

**AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
NOVEMBER 28, 2016**

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Robert J. Birch
Candyce Fluehr Chimera
Michael J. Fox
Jeffrey W. McDonnell
Richard E. Miniscalco

Lawrence J. Gregan
Township Manager

ACTION MEETING – 8:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of November 14, 2016 Meeting
6. Presentation of Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting Award for 2015
7. Consider Police Officer Pension Contribution Rate for 2017
8. Acknowledge Resignation of Part-Time Employee
9. Consider Authorization to Execute Addendum to the Agreement with AGT Fitness Management, Inc.
10. Consider End of Maintenance Period - Phase 1 – Chick-Fil-A – LDS 669
11. Consider Approval of Escrow Release # 4 - Narayan Guest House – LDS 677
12. Consider Approval of Escrow Release # 4 - BJ's Fuel - LDS 682
13. Consider Approval of Escrow Release # 2 - Marks Jewelers – LDS 684
14. Consider Approval of Escrow Release #1 – Starbucks – M-15-73
15. Consider Waiver of Permit Fee for Special Event – Philadelphia Falun Dafa Association- Shen Yun Performance
16. Consider Authorization to Execute access Easement Agreement – Cowpath Road and Five Points Shopping Center Traffic Signal Upgrade
17. Consider Payment of Bills
18. Other Business
19. Adjournment

Future Public Hearings/Meetings:

12-02-16 @7:30pm – Zoning Hearing Board
12-07-16 @7:00pm – Senior Committee (Community Ctr.)
12-12-16 @8:00pm – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: November 28, 2016 ITEM NUMBER: # 3.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,
Vice Chairman of the Board of Supervisors



BACKGROUND:

The Board needs to remind all individual(s) making a comment that they need to identify themselves by name and address for public record.

The Board needs to remind the public about the policy of recording devices. The individual(s) needs to request permission to record the meeting from the chairman and needs to identify themselves, by name and address for public record.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Minutes for November 14, 2016

MEETING DATE: November 28, 2016 ITEM NUMBER: # 5.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan Township Manager BOARD LIAISON: Candyce Fluehr Chimera, Vice Chairman of the Board of Supervisors

BACKGROUND:

Please contact Deb Rivas on Monday, November 28, 2016 before noon with any changes to the minutes.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

DRAFT

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
NOVEMBER 14, 2016**

At 7:00 p.m. Vice Chairman Candyce Fluehr Chimera called to order the executive session. In attendance were Supervisors Robert J. Birch, Michael J. Fox, Jeffrey W. McDonnell and Richard E. Miniscalco. Also in attendance were Township Manager Lawrence Gregan and Township Solicitor Frank R. Bartle, Esquire.

At 8:00 p.m. Vice Chairman Candyce Fluehr Chimera called to order the action meeting. In attendance were Supervisors Robert J. Birch, Michael J. Fox, Jeffrey W. McDonnell and Richard E. Miniscalco. Also in attendance were Township Solicitor Frank Bartle, Esquire, Township Manager Lawrence J. Gregan, Police Chief J. Scott Bendig, Director of Fire Services Richard Lesniak, Director of Finance Ami Tarburton, Director of Administration and Human Resources Ann Shade, Assistant to the Township Manager Stacy Crandell, Director of Planning and Zoning Bruce Shoupe, Director of Public Works Kevin Costello, Director of Recreation and Community Center Floyd Shaffer, and Information Technology Director Rich Grier.

Following the Pledge of Allegiance, Vice Chairman Candyce Fluehr Chimera called for public comment from the audience.

Residents from the Montgomery Pointe neighborhood expressed concern with the outstanding items that were not completed in their Development including the paving of the streets, which they voiced was a safety concern. The following residents spoke about their concerns in Montgomery Pointe:

- Ms. Elise Romano, 206 Ellison Drive
- Ms. Laurie Blair, 110 Bishop Drive
- Eric Schaller, 105 Bishop Drive and 100 Wilder Way
- Ravi Patel, 606 Ellison Drive.

The Board of Supervisors explained that it is a huge priority for the Township and the Township representatives are continuing to meet with the Developer to make sure these items are fully addressed.

Township Solicitor Frank Bartle announced that the Board had met in an executive session prior to this meeting and discussed five matters. The Board discussed two matters of personnel, including the Fire Arbitration and Police Negotiations. A potential litigation matter was discussed regarding the Cutler subdivision and a litigation matter was discussed regarding the RD Management Airport Square matter which is in the Montgomery County Court of Common Pleas. Mr. Bartle stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Vice Chairman Candyce Fluehr Chimera made a motion to approve the minutes of the October 24, 2016 Board of Supervisors meeting, and Supervisor Robert J. Birch seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Magisterial District Judge Andrea Duffy made a presentation on D.A.R.A., Drug Addiction Resource Alliance. She explained that D.A.R.A. is a collective of local resources in our community that are available to assist those who are struggling with drug addiction and provide education and support to their families. An event will be held at the Township Building on November 17, 2016 at 7:00 p.m. to highlight the assistance that D.A.R.A. is promoting.

Assistant to the Township Manager Stacy Crandell announced that the 2016 curbside leaf waste collection will take place on Saturday, November 19, 2016. Residents must place the collected leaf and yard waste materials in biodegradable paper bags at the curb prior to 7:00 a.m. that day for collection.

Director of Finance Ami Tarburton presented the 2017 Preliminary Budget. Four public workshops were conducted by the Board and staff during the month of October. Ms. Tarburton stated that the proposed Total Revenues for 2017 reflect a 6.83% increase over 2016. General Fund Revenues consist of the real estate mileage remaining at 1.49 mills in 2017 and over 75

percent of residential property owners are participating in the Homestead Exclusion (currently at \$30,000) which was implemented in 2003. Total Expenditures for 2017 show a 6.68% increase. Upon adoption of a preliminary budget by the Board, a notice must be advertised stating that the proposed budget is available for public inspection at the Township Building. After the approved preliminary budget has been available for public inspection for twenty (20) days, the Board of Supervisors must adopt a final budget no later than December 31, 2016. Resolution #1 made by Supervisor Robert J. Birch seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, adopted the 2017 Preliminary Budget for all funds and set Monday, December 12, 2016 after 8:00 p.m. in the Township Building as the date, time and place for the public meeting for consideration of adoption of the 2017 Final Budget.

Public Works Director Kevin Costello reported on the Montgomery County Consortium 2016-2017 Cooperative Rock Salt Contract. The Township has participated in this program in the past. The contract was awarded to Morton Salt, Inc. at the price of \$59.73 per ton delivered. This is a savings from the previous contract that was \$66.10 per ton. Resolution #2 made by Supervisor Robert J. Birch and seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the Township's participation in the Montgomery County Consortium Salt Purchase Contract for 2016-2017 for the purchase of rock salt from Morton Salt Inc. of Chicago Illinois, at a price of \$59.73 per ton delivered.

Director of Recreation and Community Center Floyd Shaffer presented the Winter 2017 Recreation/Fitness Programs and recommended fee schedule for the Montgomery Township Community Recreation Center (MontCRC). The Winter 2017 Recreation program schedule will be valid from January 2017 through the end of April 2017. All MontCRC activities will be promoted through normal publicity channels which include; the Township Website, www.montcrc.com, public access cable channels, E-News, appropriate social media outlets and the Winter 2017 printed recreation newsletter. Resolution #3 made by Supervisor Robert J.

Birch and seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the Winter 2017 Recreation Programs and the recommended fees.

Director of Recreation and Community Center Floyd Shaffer presented the 2017 Kids University Fees. The 2017 Kids U program is slated to begin Monday, June 19th and complete on Friday, August 18th. Registration is proposed to start on Wednesday, March 1, 2017. Approval of the weekly fees at this point in time will allow the Recreation Department to publicize the registration rates in the Winter 2017 Recreation News. Resolution #4 made by Vice Chairman Candyce Fluehr Chimera and seconded by Supervisor Robert J. Birch approved the 2017 Kids University Fees.

Police Chief Scott Bendig reported that with the dedication of Enclave Boulevard, the Police Department is recommending revisions to the Montgomery Township Code regarding Chapter 222, Vehicles and Traffic. The proposed revisions, as outlined in proposed Ordinance #16-301, would designate the speed limit for Enclave Boulevard as 25mph for the entire length; designate Stop Sign restrictions on Enclave Boulevard at the intersections of both Route 309 and Hartman Road; and designate Enclave Boulevard as a Snow Emergency Route. In addition, the Police Department had previously recommended revisions to the stop sign regulations for the intersection of Beechwood Drive at Sycamore Drive. This revision was inadvertently missed from Ordinance #16-299 which was adopted in September. Resolution #5 made by Supervisor Robert J. Birch, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved Ordinance #16-301, Amending Speed Limits, Stop Intersections and Emergency Routes Designated.

Director of Planning and Zoning Bruce Shoupe reported that a release of construction escrow for the Kidalas Court development was recommended by the Township Engineer and Township Landscape Architect. This will end the maintenance period for this development. The current amount of the cash escrow is \$37,869.44. The release of this cash escrow will close this account, as all public improvements have been satisfactorily completed. Resolution #6

made by Vice Chairman Candyce Fluehr Chimera, seconded by Supervisor Robert J. Birch and adopted unanimously, approved the release of the construction escrow for Kidalas Court Development in the amount of \$37,869.44.

Township Manager Lawrence J. Gregan reported that the first meeting of Wissahickon TMDL Alternative Management Committee was held on Thursday, October 27, 2016 at the Temple University Ambler Campus. During this initial meeting, the topics covered included organization of the Management Committee, election of officers and the planning process to be undertaken to develop the Alternative TMDL. A copy of the power point presentation from the meeting, which outlines the organization and process for the study is attached.

Prior to moving forward on this project, the Board of Supervisors will need to appoint a primary and an alternate delegate to represent the Township on the Management Committee. The Management Committee will be a decision-making group, so it is important for the Board to appoint a primary and alternate delegate that will have the authority to speak and vote on behalf of Montgomery Township. For continuity purposes, the primary and alternate delegate should be prepared to serve on the Management Committee for the next two years. Resolution #7 made by Supervisor Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, appointed Supervisor Michael J. Fox and Township Manager Lawrence J. Gregan as the primary and alternate delegate to represent Montgomery Township on the Management Committee for the Wissahickon Alternative TMDL.

Township Manager Lawrence J. Gregan reported that on October 7, 2015, Governor Wolf approved an amendment to the Pennsylvania Municipalities Planning Code. The amendment, known previously as House Bill 33, provides for the appointment of up to three alternate members to the Township's Planning Commissions. Alternates may not serve as members of the zoning hearing board or as a zoning officer. The term of office of an alternate member is designated as four (4) years. Resolution #8 made by Vice Chairman Candyce Fluehr Chimera, seconded by Supervisor Robert J. Birch and adopted unanimously, authorized the

advertisement of Ordinance#16-302- Amending Chapter 34 of the Township Code, Planning Commission, adding Section 34-9 making provision for appointment of the Alternate Members on the Township Planning Commission.

A motion to approve the payment of bills was made by Vice Chairman Candyce Fluehr Chimera, seconded by Supervisor Michael J. Fox, and adopted unanimously, with the exception of Supervisor Robert J. Birch abstaining from voting on the invoices for Eckert Seamans, otherwise, approval was given for the payment of bills as submitted.

There being no further business to come before the Board, the meeting adjourned at 9:05p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Presentation of Certificate of Achievement for Excellence in Financial Reporting Award – GFOA Representative

MEETING DATE: November 28, 2016

ITEM NUMBER: #6.

MEETING/AGENDA:

ACTION

NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Ami Tarburton
Finance Director



BOARD LIAISON: Robert J. Birch, Supervisor
Liaison – Finance Committee

BACKGROUND:

The GFOA established the Certificate of Achievement for Excellence in Financial Reporting Program (CAFR Program) in 1945 to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles to prepare comprehensive annual financial reports that evidence the spirit of transparency and full disclosure and then to recognize individual governments that succeed in achieving that goal.

Reports submitted to the CAFR program are reviewed by selected members of the GFOA professional staff and the GFOA Special Review Committee (SRC), which comprises individuals with expertise in public-sector financial reporting and includes financial statement preparers, independent auditors, academics, and other finance professionals.

In 2016 for fiscal year 2015, the Township prepared its annual financial report in Comprehensive Annual Financial Report (CAFR) format and applied to GFOA for consideration in the CAFR Program.

In November of 2016, the Township received a letter from the GFOA congratulating them on their CAFR and awarding the Township the Certificate of Achievement in Financial Reporting for the fiscal year ended December 31, 2015. This is the sixth consecutive year that the Township has received this award.

David Bernhauser, a representative from the Pennsylvania Chapter of the Government Finance Officers Association, will be presenting the award to the Township.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Acknowledge receipt of award

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Holiday pay for the year 2017.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby require Police Officer contributions to the Police Pension Plan in the amount of 5% of Base Salary, Longevity and Holiday pay for the year 2017 and direct that notice of the contribution be provided to the representatives of the Police Collective Bargaining Unit.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Montgomery Township Police Pension Plan
2017 Minimum Municipal Obligation

1 Normal Cost Percentage'		13.60%
2 Administrative Expense Percentage		1.10%
3 Total Percentage (1 + 2)		14.70%
4 Estimated 2016 Total Gross W-2 Payroll	\$	3,428,790.00
5 Annual Cost (3 x 4)	\$	504,030.00
6 Amortization Contribution Requirement	\$	438,131.00
7 Financial Requirements (5 + 6)	\$	942,161.00
8 Member Contributions Anticipated	\$	171,440.00
9 10% of Negative Unfunded Liability '		\$0
10 Minimum Municipal Obligation (7 - 8 - 9) (Due Before 12-31-2016)	\$	770,721.00

Authorized Signature



Date

9/26/2016

1 Based upon 1/1/2015 Actuarial Valuation

Conrad Siegel *Actuaries*

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Announce the Resignation of Part-time Firefighter

MEETING DATE: November 28, 2016 ITEM NUMBER: #8

MEETING/AGENDA: ACTION XX NONE

REASON FOR CONSIDERATION: Operational: xx Policy: Discussion: Information:

INITIATED BY: Richard Lesniak, Director of Fire Services
Ann M. Shade, Director of Administration & HR

BOARD LIAISON: Candyce Fluehr Chimera,
Vice Chairman, Board of Supervisors

BACKGROUND:

Montgomery Township wishes to recognize and acknowledge the employment and resignation of Todd Kulp, Firefighter, who worked for the Department of Fire Services on a part-time basis since September 20, 2007. Todd's separation was effective November 11, 2016.

The Township appreciates Todd's service and wishes him well in his future endeavors.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Acknowledge the employment and resignation of Todd Kulp from his position as Firefighter-Part time with Montgomery Township.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize the resignation of Todd Kulp from his position as Firefighter-Part time with Montgomery Township effective November 11, 2016.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Authorization to Execute Addendum C to the Agreement with AGT Fitness Management, Inc.

MEETING DATE: November 28, 2016

ITEM NUMBER: #9.

MEETING/AGENDA:

ACTION

NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: Information:

INITIATED BY: Floyd S. Shaffer,
Recreation and Community Center Director

BOARD LIAISON: Candyce Fluehr Chimera,
Vice Chairman, Board of Supervisors

BACKGROUND:

With the opening of the Community and Recreation Center in October 2015, AGT Fitness Management was hired to provide professional supervision for the fitness center and instructors for group exercise classes. Offering a comprehensive fitness/wellness program for the residents of our community at the Community and Recreation Center is essential component to the successful operation of the center and , it is crucial to provide these services on the days and times that are most frequented by the patrons of our facility.

Based on the usage patterns and participation rates that were experienced during the first year of operation, Center staff and AGT Fitness Management, Inc. have negotiated several revisions to the original agreement to improve the members experience at the Center and control costs. The three changes proposed to the original agreement are detailed in the attached proposed Addendum C and summarized as follows:

- 1) AGT Fitness Inc. will staff the Fitness Center with a professional fitness staff member on the following weekly schedule; Monday through Friday 8:00am to noon and 4:00pm to 8:00pm.
- 2) Monthly Compensation for newly proposed staffing of the fitness center will be \$3,600.00.
- 3) Weekly exercise class instruction provided by AGT staff will be invoiced to the Township at the rate of \$27.00 per class.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

The changes in the compensation will result in a reduction of approximately \$29,000 in operating costs for 2017 which reduction is reflected in the proposed 2017 Preliminary Budget.

RECOMMENDATION:

Authorize Execution of Addendum C to the Agreement with AGT Fitness Management, Inc. to provide professional staffing of the Fitness Center and Instructors for various Group Exercise Programs at the Montgomery Township Community Recreation Center.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby Approve Authorization to Execute Addendum C to the Agreement with AGT Fitness Management, Inc. to provide professional staffing of the Fitness Center and Group Exercise Instructors at the Montgomery Township Community and Recreation Center.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

**THIRD AMENDMENT TO OCTOBER 26, 2015
FITNESS FACILITY AGREEMENT (AS AMENDED)**

THIS AMENDMENT, entered this ____ day of _____, 2016 and effective **JANUARY 1, 2017**, incorporates all terms of the October 26, 2015 **FITNESS FACILITY AGREEMENT** entered into between Montgomery Township and AGT Fitness Management, Inc. ("Agreement"), as amended, subject to the following three amendments:

2.1 [Services]: The services outlined in the Agreement's Exhibit A are amended to strike any requirement that AGT provide full-time staff at the Fitness Center. Staffed days/hours with a Fitness Specialist on-site shall now be limited to Monday through Friday, 8:00am to 12:00pm and 4:00pm to 8:00pm. AGT shall provide a primary site coordinator to work directly with the Township to ensure all reasonable efforts are made to ensure all classes and operations are maintained in accordance to original Agreement. There is no requirement to perform on-site obligations in Exhibit A at any time outside of these staffing hours.

3.1 [Compensation]: Section 3.1 shall be amended to read as follows: For the services rendered in Paragraph 2 above, the Township agrees to pay AGT the sum of \$3,600.00 per month for each month of the term as renewed.

3.4 [Monthly Management Fee]: Section 3.4 shall be amended to strike the first sentence of the Section which provided for a monthly management fee including the provision for four weekly group exercise classes and shall now provide as follows: Weekly exercise group classes shall be invoiced to the Township at \$27.00 per class. AGT shall make reasonable efforts to assure that the classes are held at the scheduled times. In the event that AGT is unable to staff certain classes in certain time slots due to the lessening of staff under this Agreement, AGT shall advise the Township, and the Township and AGT will make reasonable efforts to reschedule the classes to times when staff is available.

Accepted and Approved By:

By: _____
David Rambo
AGT Fitness Management, Inc.

Date: _____

By: _____
Candyce Fluehr Chimera,
Vice Chairman
Montgomery Township

Date: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Release of Maintenance Bond – End of Maintenance Period – Phase 1
Chick Fil A – 794 Bethlehem Pike - LDS#669

MEETING DATE: November 28, 2016

ITEM NUMBER: #10.

MEETING/AGENDA: WORK SESSION ACTION NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Vice Chairman

BACKGROUND:

Attached is a release of the Surety Bond for the Chick Fil A Restaurant as recommended by the Township Engineer and Township Landscape Architect. This will end the maintenance period for the Phase 1 of the Chick-fil-a project. The current amount of the Maintenance Bond held for Phase 1 is \$122,850.97 and Phase 2 (vacant pad site) of this project still has \$87,321.67 left in original Performance Bond.

The release of this Maintenance Bond escrow will close Phase 1 (Chick-fil-a restaurant), as all public improvements have been satisfactorily completed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the Maintenance Bond release.

BUDGET IMPACT: None.

RECOMMENDATION:

That this release will end the maintenance period for Phase 1 only.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Resolution #

WHEREAS, a request for release of Maintenance Bond #16066506 for the construction of the Chick-Fil-A Restaurant (Phase 1), LDS#669, located at 794 Bethlehem Pike in the amount of \$122,850.97 (held as a Maintenance Bond), on the representation that work setforth in the Land Development Agreement to that extent has been completed; ,

WHEREAS, said request has been reviewed by the Township Engineer and Landscape Architect, who recommend that the Surety Bond be released for Phase 1, as all public improvements have been satisfactorily completed at the end of the Maintenance Period.

NOW, THEREFORE, BE IT RESOLVED BY the Board of Supervisors of Montgomery Township that we do hereby authorize the above noted release in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release this Surety Bond. This will end the maintenance period for Phase 1 of this project. The amount of \$87,321.67 (left in original Performance Bond #016056790) is still being retained for Phase 2 (vacant pad site) of this project;

BE IT FURTHER RESOLVED that this release of the Surety Bond is contingent upon all Township Consultant fees being paid.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, J. Dougherty, B. Shoupe, Finance Department, M. Stoerrle, Minute Book, Resolution File, File

Bruce S. Shoupe, Director of
Planning and Zoning



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

November 2, 2016

File No. 2012-04032

Mr. Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Reference: End of Maintenance Period
Chick-fil-A – LD/S #669

Dear Bruce:

The 18-month maintenance period for the improvements associated with the above-reference land development ends January 10, 2017. We have reviewed the site and stormwater related improvements constructed as part of Chick-fil-A restaurant and have found them to be functioning as intended and in satisfactory condition. Our review of the site did not include landscaping, lighting or traffic related improvements. Also, certain improvements associated with the retail pad portion of the land development have not been constructed and should remain in escrow with the Township.

I have enclosed the Township Landscape Architect, Boucher & James, Inc., letter dated October 24, 2016 outlining unacceptable plant material that must be addressed. We recommend the developer take corrective action addressing these issues prior to expiration of the maintenance period.

Please do not hesitate to contact our office if you have any further questions or require any additional information.

Sincerely,

James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Township Engineers

JPD/sl

Enclosures: As Referenced

cc: Lawrence Gregan, Township Manager
Marita A. Stoerrle, Development Coordinator - Montgomery Township
Kevin Johnson, P.E. - Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. - Boucher & James, Inc.

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Fax 570-629-0306

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Fax 610-419-9408
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November 17, 2016

Mr. James P. Dougherty, P.E.
Gilmore & Associates, Inc.
65 E. Butler Ave. Suite 100
New Britain, PA 18901

**SUBJECT: CHICK-FIL-A BETHLEHEM PIKE
END OF MAINTENANCE INSPECTION 02
TOWNSHIP LD/S NO. 669
PROJECT NO. 1355269R**

Dear Mr. Dougherty:

Please be advised that on November 16, 2016, I conducted an inspection of plant material installed at the Chick-Fil-A site, in accordance with the approved plan set prepared by Maser Consulting, dated August 2, 2013 and last revised December 23, 2014. It should be noted that this inspection encompasses only landscape material installed on the site to-date; landscape material specified for the second pad site has not been planted. A separate maintenance period will be required upon installation of this plant material.

In order to end the maintenance period, all plant material must be alive (as defined by Section 205-49.G of the SLDO), be in acceptable health, and provided, installed and maintained in accordance with the approved plan details and specifications.

All landscaping has been provided in accordance with the approved landscape plan and is acceptable to begin the maintenance period. Please do not hesitate to contact me if you have any questions or require further information.

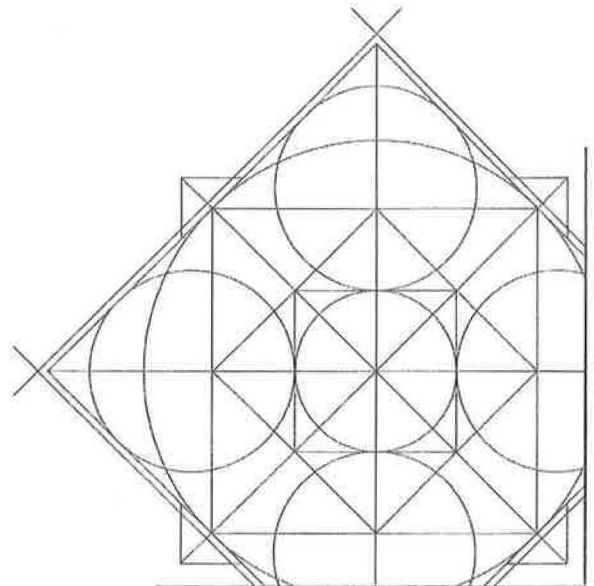
Sincerely,

Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner/Landscape Architect

VLL/kam

cc: Board of Supervisors
Lawrence Gregan, Township Manager
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Matthew Stellmaker, Chick-Fil-A
James Hardy, Classic Lawn and Landscape

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MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release #4- LDS#677 – Narayan Guest House

MEETING DATE: November 28, 2016

ITEM NUMBER: # 11.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Vice - Chairman

BACKGROUND:

Attached is a construction escrow release requested by Nand and Sashi Todi for the Narayan Guest House, as recommended by the Township Engineer. The original amount of the escrow was \$297,678.47, held as a Cash Escrow. This is the fourth escrow release for this project. The current release is in the amount of \$69,536.00. The new balance would be \$40,727.93. The Engineer has noted that submission, review and approval of the revised as-built plan, completion of the punch list items and receipt of maintenance security in the amount of \$40,592.52 are required prior to any future releases. The developer intends to provide maintenance security in the form of a cash escrow.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$69,536.00, as recommended by the Township Engineer for the Narayan Guest House project.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

VIA EMAIL

November 17, 2016

File No. 2014-06055

Mr. Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Reference: Financial Security Release 4
Narayan Guest House Preliminary/Final Land Development – LD/S #677
1630 County Line Road
Tax Parcel #46-00-00556-00-1; Block 16A, Unit 177

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements indicated on the enclosed Escrow Status Report in the amount of \$ \$69,536.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

We note submission, review and approval of the revised as-built plan, completion of the punch list items and receipt of maintenance security are required prior to any future releases. It is our understanding the developer intends to provide maintenance security in the form of a cash escrow.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Senior Project Manager

JPD/si

Enclosure: as referenced

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Nand and Shashi Todi
David J. Caracausa, Broker/President – Coldwell Banker Premier Properties
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.
Brian Dusault, Construction Services Manager – Gilmore & Associates, Inc.

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65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

RELEASE OF ESCROW FORM

Russell S. Dunlevy, P.E.
Senior Executive Vice President
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 11/01/2016

Development: Narayan Guest House Project - LD/S #677
Release #: 4

G&A Project #: 2014-06055

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$69,536.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Mr. Lawrence Gregan
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 11/17/2016

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$69,536.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

 For RSO

Russell S. Dunlevy, P.E., Senior Executive VP, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Nand and Sashi Todi for Narayan Guest House Project - LD/S #677, in the amount of \$69,536.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$69,536.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$69,536.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$297,678.47 pursuant to a signed Land Development Agreement and that \$187,414.54 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$40,727.93 in escrow.

MOTION BY _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

VIA EMAIL

November 17, 2016

File No. 2014-06055

Mr. Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Reference: Financial Security Release 4
Narayan Guest House Preliminary/Final Land Development – LD/S #677
1630 County Line Road
Tax Parcel #46-00-00556-00-1; Block 16A, Unit 177

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements indicated on the enclosed Escrow Status Report in the amount of \$ \$69,536.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

We note submission, review and approval of the revised as-built plan, completion of the punch list items and receipt of maintenance security are required prior to any future releases. It is our understanding the developer intends to provide maintenance security in the form of a cash escrow.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Senior Project Manager

JPD/sl

Enclosure: as referenced

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
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ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 4
RELEASE DATE: 17-Nov-2016

PROJECT NAME: Narayan Guest House Project	TOTAL CONSTRUCTION: \$ 270,616.79	ORIGINAL CONSTRUCTION AMOUNT: \$ 297,678.47
PROJECT NO.: 2014-06055	TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 27,061.68	
TOWNSHIP NO.: LD/S #677	TOTAL CONSTRUCTION ESCROW POSTED: \$ 297,678.47	AMOUNT OF THIS RELEASE: \$ 69,536.00
PROJECT OWNER: Nand and Sashi Todi		
MUNICIPALITY: Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 27,100.00	PRIOR CONSTRUCTION RELEASED: \$ 187,414.54
ESCROW AGENT: Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 2,700.00	TOTAL CONSTRUCTION RELEASED TO DATE: \$ 256,950.54
TYPE OF SECURITY: Cash		BALANCE AFTER CURRENT RELEASE: \$ 40,727.93
AGREEMENT DATE: 25-Nov-2015	MAINTENANCE BOND AMOUNT (15%): \$ 40,592.52	

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 5
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
A. EARTHWORK & DEMOLITION											
1.	Strip Topsoil Stockpile	CY	1,600	\$ 2.53	\$ 4,048.00		\$ -	1,600.00	\$ 4,048.00	\$ -	
2.	Site Cut/Fill	CY	1,071	\$ 3.00	\$ 3,213.00		\$ -	1,071.00	\$ 3,213.00	\$ -	
3.	Rough Grade Site	SF	37,972	\$ 0.03	\$ 1,139.16		\$ -	37,972.00	\$ 1,139.16	\$ -	
4.	Respread 8" Topsoil and 3" Amended Soil, Grade and Seed	CY	375	\$ 73.00	\$ 27,375.00	192.00	\$ 14,016.00	375.00	\$ 27,375.00	\$ -	
5.	Curb- Excavation/Backfill	LF	646	\$ 1.50	\$ 969.00		\$ -	646.00	\$ 969.00	\$ -	
6.	Fine Grade for Paving	SY	1,474	\$ 1.20	\$ 1,768.80		\$ -	1,474.00	\$ 1,768.80	\$ -	
7.	Clearing/Grubbing	LS	1	\$ 14,850.00	\$ 14,850.00		\$ -	1.00	\$ 14,850.00	\$ -	
B. EROSION & SEDIMENT CONTROL											
1.	Tire Cleaner	SY	144	\$ 18.00	\$ 2,592.00		\$ -	144.00	\$ 2,592.00	\$ -	
2.	12" Compost Filter Sock	LF	1,027	\$ 2.36	\$ 2,423.72		\$ -	1,027.00	\$ 2,423.72	\$ -	
3.	30" Tree Protection Fence	LF	1,157	\$ 0.22	\$ 254.54		\$ -	1,157.00	\$ 254.54	\$ -	
4.	Temp. Seeding/Stabilization	SF	42,683	\$ 0.04	\$ 1,707.32		\$ -	42,683.00	\$ 1,707.32	\$ -	
5.	E&S Maintenance During Construction	LS	1	\$ 750.00	\$ 750.00		\$ -	1.00	\$ 750.00	\$ -	
C. STORM SEWER											
1.	HDPE 15" Dia.	LF	15	\$ 35.00	\$ 525.00		\$ -	15.00	\$ 525.00	\$ -	
2.	HDPE 18" Dia.	LF	167	\$ 35.00	\$ 5,845.00		\$ -	167.00	\$ 5,845.00	\$ -	
3.	HDPE 12" Dia.	LF	100	\$ 35.00	\$ 3,500.00		\$ -	100.00	\$ 3,500.00	\$ -	
4.	HDPE 6" Dia.	LF	35	\$ 25.00	\$ 875.00		\$ -	35.00	\$ 875.00	\$ -	
5.	HDPE 4" Dia. - Roof Drain Leaders	EA	5	\$ 500.00	\$ 2,500.00		\$ -	5.00	\$ 2,500.00	\$ -	
6.	Underground Detention Basin 'A'	LS	1	\$ 45,000.00	\$ 45,000.00		\$ -	1.00	\$ 45,000.00	\$ -	
7.	Underground Detention Basin 'B'	LS	1	\$ 13,000.00	\$ 13,000.00		\$ -	1.00	\$ 13,000.00	\$ -	
8.	End Wall	EA	2	\$ 2,500.00	\$ 5,000.00		\$ -	2.00	\$ 5,000.00	\$ -	
9.	Earthen Level Spreader (incl. TRM)	EA	2	\$ 1,750.00	\$ 3,500.00		\$ -	2.00	\$ 3,500.00	\$ -	
10.	R-3 Rip Rap	SY	13	\$ 55.00	\$ 715.00		\$ -	13.00	\$ 715.00	\$ -	
11.	River Rock Outlet Protection	SY	75	\$ 55.00	\$ 4,125.00		\$ -	75.00	\$ 4,125.00	\$ -	

ESCROW STATUS REPORT



SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 4
RELEASE DATE: 17-Nov-2016

PROJECT NAME: Narayan Guest House Project	TOTAL CONSTRUCTION: \$ 270,616.79	ORIGINAL CONSTRUCTION AMOUNT: \$ 297,678.47
PROJECT NO.: 2014-06055	TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 27,061.68	
TOWNSHIP NO.: LD/S #677	TOTAL CONSTRUCTION ESCROW POSTED: \$ 297,678.47	AMOUNT OF THIS RELEASE: \$ 69,536.00
PROJECT OWNER: Nand and Sashi Todi		
MUNICIPALITY: Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 27,100.00	PRIOR CONSTRUCTION RELEASED: \$ 187,414.54
ESCROW AGENT: Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 2,700.00	TOTAL CONSTRUCTION RELEASED TO DATE: \$ 256,950.54
TYPE OF SECURITY: Cash		BALANCE AFTER CURRENT RELEASE: \$ 40,727.93
AGREEMENT DATE: 25-Nov-2015	MAINTENANCE BOND AMOUNT (15%): \$ 40,592.52	

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 5		
CONSTRUCTION ITEMS					UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
E. ONSITE CONCRETE/STONE/PAVING													
1.	Concrete Curb - 18"	LF	651	\$ 30.00	\$ 19,530.00		\$ -	651.00	\$ 19,530.00		\$ -		
2.	4" Concrete Sidewalk	SY	138	\$ 60.00	\$ 8,280.00		\$ -	138.00	\$ 8,280.00		\$ -		
3.	8" 2A Stone Subbase	SY	1,255	\$ 6.50	\$ 8,157.50		\$ -	1,255.00	\$ 8,157.50		\$ -		
4.	2" Superpave Asphalt Binder Course (25 MM)	SY	1,255	\$ 12.50	\$ 15,687.50		\$ -	1,255.00	\$ 15,687.50		\$ -		
5.	Sweep and Tack	SY	1,255	\$ 0.75	\$ 941.25		\$ -		\$ -	1,255.00	\$ 941.25		
6.	1-1/2" Superpave Asphalt Wearing Course (9.5 MM)	SY	1,255	\$ 12.50	\$ 15,687.50	825.00	\$ 10,312.50	825.00	\$ 10,312.50	430.00	\$ 5,375.00		
7.	Pavement Markings	LS	1	\$ 2,100.00	\$ 2,100.00	1.00	\$ 2,100.00	1.00	\$ 2,100.00		\$ -		
F. COUNTY LINE RD CONCRETE/STONE/PAVING													
1.	Saw Cut	LF	80	\$ 15.00	\$ 1,200.00	80.00	\$ 1,200.00	80.00	\$ 1,200.00		\$ -		
2.	Box Out	LS	1	\$ 700.00	\$ 700.00	1.00	\$ 700.00	1.00	\$ 700.00		\$ -		
3.	6" 2A Stone Subbase to Safety Shoulder	SY	231	\$ 6.00	\$ 1,386.00	231.00	\$ 1,386.00	231.00	\$ 1,386.00		\$ -		
4.	8" 25 MM Base Course	SY	231	\$ 27.00	\$ 6,237.00	231.00	\$ 6,237.00	231.00	\$ 6,237.00		\$ -		
5.	2.5" 19 MM Binder Course	SY	231	\$ 14.50	\$ 3,349.50	231.00	\$ 3,349.50	231.00	\$ 3,349.50		\$ -		
6.	1' Transition Mill	LF	80	\$ 18.00	\$ 1,440.00	80.00	\$ 1,440.00	80.00	\$ 1,440.00		\$ -		
7.	Sweep and Tack Coat	SY	240	\$ 0.75	\$ 180.00	240.00	\$ 180.00	240.00	\$ 180.00		\$ -		
8.	1.5" 9.5 MM Wearing Course SRL-H	SY	240	\$ 12.50	\$ 3,000.00	240.00	\$ 3,000.00	240.00	\$ 3,000.00		\$ -		
9.	Joint Seal	LF	80	\$ 0.50	\$ 40.00	80.00	\$ 40.00	80.00	\$ 40.00		\$ -		
10.	Traffic Maintenance and Protection	LS	1	\$ 1,200.00	\$ 1,200.00	1.00	\$ 1,200.00	1.00	\$ 1,200.00		\$ -		



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 4
RELEASE DATE: 17-Nov-2016

PROJECT NAME: Narayan Guest House Project	TOTAL CONSTRUCTION: \$ 270,616.79	ORIGINAL CONSTRUCTION AMOUNT: \$ 297,678.47
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TOWNSHIP NO.: LD/S #677	TOTAL CONSTRUCTION ESCROW POSTED: \$ 297,678.47	AMOUNT OF THIS RELEASE: \$ 69,536.00
PROJECT OWNER: Nand and Sashi Todi		
MUNICIPALITY: Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 27,100.00	PRIOR CONSTRUCTION RELEASED: \$ 187,414.54
ESCROW AGENT: Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 2,700.00	TOTAL CONSTRUCTION RELEASED TO DATE: \$ 256,950.54
TYPE OF SECURITY: Cash		BALANCE AFTER CURRENT RELEASE: \$ 40,727.93
AGREEMENT DATE: 25-Nov-2015	MAINTENANCE BOND AMOUNT (15%): \$ 40,592.52	

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 5
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
H. LANDSCAPING											
<i>Shade Trees</i>											
1.	<i>Acer rubrum 'Brandywine'</i>	EA	8	\$ 350.00	\$ 2,800.00	8.00	\$ 2,800.00	8.00	\$ 2,800.00	\$ -	
<i>Ornamental/ Flowering Trees</i>											
2.	<i>Cercis canadensis</i>	EA	2	\$ 325.00	\$ 650.00	2.00	\$ 650.00	2.00	\$ 650.00	\$ -	
<i>Evergreen Trees</i>											
3.	<i>Chamaecyparis thyoides</i>	EA	11	\$ 265.00	\$ 2,915.00	11.00	\$ 2,915.00	11.00	\$ 2,915.00	\$ -	
4.	<i>Pinus strobus</i>	EA	38	\$ 265.00	\$ 10,070.00	38.00	\$ 10,070.00	38.00	\$ 10,070.00	\$ -	
<i>Deciduous Shrubs</i>											
5.	<i>Cornus racemosa</i>	EA	5	\$ 65.00	\$ 325.00	5.00	\$ 325.00	5.00	\$ 325.00	\$ -	
6.	<i>Myrcia pensylvanica (male)</i>	EA	7	\$ 65.00	\$ 455.00	7.00	\$ 455.00	7.00	\$ 455.00	\$ -	
7.	<i>Myrcia pensylvanica (female)</i>	EA	7	\$ 65.00	\$ 455.00	7.00	\$ 455.00	7.00	\$ 455.00	\$ -	
8.	<i>Rhus aromica 'Glo-Low'</i>	EA	32	\$ 65.00	\$ 2,080.00	32.00	\$ 2,080.00	32.00	\$ 2,080.00	\$ -	
<i>Seeding & Mulch</i>											
9.	Permanent Seeding	LS	1	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	
10.	Mulch	SY	25	\$ 65.00	\$ 1,625.00	25.00	\$ 1,625.00	25.00	\$ 1,625.00	\$ -	
I. MISCELLANEOUS											
1.	Construction Stakeout	LS	1	\$ 4,100.00	\$ 4,100.00		\$ -	1.00	\$ 4,100.00	\$ -	
2.	As-Builts	LS	1	\$ 4,250.00	\$ 4,250.00		\$ -		\$ -	1.00	\$ 4,250.00
3.	Concrete Monuments	EA	2	\$ 150.00	\$ 300.00		\$ -		\$ -	2.00	\$ 300.00
4.	Street Lights	EA	1	\$ 2,000.00	\$ 2,000.00		\$ -		\$ -	1.00	\$ 2,000.00
5.	Signs	EA	4	\$ 200.00	\$ 800.00		\$ -		\$ -	4.00	\$ 800.00
J. CONTINGENCY											
1.	10% Contingency	LS	1		\$ 27,061.68		\$ -		\$ -	1.00	\$ 27,061.68
(Released upon certification of completion and receipt of Maintenance Bond)											



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

November 16, 2016

File No. 2014-11003-01

Mr. Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Financial Security Release 1
Wilkinson Five Point Limited Partnership – BJ's Fueling Station - LD/S#682
Tax Parcel #46-00-01370-50-1; Block 006B, Unit 275 (Condo Unit 3)
Tax Parcel #46-00-00394-00-1; Block 006B, Unit 162 (Common Area)

Dear Bruce:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements indicated on the enclosed Escrow Status Report in the amount of \$ \$481,076.10 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

We note submission, review and approval of the as-built plan as well as receipt of the maintenance security are required prior to any future releases.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/sl

Enclosure: as referenced

cc: Bruce S. Shoupe, Director of Planning and Zoning – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Richard Wilkinson – Wilkinson Five Point, LP
Robert L. Brant, Esq. – Robert L. Brant & Associates, LLC
Gregory Elko, P.E. – Langan Engineering & Environmental Services
Russell S. Dunlevy, P.E., Executive VP

BUILDING ON A FOUNDATION OF EXCELLENCE

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www.gilmore-assoc.com

RELEASE OF ESCROW FORM

Russell S. Dunlevy, P.E.
Senior Executive Vice President
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 11/16/2016

Development: Wilkinson Five Point-BJ Fueling - LD/S #682
Release #: 1

G&A Project #: 2014-11003-01

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$476,576.10. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

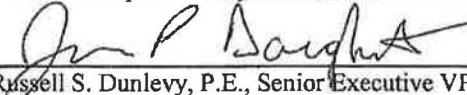
ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Mr. Lawrence Gregan
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 11/16/2016

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$481,076.10 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

 For RSO

Russell S. Dunlevy, P.E., Senior Executive VP, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Wilkinson Five Point LP, a Delaware LP for Wilkinson Five Point-BJ Fueling - LD/S #682, in the amount of \$476,576.10, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$481,076.10; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$481,076.10; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Performance Bond with Montgomery Township in total sum of \$557,233.71 pursuant to a signed Land Development Agreement and that \$0.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$76,157.61 in escrow.

MOTION BY _____
SECOND BY: _____
DATED: _____
RELEASED BY: _____
Department Director

VOTE: _____



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 1
RELEASE DATE: 16-Nov-2016

PROJECT NAME:	Wilkinson Five Point-BJ Fueling	TOTAL CONSTRUCTION:	\$ 506,576.10	ORIGINAL CONSTRUCTION AMOUNT:	\$ 557,233.71
PROJECT NO.:	2014-11003-01	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 50,657.61	AMOUNT OF THIS RELEASE:	\$ 481,076.10
TOWNSHIP NO.:	LD/S #682	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 557,233.71	PRIOR CONSTRUCTION RELEASED:	\$ -
PROJECT OWNER:	Wilkinson Five Point LP, a Delaware LP	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 35,000.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 481,076.10
MUNICIPALITY:	Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 3,500.00	BALANCE AFTER CURRENT RELEASE:	\$ 76,157.61
ESCROW AGENT:	First Indemnity of America Insurance Company	MAINTENANCE BOND AMOUNT (15%):	\$ 75,986.42		
TYPE OF SECURITY:	Performance Bond				
AGREEMENT DATE:	28-Jul-2015				

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 1
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY
			PRICE	AMOUNT		AMOUNT		AMOUNT		AMOUNT	
I. SITE PREPARATION AND DEMOLITION											
1. Mobilization	LS	1	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	1.00	\$ 7,500.00		\$ -	
2. Remove Existing Curbing/Curbed Islands	LF	2,536	\$ 3.00	\$ 7,608.00	2,536.00	\$ 7,608.00	2,536.00	\$ 7,608.00		\$ -	
3. Remove Existing Light Poles and Foundation	EA	3	\$ 500.00	\$ 1,500.00	3.00	\$ 1,500.00	3.00	\$ 1,500.00		\$ -	
4. Remove Existing Storm Sewer Catch Basin	EA	1	\$ 250.00	\$ 250.00	1.00	\$ 250.00	1.00	\$ 250.00		\$ -	
5. Remove Existing Concrete (Pads/Sidewalks)	SF	1,234	\$ 0.80	\$ 987.20	1,234.00	\$ 987.20	1,234.00	\$ 987.20		\$ -	
6. Remove Existing Asphalt Pavement	SY	3,828	\$ 1.25	\$ 4,785.00	3,828.00	\$ 4,785.00	3,828.00	\$ 4,785.00		\$ -	
7. Remove Existing Water Main	LF	101	\$ 10.00	\$ 1,010.00	101.00	\$ 1,010.00	101.00	\$ 1,010.00		\$ -	
8. Remove Existing Gas Main	LF	71	\$ 5.00	\$ 355.00	71.00	\$ 355.00	71.00	\$ 355.00		\$ -	
9. Remove Existing Electric Main	LF	101	\$ 5.00	\$ 505.00	101.00	\$ 505.00	101.00	\$ 505.00		\$ -	
10. Remove Existing 15" Storm Sewer Pipe	LF	46	\$ 5.00	\$ 230.00	46.00	\$ 230.00	46.00	\$ 230.00		\$ -	
11. Remove Existing Fence	LF	385	\$ 4.00	\$ 1,540.00	385.00	\$ 1,540.00	385.00	\$ 1,540.00		\$ -	
12. Remove Existing Retaining Wall	LF	385	\$ 10.00	\$ 3,850.00	385.00	\$ 3,850.00	385.00	\$ 3,850.00		\$ -	
13. Remove Existing Bank Building	SF	2,925	\$ 5.00	\$ 14,625.00	2,925.00	\$ 14,625.00	2,925.00	\$ 14,625.00		\$ -	
14. Remove Existing Trees	EA	31	\$ 175.00	\$ 5,425.00	31.00	\$ 5,425.00	31.00	\$ 5,425.00		\$ -	
15. Remove Existing Striping	LS	1	\$ 250.00	\$ 250.00	1.00	\$ 250.00	1.00	\$ 250.00		\$ -	
II. SOIL EROSION AND SEDIMENT CONTROL											
1. Construction Entrance	SY	165	\$ 8.00	\$ 1,320.00	165.00	\$ 1,320.00	165.00	\$ 1,320.00		\$ -	
2. Inlet Protection (Filter Bag)	EA	10	\$ 125.00	\$ 1,250.00	10.00	\$ 1,250.00	10.00	\$ 1,250.00		\$ -	
3. 12-Inch Compost Filter Sock	LF	545	\$ 6.00	\$ 3,270.00	545.00	\$ 3,270.00	545.00	\$ 3,270.00		\$ -	
4. R-3 Rip-Rap	CY	1	\$ 75.00	\$ 75.00	1.00	\$ 75.00	1.00	\$ 75.00		\$ -	
5. R-4 Rip-Rap	CY	1	\$ 75.00	\$ 75.00	1.00	\$ 75.00	1.00	\$ 75.00		\$ -	
6. 18-Inch Silt Fence for Soil Stockpiles	LF	366	\$ 3.50	\$ 1,281.00	366.00	\$ 1,281.00	366.00	\$ 1,281.00		\$ -	
7. Temporary Seed and Mulch of Stockpiles	SF	4,900	\$ 0.25	\$ 1,225.00	4,900.00	\$ 1,225.00	4,900.00	\$ 1,225.00		\$ -	
8. Erosion Control Matting (3:1 Slopes)	SF	7,073	\$ 0.75	\$ 5,304.75	7,073.00	\$ 5,304.75	7,073.00	\$ 5,304.75		\$ -	
9. Temporary Construction Fence	LF	651	\$ 5.00	\$ 3,255.00	651.00	\$ 3,255.00	651.00	\$ 3,255.00		\$ -	
10. Tree Protection Fence	LF	675	\$ 3.50	\$ 2,362.50	675.00	\$ 2,362.50	675.00	\$ 2,362.50		\$ -	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

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RELEASE DATE: 16-Nov-2016

PROJECT NAME:	Wilkinson Five Point-BJ Fueling	TOTAL CONSTRUCTION:	\$ 506,576.10	ORIGINAL CONSTRUCTION AMOUNT:	\$ 557,233.71
PROJECT NO.:	2014-11003-01	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 50,657.61	AMOUNT OF THIS RELEASE:	\$ 481,076.10
TOWNSHIP NO.:	LD/S #682	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 557,233.71	PRIOR CONSTRUCTION RELEASED:	\$ -
PROJECT OWNER:	Wilkinson Five Point LP, a Delaware LP	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 35,000.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 481,076.10
MUNICIPALITY:	Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 3,500.00	BALANCE AFTER CURRENT RELEASE:	\$ 76,157.61
ESCROW AGENT:	First Indemnity of America Insurance Company	MAINTENANCE BOND AMOUNT (15%):	\$ 75,986.42		
TYPE OF SECURITY:	Performance Bond				
AGREEMENT DATE:	28-Jul-2015				

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 1
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
III. EARTHWORK											
1. Earthwork Cut	CY	810	\$ 2.50	\$ 2,025.00	810.00	\$ 2,025.00	810.00	\$ 2,025.00	\$ -	-	
2. Earthwork Cut (From Raingarden Amended Soil)	CY	395	\$ 2.50	\$ 987.50	395.00	\$ 987.50	395.00	\$ 987.50	\$ -	-	
3. Earthwork Fill	CY	6,821	\$ 2.50	\$ 17,052.50	6,821.00	\$ 17,052.50	6,821.00	\$ 17,052.50	\$ -	-	
4. Topsoil Stockpiled Onsite	CY	1,500	\$ 2.05	\$ 3,075.00	1,500.00	\$ 3,075.00	1,500.00	\$ 3,075.00	\$ -	-	
IV. STORM DRAINAGE											
1. Clean Existing Storm Pipes	LS	1	\$ 1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	1.00	\$ 1,000.00	\$ -	-	
2. Raingardens											
a. 1.5' Deep Planting Mix	SF	5,323	\$ 3.00	\$ 15,969.00	5,323.00	\$ 15,969.00	5,323.00	\$ 15,969.00	\$ -	-	
b. 40 mil Liner	SF	5,323	\$ 2.50	\$ 13,307.50	5,323.00	\$ 13,307.50	5,323.00	\$ 13,307.50	\$ -	-	
c. 6" Non-Perforated HDPE Underdrain	LF	94	\$ 25.00	\$ 2,350.00	94.00	\$ 2,350.00	94.00	\$ 2,350.00	\$ -	-	
d. 6" Perforated HDPE Underdrain	LF	202	\$ 25.00	\$ 5,050.00	202.00	\$ 5,050.00	202.00	\$ 5,050.00	\$ -	-	
e. Underdrain Cleanouts	EA	6	\$ 250.00	\$ 1,500.00	6.00	\$ 1,500.00	6.00	\$ 1,500.00	\$ -	-	
f. TRM 450 Spillway Liner	SF	303	\$ 0.75	\$ 227.25	303.00	\$ 227.25	303.00	\$ 227.25	\$ -	-	
3. CDS Water Quality Treatment Device with Oil Baffle and Oil Sorbents (2015-4)	EA	1	\$ 9,150.00	\$ 9,150.00	1.00	\$ 9,150.00	1.00	\$ 9,150.00	\$ -	-	
4. CDS Water Quality Treatment Device with Oil Baffle and Oil Sorbents (2015-5)	EA	1	\$ 10,150.00	\$ 10,150.00	1.00	\$ 10,150.00	1.00	\$ 10,150.00	\$ -	-	
5. Type C Catch Basin	EA	4	\$ 2,900.00	\$ 11,600.00	4.00	\$ 11,600.00	4.00	\$ 11,600.00	\$ -	-	
6. Modification of Existing Manhole	EA	1	\$ 1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	1.00	\$ 1,000.00	\$ -	-	
7. Storm Sewer Manhole	EA	1	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	-	
8. Headwall	EA	2	\$ 1,500.00	\$ 3,000.00	2.00	\$ 3,000.00	2.00	\$ 3,000.00	\$ -	-	
9. 12" HDPE Riser (Raingarden Outlets)	EA	2	\$ 1,000.00	\$ 2,000.00	2.00	\$ 2,000.00	2.00	\$ 2,000.00	\$ -	-	
10. 4" PVC Roof Drain	LF	203	\$ 25.00	\$ 5,075.00	203.00	\$ 5,075.00	203.00	\$ 5,075.00	\$ -	-	
11. 15" HDPE Pipe	LF	608	\$ 32.00	\$ 19,456.00	608.00	\$ 19,456.00	608.00	\$ 19,456.00	\$ -	-	
12. 18" HDPE Pipe	LF	18	\$ 40.00	\$ 720.00	18.00	\$ 720.00	18.00	\$ 720.00	\$ -	-	
13. Cleanouts	EA	9	\$ 250.00	\$ 2,250.00	9.00	\$ 2,250.00	9.00	\$ 2,250.00	\$ -	-	
14. Trenching	CY	145	\$ 8.50	\$ 1,232.50	145.00	\$ 1,232.50	145.00	\$ 1,232.50	\$ -	-	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

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RELEASE DATE: 16-Nov-2016

PROJECT NAME:	Wilkinson Five Point-BJ Fueling	TOTAL CONSTRUCTION:	\$ 506,576.10	ORIGINAL CONSTRUCTION AMOUNT:	\$ 557,233.71
PROJECT NO.:	2014-11003-01	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 50,657.61		
TOWNSHIP NO.:	LD/S #682	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 557,233.71	AMOUNT OF THIS RELEASE:	\$ 481,076.10
PROJECT OWNER:	Wilkinson Five Point LP, a Delaware LP			PRIOR CONSTRUCTION RELEASED:	\$ -
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 35,000.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 481,076.10
ESCROW AGENT:	First Indemnity of America Insurance Company	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 3,500.00		
TYPE OF SECURITY:	Performance Bond			BALANCE AFTER CURRENT RELEASE:	\$ 76,157.61
AGREEMENT DATE:	28-Jul-2015	MAINTENANCE BOND AMOUNT (15%):	\$ 75,986.42		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 1
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY
			PRICE	AMOUNT		AMOUNT		AMOUNT		AMOUNT	
V. SITE IMPROVEMENTS											
1. 6" Concrete Curb	LF	1,494	\$ 15.00	\$ 22,410.00	1,494.00	\$ 22,410.00	1,494.00	\$ 22,410.00		\$ -	
Stone Under Curb - 4"	LF	1,494	\$ 1.30	\$ 1,942.20	1,494.00	\$ 1,942.20	1,494.00	\$ 1,942.20		\$ -	
2. Heavy Duty Pavement Section											
a. 2.0" Wearing Course	SY	275	\$ 11.00	\$ 3,025.00	275.00	\$ 3,025.00	275.00	\$ 3,025.00		\$ -	
b. 2.0" Compacted Binder Course	SY	275	\$ 14.00	\$ 3,850.00	275.00	\$ 3,850.00	275.00	\$ 3,850.00		\$ -	
c. 8" Crushed Aggregate Base Course (2A Modified)	SY	275	\$ 6.50	\$ 1,787.50	275.00	\$ 1,787.50	275.00	\$ 1,787.50		\$ -	
3. Standard Duty Pavement Section											
a. 1.5" Wearing Course	SY	3,529	\$ 8.00	\$ 28,232.00	3,529.00	\$ 28,232.00	3,529.00	\$ 28,232.00		\$ -	
b. 1.5" Compacted Binder Course	SY	3,529	\$ 12.00	\$ 42,348.00	3,529.00	\$ 42,348.00	3,529.00	\$ 42,348.00		\$ -	
c. 6" Crushed Aggregate Base Course (2A Modified)	SY	3,529	\$ 6.50	\$ 22,938.50	3,529.00	\$ 22,938.50	3,529.00	\$ 22,938.50		\$ -	
4. Concrete Pavement - 4,500 PSI Concrete	SY	785	\$ 8.00	\$ 6,280.00	785.00	\$ 6,280.00	785.00	\$ 6,280.00		\$ -	
5. Sawcutting	LF	195	\$ 2.00	\$ 390.00	195.00	\$ 390.00	195.00	\$ 390.00		\$ -	
6. Wheel Stops	EA	1	\$ 150.00	\$ 150.00	1.00	\$ 150.00	1.00	\$ 150.00		\$ -	
7. Traffic Control Signs Mounted on Poles	EA	28	\$ 250.00	\$ 7,000.00	28.00	\$ 7,000.00	28.00	\$ 7,000.00		\$ -	
7. Traffic Control and Handicap Signs Mounted to Building	EA	2	\$ 100.00	\$ 200.00	2.00	\$ 200.00	2.00	\$ 200.00		\$ -	
8. 6' Vinyl Coated Chain Link Fence (for Dumpster Area)	EA	87	\$ 30.00	\$ 2,610.00	87.00	\$ 2,610.00	87.00	\$ 2,610.00		\$ -	
9. 4'Chain Link Fence w-Privacy Slats(Adjacent to Retaining Wall)	LF	46	\$ 25.00	\$ 1,150.00	46.00	\$ 1,150.00	46.00	\$ 1,150.00		\$ -	
10. 4'Post and Rail Fence w-Wire Mesh (Surrounding Raingardens)	LF	631	\$ 25.00	\$ 15,775.00	631.00	\$ 15,775.00	631.00	\$ 15,775.00		\$ -	
11. Concrete Bollards	EA	18	\$ 250.00	\$ 4,500.00	18.00	\$ 4,500.00	18.00	\$ 4,500.00		\$ -	
12. Retaining Wall	SF	220	\$ 25.00	\$ 5,500.00	220.00	\$ 5,500.00	220.00	\$ 5,500.00		\$ -	
13. Steel Guide Rail	LF	372	\$ 25.00	\$ 9,300.00	372.00	\$ 9,300.00	372.00	\$ 9,300.00		\$ -	
14. Striping	LS	1	\$ 4,000.00	\$ 4,000.00	1.00	\$ 4,000.00	1.00	\$ 4,000.00		\$ -	



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

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RELEASE DATE: 16-Nov-2016

PROJECT NAME:	Wilkinson Five Point-BJ Fueling	TOTAL CONSTRUCTION:	\$ 506,576.10	ORIGINAL CONSTRUCTION AMOUNT:	\$ 557,233.71
PROJECT NO.:	2014-11003-01	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 50,657.61		
TOWNSHIP NO.:	LD/S #682	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 557,233.71	AMOUNT OF THIS RELEASE:	\$ 481,076.10
PROJECT OWNER:	Wilkinson Five Point LP, a Delaware LP			PRIOR CONSTRUCTION RELEASED:	\$ -
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 35,000.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 481,076.10
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TYPE OF SECURITY:	Performance Bond			BALANCE AFTER CURRENT RELEASE:	\$ 76,157.61
AGREEMENT DATE:	28-Jul-2015	MAINTENANCE BOND AMOUNT (15%):	\$ 75,986.42		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 1
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
VI. LANDSCAPING											
<i>Shade Trees</i>											
1.	Acer rubrum 'Autumn Flame' (Autumn Flame Red Maple) - 3-3.5" Cal.	EA	8	\$ 600.00	\$ 4,800.00	8.00	\$ 4,800.00	8.00	\$ 4,800.00	\$ -	-
2.	Liquidambar styraciflua 'Rotundiloba' (Seedless Sweetgum) - 3-3.5" Cal.	EA	2	\$ 430.00	\$ 860.00	2.00	\$ 860.00	2.00	\$ 860.00	\$ -	-
3.	Nyssa Sylvatica (Sourgum or Tupelo) - 3-3.5" cal.	EA	6	\$ 720.00	\$ 4,320.00	6.00	\$ 4,320.00	6.00	\$ 4,320.00	\$ -	-
2.	Quercus Rubra (Red Oak) - 3-3.5" cal.	EA	2	\$ 656.00	\$ 1,312.00	2.00	\$ 1,312.00	2.00	\$ 1,312.00	\$ -	-
4.	Tilia Tomentosa 'Green Mountain' (Green Mountain Silver Linden) -3-3.5" cal.	EA	2	\$ 640.00	\$ 1,280.00	2.00	\$ 1,280.00	2.00	\$ 1,280.00	\$ -	-
<i>Ornamental/ Flowering Trees</i>											
5.	Amelanchier Canadensis (Multi-stem Shadblow Serviceberry) - 3-3.5" cal.	EA	13	\$ 325.00	\$ 4,225.00	13.00	\$ 4,225.00	13.00	\$ 4,225.00	\$ -	-
7.	Betula nigra 'Dura Heat' (Dura Heat River Birch) - 3-3.5" Cal.	EA	16	\$ 325.00	\$ 5,200.00	16.00	\$ 5,200.00	16.00	\$ 5,200.00	\$ -	-
9.	Cercis Canadensis (Eastern Redbud) 3-3 1/2" cal.	EA	10	\$ 450.00	\$ 4,500.00	10.00	\$ 4,500.00	10.00	\$ 4,500.00	\$ -	-
10.	Cornus Florida (White Flowering Dogwood) - 3-3 1/2" cal.	EA	6	\$ 325.00	\$ 1,950.00	6.00	\$ 1,950.00	6.00	\$ 1,950.00	\$ -	-
<i>Evergreen Trees</i>											
10.	Abies Concolor (White Fir) - 8-10', high	EA	5	\$ 350.00	\$ 1,750.00	5.00	\$ 1,750.00	5.00	\$ 1,750.00	\$ -	-
11.	Juniperus Virginiana 'Emerald Sentinel' (Emerald Sentinel Redcedar) - 8-10', high	EA	3	\$ 390.00	\$ 1,170.00	3.00	\$ 1,170.00	3.00	\$ 1,170.00	\$ -	-
13.	Pinus Resinosa (Red Pine) - 8-10' high	EA	5	\$ 350.00	\$ 1,750.00	5.00	\$ 1,750.00	5.00	\$ 1,750.00	\$ -	-
14.	Pseudotsuga Menziesii (Douglas Fir) - 8-10' high	EA	4	\$ 430.00	\$ 1,720.00	4.00	\$ 1,720.00	4.00	\$ 1,720.00	\$ -	-
<i>Evergreen Shrubs</i>											
14.	Buxus microphylla 'Winter Gem' (Winter Gem Boxwood) 24-30"	EA	6	\$ 84.00	\$ 504.00	6.00	\$ 504.00	6.00	\$ 504.00	\$ -	-
16.	Ilex Glabra (Inkberry) - 3-4' high	EA	28	\$ 85.00	\$ 2,380.00	28.00	\$ 2,380.00	28.00	\$ 2,380.00	\$ -	-
17.	Juniperus Communis (Common Juniper) - 4-5' high, 18" minimum spread	EA	23	\$ 90.00	\$ 2,070.00	23.00	\$ 2,070.00	23.00	\$ 2,070.00	\$ -	-
19.	Thuja occidentalis 'Techny' (Techany Arborvitea) 8' high, 4' minimum spread	EA	13	\$ 250.00	\$ 3,250.00	13.00	\$ 3,250.00	13.00	\$ 3,250.00	\$ -	-
21.	Viburnum x Rhytidophyllum 'Cree' ('Cree' Leatherleaf Viburnum)	EA	64	\$ 130.00	\$ 8,320.00	64.00	\$ 8,320.00	64.00	\$ 8,320.00	\$ -	-



ESCROW STATUS REPORT

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Deciduous Shrubs											
21. Aronia abutifolia 'Brilliantissima'	EA	26	\$ 65.00	\$ 1,690.00	26.00	\$ 1,690.00	26.00	\$ 1,690.00	\$ -		
22. (Red Chokeberry) 30" high, 24" minimum spread											
23. Cornus Sericea "formerly Stolonifera"	EA	7	\$ 65.00	\$ 455.00	7.00	\$ 455.00	7.00	\$ 455.00	\$ -		
24. (Red Osier Dogwood) - 30-36" high											
25. Itea virginica 'Little Henry'	EA	51	\$ 65.00	\$ 3,315.00	51.00	\$ 3,315.00	51.00	\$ 3,315.00	\$ -		
26. (Little Henry Sweetspire) 30" High, 24" minimum											
27. Ilex verticillata 'Jim Dandy'	EA	6	\$ 90.00	\$ 540.00	6.00	\$ 540.00	6.00	\$ 540.00	\$ -		
28. (Male Pollinator Winterberry Holly) - 30-36" high											
29. Ilex verticillata 'Red Sprite'	EA	24	\$ 90.00	\$ 2,160.00	24.00	\$ 2,160.00	24.00	\$ 2,160.00	\$ -		
30. (Red Sprite Winterberry Holly) - 30-36" high											
31. Myrica Pensylvanica (Northern Bayberry) 30"-36"	EA	21	\$ 72.00	\$ 1,512.00	21.00	\$ 1,512.00	21.00	\$ 1,512.00	\$ -		
Ornamental Grasses											
31. Panicum virgatum 'Shenandoah' (Shenandoah Switch Grass) 1 Gallon	EA	48	\$ 20.00	\$ 960.00	48.00	\$ 960.00	48.00	\$ 960.00	\$ -		
Seeding											
32. Temporary Seeding	LS	1	\$ 2,800.00	\$ 2,800.00	1.00	\$ 2,800.00	1.00	\$ 2,800.00	\$ -		
33. Permanent Seeding	LS	1	\$ 2,800.00	\$ 2,800.00	1.00	\$ 2,800.00	1.00	\$ 2,800.00	\$ -		
Rain Gardens											
33. Meadow Mix A	SF	7,768	\$ 0.20	\$ 1,553.60	7768.00	\$ 1,553.60	7,768.00	\$ 1,553.60	\$ -		
34. Meadow Mix B - ERNMX #181	SF	2,548	\$ 0.20	\$ 509.60	2548.00	\$ 509.60	2,548.00	\$ 509.60	\$ -		
35. Echinacea Purpurea (Purple Coneflower) - 2" plug, 12" O.C.	EA	492	\$ 4.00	\$ 1,968.00	492.00	\$ 1,968.00	492.00	\$ 1,968.00	\$ -		
36. Eupatorium Dubium 'Little Joe' (Joe Pye Weed) - 2" plug, 12" O.C.	EA	261	\$ 4.00	\$ 1,044.00	261.00	\$ 1,044.00	261.00	\$ 1,044.00	\$ -		
37. Junicus Effusus (Soft Rush) - 2" plug, 12" O.C.	EA	1,566	\$ 4.00	\$ 6,264.00	1566.00	\$ 6,264.00	1,566.00	\$ 6,264.00	\$ -		
38. Lobelia Cardinalis (Cardinal Flower) - 2" plug, 12" O.C.	EA	522	\$ 4.00	\$ 2,088.00	522.00	\$ 2,088.00	522.00	\$ 2,088.00	\$ -		
39. Monarda Fistulosa (Wild Bergamot) - 2" plug, 12" O.C.	EA	522	\$ 4.00	\$ 2,088.00	522.00	\$ 2,088.00	522.00	\$ 2,088.00	\$ -		
40. Schizacyrium Scoparium (Little Bluestem) - 2" plug, 12" O.C.	EA	1,566	\$ 4.00	\$ 6,264.00	1566.00	\$ 6,264.00	1,566.00	\$ 6,264.00	\$ -		



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 1
RELEASE DATE: 16-Nov-2016

PROJECT NAME:	Wilkinson Five Point-BJ Fueling	TOTAL CONSTRUCTION:	\$ 506,576.10	ORIGINAL CONSTRUCTION AMOUNT:	\$ 557,233.71
PROJECT NO.:	2014-11003-01	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 50,657.61	AMOUNT OF THIS RELEASE:	\$ 481,076.10
TOWNSHIP NO.:	LD/S #682	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 557,233.71	PRIOR CONSTRUCTION RELEASED:	\$ -
PROJECT OWNER:	Wilkinson Five Point LP, a Delaware LP	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 35,000.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 481,076.10
MUNICIPALITY:	Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 3,500.00	BALANCE AFTER CURRENT RELEASE:	\$ 76,157.61
ESCROW AGENT:	First Indemnity of America Insurance Company	MAINTENANCE BOND AMOUNT (15%):	\$ 75,986.42		
TYPE OF SECURITY:	Performance Bond				
AGREEMENT DATE:	28-Jul-2015				

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 1
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
VII. LIGHTING (INCLUDES CONCRETE FOUNDATIONS, DOES NOT INCLUDE WALL PACK UNITS)											
1.	Single Area Light with Tapered Round Steel Pole (A)	EA	2	\$ 2,900.00	\$ 5,800.00	1.00	\$ 2,900.00	1.00	\$ 2,900.00	1.00	\$ 2,900.00
2.	Double Area Light with Tapered Round Steel Pole (B)	EA	1	\$ 4,400.00	\$ 4,400.00	1.00	\$ 4,400.00	1.00	\$ 4,400.00	\$ -	
3.	Double Area Light with Tapered Round Steel Pole (C)	EA	1	\$ 4,400.00	\$ 4,400.00	\$ -	\$ -	\$ -	\$ -	1.00	\$ 4,400.00
4.	Tiple Area Light with Tapered Round Steel Pole (D)	EA	1	\$ 5,900.00	\$ 5,900.00	\$ -	\$ -	\$ -	\$ -	1.00	\$ 5,900.00
5.	Canopy Light (E)	EA	8	\$ 600.00	\$ 4,800.00	\$ -	\$ -	\$ -	\$ -	8.00	\$ 4,800.00
6.	Light Pole Foundations	EA	5	\$ 1,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	5.00	\$ 5,000.00
VIII. AS-BUILT PLANS											
1.	As-Built Plans	LS	1	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	1.00	\$ 2,500.00
IX. CONTINGENCY											
1.	10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1		\$ 50,657.61	\$ -	\$ -	\$ -	\$ -	1.00	\$ 50,657.61

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release #2- LDS#684 – Mark's Jewelers – 975 Bethlehem Pike

MEETING DATE: November 28, 2016

ITEM NUMBER: #13.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Vice-Chairman

BACKGROUND:

Attached is a construction escrow release requested by Mark's Jewelers, as recommended by the Township Engineer. The original amount of the escrow was \$412,221.38, held as a Letter of Credit. This is the second escrow release for this project. The current release is in the amount of \$34,222.66. The new balance would be \$56,212.01 which is the amount of the maintenance bond. The Engineer states that submission of the maintenance security in the amount of \$56,212.01 is required prior to any future releases.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$34,222.66.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

RELEASE OF ESCROW FORM

Russell S. Dunlevy, P.E.
Senior Executive Vice President
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 11/11/2016

Development: 975 Bethlehem Pike - Mark's Jeweler's - LD/S#684

G&A Project #: 2015-06029-01

Release #: 2

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$34,222.66. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Mr. Lawrence Gregan
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 11/18/2016

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$34,222.66 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Russell S. Dunlevy, P.E., Senior Executive VP, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from DJJZ Enterprises L.P. for 975 Bethlehem Pike - Mark's Jeweler's - LD/S#684, in the amount of \$34,222.66, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;

WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$34,222.66;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$34,222.66; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.

BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$412,221.38 pursuant to a signed Land Development Agreement and that \$377,998.72 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$56,212.01 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release #1 - #M-15-73 - Starbuck's - 776 Bethlehem Pike

MEETING DATE: November 28, 2016

ITEM NUMBER: #14.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Vice- Chairman

BACKGROUND:

Attached is a construction escrow release requested by Starbuck's located at 776 Bethlehem Pike, as recommended by the Township Engineer. The original amount of the escrow was \$27,228.30, held as a Cash Escrow. This is the first escrow release for this project. The current release is in the amount of \$23,515.35, which would leave a balance of \$3,712.95.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$23,515.35, as recommended by the Township Engineer for Starbuck's.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard E. Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 18, 2016

File No. 2015-03040

Mr. Lawrence Gegan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Reference: 309 Realty Partners, LLC – 776 Bethlehem Pike
Starbucks North Wales M-15-73
Financial Security Release #1

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements indicated on the enclosed Escrow Status Report in the amount of \$ \$23,515.35 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

All improvements will be reviewed prior to the end of the maintenance period and release of the maintenance security. Any deficiencies will be required to be corrected by the developer.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/

Enclosures: As Referenced

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Steven Muchnick, Applicant – 309 Realty Partner, LLC
Russell S. Dunlevy, P.E., Executive V.P. – Gilmore & Associates, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

RELEASE OF ESCROW FORM

Russell S. Dunlevy, P.E.
Senior Executive Vice President
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 11/17/2016

Development: Starbuck's North Wales - M-15-73
Release #: 1

G&A Project #: 2015-03040

Dear Mr. Dunlevy:

This is an escrow release request in the amount of \$23,515.35. Enclosed is a copy of our escrow spreadsheet with the quantities noted.


ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Mr. Lawrence Gregan
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 11/18/2016

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$23,515.35 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

 For RSD

Russell S. Dunlevy, P.E., Senior Executive VP, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Selective Development Inc for Starbuck's North Wales - M-15-73, in the amount of \$23,515.35, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$23,515.35; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$23,515.35; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$27,228.30 pursuant to a signed Land Development Agreement and that \$0.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$3,712.95 in escrow.

MOTION BY _____
SECOND BY: _____
DATED: _____
RELEASED BY: _____
Department Director

VOTE: _____



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 1
RELEASE DATE: 18-Nov-2016

PROJECT NAME:	776 Bethlehem Pike, North Wales - Starbuck	TOTAL CONSTRUCTION:	\$24,753.00	ORIGINAL CONSTRUCTION AMOUNT:	\$ 27,228.30
PROJECT NO.:	2015-03040	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 2,475.30	AMOUNT OF THIS RELEASE:	\$ 23,515.35
TOWNSHIP NO.:	M-15-73	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 27,228.30	PRIOR CONSTRUCTION RELEASED:	\$ -
PROJECT OWNER:	309 Realty Partners, LLC			TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 23,515.35
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 5,000.00	BALANCE AFTER CURRENT RELEASE:	\$ 3,712.95
ESCROW AGENT:	Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT):	\$ 750.00		
TYPE OF SECURITY:	Cash				
AGREEMENT DATE:	15-Dec-2014	MAINTENANCE BOND AMOUNT (15%):	\$ 3,712.95		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 2
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY
			PRICE	AMOUNT		AMOUNT		AMOUNT		AMOUNT	
A. SITE WORK											
3. Concrete Curb (6" Reveal)	LF	69	\$ 15.00	\$ 1,035.00	69.00	\$ 1,035.00	69.00	\$ 1,035.00	\$	-	
4. Mountable Curb - Type B	LF	130	\$ 24.50	\$ 3,185.00	130.00	\$ 3,185.00	130.00	\$ 3,185.00	\$	-	
5. 9.5mm Wearing Course - 1.5 inch	SY	48	\$ 7.25	\$ 348.00	48.00	\$ 348.00	48.00	\$ 348.00	\$	-	
6. 19mm Binder Course - 2.5 inch	SY	48	\$ 10.00	\$ 480.00	48.00	\$ 480.00	48.00	\$ 480.00	\$	-	
7. 2A-Modified - 6 inch	SY	48	\$ 11.25	\$ 540.00	48.00	\$ 540.00	48.00	\$ 540.00	\$	-	
8. 4,000 psi Concrete	SY	100	\$ 60.00	\$ 6,000.00	100.00	\$ 6,000.00	100.00	\$ 6,000.00	\$	-	
9. 2A-Modified - 8 inch	SY	100	\$ 15.00	\$ 1,500.00	100.00	\$ 1,500.00	100.00	\$ 1,500.00	\$	-	
10. Pavement Sawcut	LF	233	\$ 5.00	\$ 1,165.00	233.00	\$ 1,165.00	233.00	\$ 1,165.00	\$	-	
B. PAVEMENT MARKINGS AND SIGNS											
1. Parking Lot Striping	LS	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	1.00	\$ 5,000.00	\$	-	
2. Painted Directional Arrows	EA	4	\$ 100.00	\$ 400.00	4.00	\$ 400.00	4.00	\$ 400.00	\$	-	
3. 24 inch /W Stop Bars	EA	4	\$ 100.00	\$ 400.00	4.00	\$ 400.00	4.00	\$ 400.00	\$	-	
4. Traffic Signs	EA	21	\$ 200.00	\$ 4,200.00	21.00	\$ 4,200.00	21.00	\$ 4,200.00	\$	-	
C. OFFSITE PAVEMENT MARKINGS AND SIGNS											
1. 24 inch /W Stop Bars	EA	2	\$ 100.00	\$ 200.00	2.00	\$ 200.00	2.00	\$ 200.00	\$	-	
2. Traffic Signs	EA	3	\$ 100.00	\$ 300.00	3.00	\$ 300.00	3.00	\$ 300.00	\$	-	
CONTINGENCY											
1. 10% Contingency	LS	1		\$ 2,475.30		\$ -		\$ -	1.00	\$ 2,475.30	
(Released upon certification of completion and receipt of Maintenance Bond)											

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the request of the Greater Philadelphia Falun Dafa Association to waive the permit fee for the kiosk at Montgomery Mall which is to promote their Shen Yun performances at the Merriam Theater in Philadelphia from February 18 – 26, 2017. The kiosk will be rented for three months.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, F. Bartle, B. Shoupe, Minute Book, Resolution File, File


MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Authorization to Execute Access Easement Agreement – Cowpath Road and Five Points Shopping Center Traffic Signal Upgrade

MEETING DATE: November 28, 2016 ITEM NUMBER: #16.

MEETING/AGENDA: ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Policy: Discussion: Information:

INITIATED BY: Lawrence J. Gregan BOARD LIAISON: Candyce Fluehr Chimera, Vice Chairman
Township Manager  Board of Supervisors

BACKGROUND:

The Township's traffic signal system at the intersection of Cowpath Road (SR 463) and the Five Points Shopping Center is proposed to be upgraded by Penn Dot as part of the S.R. 0202 Section 71A Five Points Intersection Improvement Project. Penn Dot's upgrades to this signal system will involve the installation of an overhead lane use control mast arm on the westbound approach to the intersection.

Penn Dot has requested that the Township obtain an easement from the adjacent property owner (Tony Lizell, owner and Jamage LP, equitable owner) in order to locate this pole on their property which is outside of the Cowpath Road right of way. The property owners have agreed to provide the easement to the Township at no cost. PennDot will be responsible for the construction costs of the new equipment.

Attached is a proposed Easement Document prepared by the Township Solicitor along with a site plan and metes and bounds description of the easement area prepared by the Township Traffic Engineer.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

The Township operates this traffic signal system at this intersection in accordance with the PennDotTraffic.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approve the execution of the Access Easement Agreement with Anthony Lizell and Jamage LP for installation of an overhead lane use control mast arm at the intersection of Cowpath Road and the Five Points Shopping Center.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize execution of the Access Easement Agreement with Anthony Lizell and Jamage LP for the installation of an overhead lane use control mast arm at the intersection of Cowpath Road and the Five Points Shopping Center.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Richard Miniscalco	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

PREPARED BY/ RETURN TO:

FRANK R. BARTLE, ESQUIRE
ROBERT J. IANNOZZI JR., ESQUIRE
DISCHELL BARTLE & DOOLEY, PC
1800 Pennbrook Parkway, Suite 200
Lansdale, PA 19446
215-362-2474
Fax 215-362-6722

Property Address: 722 Bethlehem Pike
Parcel Number 46-00-00409-00-4

**AN ACCESS EASEMENT AGREEMENT BETWEEN
ANTHONY LIZELL, JAMAGE LP, AND MONTGOMERY TOWNSHIP**

[For the purpose granting the Township access to the Lizell Property for installing, maintaining, repairing, and replacing a sign support structure within the agreed upon easement area]

**AN ACCESS EASEMENT AGREEMENT BETWEEN
ANTHONY LIZELL, JAMAGE LP, AND MONTGOMERY TOWNSHIP**

THIS ACCESS EASEMENT made this _____ day of _____ 2016, between Anthony Lizell (“Lizell”), Jamage LP (“Jamage”), and Montgomery Township (“Township”).

- A. Lizell is the owner of certain real property located at 722 Bethlehem Pike, Lansdale, Montgomery County, Pennsylvania, further identified as Parcel Number 46-00-00409-00-4 (“Lizell’s Property”).
- B. Jamage has entered into an Installment Sale Agreement with Lizell and as such, is the equitable owner of Lizell’s property.
- C. There is an existing traffic signal located on Cowpath Road, adjacent or near Lizell’s property.
- D. In connection with the traffic signal installation, a traffic sign support structure will be installed on the Lizell’s property within the area described by metes and bounds in Exhibit “A” and the Easement Area Plan attached as Exhibit “B” (the “Easement Area”).
- E. The Township has requested that Lizell and Jamage give Township an access easement for the purpose of installing, maintaining, repairing, and replacing the traffic sign support structure within the Easement Area (“Easement”).
- F. Lizell is willing to grant this Easement on the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the foregoing, and intending to be legally bound, the parties agree as follows:

1. Grant of Easement. Lizell and Jamage hereby grants and conveys to Township this Easement on and under the Easement Area for the purposes hereinafter set forth. This Easement shall be perpetual and continually run to the benefit of the Township, terminating only in the event that there is no longer a traffic signal in front of the property known as 722 Bethlehem Pike, Lansdale, Montgomery County, Pennsylvania and/or underground wiring and traffic signal support structures in the Easement Area.

2. Purpose of Easement. The purpose of this Easement granted herein shall be limited to the right of Township to install, maintain, service, repair and replace the sign support structure.
3. Notice of Entry; Scheduling of Work. In the event that Township wishes to perform any work within the Easement Area as permitted above, except in the case of emergencies, Township shall give Lizell and Jamage three days prior notice of any entry by Township for the purpose of performing work. In the case of any emergency where Township believes that the safety of the public is at risk, Township may enter the Easement Area to perform the required work on as much advance notice to Lizell and Jamage as is possible under the circumstance. Township shall in all cases use its best efforts to coordinate the timing of its work with Lizell and Jamage so as not to interfere with operation of the use on the premises.
4. Restoration of Easement Area. Following performance of any work in the Easement Area, Township shall restore the Easement Area back to substantially the same condition, or as close as practicable, to the Easement Area's condition prior to performance of the work.
5. Indemnification Township shall and will release, indemnify, protect and save harmless Lizell and Jamage from all costs or expenses resulting from any and all loss of life, property, injury, or damage to any person or property of any person, association or persons, or corporation including Township, its employees and independent contractors and employees of independent contractors from and against any and all claims, demands or actions for such loss, injury or damage, in any manner arising out of, resulting from, or connected with this Easement, provided that (a) any such claims are not the result of the negligence of Lizell or Jamage; (b) Township shall have received from Lizell or Jamage prompt written notice of any such claim, demand or action; (c) after notification to Township by the injured party Township shall permit Township to defend the action; and (d) Lizell and Jamage shall cooperate with Township on any defense at the cost of Township.
6. Binding. This Easement shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURES ON THE NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Easement Agreement.

Witness: **GRANTOR**
PROPERTY OWNER

ANTHONY LIZELL

Witness: EQUITABLE PROPERTY OWNER
JAMAGE LP

JOSEPH M. HAENN JR, General Partner

GRANTEE
MONTGOMERY TOWNSHIP

Vice Chairperson

Attest:

Lawrence J. Gregan
Secretary

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF MONTGOMERY :

AFFIDAVIT OF GRANTOR

On this, the _____ day of _____ 2016, before me, a Notary Public, personally appeared, Anthony Lizell, who acknowledged himself to be the Property Owner of 722 Bethlehem Pike, further identified as Parcel Number 46-00-00409-00-4, and that as such, was authorized to execute the foregoing instrument for the purposes therein contained, by signing his name as Grantor.

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

Notary Public

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF MONTGOMERY :

AFFIDAVIT OF GRANTOR

On this, the _____ day of _____ 2016, before me, a Notary Public, personally appeared, Joseph M. Haenn Jr., General Partner of Jamage LP, who acknowledged Jamage LP to be the Equitable Property Owner of 722 Bethlehem Pike, further identified as Parcel Number 46-00-00409-00-4, and that as such, was authorized to execute the foregoing instrument for the purposes therein contained, by signing his name as Grantor.

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

Notary Public

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF MONTGOMERY :

AFFIDAVIT OF GRANTEE

On this, the _____ day of _____ 2016, before me, a Notary Public, personally appeared, Candyce Fluehr Chimera, who acknowledged himself/herself to be the Vice Chairperson of the MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS, and that as such, was authorized to execute the foregoing instrument for the purposes therein contained, by signing the name of Township by herself as Vice Chairperson.

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

Notary Public

EXHIBIT A
[Metes and Bounds of Easement Area]



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

JANUARY 29, 2016

METES AND BOUNDS DESCRIPTION
PROPOSED TRAFFIC SIGNAL EASEMENT
PART OF T.M.P. 46-00-00409-00-4
LANDS NOW OR FORMERLY
ANTHONY LIZELL
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LEGAL RIGHT-OF-WAY LINE OF COWPATH ROAD (A.K.A. S.R. 0463) AND THE SOUTHWESTERLY PROPERTY LINE OF T.M.P. 46-00-00409-00-4, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

- 1. ALONG THE NORTHERLY LEGAL RIGHT-OF-WAY LINE OF COWPATH ROAD, NORTH 53 DEGREES-57 MINUTES WEST, A DISTANCE OF 13.66 FEET TO A POINT, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG A LINE RUNNING THROUGH T.M.P. 46-00-00409-00-4:

- 1. NORTH 36 DEGREES - 02 MINUTES EAST, A DISTANCE OF 12.00 FEET TO A POINT, THENCE;
- 2. SOUTH 53 DEGREES - 57 MINUTES EAST, A DISTANCE OF 15.00 FEET TO A POINT, THENCE;
- 3. ALONG THE SOUTHWESTERLY PROPERTY LINE OF T.M.P. 46-00-00409-00-4, SOUTH 42 DEGREES - 23 MINUTES WEST, A DISTANCE OF 12.07 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 171.99 SQUARE FEET OR 0.004 ACRE

THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS, AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON AN EXHIBIT ENTITLED "EASEMENT EXHIBIT: LIZELL TSE, MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY TRAFFIC PLANNING AND DESIGN, INC., DATED 1/27/2016, JOB NO. MOTO.00011, SHEET 1 OF 1.

TRAFFIC PLANNING AND DESIGN, INC



1/29/2016

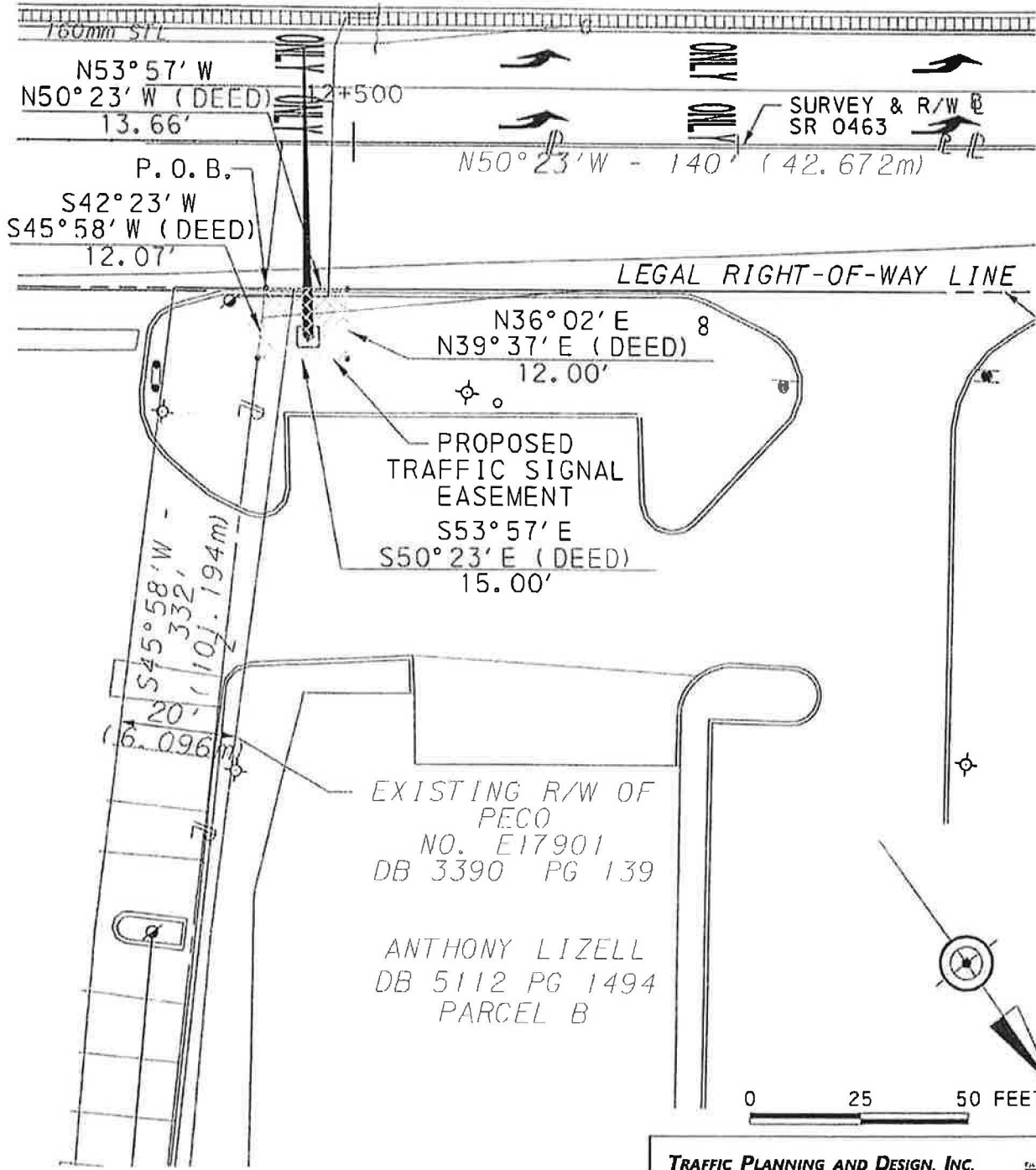
ANDREW S. STASEK, P.L.S.
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL LAND SURVEYOR #25768-E


DATE

EXHIBIT B
[Easement Area Plan]

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0463	--	1 of 1
MONTGOMERY TOWNSHIP				
REVISION NUMBER	REVISIONS			DATE BY

COWPATH ROAD (SR 0463)



 - PROPOSED TRAFFIC SIGNAL EASEMENT, AREA (171.99 SF)

TRAFFIC PLANNING AND DESIGN, INC.
Offices Serving the Mid-Atlantic Region

www.TrafficPD.com 610.326.3100 TPD@TrafficPD.com

DATE: 1/27/16 PROJECT DESIGNER: RS JOB NO: MOTO.00011

EASEMENT EXHIBIT: LIZELL TSE

THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TRAFFIC PLANNING AND DESIGN, INC. ANY AND ALL LIABILITY IS LIMITED TO THE ORIGINAL, UP TO AND INCLUDING THE LAST REVISIONS.

J:\MOTO\00011\Five Points Eng Rev\2400\SR0463\Embl\1518001.dgn
 1/27/2016 11:25:24 AM 11/25 1500001.dwg

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Payment of Bills

MEETING DATE: November 28, 2016 ITEM NUMBER: #17.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera, Vice
Chairman of the Board of Supervisors

BACKGROUND:

Please find attached a list of bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 01 UNIVEST CHECKING					
11/14/2016	01	66452	MISC-FIRE	JOHN H. MOGENSEN	60.00
11/16/2016	01	66453	100000238	DANIELLE BRIDGE	150.00
11/16/2016	01	66454	00001388	IPMA-HR INTERNATIONAL PUBLIC	393.00
11/23/2016	01	66455	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	832.97
11/23/2016	01	66456	00000842	911 SAFETY EQUIPMENT	98.00
11/23/2016	01	66457	00002050	A TO Z PARTY RENTAL	178.00
11/23/2016	01	66458	00000006	ACME UNIFORMS FOR INDUSTRY	271.50
11/23/2016	01	66459	100000266	ADOLPH FUNCHES III	15.00
11/23/2016	01	66460	00001875	ADVANCED COLOR AND GRIND LLC	1,045.00
11/23/2016	01	66461	MISC	AHONKHAI RENTAL	70.43
11/23/2016	01	66462	MISC	AHONKHAI RENTAL	35.04
11/23/2016	01	66463	MISC	AHONKHAI RENTAL	7.35
11/23/2016	01	66464	00001202	AIRGAS, INC.	196.14
11/23/2016	01	66465	100000264	ANNIE PRIMROSE	20.00
11/23/2016	01	66466	00000031	AT&T	135.11
11/23/2016	01	66467	00000561	ATLANTIC TACTICAL	883.97
11/23/2016	01	66468	00000043	BERGEY'S	122.56
11/23/2016	01	66469	00000209	BOUCHER & JAMES, INC.	6,600.27
11/23/2016	01	66470	00000209	VOID	0.00
11/23/2016	01	66471	00000209	BOUCHER & JAMES, INC.	14,457.70
11/23/2016	01	66472	03214625	BUX-MONT AWARDS & ENGRAVING	30.60
11/23/2016	01	66473	00001579	CARGO TRAILER SALES, INC	408.84
11/23/2016	01	66474	00000181	CHEMSEARCH	830.30
11/23/2016	01	66475	MISC	CIARALLI LIVIO & ANNE L TUCK-CIARAL	1,200.00
11/23/2016	01	66476	00000363	COMCAST	679.70
11/23/2016	01	66477	00000335	COMCAST CORPORATION	1,411.54
11/23/2016	01	66478	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	1,034.32
11/23/2016	01	66479	00001172	DETLAN EQUIPMENT, INC.	14.85
11/23/2016	01	66480	00000125	DISCHELL, BARTLE DOOLEY	11,445.00
11/23/2016	01	66481	00001166	DRUMHELLER CONSTRUCTION, INC.	4,021.12
11/23/2016	01	66482	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,590.00
11/23/2016	01	66483	00903110	ESTABLISHED TRAFFIC CONTROL	1,373.75
11/23/2016	01	66484	00001669	FIRST HOSPITAL LABORATORIES, INC.	94.25
11/23/2016	01	66485	03214584	FROG HOLLOW RACQUET CLUB	320.00
11/23/2016	01	66486	03214568	FULTON CARDMEMBER SERVICES	630.76
11/23/2016	01	66487	00000219	GLOBAL EQUIPMENT COMPANY	644.33
11/23/2016	01	66488	00000060	GRAF ENGINEERING, LLC	735.00
11/23/2016	01	66489	00000229	GRAINGER	20.88
11/23/2016	01	66490	00000206	GT RADIATOR REPAIRS, INC.	175.28
11/23/2016	01	66491	00000223	GUIDEMARK, INC.	3,646.90
11/23/2016	01	66492	00000211	HAGEY COACH INC.	200.00
11/23/2016	01	66493	00000213	HAJOCA CORPORATION	11.29
11/23/2016	01	66494	00906083	HEAD START SPORTS, INC	500.00
11/23/2016	01	66495	00000903	HOME DEPOT CREDIT SERVICES	455.58
11/23/2016	01	66496	00441122	HORSHAM CAR WASH	235.00
11/23/2016	01	66497	00000555	J & J TRUCK EQUIPMENT	310.53
11/23/2016	01	66498	100000259	JASON HEABERLIN	85.00
11/23/2016	01	66499	00000591	JONES TOPSOIL, INC.	192.00
11/23/2016	01	66500	00000264	KENCO HYDRAULICS, INC.	688.53
11/23/2016	01	66501	00000261	KERSHAW & FRITZ TIRE SERVICE, INC.	555.36
11/23/2016	01	66502	03214591	KIMBALL MIDWEST	292.78
11/23/2016	01	66503	00001296	KNOX ASSOCIATES, INC.	57.00
11/23/2016	01	66504	100000260	LACAL EQUIPMENT, INC	159.30
11/23/2016	01	66505	MISC	LMP MONTGOMERYVILLE, LLC	247.20
11/23/2016	01	66506	00000974	MCCARTHY AND COMPANY, PC	1,725.00
11/23/2016	01	66507	100000188	MJ EARL	92.20
11/23/2016	01	66508	00000312	MOBILE LIFTS, INC.	600.00
11/23/2016	01	66509	00000324	MOYER INDOOR / OUTDOOR	562.82
11/23/2016	01	66510	00000540	MYSTIC PIZZA	65.80
11/23/2016	01	66511	100000265	ONCE UPON A DREAM	100.00
11/23/2016	01	66512	100000262	ORAL WHARWOOD	15.00
11/23/2016	01	66513	00000958	OUR TOWNE CATERING	1,425.00
11/23/2016	01	66514	00000646	PAOLINI'S CAST STONE, INC.	2,994.00
11/23/2016	01	66515	00000595	PENN VALLEY CHEMICAL COMPANY	457.52
11/23/2016	01	66516	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	171.07
11/23/2016	01	66517	00001358	PENNSYLVANIA RECREATION AND PARK	555.00
11/23/2016	01	66518	100000114	PETER ROMAGANO	1,200.00
11/23/2016	01	66519	00000009	PETTY CASH	424.02
11/23/2016	01	66520	00000009	PETTY CASH	114.08
11/23/2016	01	66521	00000009	PETTY CASH	318.98
11/23/2016	01	66522	00000447	PETTY CASH - POLICE	218.94
11/23/2016	01	66523	00001171	PHILA OCCEALTH/DBA WORKNET OCC	83.30
11/23/2016	01	66524	00000345	PRINTWORKS & COMPANY, INC.	344.19
11/23/2016	01	66525	100000083	PRPS DIII	10.00
11/23/2016	01	66526	00906102	READY REFRESH	230.26
11/23/2016	01	66527	00000439	RED THE UNIFORM TAILOR	168.50
11/23/2016	01	66528	100000261	REILY MORAN	20.00
11/23/2016	01	66529	00000430	REM-ARK ALLOYS, INC.	647.70

Check Date	Bank	Check	Vendor	Vendor Name	Amount
11/23/2016	01	66530	00001591	RHOMAR INDUSTRIES, INC.	845.44
11/23/2016	01	66531	00000117	RIGGINS INC	1,326.43
11/23/2016	01	66532	00000115	RIGGINS, INC	2,244.90
11/23/2016	01	66533	00000741	ROBERT E. LITTLE, INC.	632.50
11/23/2016	01	66534	00001972	ROBERT L. BRANT	10,162.14
11/23/2016	01	66535	00000653	SCATTON'S HEATING & COOLING, INC.	6,702.82
11/23/2016	01	66536	00000041	SCOTT STUTZMAN	100.00
11/23/2016	01	66537	00001939	SERVICE TIRE TRUCK CENTERS	78.00
11/23/2016	01	66538	MISC	SKROLLING STONE INVESTMENTS	280.37
11/23/2016	01	66539	00000467	SNAP-ON INDUSTRIAL	109.95
11/23/2016	01	66540	MISC	SOMETHING PERSONAL	26.04
11/23/2016	01	66541	MISC	SOMETHING PERSONAL	5.54
11/23/2016	01	66542	MISC	SOMETHING PERSONAL	1.19
11/23/2016	01	66543	MISC	SOMETHING PERSONAL	2.04
11/23/2016	01	66544	MISC	SOMETHING PERSONAL	2.18
11/23/2016	01	66545	MISC	SOMETHING PERSONAL	22.06
11/23/2016	01	66546	MISC	SOMETHING PERSONAL	14.95
11/23/2016	01	66547	00001656	SOSMETAL PRODUCTS INC.	387.36
11/23/2016	01	66548	00000328	SPOK	39.59
11/23/2016	01	66549	00000015	SPRINT	428.72
11/23/2016	01	66550	00001394	STANDARD INSURANCE COMPANY	13,917.67
11/23/2016	01	66551	00001847	STAPLES CONTRACT & COMMERCIAL, INC.	629.76
11/23/2016	01	66552	00000475	STEVE WIATER	100.00
11/23/2016	01	66553	00001783	THE HOMER GROUP	3,935.00
11/23/2016	01	66554	00906111	THE PROTECTION BUREAU	620.00
11/23/2016	01	66555	100000263	THE VINEYARD AT GRANDVIEW	200.00
11/23/2016	01	66556	00000570	TODD JASUTA	100.00
11/23/2016	01	66557	00001984	TRAFFIC PLANNING AND DESIGN, INC.	12,961.73
11/23/2016	01	66558	00000520	VALLEY POWER, INC.	4,012.98
11/23/2016	01	66559	00000040	VERIZON	139.99
11/23/2016	01	66560	00001329	WELDON AUTO PARTS	90.48

01 TOTALS:

(1 Check Voided)

Total of 108 Disbursements:

135,532.24

11/23/2016

Payroll ACH List
For Check Dates 11/15/2016 to 11/28/2016

Check Date	Name	Amount		
11/14/2016	CITY OF PHILADELPHIA	Oct. Wage Tax Payment	\$	302.50
11/17/2016	BCG 401	401 Payment	\$	15,113.03
11/17/2016	BCG 457	457 Payment	\$	10,495.41
11/17/2016	PA SCDU	Withholding Payment	\$	895.76
11/17/2016	PBA	PBA Payment	\$	789.41
11/17/2016	UNITED STATES TREASURY	941 Tax Payment	\$	81,462.63
11/23/2016	STATE OF PA	State Tax Payment	\$	8,649.07
Total Checks: 7			\$	117,707.81