been appealed.

**301 Park Road (PJ Reilly)** - A preliminary land development plan has been submitted by PJ Reilly Contractors for a new 8,400 SF office and equipment storage facility. The plan was reviewed by the consultants and the Planning Commission at their December 8<sup>th</sup> meeting. No action was taken. Revised plans were reviewed by The Planning Commission at their April 13, 2023 meeting, no action was taken. The applicant sought and received zoning relief from the Zoning Hearing Board at their August 30, 2023 meeting. Updated land development plans were reviewed by the Planning Commission at their May 9<sup>th</sup> Meeting. No action was taken. The Applicant attended the Planning Commission's June 13<sup>th</sup>, 2024 meeting to obtain further input prior to revising their plans. The Applicant has provided an MPC Clock extension until January 31, 2026 for plan resubmission and consideration by the Board.

**500 Pottstown Pike (Rockhill Real Estate Enterprises)** – The Applicant has submitted a conditional use application for a 415-space service and storage facility. The Board granted approval for the conditional use at their July 15<sup>th</sup>, 2024 meeting. Land development plans have been submitted for this application and reviewed by the consultants. The Applicant has elected to revise the plans to address the consultants' comments prior to appearing before the Planning

Reference: Development Update

File No. 9991080  
December 11, 2025

Commission. Revised land development plans were reviewed by the Planning Commission at their May 8<sup>th</sup> meeting, no action was requested or taken. The Planning Commission reviewed the revised Preliminary plans at their August 14<sup>th</sup> meeting and recommended approval. The Applicant has now submitted Final Plans which the Planning Commission recommended for approval at their October 9<sup>th</sup> meeting. The Board granted Preliminary / Final Approval at their October 20<sup>th</sup> meeting.

**Byers Station (Parcel 5C – Lot 2B)- [Commercial]** – The Board granted approval for this application at their May 20<sup>th</sup>, 2024 Meeting. Plans have been recorded, and construction has commenced. A “Phase 2” which had been submitted for this site which proposed an additional 10,500 SF commercial building on the north end of the property has been formally withdrawn. The plans were reviewed by the consultants and by the Planning Commission at their July 10<sup>th</sup> meeting where a recommendation of plan approval was received. The application was before the Board at the August 12<sup>th</sup> meeting; no action was taken. The Phase 2 application has now been formally withdrawn.

**Eagleview Lot 1A** – Hankin has submitted a Preliminary / Final Land Development Application for a one-story, 60,600 SF Flex Use office / warehouse building to be located along Arrowhead Drive. The plan was reviewed by the Planning Commission at their March 9<sup>th</sup> meeting. No action was taken with regard to plan approval; however, the Planning Commission did recommend the granting of several waivers. The Board granted the requested waivers at their March 20, 2023 meeting. Revised land development plans have been submitted and reviewed by the consultants. The Board granted Preliminary / Final Approval to the application at their June 19, 2023 meeting. Plans have now been recorded, and construction has commenced. Site work is temporarily paused presumably until a specific tenant has been determined.

**Preserve at Marsh Creek (Fetters Property)** - The Board granted Final Land Development Approval at their October 16<sup>th</sup>, 2017, meeting. Site construction continues in all 3 phases. (i.e.- The entire development) We have received grading permit applications for **367** of the 376 building units to date. Phases 1 and 2 are nearing completion and as such, we are in the process of generating punchlists for the site improvements. **Final paving for a portion of Phase 1 has now been completed.**

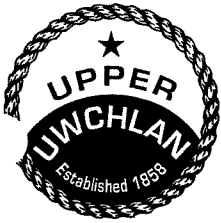
**Struble Trail Extension** – Chester County has submitted an application to reopen the Conditional Use Hearing as well as land development plans to allow for

Reference: Development Update

File No. 9991080

December 11, 2025

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<sup>th</sup>, 2019, meetings and recommended Conditional Use Approval as well as Preliminary Land Development approval. The County has submitted revised land development plans which have been reviewed by the consultants. The Planning Commission reviewed the application at their June 8<sup>th</sup> meeting and recommended conditional use as well as Preliminary / Final Land Development Approval. The Board granted conditional Use and land development approval at their July 17<sup>th</sup> Meeting. The design engineer has advised us they are still working through the Pa-DOT approval process.



## UPPER UWCHLAN TOWNSHIP

### MEMORANDUM

#### ADMINISTRATION

**TO:** The Board of Supervisors

**FROM:** Rhys Lloyd  
Building Code Officer

**RE:** Building/Codes Department Activity Report

**DATE:** December 1, 2025

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Attached, please find the Building Department Activity Report for the month of November 2025.

Respectfully submitted,

Rhys C. Lloyd, B.C.O.  
Upper Uwchlan Township

Attachments:  
Activity Report

/gj

UPPER UWCHLAN TOWNSHIP  
Permit Analysis  
2022-2025

	2022				2023				2024				2025			
	# 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	83	\$ 88,198.96	83	\$ 88,198.96	39	\$16,560.04	39	\$16,560.04	65	\$46,474.10	65	\$46,474.10	44	\$ 9,598.00	44	\$ 9,598.00
Feb	39	\$ 25,249.00	122	\$ 113,447.96	58	\$115,689.00	97	\$132,249.04	53	\$29,120.38	118	\$75,594.48	42	\$29,544.00	86	\$ 39,142.00
Mar	77	\$ 52,822.55	199	\$ 166,270.51	72	\$ 32,216.00	169	\$ 164,465.04	56	\$ 46,201.34	174	\$ 121,795.82	72	\$72,825.00	158	\$ 111,967.90
Apr	84	\$ 63,858.84	283	\$ 230,129.35	51	\$ 37,396.20	220	\$201,864.24	57	\$ 48,358.00	231	\$ 170,153.82	43	\$ 18,396.00	201	\$ 130,363.90
May	65	\$ 44,000.00	348	\$ 274,129.35	82	\$ 38,301.00	302	\$240,165.24	66	\$ 27,447.00	297	\$ 197,600.82	65	\$25,225.00	266	\$ 155,588.90
Jun	96	\$ 28,606.00	444	\$ 302,735.35	66	\$ 26,909.50	368	\$267,074.74	62	\$ 38,947.57	359	\$ 236,548.39	62	\$34,038.28	328	\$ 189,627.18
Jul	68	\$ 37,917.72	512	\$ 340,653.07	77	\$127,398.14	445	\$394,472.88	62	\$ 18,548.38	421	\$ 255,096.77	70	\$34,169.00	398	\$ 223,796.18
Aug	68	\$112,113.82	580	\$ 452,766.89	65	\$ 68,299.92	510	\$462,772.80	73	\$ 29,601.00	494	\$ 284,697.77	58	\$21,628.00	456	\$ 252,424.18
Sept	73	\$ 46,052.92	653	\$498,819.91	52	\$ 20,696.00	562	\$483,468.80	68	\$ 94,664.42	562	\$379,362.19	59	\$38,102.12	515	\$ 290,526.63
Oct	54	\$ 42,196.00	707	\$541,015.91	59	\$ 35,511.00	621	\$518,979.80	96	\$ 72,313.59	658	\$451,675.78	86	\$36,852.93	601	\$ 327,379.60
Nov	45	\$ 21,304.00	752	\$562,319.91	57	\$ 32,429.00	678	\$551,408.80	56	\$ 24,214.95	714	\$475,890.73	66	\$27,156.00	667	\$354,535.60
Dec	47	\$22,295.00	799	\$584,614.91	27	\$ 11,076.28	705	\$562,485.08	36	\$ 26,840.00	750	\$502,730.79				



## **NOVEMBER 2025 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: 119**

- **Municipal Authority & PA 1-calls**
  - **73 Work orders completed**
- **Parks**
  - **1 Work orders completed**
- **Public Works**
  - **20 Work orders completed**
- **Solid Waste**
  - **20 Work orders completed**
- **Vehicles and Equipment (All Depts.)**
  - **5 Work orders completed**
- **Replaced 30' of Stormwater pipe on Krauser Road.**
- **Completed patch repairs on Font Road.**
- **Cleaned up trees that came down during recent storms.**
- **Painted crosswalks and stop bars in Byers Station.**
- **Painted crosswalks and stop bars in Eagle Hunt.**
- **Installed boulders for safety at Upland Farms.**

- Crack sealing performed on Graphite Mine Road and other township roads as needed.
- Attached spreaders to the trucks in preparation for upcoming winter.
- Delivered non-perishables to the food pantry on multiple occasions.
- Delivered toys to the Toys for Tots warehouse.
- Decorated the Township Building, Upland Barn and Farmhouse.
- Assisted with set up and worked the Christmas Tree lighting on November 29, 2025.
- Repaired potholes throughout the Township.
- Collected trash, recycling and yard waste that was missed by the haulers.
- Minor maintenance issues were handled at the Township Building.
- Sign replacements at various locations.
- Cleared inlets on multiple roadways throughout the Township.
- Toter swaps and deliveries were done as requested.
- Preventive maintenance, repairs, and PA State Inspections.
- Serviced Police vehicles.
- PA 1-Calls were responded to as they came in.

**Workforce**

- Brad Richmond has returned from military duty.

**Respectfully submitted,**

**Michael Esterlis  
Public Works Director  
Upper Uwchlan Township**



**UPPER UWCHLAN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE 2025 - \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED “ZONING” SECTION 200-77 TITLED “SCREENING” AND SECTION 200-78 TITLED “LANDSCAPING”; AND AMENDING CHAPTER 162 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED “SUBDIVISION AND LAND DEVELOPMENT”, SECTION 162-5 TITLED “DEFINITIONS AND WORD USAGE” TO DELETE AND AMEND CERTAIN DEFINITIONS RELATED TO LANDSCAPING AND TREES; SECTION 162-55 TITLED “NATURAL AND HISTORIC FEATURES CONSERVATION” AND 162-57 TITLED “LANDSCAPE DESIGN, INSTALLATION AND MAINTENANCE STANDARDS”.**

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

**SECTION 1.** Chapter 200 of the Upper Uwchlan Township Code, titled “Zoning”, Section 200-77, titled, “Screening”, shall be amended as follows:

**“§ 200-77. Screening.**

A. Screening requirements shall be applicable under the following circumstances:

- (1) As applicable under §162-57.B.
- (2) Any other instance where screening is required by this chapter or by the Township Code. Landscape screening requirements shall be applicable and shall comply with the requirements outlined under §162-57.B.
- (3) Water towers, storage tanks, processing equipment, fans, skylights, cooling towers, vents and any other structures or equipment which rises above the roof line shall be architecturally compatible or effectively shielded from view from any public or private street by an architecturally sound method which shall be approved, in writing, by the Township before construction or erection of said structures or equipment.”

**SECTION 2.** Chapter 200 of the Upper Uwchlan Township Code, titled “Zoning”, Section 200-78, titled, “Landscaping” shall be amended as follows:



## **“§ 200-78. Landscaping.**

### **A. Applicability.**

- (1) Except for individual lots existing at the time of adoption of this section and occupied or intended to be occupied by single-family or two-family dwellings, the provisions of §162-57 of Chapter 162, Subdivision and Land Development, shall apply to all uses and to any change in use in Upper Uwchlan Township, such standards incorporated herein by this reference.
- (2) Where any use or activity requires approval of any building or zoning permit, zoning variance, special exception or conditional use, such approval or permit shall be conditioned upon compliance with the provisions of said §162-57, including submission of a landscaping plan as set forth in §162-57. Plans accompanying zoning applications may be conceptual in nature but shall demonstrate the ability to achieve the objectives of §162-57.
- (3) It is the intention of this section that the provisions of said §162-57 shall apply independently under this chapter only where Chapter 162, Subdivision and Land Development, does not otherwise apply to the proposed use or activity. Therefore, where any use, activity, permit or approval is also subject to subdivision or land development review, there shall be no requirement for additional review under this chapter. Further, where and to the extent that modification(s) of any of the provisions of said §162-57 has/have been approved by the Upper Uwchlan Board of Supervisors in connection with any subdivision or land development review, the said requirements shall not be independently enforced pursuant to this chapter.

### **B. Modifications.**

- (1) For any use or activity subject to subdivision or land development review, modification(s) to the provisions of §162-57 of Chapter 162, Subdivision and Land Development, may be requested, which modification(s) may be granted at the discretion of the Board of Supervisors pursuant to the provisions of that chapter.
- (2) For any use or activity not subject to subdivision or land development review, but where the use or activity is subject to application for approval of a conditional use, special exception, or zoning variance, modification(s) to the provisions of said §162-57 may be requested as part of such application.
- (3) For any use or activity not otherwise subject to permit or approval as provided in Subsection B(1) or (2) above, modification(s) to the provisions of said §162-57 may be requested in the form of an application for grant of a special exception by the Upper Uwchlan Zoning Hearing Board. Such applications shall be submitted to the Upper Uwchlan Planning Commission for review and

comment prior to formal special exception application to the Zoning Hearing Board.

- (4) In approving any application pursuant to Subsection B(2) or (3) above, the Zoning Hearing Board or Board of Supervisors, as applicable, as a condition of approval of such application, may permit specific modification(s) to the provisions of said §162-57 subject to the following:
  - (a) The Zoning Hearing Board or Board of Supervisors, as applicable, shall determine that the specific nature of the lawful use or activity, existing site conditions, and/or safety considerations warrant such modification(s); and
  - (b) Permitted modifications shall be consistent with the purposes of said §162-57.”

**SECTION 3.** Chapter 162 of the Upper Uwchlan Township Code, titled “Subdivision and Land Development”, Section 162-5, titled, “Definitions and word usage” shall be amended as follows:

- A. The definition of “Effective Screen” shall be deleted.
- B. The definition of “Planting, Street Tree” shall be deleted.
- C. The definitions of “Improvements” and “Woodland” shall be amended as follows:

**IMPROVEMENTS**

Grading, paving, curbing, street lights and signs, fire hydrants, water mains, sanitary sewer mains, including laterals to the street right-of-way line, storm drains, including all necessary structures, sidewalks, crosswalks, landscaping and monuments.

**WOODLAND**

A tree mass or plant community in which tree species are dominant or codominant. Any area, grove, or stand of mature or largely mature trees covering an area of 1/4 of an acre or more, or consisting of more than 20 individual trees larger than 8 inches dbh, shall be considered a woodland. For the purposes of this chapter, the extent of any woodland plant community or any part thereof shall be measured from the outermost dripline of all the trees in the community. "Woodland" shall include any area where timber has been harvested within the previous three years and/or woodland disturbance has occurred within the previous three years which would have met the definition of "woodland" prior to timbering or disturbance. Woodlands do not include nursery stock, orchards, or oldfields, except where natural succession has been allowed to occur and where most naturally occurring trees are larger than 8 inches dbh.

- D. The following new definitions shall be adopted:

**TREE, SHADE**

Any deciduous tree capable of reaching a height of 25 feet, and canopy spread of 10 feet at maturity. The tree may exhibit any branching or fruiting characteristics.

**TREE, SPECIMEN**

Any tree equal to or exceeding 24 inches dbh or any other unique or otherwise specifically selected plant or tree which most typically represents a class or group in terms of shape, form, historical importance or other characteristics, and which may be designated as such by the Township.

**TREE, STREET**

Any deciduous tree capable of reaching a height of at least 20 feet, and canopy spread of at least 10 feet at maturity. The tree should not be of a weeping form, have low branching characteristics (unless it will be limbed up regularly). Street trees should be tolerant of atmospheric pollutants, salts, heat and drought conditions, and soil compaction, and shall have a root structure that is compatible with and shall not cause damage to adjacent pavement, curbing, piping, and utilities.

**SECTION 4.** Chapter 162 of the Upper Uwchlan Township Code, titled “Subdivision and Land Development”, Section 162-55, titled, “Natural and historic features conservation” shall be amended as follows:

**“§162-55. Natural and historic features conservation.**

- A. General.

- (1) For all uses, activities, or improvements subject to this chapter or Chapter 200, Zoning, consideration shall be shown for the protection of all natural and historic features in Upper Uwchlan Township, including, but not limited to, woodlands, specimen trees, hedgerows, wetlands and watercourses, riparian buffers, prohibitive and precautionary slopes, trails, and historic resources which, if preserved, will add attractiveness and value to developed areas. The values of these natural and historic resources are documented and described in numerous Township documents and publications, most notably, Upper Uwchlan's Comprehensive Plan, as amended. The provisions of this section apply to all uses, activities, or improvements subject to this chapter or Chapter 200, Zoning, pursuant to § 200-108. Where any applicant demonstrates to the satisfaction of the Township that strict adherence to the provisions of this section will render the lot or tract unusable or unsuitable for development in accordance with applicable zoning district regulations or demonstrates that alternative design provisions shall achieve similar conservation objectives, the provisions of this section may be waived or modified as determined appropriate by the Board of Supervisors.

- (2) Where the proposed subdivision will be subject to a site analysis and impact plan (§162-9D of this chapter), the applicable narrative and plan submittal requirements of this section can be made part of the site analysis and impact plan. The resource management, protection, and improvement requirements of this section can be included in the open space requirements of this chapter (§162-54) or Chapter 200, Zoning (§ 200-69), as applicable to the proposed project.
- B. Woodlands and hedgerows. The purpose of this section is to promote conservation of woodlands, including specimen trees and hedgerows, throughout Upper Uwchlan Township through the establishment of specific provisions for land development activities, replacement requirements, and management planning.
- (1) Woodland and hedgerow disturbance resulting from any land development or land use change shall be minimized. No portions of tree masses or trees with a diameter at breast height (dbh) of 8" or greater shall be cleared unless demonstrated to be necessary and in accordance with this chapter. Applicants shall make all reasonable efforts to harmonize their plans with the preservation of existing woodlands and hedgerows.
  - (2) No healthy, viable specimen tree(s) shall be removed from any lot or tract except where the applicant demonstrates to the satisfaction of the Board of Supervisors that such removal is essential to eliminate hazardous condition(s) or otherwise permit lawful use of the lot or tract; where permitted, removal of specimen trees shall be minimized.
  - (3) Woodland and hedgerow disturbance of healthy and viable trees shall require woodland replacement in accordance with Subsections B(6) through B(9) below.
  - (4) In determining where necessary woodland or hedgerow disturbance shall occur, applicants shall consider the following:
    - (a) The location(s) and benefit of conservation of healthy mature woodland or hedgerow stands.
    - (b) The impacts, in terms of functions and values to wildlife, of separating, dividing and/or encroaching on wildlife travel corridors and/or extensive habitat areas, especially woodlands and hedgerows exceeding 10 acres in area.
    - (c) The location of hedgerows relative to exterior or perimeter property lines as well as to existing or future trails, as consistent with applicable Township criteria such as the Open Space, Recreation, and Environmental Resources Plan (as amended), the Comprehensive Plan (as amended), or Trail Feasibility/Master Plan documents (as amended).

- (5) Calculation and estimation of existing trees shall be performed before any clearing commences and shall be based on the following procedure:
- (a) Trees greater than 8" DBH, as measured at 4'-6" above natural grade, will be documented individually and noted on the landscape plan or existing conditions plan, unless §162-55.B(7) is applicable.
  - (b) The quantity of all trees greater than 8" DBH in groupings larger than 20 trees may be estimated by the following method:
    - i. Three 100' by 100' square areas will be staked out in locations acceptable to the owner/developer and the Township Engineer or Township Landscape Architect.
    - ii. The quantity of trees in each area will be counted and the totals of each size range (8" to 12" DBH, 13" to 23" DBH and 24" DBH and above) will be averaged to determine the average number of trees per 10,000 sq. ft. of wooded area.
    - iii. This average quantity per area will be used to determine both the quantity of trees being removed and the quantity of trees to remain in large masses.
- (6) In areas of permitted woodland or hedgerow disturbance and areas adjacent to permitted woodland and hedgerow disturbance, care shall be exercised to protect remaining trees from damage. To the maximum extent practicable, procedures shall be utilized during construction in order to protect the remaining trees.
- (a) Where existing trees are to remain, no change in existing grade shall be permitted within the dripline of the trees. Tree protection fencing shall be chain-link or wire mesh fence, 4'-6' in height and anchored 2' in the ground. Fencing shall have clear signage stating that area is in tree protection zone and no disturbance can occur without authorization from the Township. Fencing shall be placed at the dripline of trees to remain, wherever adjacent to proposed construction. Such fencing shall be maintained in place throughout the duration of construction activity.
    - i. The holes for the posts shall be hand-excavated taking care not to disturb roots larger than 1.5" in diameter. If necessary, post spacing may be adjusted to not damage or injure roots.
    - ii. A minimum of one 3' wide lockable gate shall be provided for each fenced area. The location of the gates shall be approved by the Township.

- iii. The tree protective zone signage shall have rigid or metal sheet signage legibly printed with nonfading lettering. The signage shall be weatherproof and at least 10" by 12" in area. The signage shall read: "TREE PROTECTION ZONE (TPZ) - KEEP OUT, No grade change, material storage, or equipment is permitted within this TPZ. The tree protection barrier must not be removed without the authorization of the Township. Call the Township to report violations."
  - iv. One tree protection zone sign shall be installed per fence side spaced every 50'.
- (b) Roots shall not be cut within the dripline of any trees to remain.
  - (c) Trees within 25' of a building, or bordering entrances or exits to building sites, shall be protected by tree protection fencing to be maintained in place throughout the duration of construction activity.
  - (d) No boards or other material shall be nailed or otherwise attached to trees during construction.
  - (e) Construction materials, equipment, soil and/or debris shall not be stored nor disposed of within the driplines of trees to remain, except for mulched vegetative matter used to prevent soil compaction.
  - (f) Tree trunks, limbs, and exposed roots damaged during construction shall be protected from further damage through immediate treatment in accordance with accepted professional landscape procedures.
- (7) Where woodland or hedgerow disturbance involves each tree greater than 8" dbh removed, replacement trees shall be planted in accordance with the following schedule.

<b>For Each Healthy and Viable Tree to be Removed, at the Following Sizes, dbh (inches)</b>	<b>Minimum Number and Caliper of Replacement Trees</b>
One, 8"-12" dbh	One, 2.5"-3" inch caliper tree
One, 13"-23" dbh	Two, 2.5"-3" inch caliper tree
One, greater than 24" dbh	Three, 2.5"-3" inch caliper tree

(8) Permitted Tree Replacement Substitutions:

- (a) A maximum of 30% of the replacement trees may be replaced with ornamental or evergreen trees at a ratio of two flowering trees (10'-12' ht.) or two evergreens (8'-10' ht.) per required 2.5"-3" caliper shade tree.
- (b) A maximum of 20% of the replacement trees may be replaced as shrubs with a minimum size of 24" ht. at a ratio of 6 shrubs per required 2.5"-3" caliper shade tree.
- (c) A maximum of 10% of the replacement trees may be replaced as groundcover at a ratio of 40 plants to one 2.5"-3" caliper shade tree. The minimum size of the ground cover shall be 1 gallon.
- (d) A maximum of 5% of the replacement trees may be replaced with plugs at a rate of 240 plugs 1.25" x 1.25" x 2.5" deep root zone for every 2.5"-3" caliper shade tree.

(9) Applicant shall include provisions, in narrative and/or graphic form, of sufficient detail to satisfy the Township, for the long-term management of any woodland and hedgerow area not subject to woodland and hedgerow disturbance and any area selected for introduction of replacement plantings in accordance with this section. The submission shall include a statement of woodland and hedgerow management objectives and shall demonstrate the feasibility of intended management practices, aiming to ensure the success of stated objectives, including the viability of introduced plantings, deterrence of invasive species, and means to minimize any future woodland and hedgerow disturbance. Additional requirements include:

- (a) The manner in which the woodland area will be owned and by whom it will be managed, maintained, and improved (the latter as necessary). See §162-64.B. for further requirements.
- (b) The conservation and/or land management techniques and practices that will be used to conserve and protect such areas, as applicable.
- (c) The professional and personnel resources that are expected to be necessary to, and will be committed to, maintain and manage the woodland area.
- (d) Applicants and responsible parties are strongly encouraged to seek woodland management assistance through the Pennsylvania "Forest Stewardship Program" administered by the Pennsylvania Bureau of Forestry.

- (10) Installation of woodland and hedgerow replacement plantings shall be installed, maintained, and guaranteed along with all other site improvements in accordance with §162-8.G and §162-61 (Release from Performance Guarantee) of this chapter. The costs of planting material and installation shall be considered in determining the amount of any performance guarantee required. At the Township's discretion, the applicant may be required to include sufficient funds in their financial security to guarantee the survival of existing vegetation that may be damaged during construction.
- (11) Any new trees (such as, but not limited to, the required trees per §162-57) placed on the property may be credited toward the replacement tree requirement, provided that such new trees meet the following size requirements:
  - (a) Deciduous shade or ornamental trees shall be a minimum of 2.5"-3" caliper at planting.
  - (b) Multi-stem shade or ornamental trees shall have a minimum height of 10'-12' at planting.
  - (c) Evergreen trees shall have a minimum height of 8' at planting.
  - (d) Large Shrubs shall have a minimum height of 30" at planting.
  - (e) Small Shrubs shall have a minimum height of 24" at planting.
- (12) In lieu of on-site tree replacement, the applicant may, upon mutual agreement with the Township, deposit into a fund established by the Township an amount equal to the value of some or all of the required replacement trees, as determined by the Township in consultation with the applicant. Said fund shall be used for the purchase, installation, and maintenance of trees on Township-owned property, at the discretion of the Township. This option may be exercised particularly in cases where the subject property cannot reasonably accommodate the number of replacement trees required pursuant to the provisions of this chapter."

**SECTION 5.** Chapter 162 of the Upper Uwchlan Township Code, titled "Subdivision and Land Development", Section 162-57, titled, "Landscape design, installation and maintenance standards" shall be amended as follows:

**"§ 162-57 Landscape design, installation and maintenance standards.**

- A. Applicability. Landscaping conforming to the provisions of this section shall be provided in any of the following situations:



(1) Screening buffer.

- (a) Where any use or activity is subject to the screening requirements of Subsection (B) below, the lot shall be provided with a minimum fifty-foot-wide buffer planting strip which will act as an effective separation between uses. The buffer strip shall be designed, installed, and maintained in compliance with the requirements of this section.
- (b) Any situation where screening is imposed by the Zoning Hearing Board or otherwise by the Township as a condition of any approval or permit. In consideration of any approval or permit, the Township may require screening or buffering for the purpose of providing privacy for dwellings, separating incompatible land uses, shielding unattractive structures from view, noise abatement or reduction in light or glare.

(2) Perimeter buffer. The entire perimeter of any tract subject to subdivision or land development approval, or any tract occupied by a use subject to the provisions of Sub Section B below, shall be provided with a minimum fifteen-foot-wide buffer planting strip which will act as an effective separation between uses. The buffer strip shall be designed, installed, and maintained in compliance with the requirements of this section.

(3) Site element screening. Site element screens are used to screen specific elements from views within the tract or views of said elements from other tracts. These elements shall be screened according to subsection B below.

(4) Street Trees in accordance with subsection C below.

(5) Parking lot landscaping requirements in accordance with subsection D below.

(6) Building planting requirements in accordance with subsection E below.

B. Perimeter Buffer, Screening Buffer and Site Element Screen:

Landscaped perimeter buffers and screening buffers shall be used to mitigate views between a development and its surroundings and to provide opportunities for green links between properties. Site element screens are used to screen specific elements from views within the tract or views of said elements from other tracts. Three types of such landscaping are hereby established: screening buffer, perimeter buffer, and site element screen. The minimum planting requirements for these buffers and screens are contained in this section. Buffers between adjoining land uses shall be in accordance with the following table.

### **Screening and Perimeter Buffer Land Use Chart**

Proposed Use	Adjoining Land Use								
	Com.	Ind.	Inst.	Ag./Open Space.	Rec.	Mun.	Res. SF	Res. MF	Utility
Commercial	P	S	S	S	S	S	S	S	S
Industrial	S	P	S	S	S	S	S	S	P
Institutional	S	S	P	S	P	P	S	S	S
Agriculture /Open Space	S	S	S	P	P	S	S	S	S
Recreation	S	S	P	P	P	S	S	S	S
Municipal	S	S	P	P	P	P	S	S	S
Residential SF	S	S	S	S	S	S	P	P	S
Residential MF	S	S	S	S	S	S	P	P	S
Utility	S	P	S	S	S	S	S	S	P

S= Screening Buffer

P= Perimeter Buffer

#### **(1) Perimeter Buffer and Screening Buffer Requirements:**

An on-site investigation by the design professional shall determine the adjacent land uses along each property boundary and street frontage. In the case of vacant land, the existing zoning district shall be used. The existing uses or zoning district shall be noted on the plan. In the case when several uses are allowed on a site, the most restrictive landscaping requirements identified in the Table above shall apply as determined by the Zoning Officer.

- (a) Any of the following elements may be used in buffers and screens, provided that the minimum standards prescribed herein are met:
  - i. Existing vegetation and natural features
  - ii. Proposed new or transplanted vegetation
  - iii. Existing or proposed fences or walls
  - iv. Existing or proposed grading, including berms
- (b) Preserved existing natural features and transplanted material may be credited as prescribed in §162-57.G. of this chapter.
- (c) Fences, walls and berms shall be used in conjunction with required landscaping, not to replace it.

- (d) If berms are proposed, they shall conform to the following standards:
  - i. Berms shall be a minimum of 2' in height and shall not be steeper than 3' horizontal distance to 1' vertical distance.
  - ii. Berms should be located to work in conjunction with vegetation, fences and/or natural features to provide an effective buffer. They shall be laid out to replicate naturally occurring landforms. Their locations shall not adversely affect stormwater management.
- (e) The following methods shall be used for the purpose of calculating the amount of plant material required within a perimeter buffer or screening buffer:
  - i. A buffer length shall be measured at the property line or right-of-way line and shall include all existing or proposed driveway openings or easements.
  - ii. Where buffer yards overlap, as in the case of a front and side yard buffer, the most stringent requirement shall apply. For example, when a screening buffer and a perimeter buffer overlap at a property corner, the screening buffer length shall be calculated for the entire length required, and the perimeter buffer shall be reduced by the amount of the overlap.
- (f) The length of the perimeter buffer of stormwater management basins shall be measured along the elevation of the center of the top of the berm, around the circumference of the basin.
- (g) Site element screens, existing natural features, structural garden elements (such as gazebos and trellises), water features, sculpture, and project identification signs may be placed within the buffer, provided they do not replace or diminish the intended screening effect of the buffer.

(2) Screening Buffer:

Screening buffers shall be used between incompatible zoning districts, between land uses as required by §162-57.B above, and adjacent to the higher classified street right-of-way on reverse frontage nonresidential lots where a high level of visual buffering is desirable as determined by the Township.

- (a) Screening buffers shall be 50' in width, adjacent to the property line.
- (b) Screening buffers shall comply with the following planting requirements:

- i. One deciduous tree per 50' of length.
- ii. One ornamental tree per 50' of length.
- iii. Two evergreen trees per 50' of length.
- iv. Ten small shrubs or five large shrubs per 50' of length.
- v. Where calculation of the minimum number of plantings required above results in fractions of plants required, the minimum number of plants required shall be rounded up to the nearest whole number.

(3) Perimeter Buffers:

Perimeter buffers shall be used along all property boundary lines or residential subdivision tract boundary lines, along arterial street right-of-way lines, around the entire perimeter of stormwater management basins, and shall be used adjacent to the higher classified street right-of-way on reverse frontage residential lots where a low level of visual buffering is desirable as determined by the Township.

- (a) The Township may reduce or eliminate the perimeter buffer requirement where any tract abuts similar uses such that the Board agrees that buffering is not necessary or where the applicant can demonstrate to the satisfaction of the Board that existing vegetation, structural and/or topographic conditions will, on a year-round basis, buffer the subject development or use from view from adjacent tracts.
- (b) Perimeter buffers shall be 15' in width, placed at the property line, right-of-way line, or around the circumference of stormwater management basins. Perimeter buffers shall comply with the following planting requirements:
  - i. One deciduous tree per 100' of length.
  - ii. One ornamental tree per 100' of length.
  - iii. Two evergreen trees per 100' of length.
  - iv. Five large shrubs per 100' of length.
- (c) Where calculation of the minimum number of plantings required as above results in fractions of plants required, the minimum number of plants required shall be rounded up to the nearest whole number.

- (d) Perimeter buffers shall be placed around stormwater management basins with the following additional considerations:
- i. The plantings should be clustered to approximate naturally occurring groupings. The intention is not to screen the basin, but rather to help it blend into the development by softening its appearance.
  - ii. The basin headwall and other structures should be screened with required plantings; however, plantings shall not impede the basin's function.
  - iii. Trees and shrubs shall not be permitted on the constructed berms for basins. In cases where the perimeter buffer coincides with a constructed berm, required buffer plantings shall be placed in the area downslope and adjacent to the berm.
  - iv. Naturalistic basins shall be designed as natural areas with 100% native plantings to promote habitat and aesthetics, and shall be graded to resemble naturally occurring landforms, with constructed banks no steeper than 1' vertical to 4' horizontal. When approved by the Township, naturalistic basins may be installed within the required yard areas, and no perimeter buffer shall be required. Naturalistic basins shall not be planted in turf but shall have appropriate native plantings including species recommended in the PA Department of Environmental Protection Stormwater Best Management Practices Manual Appendix B - Pennsylvania Native Plant List. Plantings in naturalistic basins shall be demonstrated to be at least equal in monetary value to that of the required perimeter buffer vegetation.

(4) Site Element Screen:

All electrical, mechanical, and utility equipment, along with any loading or storage areas not enclosed within a building, shall be fully screened from view from adjacent streets and residential districts or uses. The screening must be designed in a manner that is architecturally and visually compatible with the overall site design and must also account for access and routine maintenance needs if applicable. Final screening plans are subject to Township site plan and/or architectural review to ensure compliance with applicable design standards and community character objectives.

- (a) Site element screens may be located within required buffer areas. Screen plantings used around parking lots shall be placed to provide a snow stockpile area. Site element screens may be eliminated if they are

adjacent to or within screen buffers, when the screen buffer effectively screens views of the site element.

- (b) Site element screens shall be one of the following types, according to use. If a use is not listed, the screen most suited to the use shall be used.
  - i. Low screens shall be used around the perimeters of all parking lots or other similar vehicular use areas, including service stations, sales lots for motorized vehicles, vehicular stacking lanes associated with a drive-through, and around trash enclosures or storage buildings when decorative walls, such as brick, latticework or split-face concrete block, are proposed.
  - ii. High screens shall be used adjacent to loading areas, around trash enclosures and storage buildings, when fencing or plain concrete masonry units are proposed, and around transformers, maintaining the required clear distance. High screens or 6' high opaque fencing shall also be required to buffer accessory structures from the higher classification street on reverse frontage lots.
  - iii. Yard screens shall be placed around vehicular storage areas that are not used as parking lots or sales areas, around the perimeter of tank farms and similar facilities, and around utility towers and equipment yards.
- (c) Site element screens shall be measured at the base of the element being screened. This might be the base of a trash enclosure or the surface of a parking lot closest to the screen.
- (d) Low screens shall conform to the following:
  - i. They shall be comprised of evergreen or dense deciduous shrubs to form a continuous screen or hedge, which shall reach a minimum height of 3', after two years' growth. For example, if a parking lot elevation is higher than the adjacent street and the screen plantings are placed at a lower elevation on the slope between the two, then the screen must consist of either larger plants, a taller species or be maintained higher to provide 3' high screen as measured from the surface of the parking lot. Conversely, if a berm is used in conjunction with screen plantings, they may be shorter plants, as long as an effective screen is provided.
  - ii. Small shrubs shall be spaced no farther than 3' on-center. Large shrubs shall be spaced no farther than 5' on-center.
- (e) High screens shall be comprised of either of the following:

- i. Large evergreen shrubs spaced no farther than 5' on center, or as needed to form a continuous screen at a height of 6' after 5 years' growth.
  - ii. Evergreen trees spaced 12'-15' on center.
- (f) Yard screens shall conform to the following. They shall be of the same composition as high screens, except that in addition, large shrubs shall be planted on 5' on center alongside the evergreen trees.

### C. Street Trees

- (1) Street trees provide many benefits, including shading streets and parking lot drives, adding beauty to a neighborhood, biodiversity, and creating separation from the roadway and individual yards. Street trees should be selected with particular emphasis on hardiness, minimum need for maintenance and capability of providing significant shade. Street trees have wide canopies to provide cooling, stormwater benefits and shade for pedestrians when grown to maturity when feasible. Planting large canopy trees is preferred, unless space is limited. Providing space for trees includes both allowing room above and below ground, i.e., soil volume and space for healthy canopy without growing into utility transmission lines.
- (2) Street trees shall be located to provide shade along linear areas of pavement.
  - (a) Street trees shall be required along both sides of all existing and proposed public and private streets when said streets abut or lie within the proposed subdivision or land development.
  - (b) Street trees shall be required along common driveways that serve five or more residential dwelling units.
  - (c) Street trees shall be required on both sides of drive aisles that serve nonresidential properties or uses.
- (3) Street Tree Locations:
  - (a) Trees shall be planted at a rate of at least one tree per 40' of public or private street frontage, common driveway, or portion thereof. Trees shall be distributed along the entire length of the public or private street frontage, access driveway, or walkway, although they need not be evenly spaced.
  - (b) Street trees shall be planted a minimum distance of 6' from the outside edge of the right-of-way, public or private street, drive aisles, common

driveways or walkways, and a distance no greater than 15' from the edge of the right-of-way.

- i. Where there are existing trees along the road, new trees shall be planted in-line to supplement them. Preserved deciduous trees shall be credited toward street tree requirements in accordance with §162-57.G.
  - ii. If no sidewalk exists or where sidewalks are unlikely to be installed, street trees shall be located at a minimum distance 6' from the edge of the right-of-way.
- (c) Street trees shall be planted at least 15' from buildings, when feasible, or at a similar distance appropriate for the building height and tree species.
  - (d) Street trees can be grouped to allow sight lines to commercial signage and do not need to be evenly spaced along the Street.

(4) Street Tree Species Selection.

- (a) Selected street tree species shall be hardy indigenous varieties with minimal maintenance requirements, and shall be selected such that, at maturity, they shall provide adequate summer shade along the public road.
- (b) Refer to Cornell Universities Recommended Urban Trees Publication for Street Trees. DCNR / Native Plants | Department of Conservation and Natural Resources| Commonwealth of Pennsylvania for recommended tree types.
- (c) Tree species shall be selected based on appropriate growth rates and mature heights for use under or adjacent to overhead utility lines. See Arbor Day guidelines for planting distances and recommended tree species. <https://www.arborday.org/perspectives/planting-right-tree-right-place>.
- (d) At the time of planting, street trees shall be at least 2.5"-3" caliper in size.

D. Parking lot landscaping.

All off-street parking areas, except those intended solely for use by individual single-family dwellings, shall be landscaped with trees and shrubs of varying species, in accordance with the following:

- (1) Off-street parking areas shall be landscaped to reduce wind and air turbulence, heat and noise, and the glare of automobile lights; to reduce the level of carbon



dioxide; to provide shade; to ameliorate stormwater drainage problems; to replenish the groundwater table using bioretention islands; to provide for a more attractive setting; to protect the character and stability of residential, business, institutional, and industrial areas; and to conserve the value of land and buildings on surrounding properties and neighborhoods.

- (2) No parking or paved area, except for permitted accessways, shall directly abut a public street. Each such area shall be separated by a site element screen meeting §162-57.B(4) of this chapter.
- (3) Any parking for five or more vehicles on a lot which abuts a residential district or a lot used for residential purposes, whether single-family or multifamily, shall be screened from the adjacent property by an effective vegetative screen the entire length of said parking lot, in accordance with the requirements of §162-57.B(4) this chapter.
- (4) The interior of each parking area or lot shall have at least one shade tree for every 10 parking spaces. Such shade trees shall meet the standards provided for street trees in Subsection C(4) above.
- (5) One evergreen or ornamental tree and four shrubs shall be required per every 2,000 square feet of off-street parking or loading area; residential subdivisions are exempt from this requirement.
- (6) Planting areas shall be placed so as to facilitate snow removal and to provide for safe movement of traffic without interference of proper surface water drainage. Planting areas shall be bordered appropriately to prevent erosion or damage from automobiles. Bollards may be used to afford protection of trees from vehicular movement.
- (7) Planting areas utilized for stormwater management/bioretention can count toward parking lot landscaping minimum requirements. Such planting area design and maintenance shall be clearly described in the applicant's stormwater management plan submitted as part of a subdivision or land development application.
- (8) The landscaping and planting areas shall be reasonably dispersed throughout the parking lot, except where there are more than 20 spaces in which case the following shall apply:
  - (a) Landscaped areas at least 10' wide shall be provided around the periphery of parking areas. Such areas shall, at a minimum, extend the full length and width of the parking areas, except for necessary access ways, to prevent the encroachment of moving vehicles into parking areas.

- (b) Landscaped islands at least 10' wide shall be provided between each set of two parking bays, except as otherwise approved by the Township.
  - (c) Landscaped islands shall be provided at the end of each parking bay where such parking bay abuts or opens onto any street or accessway. Such landscaped islands shall be at least 10' in width and shall extend parallel to the parking spaces in each abutting parking area the length of one parking space. No more than 20 parking spaces shall occur between islands. Parking bays providing more than 20 spaces in a single bay shall be broken by a similar landscape island.
  - (d) 2' of each parking stall adjacent to planting strips required in Subsection D.(8)(a) and (b) above shall be of a permeable surface (e.g., concrete paver blocks filled with stone) to allow water to percolate into the ground.
- (9) Parking lots which do not conform to the criteria listed above in Subsection D(8) shall be planted with the same ratio of trees to parking spaces as conventional parking lots, but these may be planted in more varied configurations.
- (10) All parking lots shall be designed to provide for safe, reasonable pedestrian access. Parking lots with more than 50 spaces shall include paved pedestrian walkways. Pedestrian walkways may be located along or through landscaped islands or other landscaped areas adjacent to the parking lot.

#### E. Building Planting Requirements.

- (1) The total number of building plantings required may be dispersed throughout the tract to meet the objectives of this section. Additional plantings may be provided.
- (2) The minimum planting requirement for building plantings shall be one shade, ornamental or evergreen tree per 50' of building facade plus 5 small shrubs per 50' of building facade. In lieu of shrubs, 50 herbaceous perennial plantings may be provided per 50' of building facade.
- (3) Where calculation of the minimum number of plantings required above results in fractions of plants required, the minimum number of plants required shall be rounded up to the nearest whole number.

#### F. Landscape plan.

- (1) All required landscaping shall be installed and maintained in accordance with a landscape plan prepared, signed and sealed by a registered landscape architect in the Commonwealth of Pennsylvania and approved by the Township. The landscape plan shall depict all proposed plantings required to

complement, screen or accentuate building, roads, parking areas, sidewalks, walkways, sitting areas, service or maintenance structures, courtyards, entry road treatments, and other site features and/or structures. Plant sizes, spacing and types shall be in accordance with this section, especially Subsection G below, Landscape design standards.

- (2) All required landscape plans shall be submitted at the time when all other required applications and/or plans are submitted (e.g., sketch, preliminary, or final subdivision and land development plan submission, conditional use application, change in use, etc.). Plans shall be based on and reflect the following objectives:
  - (a) A design which is responsive to the functional and aesthetic characteristics of the tract or lot, and existing and proposed principal and accessory buildings and other structures.
  - (b) A design which respects/incorporates existing topography, landscape, and other natural features such as hedgerows and woodlands.
  - (c) A design which demonstrates an effective proposal for screening the proposed use or activity from the adjoining properties.
  - (d) A design which creates visual interest for the users and/or residents of the proposed project and enhances views.
  - (e) A design which promotes effective management of stormwater to minimize soil erosion and sedimentation and creates opportunities for infiltration to the groundwater system.
  - (f) The use of plant material which is acclimated to local conditions; located and spaced to achieve required screening, compatible groupings and other effective purposes; and not injurious of persons or pedestrians and vehicular circulation.
- (3) Submitted landscape plans shall include notes, diagrams, sketches or other depictions appropriate to demonstrate consideration and analysis of the following:
  - (a) Consistency with the objectives stated in Subsection B, C, D, and E, above, as well as the design standards of Subsection G below.
  - (b) Planting plans shall include a planting schedule which summarizes the quantity, type, size and root conditions of all plantings.

- (c) Analysis of the site in terms of existing site conditions, including topography and vegetation, and existing views to and from the areas which are proposed for development.
  - (d) Analysis of any need(s) for screening related to the proposed development or use.
  - (e) Consideration of the use of introduced landscaping to provide visual interest, define outdoor spaces, complement architectural features, blend into surrounding landscapes and/or other aesthetic purposes.
  - (f) A compliance chart showing dimensions, calculations and quantities based on landscape requirements of the Upper Uwchlan Township Code.
- (4) Landscape plans should show the location of tree protection fencing in accordance with §162-55.B.(5). A tree protection fence detail shall be provided in the plan set.

G. Landscape design standards:

All required landscaping shall be designed, installed and maintained in accordance with the standards herein, including specific standards for screening, street trees, perimeter buffer and parking area landscaping, building plantings and replacement trees as applicable.

- (1) Existing trees and shrubs to be retained and protected may be credited towards the minimum planting standards, subject to review and approval of the Township. Where existing trees have been identified for credit, the Township may require the applicant to commit to a tree replacement program for non-surviving plants.
  - (a) Credits shall be given for existing preserved healthy and viable vegetation. Preserved deciduous trees shall be credited toward shade and street tree requirements, evergreen trees shall be credited toward evergreen requirements, and shrubs shall be credited toward shrub requirements. No credit shall be given for weedy, brittle or invasive species.
  - (b) Preserved healthy and viable trees shall be credited toward satisfying the requirements of this section in the area that they are preserved. That is, if a tree is preserved along a property line, it shall be credited toward the buffer or screen requirements along that property line. A tree preserved within a parking area may not be counted toward satisfying buffer requirements.
  - (c) The applicant shall note, on all appropriate submittals, the location, type, extent, and condition of the existing plant materials or other means of

landscaping that would be the basis for the proposed credit. Should the Township issue credit, the approved, existing plant materials or other means of landscaping shall be protected during construction from impacts such as, but not limited to, root compaction, debarking, and soil stripping in accordance with §162-55.B.(6)(a).

- (d) Preserved, healthy and viable trees shall be credited toward satisfying the requirements of this section as follows:
  - i. 8"-12" diameter equals two trees.
  - ii. 13"-24" diameter equals four trees.
  - iii. 24" diameter or greater equals six trees.
- (2) Mitigation of development impacts. The applicant shall plant trees and shrubs and make other landscape improvements (e.g., berms, fencing) consistent with the terms of this section to mitigate any adverse impacts of the proposed development.
- (3) General landscape design.
  - (a) Plantings and other landscape improvements shall be provided in arrangements and locations to have an overall benefit to the landscape and in response to specific site conditions. Additional considerations shall include feasibility of using native species, proximity to existing dwellings, compatibility of adjacent uses and landscaping, nature of views into and across the subject site, and in consideration of privacy of neighboring residential development.
  - (b) Use of linear measurements for purposes of calculation is not intended to specify linear arrangement of plantings. Groupings of plantings are encouraged in lieu of linear arrangement, consistent with the provisions of this section.
  - (c) In selecting the location and mix of required plantings, consideration shall be given to the natural landscape characteristics of the setting, the environmental conditions to be created following site disturbance, and the texture, coloration and compatibility of different plant species. It is strongly encouraged that improved landscapes be designed in such a manner as to be creative and attractive while maintaining the integrity of the natural landscape within which such work is proposed.
  - (d) The locations, dimensions, and spacing of required plantings shall be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and their present and future

environmental requirements, such as moisture and sunlight. In selecting locations for shade trees, consideration also shall be given to aesthetic qualities of the site and to the protection of solar access.

- (e) The type of plantings shall be carefully selected for locations where they may contribute to conditions hazardous to public safety. Examples of such locations include but shall not be limited to the edges of parking areas; public street rights-of-way; underground and aboveground utilities; and sight triangle areas required for unobstructed views at street intersections. No trees shall be planted closer than 15' from fire hydrants, streetlights, or stop signs.
- (f) Planting guidelines from Arbor Day Foundation "The Right Tree in the Right Place" can be utilized for direction in selecting tree species and the optimal distance to plant from overhead power lines and other utilities.

(4) Plant Material.

- (a) Plant sizes used to comply with the standards required above shall be:
  - i. Deciduous shade or ornamental trees shall be a minimum of 2.5"-3" caliper at planting.
  - ii. Multi-stem shade or ornamental trees shall have a minimum height of 10'-12' at planting.
  - iii. Evergreen trees shall have a minimum height of 8' at planting.
  - iv. Large Shrubs 30" minimum height at planting.
  - v. Small Shrubs 24" minimum height at planting.
- (b) Plantings and their measurement shall conform to the standards of the publications "American or U.S.A. Standard for Nursery Stock," American National Standards Institute (ANSI) or U.S.A.S. Z60.1 of the American Association of Nurserymen, as amended. All plant material used on the site shall have been grown within the same U.S. Department of Agriculture (USDA) hardiness zone as the site, shall be free of disease, and shall be nursery grown, unless it is determined by the Township that the transplanting of trees partially fulfills the requirements of this section.
- (c) The Township shall conduct a post-construction inspection and reserves the right to require additional plantings if the existing plant material or other means of landscaping are damaged or did not survive construction.

#### H. Criteria for selection of plant material.

- (1) Species selected by the applicant shall reflect careful evaluation of the required site analysis plan and in particular the following considerations:
  - (a) Existing and proposed site conditions and their suitability for the plant materials, based upon the site's geology, hydrology, soils, and microclimate.
  - (b) Specific functional and design objectives of the plantings, which may include but not necessarily be limited to provision for landscape buffer, visual screening, noise abatement, energy conservation, wildlife habitats, and aesthetic values.
  - (c) Maintenance considerations such as hardiness, resistance to insects and disease, longevity, availability, and drought and salt resistance.
- (2) Use of native plants, because of their many benefits (such as ease of maintenance, longevity, wildlife habitat, etc.), is encouraged to meet the requirements of this section.
- (3) Species for shade trees, including street trees, shall be selected with particular emphasis on hardiness, growing habit, minimal need for maintenance, and compatibility with other features of the site and surrounding environs.
- (4) For the purposes of promoting disease protection, minimum maintenance, diverse natural plant associations, and long-term stability of plantings, the applicant is encouraged to choose those combinations of species which may be expected to be found together under more or less natural conditions on sites comparable to those where the trees and shrubs are to be planted.
- (5) Invasive and watch-list species listed on any governmental list of invasive species, including the Pennsylvania Department of Conservation and Natural Resources' DCNR Invasive Plant List, shall be prohibited from being planted in any subdivision or land development in the Township.
- (6) Invasive plants shall be required to be removed within the limit of disturbance when present on a site being developed. Such plants shall not be used to satisfy any landscaping requirement of this chapter.

#### I. Site maintenance and guarantee.

- (1) All landscape improvements, to be provided in accordance with this section, shall be installed and maintained by accepted practices as recognized by the American Association of Nurserymen. Planting and maintenance of vegetation shall include, as appropriate, but not necessarily be limited to, provisions for

surface mulch, guy wires and stakes, irrigation, fertilization, insect and disease control, pruning, mulching, weeding, and watering.

- (2) Applicant shall make arrangements acceptable to the Township that all landscaping incorporated into the landscape plan and proposed in accordance with this chapter shall be maintained in a healthy and/or sound condition or otherwise be replaced by equivalent improvements. After installation and prior to Township acceptance of the site improvements, representatives of the Township shall perform an inspection of the finished site for compliance with the approved landscape plan(s).
  - (a) Landscape improvements required by this chapter shall be maintained in a healthy condition.
  - (b) Upon completion of the development and prior to the final release of financial security, the Township shall perform an inspection of the finished site for compliance with the approved landscaping plan.
  - (c) Landscape improvements required by this chapter shall be maintained in a healthy and/or sound condition for a period of 18 months from the date that financial security is fully released or date of issuance of a certificate of occupancy, whichever is later.
  - (d) Prior to the expiration of the eighteen-month guarantee period, plants found to be in poor health or lacking normal growth habit shall be replaced with a substitute plant material determined by the Township to be more suitable for the planting scheme. Replacement plants shall be inspected by the Township after installation. All plants shall be in a vigorous and thriving condition at the end of the eighteen-month period, as determined above.
  - (e) Replacement plant material shall be installed as soon as practicable after notification by the Township to do so. Such notification shall give deference to weather conditions adverse to new planting.
  - (f) Where accidental damage or vandalism of plants occurs, the applicant shall replace the damaged plant material in accordance with the original or modified planting plan. In such cases, the eighteen-month replacement policy required above may be waived.
- (3) Installation of landscape improvements shall be guaranteed along with all other site improvements in accordance with §162-8.G and §162-61 of this chapter. The costs of landscape material and installation shall be considered in determining the amount of any performance guarantee required. At the Township's discretion, the applicant may be required to include sufficient



funds in their financial security to guarantee the survival of existing vegetation that may be damaged during construction.

(4) Maintenance.

- (a) It shall be the responsibility of all property owners to maintain all plantings and architectural elements to ensure a safe environment.
- (b) Plantings shall be selected, located, and maintained so as not to contribute to conditions hazardous to public safety. Such conditions include, but are not limited to, public street rights-of-way, underground and above ground utilities, and sight triangle areas required for unobstructed views at street intersections.
- (c) Within required sight triangles, shrubs must be maintained at a maximum height of 2', and trees must be maintained so that the lowest branches are a minimum of 7' above grade.
- (d) Further Maintenance requirements can be found in Chapter 137 of the Upper Uwchlan Township Code, titled Property Maintenance

J. Suggested Tree Species/Recommended Publications. The following are recommended publications for selecting tree species according to their role in the landscape.

- (1) Arbor Day Foundation, Planting the Right Tree in the Right Place for recommendations on planting near utilities and database of tree information (<https://www.arborday.org/perspectives/planting-right-tree-right-place>)
- (2) Pennsylvania DCNR for information on native plant species and invasive plant a species. (<https://www.pa.gov/agencies/dcnr/conservation/wild-plants/landscaping-with-native-plants.html>)
- (3) Cornell University Recommended Urban Trees. (<http://www.hort.cornell.edu/uhi/outreach/recurbtree/>)
- (4) Penn State Extension Publications are great resources to find up to date information on issues regarding plant health or threats to specific species to be aware of as they continually develop."

**SECTION 6. 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 7. 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 8. Effective Date.** This Ordinance shall become effective upon enactment as by law provided.

**ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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

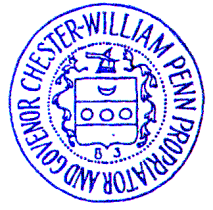
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Jennifer F. Baxter, Chair

\_\_\_\_\_  
Andrew P. Durkin, Vice-Chair

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



# THE COUNTY OF CHESTER



COMMISSIONERS  
Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

Matthew J. Edmond, AICP  
Executive Director

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

December 8, 2025

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

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Screening and Landscaping: Definitions, Natural and Historic Features Conservation, Landscape Design, Installation and Maintenance Standards  
# Upper Uwchlan Township – ZA-11-25-18718, SA-11-25-18719

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed amendments to the Upper Uwchlan Township Zoning Ordinance and to the Township Subdivision and Land Development Ordinance as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a). The referral for review was received by this office on November 10, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments.

## DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance and Subdivision and Land Development Ordinance:
  - A. Screening requirements in the Township Zoning Ordinance are to be applied as under the landscape plan requirements of the Township Subdivision and Land Development Ordinance;
  - B. A screening requirement in the Zoning Ordinance requires that various structures (water towers, storage tanks, etc.,) which rise above the roof line shall be architecturally compatible or shielded from view from any street and shall be approved by the Township before construction; and other internal Zoning Ordinance section references to the Subdivision and Land Development Ordinance are changed for conformity;
  - C. Definitions of “Effective Screen”, “Planting”, and “Street Tree” in the Subdivision and Land Development Ordinance are deleted and the definitions of “Improvements” and “Woodland” in the Ordinance are amended;
  - D. Definitions of “Tree”, “Shade Tree”, “Specimen”, and “Tree, Street” in the Subdivision and Land Development Ordinance are proposed;
  - E. Provisions in the Subdivision and Land Development Ordinance relating to natural and historic features conservation and the preservation of woodlands and hedgerows are amended (for example, removal of trees over eight inches dbh (diameter at breast height) are prohibited; the current dimension is six inches dbh) and other regulations relating to tree removal, preservation, calculation of existing tree areas and other related provisions are proposed, including a calculation of a tree replacement schedule;

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Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments –  
Screening and Landscaping: Definitions, Natural and Historic Features Conservation,  
Landscape Design, Installation and Maintenance Standards

# Upper Uwchlan Township – ZA-11-25-18718, SA-11-25-18719

- F. Landscape design, installation and maintenance standards in the Subdivision and Land Development Ordinance are extensively amended, including the addition of a “Screening and Perimeter Buffer Land Use Chart” that requires a “Screening Buffer or a Perimeter Buffer for Proposed Land Uses” in relation to adjoining land uses, with calculations for required plantings; and
- G. Other landscaping standards for street trees, site element screening, perimeter buffers, species selection, screening of parking lots, etc. are added.

#### GENERAL COMMENTS:

##### Comments on the Proposed Zoning Ordinance Amendments:

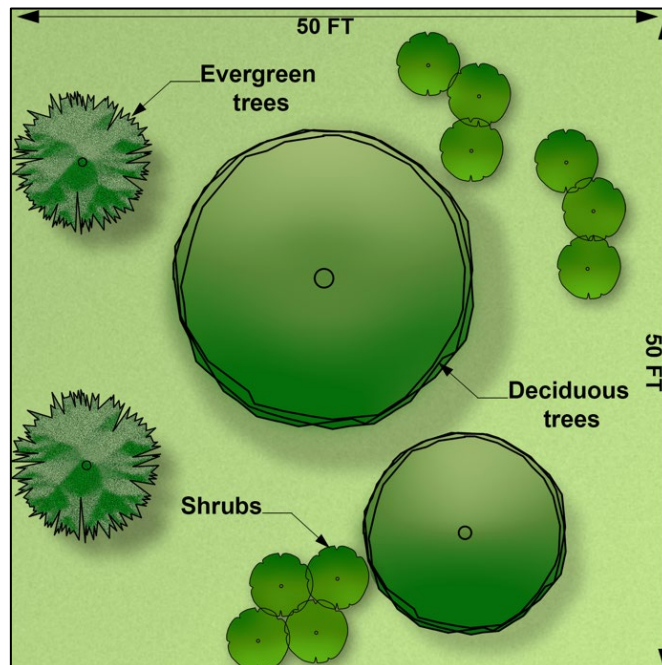
- 2. In Section 200-7; the cross-referencing of landscaping standards between the Zoning Ordinance and the Subdivision and Land Development Ordinance are appropriate and can make the interpretation and administration of both Ordinances more efficient.
- 3. The provisions in the amendment are generally extensive and thorough. The Township may want to “test” the proposed design requirements by applying them to a recently approved land development to determine how the proposed requirements could change the approved design (or how the design would be improved). This could help the Township identify potential areas of further improvement.
- 4. Some municipalities have included conceptual illustrations depicting their desired types of planting screens and landscape designs. For example, the “Village Design Guidelines” in Appendix E of the 2025 Upper Uwchlan Township Comprehensive Plan includes extensive design-related suggestions, including some examples regarding landscaping, and the proposed Subdivision and Land Development Ordinance could refer to these design guidelines as representing the Township’s preferred concepts for landscaping. Also, the Township could prepare a separate guideline illustrating the specific landscape designs that are contemplated in the Ordinance, and which could be included as non-binding recommendations.

##### Comments on Specific Subdivision and Land Development Ordinance Sections:

- 5. In Section 162-57.A(3), the Township should define “site element” (as it is used in “Landscape design, installation and maintenance standards”).
- 6. In Section 162-55.B.(5), the proposed ordinance language makes no differentiation between native and exotic invasive species regarding what comprises a woodland. Aside from calculating the number of trees in each size category, the Township should identify tree species on the existing conditions plan. The Township might also consider including provisions that exclude stands of predominantly invasive trees from protection; if so, the Township should include provisions for removing those trees and replacing them with native species, perhaps elsewhere on site. Replacement trees could be much smaller; 2-4 feet in height if provided as containerized plantings.
- 7. In Section 162-55-B.(7), when replacing trees, the Township should recognize that larger trees typically have higher mortality rates than smaller trees. We recommend increasing the number of replacement trees for each category and decreasing the size of the required replacement trees; two or two and one-half feet in height would be preferable.

Recommendations on tree protection is available in the Chester County Planning Commission's website at: <https://www.chescoplanning.org/Environmental/Woodlands/OrdinanceStandards.cfm> and information on additional related eTools can be found at: <https://www.chescoplanning.org/MuniCorner/eTools/46-Woodlands.cfm>

8. In Section 162-55-B.(8), regarding "Permitted Tree Replacement Substitutions", it may be challenging to fit all the required replacement trees onto a site, which makes the substitution provisions in this Section important. We recommend including a clause that gives the Township additional discretion to approve substitutions.
9. In Section 162-55-B.(11), the Township should review the tree size requirements, including consideration of replacement trees. Also, the Township should clarify that the table shown in Subsection B.(7) is the "compensatory tree requirement" mentioned in this Section, because the phrase does not seem to appear elsewhere in the Ordinance. We recommend including the "compensatory tree requirement" phrase in Subsection (7) to clarify the reference in Subsection (11).
10. In Section 162-55-B.(12), the fund addressed in Section may not accrue significant revenue pursuant to the permitted substitutions outlined in Subsection (8). If the Township is interested in generating revenue for trees to be located on Township-owned properties, it may wish to remove or modify the provisions for substitutions.
11. In Section 162-57-B.(2), the screening buffer requirements in this Section are required to be 50 feet in width, and the planting requirements are specified at 50 feet in length. The Township should ensure that the screening buffer requirements are adequate to meet the Township's anticipated requirements. The sketch below suggests how the requirements might appear in a conceptual 50-foot by 50-foot area:



*Conceptual plantings in a 50-ft square area*

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Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments –  
Screening and Landscaping: Definitions, Natural and Historic Features Conservation,  
Landscape Design, Installation and Maintenance Standards  
# Upper Uwchlan Township – ZA-11-25-18718, SA-11-25-18719

The Township should determine if this level of screening would be adequate between, for example, residential and industrial uses. Additional plantings could be considered when such land uses are in proximity.

12. For additional recommendations regarding plantings in Section 162-57-C.(4), the Chester County Planning Commission has prepared a list of recommended street trees, at:  
<https://www.chescoplanning.org/environmental/woodlands/TreeList.cfm>
13. Section 162-57-H.(6) states that “Invasive plants shall be required to be removed within the limit of disturbance when present on a site being developed. Such plants shall not be used to satisfy any landscaping requirement of this chapter.” This is a substantial and potentially effective requirement, and it should probably include replacement requirements such as our suggestion relating to Section 162-55-B.(5) in Comment #6 above

**RECOMMENDATION:** Upper Uwchlan Township should consider the comments in this letter before acting on the proposed Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments.

We request an official copy of the decision made by the Upper Uwchlan Township Supervisors, as required by Sections 609(g) and 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain current file copies of your Ordinances.

Sincerely,

A handwritten signature in dark ink that reads "Wes Bruckno". The signature is written in a cursive, slightly slanted style.

Wes Bruckno  
Senior Review Planner



# UPPER UWCHLAN TOWNSHIP

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

**WHEREAS**, the Board of Supervisors of Upper Uwchlan Township has developed an Operating Budget for calendar year 2026, and

**WHEREAS**, the Township Board of Supervisors wishes to formally accept and present the Township's Operating Budget to commence January 1, 2026, and end December 31, 2026, establish the Millage Rate and a Local Services Tax for 2026,

**NOW, THEREFORE**, be it resolved, Upper Uwchlan Township's 2026 Budget is adopted as follows:

General Fund	\$8,847,874
Capital Reserve Fund	\$2,974,504
Solid Waste Fund	\$1,542,214
Water Resource Protection Program	\$93,612
Liquid Fuels Fund	\$726,987
Act 209 Traffic Impact Fund	\$150
Sewer Fund	\$608,662
<b>TOTAL</b>	<b>\$14,794,003</b>

**NOW, THEREFORE**, be it resolved, the Township's 2026 Millage Rate is established at **1.034** mils, consisting of **.784** mils for General Purposes and **.25** mils for Emergency Services; a Local Services Tax (LST) at **\$52.00**; and the Township's 2026 Hydrant Tax is established at **0.135** mils.

**HEREBY RESOLVED and ADOPTED**, this 15th day of December, 2025.

UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Jennifer F. Baxter, Chair

\_\_\_\_\_  
Andrew P. Durkin, Vice Chair

ATTEST:

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

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



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

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

**APPOINTMENT OF LOCAL SERVICES TAX COLLECTOR**

WHEREAS, the Township of Upper Uwchlan (hereinafter "Township") levies a local services tax on individuals employed within the Township under the *Local Tax Enabling Act* 53 P.S. §6924, et seq.;

WHEREAS, Act 32 of 2008 created the Chester County Tax Collection District ("TCD") and authorized the Chester County Tax Collection Committee ("TCC") to govern the TCD and to retain a tax officer to collect earned income and local services taxes levied by municipalities and school districts within the TCD;

WHEREAS, the TCC duly appointed Keystone Collections Group ("Keystone") to serve as the TCD tax officer;

WHEREAS, the Township determined that it be beneficial to the Township to concurrently engage Keystone to collect current and delinquent local services tax beginning immediately;

The Township of Upper Uwchlan Board of Supervisors hereby resolves:

1. Effective immediately, in accordance with the terms and conditions of the Tax Collection Agreement between the Chester County TCC and Keystone, Keystone shall serve as the Township's current and delinquent local services tax collector.
2. Any resolutions or parts thereof inconsistent herewith are hereby rescinded, cancelled and annulled.

RESOLVED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Jennifer F. Baxter, Chair

\_\_\_\_\_  
Andrew P. Durkin, Vice-Chair

ATTEST:

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

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





Upper Uwchlan Township  
Codes and Zoning Department  
140 Pottstown Pike  
Chester Springs, PA 19425

Phone: 610-458-9400  
Fax: 610-458-0307  
Website: [www.upperuwchlan-pa.gov](http://www.upperuwchlan-pa.gov)

## Upper Uwchlan Township 2026 Schedule of Fees (Includes Park & Recreation Fees)

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

### THE FOLLOWING ADMINISTRATIVE FEE APPLIES TO ALL BUILDING PERMITS

ADMINISTRATIVE FEE Includes UCC fees as Required by the  
Commonwealth of Pennsylvania .... \$5.00

### THE FOLLOWING PROCESSING FEE APPLIES TO ALL BUILDING PERMIT FEES UNDER \$1,000.00 PAID BY CREDIT CARD

No Credit Card Payments Over \$1,000.00 Accepted

Building Permit Fees Up to \$500.00 = \$5.00

Building Permit Fees \$500.01 - \$1,000.00 = \$10.00

## RESIDENTIAL PERMITS

### RESIDENTIAL SINGLE-FAMILY & TWO-FAMILY DWELLINGS

Calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee .....\$ 50

### MULTI FAMILY BUILDINGS

Calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee .....\$ 50

### RESIDENTIAL ADDITIONS (includes alterations and renovations)

Minimum \$100 (up to first \$1000 cost of Construction, plus \$12 per additional \$1000 of construction  
cost or fraction thereof)

Plus Zoning Review Fee .....\$ 50

### RESIDENTIAL FINISHED BASEMENTS

Townhouse without a bathroom .....\$ 500

Townhouse with a bathroom .....\$ 550

Single Family detached without a bathroom .....\$ 600

Single Family detached with a bathroom .....\$ 650

ACCESSORY BUILDING (such as Carports, Play Structures, Detached Garages, Greenhouses and Sheds)  
 Under 500 sq. ft.: **does not** require a building permit. (See Zoning Permits Section, Page 2)  
 Over 500 sq. ft.: \$300 for the first 1000 sq.ft., plus \$20 for each additional 100 sq.ft. or fraction thereof  
 Plus Zoning Review Fee .....\$ 20

RESIDENTIAL DECKS, PATIOS, TERRACES

150 sq.ft. or less.....\$200  
 150 sq.ft. or more.....\$300  
 Plus Zoning Review Fee .....\$ 50

RE-ROOF.....\$ 100

SWIMMING POOLS

In-Ground Swimming Pool..... \$650  
 Above-Ground Swimming Pool / Hot Tubs .....\$250

DEMOLITION.....\$250

DEMOLITION-ACCESSORY BUILDING.....\$ 50

FLOOD PLAIN CONSTRUCTION FEE .....\$75

GRADING PERMIT.....\$75

BASEMENT EGRESS OPENING..... \$100

PLUMBING PERMITS .....2% of total cost of material & labor (\$50 minimum)

ELECTRICAL PERMITS.....2% of total cost of material & labor (\$50 minimum)

FILING FOR 3<sup>rd</sup> PARTY INSPECTION ONLY .....\$ 25

GENERATOR PERMIT.....\$100

HOT WATER HEATER REPLACEMENT - Fuel Gas Only.....\$75

HEATER CONVERSION or REPLACEMENT (no ductwork changes) ..... \$120

ALTERNATIVE ENERGY SYSTEM PERMITS

Geothermal \$200; Solar \$200; Wind \$200

ROAD PERMITS.....Driveway (new and widening)... \$100

STORM WATER MANAGEMENT PERMIT.....\$50 for Permit, plus \$750.00 Escrow for Review

USE AND OCCUPANCY

New Construction.....\$50  
 Additions/Alterations/Renovations.....\$25  
 Pools.....\$25  
 Resale Certificates.....\$100  
 Refinance Certificates.....\$30

RE-INSPECTIONS ..... \$75

## ZONING PERMITS

Confirmation Letter.....	\$50
Zoning Permit.....	\$50
Fence.....	\$100

## ZONING PERMITS (Continued)

The following accessory residential structures, under 200 sq. ft. require a Zoning permit:

Carport.....	\$50
Detached Garage.....	\$50
Greenhouse.....	\$50
Sheds.....	\$50
Play Structures .....	\$25

## SHORT TERM RENTAL PERMIT ANNUAL FEE .....\$250/year

# COMMERCIAL PERMITS

## NEW COMMERCIAL CONSTRUCTION

All use groups -- calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee .....\$ 80

## ACCESSORY BUILDINGS

All commercial building except utility -- calculated using the ICC method: *See Exhibit A – Building Valuation Data*

Plus Zoning Review Fee .....\$ 50

## ADDITIONS

All Commercial Use Groups .....2% of construction cost (\$300 minimum)

Plus Zoning Review Fee .....\$ 100

## ALTERATIONS/RENOVATIONS/TENANT FIT OUTS

All Commercial building except utility.....2% of total cost (\$50 minimum)

## ANNUAL PERMIT FILING FEE .....\$100

## COMMERCIAL U&O

Minor (strip mall) Tenant U&O.....	\$ 75
Business/Commercial Retail U&O.....	\$100
Change of Occupancy .....	\$ 75

## RE-ROOF.....\$500

## FENCE.....\$100

## PLAYGROUND STRUCTURES (NON-RESIDENTIAL) .....\$200

Plus Zoning Review Fee .....\$ 50

## DEMOLITION

\$200/50,000 sq. ft. or fraction thereof, plus \$30 for each additional 5,000 sq. ft. or fraction thereof

## BLASTING.....\$150

## TEMPORARY CONSTRUCTION TRAILER.....\$100 per year

### BUILDING MOVING PERMIT

\$10 per \$1,000 estimated cost of moving, plus foundation costs and all other work necessary to replace Building

### COMMUNICATION TOWER

Additional Antennae on Existing Tower.....	\$500 per location
Replace existing Antennae.....	2% of total construction
Annual inspection.....	\$100
Wireless Communication Facility.....	\$250

PLUMBING/SEWAGE.....2% of total cost of material and labor (\$100 minimum)

ELECTRICAL PERMIT.....2% total cost of material & labor (\$50 minimum)

MECHANICAL (HVAC).....2% total cost of material & labor (\$50 minimum)

ALTERNATIVE ENERGY SYSTEM PERMITS.....\$200 plus cost of Electrical Permit

STORM WATER MANAGEMENT PERMITS .....\$100 for permit, plus \$1,000 Escrow for Review

TENT PERMIT.....\$80

UNDERGROUND TANK REMOVAL.....\$200

### FAILURE TO OBTAIN REQUIRED PERMITS

If the required permit (building, zoning, plumbing, mechanical or electrical permit) is not obtained, fees are subject to be doubled at the discretion of the Code Official.

### CONTRACTOR REGISTRATION (ANNUAL) Remodeling Contractors must be State Registered

Electrical.....	\$50/yr
General Contractor.....	\$50/yr
Mechanical.....	\$50/yr
Plumbing.....	\$50/yr
Fire Protection.....	\$50/yr
Other.....	\$50/yr
Electric Inspection Agency.....	\$150/yr

### ROAD PERMITS

Road Opening restoration costs plus.....	\$100
Sewer Inspection.....	\$ 50
Driveway (new and widening).....	\$100

## SUBSURFACE & SURFACE FACILITY INSTALLATIONS

(pipe, cable, wires, conduit, electric gas service, pipelines, etc.)

Escrowed funds for pavement opening.....	\$20/sq.ft. (reimbursed upon satisfactory completion and inspection of work)
Facility connection, Each 50 L.F. section.....	\$300
Each additional 100 LF section or fraction thereof .....	\$100
Facility Openings... (tap-ins, repairs, service connections) .....	\$100
Overhead facility installation.....(poles, etc....)	\$50/each pole
Road sign replacement.....	\$100/sign (for labor and equipment PLUS material cost, i.e.- post, sign plate, hardware, etc. due to accidents, developer request, etc.)

## FIRE PROTECTION

Installation/Modifications of automatic Fire Extinguishing systems.....\$50 for first \$1,000/cost;  
\$25 for each additional \$1,000 of fraction thereof, minimum \$50

Installation/Modification of Fire Alarm & Detection systems.....\$50 for first \$1,000/cost;  
\$25 for each additional \$1,000 or fraction thereof, minimum \$50

Compressed Gases.....\$150  
(installation, repair, abandonment, removal, place temporarily out of service, close service, substantial  
modification)

Flammable/Combustible Liquids..... \$50 for first \$1,000/cost; \$25 for each additional \$1,000  
or fraction thereof (repair, modify pipeline for transportation of flammable or combustible liquids OR  
installation, construction or alteration of terminals, fuel-dispensing station or other similar facilities)

### Flammable/Combustible Liquids Tank

Residential.....	\$ 25
Commercial ...(less than 5000 gal).....	\$100
Commercial...(more than 5000 gal).....	\$250
(installation, alteration, removal, abandonment or disposal)	

Installation of Industrial Ovens.....\$100

Installation of Spray Room, Dip Tank or Booth.....\$50 for the first \$1,000 of cost;  
\$25 for each additional \$1,000 or fraction thereof; minimum \$50

Erection of Temporary Membrane Structures.....\$ 50  
Tents (in excess of 200 sq. ft.) & Canopies (in Excess of 400 sq. ft.)

## FIRE CODE INSPECTION FEES

Up to 1,000 sq. ft.....	\$ 25
1,001-3,500 sq. ft .....	\$ 50
3,501-12,000 sq. ft .....	\$ 75
12,001-36,000 sq. ft.....	\$100
36,001-50,000 sq. ft.....	\$150
50,001-100,000 sq. ft.....	\$200
Over 100,000 sq. ft.....	\$250

Continued

## FIRE CODE INSPECTION FEES (continued)

Publicly-owned Education buildings.....	No Charge
Required Re-inspection.....	\$ 25/visit
Fireworks-Public Display.....	\$100

## SIGN PERMITS

Permitted sign in residential area.....	\$25
Up to and including 40 sq. ft.....	\$100
Greater than 40 sq. ft.....	\$200
Billboard annual structural inspection fee.....	\$50

## TOWNSHIP PROFESSIONAL SERVICES SCHEDULE – 2025

Township Engineer (Civil)	\$87-\$195/hour
Township Engineer (Traffic)	\$70-\$225/hour
Township Engineer (Wastewater)	\$60-\$179/hour
Township Planner	\$85-\$195/hour
Township Solicitor	\$230/hour
Paralegal	\$100/hour
Alternate Solicitor	\$240/hour
Township Zoning Solicitor	\$180/hour
Municipal Authority Solicitor	\$235/hour
Historic Preservation Consultant (also archeological services)	\$88-\$125/hour

## TRAFFIC IMPACT FEE

Per trip.....	\$2,334.00
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## SUBDIVISION/LAND DEVELOPMENT

Application Fee	
1-2 lots.....	\$250
3-5 lots.....	\$500
Plus \$25 for each lot over 3	
Over 5 lots.....	\$1000
Plus \$50 for each lot over 5	

The Applicant shall enter into a Review Escrow Agreement and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application. Any services performed that exceed the amount in escrow will be paid by the Applicant.

## BOARD OF APPEALS

Building Code or Fire Code appeals:

\$300.00 plus reasonable fees for Hearing, administrative, legal transcripts, etc.

Western Chester County Regional U.C.C. Appeals Board (WCCRUCAB)

Minor Application: a Minor appeal application involves one- or two-family dwellings only.

Major Application: a Major appeal application involves applications other than the above residential uses, plus commercial, institutional or industrial uses.

Minor and Major Applications proposed to be administered in their entirety by the WCCRUCAB will require escrow funds to be established with the Appeals Board, and will include the following items:  
5 Hearing Panel Members, Solicitor Cost, Legal Advertisement, Court Reporter Appearance Fee, Hearing Transcript (if needed)

Minor Application	\$1,500 First Hearing	\$500.00 Second Hearing Escrow
Major Application	\$2,000 First Hearing	\$500.00 Second Hearing Escrow

## HEARINGS BEFORE THE BOARD OF SUPERVISORS

<u>Type of Application</u>	<u>Commercial/Industrial</u>	<u>Non-Commercial</u>
Curative Amendment	\$1000	\$500
Conditional Use	\$1000/First Hearing	\$500/First Hearing
Plus Reimbursement of Township's Consultant and Legal Fees		
Additional Hearings	\$500/Additional Hearings	\$250/Additional Hearings
Miscellaneous Hearings	\$1000	\$500

Hearing Fees deposited shall be used to defray the cost of the following:

- Publication Costs-"Notice of Hearing" and other legal publication charges.
- Cost of preparation and mailing of notices of hearing and decision.
- 50% of cost for stenographer.
- Cost of one (1) copy of original transcript, plus any additional transcripts requested.

## HEARINGS BEFORE THE ZONING HEARING BOARD

<u>Type of Application</u>	<u>Commercial/Industrial</u>	<u>Residential</u>
	<u>Deposit</u>	<u>Deposit</u>
Variance	\$1400	\$650
Special Exception	\$1400	\$650
Appeals of Zoning Officer Decision	\$1400	\$650
Challenge of Validity Zoning Ordinance	\$1400	\$650
Miscellaneous Appeals	\$1400	\$650

Hearing deposit shall be used to cover the cost of the following:

- Publication costs-"Notice of Hearing" and other legal publication charges
- Cost for preparation and mailing of notices of hearing and decision
- 50% of costs for stenographer
- Administration assessment

Continued

## HEARINGS BEFORE THE ZONING HEARING BOARD (Continued)

Whether Approved or Denied, if costs of Hearing(s) exceed the deposit, Applicant will be liable for outstanding charges  
(in increments of \$100); should costs of Hearing(s) be less than the Application fee, the balance will be refunded.

- Transcript - COST of Hearing Transcript shall be paid by requesting person or party.

PARK AND RECREATION FEES: See Page 11 for the Park & Recreation Fees Chart

RECYCLING AND / OR SOLID WASTE HAULER LICENSE FEE ANNUAL.....\$25/Truck

### ADMINISTRATION FEES

Administrative Fee: reimbursable engineering invoices, reimbursable legal invoices  
10% of invoice up to maximum \$100 Administrative Fee/invoice

#### Certifications:

Public Sewer Account and/or Solid Waste / Recycling Account .....\$ 30.00  
Real Estate Tax (Township only).....\$ 25.00

Hydrant Fee (charged annually to property owners who have a fire hydrant within 780 feet of their property, for water service to and maintenance of the hydrant.).....0.135 mils

Local Services Tax – charged annually to all persons employed in Upper Uwchlan Township .....\$ 52.00

#### Municipal Claims/Liens -- Delinquent Accounts – Attorney's Fees:

- Receive and review delinquent account information, verify property owner/address, prepare 30-day demand letter.....\$ 50.00
- Send 10-Day Notice.....\$ 15.00
- Prepare and file municipal lien.....\$ 100.00
- Prepare and file order of satisfaction and notice to property owner.....\$17.50
- Prepare and file writ of scire facias.....\$100.00
- Reissue writ.....\$30.00
- Prepare and mail correspondence per Pa.R.C.P. §237.1 .....\$30.00
- Motion for alternate service .....\$200.00
- Motion for summary judgment.....\$200.00
- Prepare and file writ of execution for sheriff sale .....\$500.00
- Attendance at sale and evaluate schedule of distribution and resolve issues ancillary to sale.....\$300.00

Miscellaneous litigation and/or legal activities hourly rate not to exceed \$170.00/hour

On-Lot Sewage System Operation and Maintenance Plan Review Fee (Annual) ..... \$125.00

Returned Checks .....\$30.00

Solid Waste and Recycling Collection (Annual).....\$425.00

Solid Waste and Recycling Collection Account Late Fee if not paid in full by September 30.....\$43.00

Solid Waste, Recycling Toter Carts .....96-gallon \$70.00

Stormwater Best Management Practices (BMP) Operation & Maintenance Plan Review ...\$125.00

Stormwater Best Management Practices (BMP) Operation & Maintenance Facility Inspection.....



## ADMINISTRATION FEES Continued

The property owner will reimburse the Township for the actual cost incurred for each facility inspected, as follows:

- BMP Facility Inspection (Non-NPDES Permit Facility) Invoiced for time spent to complete inspection. (\$250 maximum per facility)
- BMP Facility Inspection (Part of an approved NPDES Permit) Invoiced for time spent to complete inspection of each facility. (\$250 maximum per facility)

Tax Collection - Real Estate Taxes:..... Contact the Tax Collector for current rate

Vehicle Impound – Towing and 48-hour Storage Fee.....\$150.00

Verification (written) of Permits/Approvals and their expirations:

Residential Approval Verification.....\$100.00

Commercial Approval Verification.....\$300.00

## PRINTED MATERIAL

Zoning Ordinance (spiral bound-includes color zoning map).....\$35.00

Subdivision/Land Development Ordinance.....(spiral-bound).....\$35.00

Comprehensive Plan.....(spiral-bound).....\$35.00

Storm Water Management Ordinance.....\$10.00

Open Space, Recreation and Environmental Resources Plan.....\$25.00

Zoning Map.....\$15.00

Base Map.....\$10.00

“Neighborhood” Map.....No charge for Residents.....\$3.00 Non-Residents

The Upper Uwchlan - A Place Betwixt & Between...(softback).....\$15.00

Request for Information/Research Fee.....As allowed per State Statute

Copies: Per copied side 8 ½ x 11.....\$0.25

Per copied side 11 x 17.....\$0.50

Certified copies of Records (does not include notarization fees).....\$3.00/Record  
(As allowed by the Right To Know Law Fee Structure)

Plot Plans.....\$5.00

Biodegradable Leaf / Yard Waste Bags.....\$2.50/bundle of 5

## SOLICITATION LICENSE

Application Fee .....\$ 25.00

License .....\$125.00

Identification Card .....Per Person...\$ 20.00

NOW, THEREFORE, BE IT RESOLVED, this 15th day of December, 2025.

UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS

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Jennifer F. Baxter, Chair

---

Andrew P. Durkin, Vice-Chair

ATTEST:

---

Gwen A. Jonik, Township Secretary

---

Sandra M. D'Amico, Member

## PARK AND RECREATION FEES

Hickory Park					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
Baseball 60’	\$2000/Season \$20/hour	No Charge	\$25/hour	\$3400/Season \$30/hour	\$30/hour
Baseball 90’	\$2000/Season \$20/hour		\$25/hour	\$3400/Season \$30/hour	\$30/hour
Multi-purpose	\$2000/Season \$20/hour		\$25/hour	\$3400/Season \$30/hour	\$30/hour
Tennis	\$15/hour		\$20/hour	\$25/hour	\$25/hour
Volleyball	\$15/hour		\$20/hour	\$25/hour	\$25/hour
Pavilion	\$25/day		\$35/day	\$50/day	\$50/day
Fellowship Fields					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
Multi-Purpose Field*	\$2800/Season \$25/hour	No Charge	\$25/hour	\$4000/Season \$30/hour	\$30/hour
Synthetic Turf Field*	\$5600/Season Non-seasonal users - \$100/hour	\$100/hour	\$125/hour	\$7800/Season Non-seasonal users - \$150/hour	\$150/hour
Larkin’s Field					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
Multi-purpose #1	\$25/hour \$2000/Season	No Charge	\$25/hour	\$30/hour \$3500/ Season	\$30/hour
Multi-purpose #2	\$25/hour \$1350/Season	No Charge	\$25/hour	\$30/hour \$2350/Season	\$30/hour
Upland Farm Park					
Facility	Type 2	Type 3	Type 4	Type 5	Type 6
The Barn**	\$100/hour	\$200/hour	\$200/hour	\$250/hour	\$300/hour

\*Lighting Fees will be billed at a rate of \$10/hour as incurred for Type 2 users and \$20/hour as incurred for all other user types.

\*\*Any reservation exceeding (6) hours will be considered for a reduced rate on a case-by-case basis. Contact Township staff for availability.

### Seasons

A season shall be defined as a minimum of 112 hours at Fellowship, or a minimum of 100 hours at Hickory Park, up to a maximum of 340 hours, per any four-month period. Additional hours will be billed at the hourly rate.

### Priority Types

**Type 1** - Programs and activities of Upper Uwchlan Township will receive priority use of all facilities.

**Type 2** - Township-based, non-profit organizations.

**Type 3** - Township residents for private use. (Proof of residency required.)

**Type 4** - Township-based for-profit organizations and businesses.

**Type 5** - Non-resident groups as described in Type 2.

**Type 6** - Non-residents.

## Building Valuation Data – AUGUST 2024

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2025. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$260.46/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$260.46/sq. ft x 0.0075  
= \$31,255



## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

Exhibit A Page 2 of 2

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs <sup>a, b, c</sup>

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	333.98	322.10	312.59	300.28	280.58	272.46	290.01	261.47	251.46
A-1 Assembly, theaters, without stage	306.63	294.75	285.24	272.92	253.47	245.34	262.66	234.35	224.35
A-2 Assembly, nightclubs	264.07	256.33	248.28	238.82	223.69	217.61	230.62	203.42	195.71
A-2 Assembly, restaurants, bars, banquet halls	263.07	255.33	246.28	237.82	221.69	216.61	229.62	201.42	194.71
A-3 Assembly, churches	311.21	299.32	289.82	277.50	258.18	250.05	267.24	239.06	229.06
A-3 Assembly, general, community halls, libraries, museums	261.35	249.47	238.96	227.64	207.19	200.06	217.38	188.07	179.07
A-4 Assembly, arenas	305.63	293.75	283.24	271.92	251.47	244.34	261.66	232.35	223.35
B Business	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
E Educational	279.20	269.50	260.98	250.17	233.48	221.55	241.57	204.55	198.00
F-1 Factory and industrial, moderate hazard	162.52	154.68	144.93	139.48	124.19	118.17	132.99	102.98	95.90
F-2 Factory and industrial, low hazard	161.52	153.68	144.93	138.48	124.19	117.17	131.99	102.98	94.90
H-1 High Hazard, explosives	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	N.P.
H234 High Hazard	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	85.33
H-5 HPM	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	459.84	449.45	439.33	427.82	403.26	N.P.	417.81	377.98	N.P.
I-2 Institutional, nursing homes	319.21	306.86	296.74	285.23	264.10	N.P.	275.22	238.82	N.P.
I-3 Institutional, restrained	341.48	331.09	320.97	309.46	288.34	278.89	299.46	263.05	251.33
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	197.08	189.34	177.79	171.82	156.33	151.25	163.63	136.06	129.35
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family <sup>d</sup>	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	150.65	142.81	133.05	127.61	112.61	106.60	121.11	91.40	84.33
S-2 Storage, low hazard	149.65	141.81	133.05	126.61	112.61	105.60	120.11	91.40	83.33
U Utility, miscellaneous	115.27	108.48	100.93	96.59	86.02	80.36	91.94	68.09	64.85

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.



## UPPER UWCHLAN TOWNSHIP

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

### A RESOLUTION ESTABLISHING THE POLICE OFFICERS' CONTRIBUTIONS TO THE UNIFORMED EMPLOYEE PENSION PLAN FOR CALENDAR YEAR 2026

WHEREAS, Upper Uwchlan Township adopted Ordinance #07-04, establishing a Pension Plan ("Plan") for its Uniformed Employees (Police Officers), and

WHEREAS, Upper Uwchlan Township is required to annually define the rate at which members shall contribute to the Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Upper Uwchlan Township Uniformed Employee Pension Plan employee contribution rate for 2026 is defined as five percent (5%) of Salary, with Salary defined in the Plan (Section 1.18) as:

"Earnings including base pay, longevity pay, night differential pay (if any), overtime pay and pick-up contributions (i.e. W-2 wages) pursuant to Section 414(h) of the Internal Revenue Code, but shall exclude reimbursement expenses or payments in lieu of expenses, non-salary compensation including, but not limited to, fringe benefits provided by the Municipality and any other allowances paid by the Municipality, i.e. uniform allowance, medical reimbursement. Salary shall include any elective salary deferrals made by the Member pursuant to Section 457 or 125 of the Internal Revenue Code."

RESOLVED THIS 15th day of December, 2025.

UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Jennifer F. Baxter, Chair

\_\_\_\_\_  
Andrew P. Durkin, Vice-Chair

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

ATTEST:

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



## UPPER UWCHLAN TOWNSHIP

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

### A RESOLUTION ESTABLISHING THE NON-UNIFORMED EMPLOYEES' CONTRIBUTIONS TO THE NON-UNIFORMED EMPLOYEE PENSION PLAN FOR CALENDAR YEAR 2026

WHEREAS, Upper Uwchlan Township adopted Ordinances #06-02, establishing a Defined Benefit Pension Plan ("Plan") for its full-time non-uniformed employees, and #2010-02, amending definitions within the Plan, and Ordinance #2015-09, establishing a Defined Contribution Plan for all new full-time non-uniformed employees;

WHEREAS, Upper Uwchlan Township is required to annually define the rate at which members shall contribute to these Plans;

NOW, THEREFORE, BE IT RESOLVED, that the Upper Uwchlan Township Non-Uniformed Employee Pension Plan employee contribution rate for 2026 is defined as five percent (5%) of Salary, with Salary defined in the Plan (Section 1.17) as "base pay, longevity pay, overtime pay, pick-up contributions (i.e. W-2 wages) pursuant to Section 414(h) of the Internal Revenue Code, but shall exclude reimbursement expenses or payments in lieu of expenses, non-salary compensation including, but not limited to, fringe benefits provided by the Municipality and any other allowances paid by the Municipality, i.e. uniform allowance, medical reimbursement. Salary shall include any elective salary deferrals made by the Member pursuant to Section 457 or 125 of the Internal Revenue Code."

RESOLVED THIS 15th day of December, 2025.

UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Jennifer F. Baxter, Chair

\_\_\_\_\_  
Andrew P. Durkin, Vice-Chair

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

Attest:

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





UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

Resolution # \_\_\_\_\_

RESOLUTION DESIGNATING EMERGENCY SERVICE PROVIDERS  
FOR UPPER UWCHLAN TOWNSHIP

**WHEREAS**, Upper Uwchlan Township is responsible under the Second Class Township Code for the public safety of the residents of Upper Uwchlan Township; and

**WHEREAS**, the Board of Commissioners of the County of Chester has requested that Upper Uwchlan Township provide a resolution outlining the methods and agencies chosen to fulfill the public safety needs of Upper Uwchlan Township for the efficient administration of the integrated emergency communications system of the Chester County Department of Emergency Services.

**NOW, THEREFORE, BE IT RESOLVED** that the following fire departments will provide fire protection and rescue services: Lionville Fire Department, Ludwig's Corner Fire Department, East Brandywine Fire Department, Glenmoore Fire Department. The above enumerated fire departments have designated primary coverage areas as detailed in the attached map. All secondary and/or mutual aid responses shall be dispatched using the Automatic Vehicle Location Services.

**FURTHER BE IT RESOLVED** that the Uwchlan Ambulance and Minquas Ambulance will provide Basic and Advanced Life Support Emergency Medical Services with both agencies having designated primary coverage areas. All secondary and/or mutual aid responses shall be dispatched using the Automatic Vehicle Location Services; and

**FURTHER BE IT RESOLVED** that the Upper Uwchlan Township Police Department will provide full-time police protection; and

**FURTHER BE IT RESOLVED** that Byron Nickerson is designated as Emergency Management Coordinator; and

**FURTHER BE IT RESOLVED** the Upper Uwchlan Township Board of Supervisors has reviewed and revised, if necessary, and adopted the Upper Uwchlan Township Emergency Operations Plan; and has reviewed and adopted the National Incident Management System as a common operating practice; and

**FURTHER BE IT RESOLVED** that the contact persons between said organizations and the Chester County Department of Emergency Services shall be the Chief Officers of the respective organizations.

**RESOLVED and ENACTED** this 15th day of December, 2025.

UPPER UWCHLAN TOWNSHIP  
Board of Supervisors

\_\_\_\_\_  
Jennifer F. Baxter, Chair

\_\_\_\_\_  
Andrew P. Durkin, Vice-Chair

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

ATTEST:

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





# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

TO: BOARD OF SUPERVISORS

FROM: Gwen Jonik, Township Secretary

RE: Disposition of Township Property

DATE: December 12, 2025

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The sale of the following 2 vehicles via Municibid, an electronic auction, was published in the *Daily Local News* December 2, 2025. The auctions close Monday, December 15, 2025 at 12:30 p.m. and 12:50 p.m.

I will provide a memo Monday evening with the results of the auction for your approval at the meeting.

2012 Ford Escape SUV Vin # 1FMCU9DG8CKB69054

Views: 818  
Bids: 20  
Current High Bid: \$1,825

2016 Ford Escape SUV Vin # 1FMCU9GXXGUB51564

Views: 860  
Bids: 24  
Current High Bid: \$3,700