

**AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
DECEMBER 17, 2018**

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Tanya C. Bamford
Candyce Fluehr Chimera
Michael J. Fox
Jeffrey W. McDonnell
Matthew W. Quigg

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 26, 2018 Meeting
6. Welcome New Public Works Employee
7. Consider Approval of Change Order #1 to 2018 Curb and Sidewalk Project
8. Consider Approval of Montgomery Township Sewer Authority 2019 Budget
9. Consider Approval of Montgomery Township Municipal Sewer Authority 2018 Tapping Fee Agreements
10. Consider Adoption of Final 2019 Township Budget
11. Consider Definition and Commitment of Fund Balances in Accordance with GASB Statement No. 54
12. Consideration of Authorization to Advertise Re-Organization Meeting of January 7, 2019 at 7:00 p.m.
13. Consider Authorization to Execute Cost Sharing Agreement – North Line Street Culvert Replacement Project
14. Consider Authorization to Engage Legal Counsel – Hudson Palmer Homes, Inc. – David Cutler Bankruptcy Matter
15. Consider Escrow Releases
 - a. Release No. 2 - LDS 694 - Phase 1 Higher Rock Partners
 - b. Release No. 1 - LDS 694 - Phase 2 Higher Rock Partners
 - c. Release No. 3 - LDS 693 - Joseph Ambler Inn
 - d. Release No. 5 – LDS 610A - WB Commons Penn Crest
16. Consider Payment of Bills
17. Other Business
18. Adjournment

Future Public Hearings/Meetings:

01-07-2019 @ 7:00pm – Board of Supervisors Reorganization Meeting

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: December 17, 2018 ITEM NUMBER: #3

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

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

BACKGROUND:

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

The Chairman 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: Announcement of Executive Session

MEETING DATE: December 17, 2018 ITEM NUMBER: #4/

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

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

BACKGROUND:

Frank Bartle will announce that the Board of Supervisors met in Executive Session and will summarize the matters discussed.

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 26, 2018

MEETING DATE: December 17, 2018

ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION

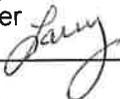
ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

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



BACKGROUND:

Please contact Stacy Crandell on Monday, December 17, 2018 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 26, 2018**

At 6:30 p.m. Chairman Candyce Fluehr Chimera called to order the executive session. In attendance were Vice-Chairman Michael J. Fox, Supervisors Tanya C. Bamford, Jeffrey W. McDonnell and Matthew W. Quigg. Also in attendance were Township Manager Lawrence J. Gregan and Township Solicitor Frank Bartle, Esquire.

Chairman Candyce Fluehr Chimera called the action meeting to order at 8:10 p.m. In attendance were Vice-Chairman Michael J. Fox, Supervisors Tanya C. Bamford, Jeffrey W. McDonnell and Matthew W. Quigg. Also in attendance were Township Manager Lawrence J. Gregan, Township Solicitor Frank Bartle, Esquire, Police Chief J. Scott Bendig, Finance Director Ami Tarburton, Assistant to the Township Manager Stacy Crandell, Director of Public Works Kevin Costello, Director of Community and Recreation Center Floyd Shaffer, Director of Planning and Zoning Bruce Shoupe, and Director of Information Technology Richard Grier.

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

Gary Gelbart, 103 Preserve Lane, addressed the Board regarding the status of the Cutler Development improvements, specifically the streetlights and the crosswalks to Friendship Park. Vice-Chairman Michael J. Fox along with Township Manager Lawrence J. Gregan explained that the Township has pulled all of the letters of credit and is also calling the bonds for the project. They explained that the bonds are a more complicated process but the Solicitor is working on it. They assured Mr. Gelbart that they are working on getting these improvements completed. Unfortunately the Township will most likely have to bid out the projects which can slow down the process, but the Township is committed to addressing the outstanding safety issues.

Solicitor Frank Bartle, Esquire announced that the Board had met in an executive session at 6:30 p.m. this evening to discuss matters of personnel in regards to 2019 Budget

Considerations, the Cutler Development, which is a matter of potential litigation and actual litigation due to the bonds, Zoning Hearing Board Matters including the Opinion and Order of 243 Twining Road, Bharatiya Temple Zoning Appeal Settlement which is in Court of Common Pleas, Miller Ale House Zoning Hearing Board Application, and the Zoning Hearing Board Case of Service Tire Truck Center, Inc., located at 440 Stump Road. Mr. Bartle stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chairman Candyce Fluehr Chimera made a motion to approve the minutes of the November 12, 2018 Board of Supervisors meeting, and Supervisor Tanya C. Bamford seconded the motion. The minutes of the meeting were unanimously approved.

Director of Public Works Kevin Costello reported that on September 24, 2018, the Board of Supervisors authorized the sale of the Township's 1987 International Dump Truck 35,000 lb. GVW with an eleven foot plow, salt spreader, and a pre-wet system and a Portable Truck Lift with a lifting capacity of 60,000 equipped with a 3 Phase Roto Converter through the online auction company Municibid. Auctioned items are subject to a 10% consignment fee which is paid by the purchaser and there is no charge to the Township as the seller. The bidding closed on November 15, 2018 at 3:30pm. The high bid for the 1987 Truck was Thomas Drnevich of Irwin, PA in the amount of the \$6,000 and the high bid for the Portable Truck Lift was Lael Duey of Tyrone, PA, in the amount of \$10,100. All sales are net of commissions.

Resolution #1 made by Supervisor Tanya C. Bamford, seconded by Chairman Candyce Fluehr Chimera, and adopted unanimously, authorized the sale of the 1987 International Dump Truck equipped with an eleven foot plow, salt spreader and pre-wet system to Thomas Drnevich of Irwin PA, 15642 in the amount of \$6,000.00 and the sale of the Portable Truck lift with a 3 Phase Roto Converter to Lael Duey of Tyrone PA, 16686 in the amount of \$10,100.00 in accordance with the terms and agreement through the online auction company Municibid.

Director of Community and Recreation Center, Floyd Shaffer presented the proposed programs for Winter 2019 at the Montgomery Township Community and Recreation Center.

The schedule is valid from January 1, 2019 through March 31, 2019 and will be advertised through all of the Township various communication channels. Resolution #2 made by Vice-Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, approved the 2019 Winter Programs and Fee Schedule amendment as submitted.

Director of Community and Recreation Center, Floyd Shaffer reported that Autumn Festival was held on Saturday, October 6, 2018 from noon until 5:00pm. It has been the practice of the Board of Supervisors to assist in the financial underwriting of this occasion by transferring budgeted monies from the General Fund to the Autumn Festival Fund. The budgeted amount of this transfer is \$7,000 for 2018. Resolution #3 made by Vice-Chairman Michael J. Fox, seconded by Chairman Candyce Fluehr Chimera, and adopted unanimously, approved the transfer of \$7,000 from the General Fund to the Autumn Festival Fund.

Police Chief Scott Bendig stated in an effort to further strengthen community policing and trust among our law enforcement officers and the Montgomery Township Community, the police department is proposing the replacement of the department's current in-car video camera system in twelve patrol vehicles and the purchase of body-worn cameras for each officer in the department.

Chief Bendig stated the department's current in-car camera system is no longer supported by the manufacturer and has reached its end of life. The new in-car system will incorporate the same technology and features as the current system, and would be utilized for a multitude of incidents to include emergency responses, transporting of individuals, and other law enforcement activities. The total cost of both the in-car camera system and the body-worn cameras would be \$153,120.01. The cost will be offset by a reimbursement grant so the net estimated cost for all of the equipment to be incurred by the Township should be \$115,330.01. Supervisor Matthew W. Quigg applauded the police department for their transparency and moving forward with the body cameras.

Resolution #4 made by Supervisor Tanya C. Bamford, seconded by Supervisor Matthew W. Quigg and adopted unanimously, awards the contract for the purchase of in-car and body worn camera systems from WatchGuard, an authorized vendor under the Co-Stars Cooperative Purchase Program (Contract # 012-073), at a total cost of \$153,120.01 per their quotes dated November 15, 2018.

Finance Director Ami Tarburton asked for authorization for two adjustments to the Township's retirement plan:

- In order to manage administrative costs for the 457(b) Deferred Compensation Plan, an amendment has been prepared to initiate an automatic distribution from the plan for inactive employees who have an account balance under \$5,000. If the employee does not indicate the form of distribution (either rollover or direct), the Plan will automatically roll over the employee distribution to an Individual Retirement Account (IRA).
- In order to implement the automatic distribution amendment to the 457(b) plan, Benefits Consultants Group (BCG) has prepared an Automatic Rollover Services Agreement to establish a custodian, Millennium Trust Company, to open and maintain the IRA's for the automatic distributions as detailed in #1 above.

These recommendations have been reviewed by Steve Sokolic, Esq., Executive Vice President/General Counsel, BCG. Resolution #5 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Matthew W. Quigg and adopted unanimously, authorized execution of the amended 457(b) Deferred Compensation Plan and Adoption Agreement documents and authorize execution of the Automatic Rollover Services Agreement.

Finance Director Ami Tarburton reported on the Minimum Municipal Obligation calculated for the Police Pension Plan that establishes the minimum funding requirements for the Police Pension Plan for 2019 based upon January 1, 2018 Actuarial Valuation study of the plan. The MMO calculation has determined that for 2019, a combination of State Aid

(\$284,000), Township contributions (\$567,857) and Police Officer Contributions (Base, Longevity and Holiday pay at 5%) estimated at \$203,380, will be required to meet the funding obligations of the Plan and keep the pension fund actuarially sound. Resolution #6 made by Supervisor Tanya C. Bamford, seconded by Chairman Candyce Fluehr Chimera and adopted unanimously, requires Police Officer contributions to the Police Pension Plan in the amount of 5% of Base Salary, Longevity and Holiday pay for the year 2019 and direct that notice of the contribution be provided to the representatives of the Police Collective Bargaining Unit.

Director of Planning and Zoning Bruce Shoupe reported the bids for the Phase 4- Ash Tree Forestry Management Program were opened on November 14, 2018. The areas included in this bid were Windlestrae Park- William F. Maule & Rose Twig Sections, and Memorial Grove Open Space Area. The bids ranged in price from \$223,248 to \$248,976. Resolution #7 made by Chairman Candyce Fluehr Chimera, seconded by Vice-Chairman Michael J. Fox, and adopted unanimously, authorized the Township Manager to award the bid for the Ash Tree Forestry Management Program – Windlestrae Park William F. Maule & Rose Twig Sections and Memorial Grove Open Space Area to Knight Bros. Inc., as submitted, in the amount of \$223,248.

Director of Planning and Zoning Bruce Shoupe reported that the Township is ready to go out to bid for Phase 5 of the Ash Tree Forestry Management Program. Phase 5 includes ash trees in open space areas in the following developments, Montgomery Oaks, Montgomery Crossing, and the Orchards. Resolution #8 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Tanya C. Bamford, and adopted unanimously, authorized the Township Manager to obtain bids for the Ash Tree Forestry Management Program at the Montgomery Oaks, Montgomery Crossing, and Orchards Open Spaces Areas.

Director of Planning and Zoning Bruce Shoupe stated that the applications for the Tree City Recognition and the Growth Award sponsored by Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters were ready to be

submitted. Mr. Shoupe stated that the Township has received the Tree City recognition for the last twenty-one years and has received the Growth Award for seventeen of those years. Mr. Shoupe commended Marianne McConnell from his staff for preparing the applications. Resolution #9 made by Vice-Chairman Michael J. Fox, seconded by Chairman Candyce Fluehr Chimera, and adopted unanimously, approved the applications for Montgomery Township to receive the 2018 Tree City USA Recertification and 2018 Growth Award.

Director of Planning and Zoning Bruce Shoupe presented the construction escrow release requested by Higher Rock Partners, LP for Phase 1 as recommended by the Township Engineer. Resolution #10 made by Vice-Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg, and adopted unanimously, authorized a construction escrow release in the amount of \$379,657.30, as recommended by the Township Engineer for the Higher Rock Partners, LP.

A motion to approve the payment of bills was made by Chairman Candyce Fluehr Chimera, seconded by Vice-Chairman Michael J. Fox and adopted unanimously, approving the payment of bills as submitted.

Chairman Candyce Fluehr Chimera made the request to consider a motion to authorize the Township Solicitor to enter his appearance on behalf of the Township before the Zoning Hearing Board and present the case of the Township in opposition to the application of Service Tire Truck Center, Inc. for property located at 440 Stump Road. Noting that there was no public comment, Resolution #11 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Matthew W. Quigg, and adopted unanimously, approved the motion as stated.

There being no further business to come before the Board, the meeting adjourned at 8:59 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Introduce New Public Works Department Employee

MEETING DATE: December 17, 2018

ITEM NUMBER: #6

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello
Director of Public Works

BOARD LIAISON: Candyce Fluehr Chimera,
Chairman



BACKGROUND:

Tonight we would like to introduce and welcome new employee, Bryan Waryga, to Montgomery Township as a Laborer in the Public Works Department. He will be working under Scott Stutzman, Road Foreman, to assist with road maintenance and projects as well as other varied tasks. This position is filling a vacancy in the Department.

Bryan joined us on November 26, 2018 and brings a wide range of experience as a laborer and equipment operator, as well as knowledge of construction, snow removal and landscape maintenance.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

PREVIOUS BOARD ACTION:

ALTERNATIVES/OPTIONS:

BUDGET IMPACT:

Funding for the position has been allocated in the approved 2018 Budget.

RECOMMENDATION:

Welcome Bryan Waryga as a new employee of Montgomery Township.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby welcome new employee, Brian Waryga, to Montgomery Township effective November 26, 2018.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	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 Approval of Change Order #1 Curb and Sidewalk Project

MEETING DATE: December 17, 2018

ITEM NUMBER: *7#7*

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Kevin A. Costello
Director of Public Works *Kevin*

BOARD LIAISON: Candyce Fluehr Chimera,
Chairman

BACKGROUND:

On February 26, 2018, the Board of Supervisors awarded the contract for the 2018 Curb and Sidewalk Project to Ettore Ventresca & Sons, Inc. During 2018, the contractor experienced significant delays due to wet weather conditions which hampered completion of the work within the original 150 Day contracted completion timetable. Township staff monitoring the project have advised that all work has been performed in a very satisfactory manner.

Attached is Change Order #1 to provide that the work under the contract shall be substantially completed, including the B-Bid quantities in accordance with Paragraph 14.04 of the General Condition of the contract no later than May 31, 2019 and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions of the contract no later than June 28, 2019.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: Award of the contract on February 26, 2018 and authorized the B-Bid quantities on November 12, 2018.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION: Authorize execution of Change Order #1 Curb and Sidewalk Project.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize execution of Change Order #1 to the 2018 Curb and Sidewalk Contract with Ettore Ventresca & Sons, Inc., extending the substantial and final completion dates.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

G GILMORE & ASSOCIATES, INC.

&A Change Order #1

CLIENT:

Montgomery Township

PROJECT NAME:

2018 Curb & Sidewalk Project - Bid A

PROJECT NUMBER:

2017-08090

CONTRACTOR: Ettore Ventresca & Sons, Inc.

3146 Bristol Road

Warrington, PA 18976

Daniel Ventresca

DATE: December 3, 2018

Contract Summary:

Original Contract Sum	\$	711,330.00
Net Change by Previous Change Orders	\$	-
Net Change by Change Order #1	\$	-
Adjusted Contract Amount Based on Change Order #1	\$	711,330.00

Reason for Change:

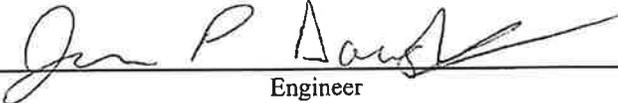
Amend Article 4.02.A of the executed Agreement, Document 00 52 00, relative to the contract times associated with the Work.

Article 4.02.A of the executed Agreement, Document 00 52 00 shall be revised to state the following:

The Work shall be substantially completed, including the B-Bid quantities contained herewith in, in accordance with Paragraph 14.04 of the General Conditions no later than May 31, 2019, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions no later than June 28, 2019.

#	DESCRIPTION	SCHEDULE OF VALUES		TOTAL AMOUNT PAYABLE
		QUANTITY & UNITS	UNIT PRICE	
				\$ -
				\$ -
				\$ -
				\$ -
Total Amount of Change Order #1				\$ -

Recommended:

By:  Date: 12/6/18
 Engineer

Approved:

By: _____ Date: _____
 Owner

Accepted:

By:  Date: 12/6/18
 Daniel Ventresca, President
 Contractor

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Montgomery Township Sewer Authority 2019 Budget

MEETING DATE: December 17, 2018

ITEM NUMBER: #8

MEETING/AGENDA:

ACTION

NONE

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

INITIATED BY: Ami Tarburton
Finance Director

BOARD LIAISON: Jeffrey W. McDonnell, Supervisor
Liaison – Sewer Authority

BACKGROUND:

Attached please find a copy of the 2019 Montgomery Township Municipal Sewer Authority (MTMSA) budget for your consideration as it was presented at the publicly held budget workshop meeting in October. The Board of the MTMSA approved this budget at their regular meeting on October 17, 2018.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Consider approval of the MTMSA 2018 Budget.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the Montgomery Township Municipal Sewer Authority budget for the fiscal year 2019 for the period from January 1, 2019 to December 31, 2019.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

Montgomery Township Municipal Sewer Authority Final Budget 2019

Revenue Summary	MTMSA Board Approved 2019 Budget
Sewer Rentals	5,683,000.00
Tapping Fees	15,000.00
Auxiliary Waste Income	150,000.00
Interest Income	115,000.00
Other Income	105,200.00
TOTAL REVENUE	6,068,200.00
Expense Summary	
Personnel Expenses	1,511,600.00
Consultant Fees	198,000.00
Operation Expenses	1,702,600.00
Treatment Fees	1,042,000.00
Administrative and Other	121,600.00
TOTAL EXPENSES	4,575,800.00
NET OPERATING POSITION	1,492,400.00
CAPITAL EXPENSES	1,430,500.00
Added to Reserve for Capital Exp	61,900.00
Net Budget	0.00

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Montgomery Township Municipal Sewer Authority 2018 Tapping Fees

MEETING DATE: December 17, 2018

ITEM NUMBER: #9

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Ami Tarburton
Finance Director



BOARD LIAISON: Jeffrey W. McDonnell, Supervisor
Liaison - Sewer Authority

BACKGROUND:

Attached is a listing of the Tapping Fee Agreements that were approved by the MTMSA Board in 2018.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approve the Authority's Tapping Fee Agreements as presented.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we have reviewed the Montgomery Township Municipal Sewer Authority agreements as presented at the public meeting of December 17, 2018.

MOTION: _____

SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

MONTGOMERY



TOWNSHIP

MUNICIPAL SEWER AUTHORITY

1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936 0905

December 11, 2018

To: Montgomery Township Board of Supervisors
Lawrence Gregan, Township Manager

From: Shannon Q. Drosnock
Manager, Montgomery Township Municipal Sewer Authority

Re: Tapping Fee and Development Agreements Approved in 2018

The following Tapping Fee and Development Agreements or Sewer Service Agreements were approved by the Board of the Authority in 2018:

Christian Brothers Automotive new connection located at 565 DeKalb Pike	
One EDU	Eureka Basin
Montgomery Crossing Firebird's Wood Fired Grill in Gwynedd Crossing Shopping Center	
Sewer Service Agreement	Lower Gwynedd Basin
Montgomeryville Real Estates Associates LP new connection located at 1050 Bethlehem Pike	
Three EDU's	Lower Gwynedd Basin
J L Freed Honda purchase of additional capacity located at 683-685 Bethlehem Pike	
One EDU	Hatfield Basin
Higher Rock Partners new connections located at Stump Road and Bethlehem Pike	
25 EDU's	Eureka Basin
Miller's Ale House new connection located Water Tower Square Shopping Center Horsham Road	
Sewer Service Agreement	Hatfield Basin

Copies of the approved agreements are available upon request. If you have any questions, please feel free to contact me.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Adoption of Montgomery Township 2019 Final Budget

MEETING DATE: December 17, 2018

ITEM NUMBER: #10

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Ami Tarburton
Finance Director



BOARD LIAISON: Candyce Fluehr Chimera-Chairman
Liaison – Finance Committee

BACKGROUND:

The Proposed Budget for 2019 was presented to the Board of Supervisors in October 2018. The Board held four public workshop meetings to discuss the budget in October/November and approved the Preliminary Budget on November 12, 2018. The proposed budget was advertised on November 14, 2018 for consideration for final adoption at the Board Meeting on December 17, 2018. A brief presentation on the proposed Final Budget will be made at the December 17th public meeting. Please see the attached budget summary documents.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

Adoption of Preliminary Budget.

ALTERNATIVES/OPTIONS:

The deadline for adoption of the Final Budget is December 31, 2018. For any revisions to the proposed final budget, if the estimated revenues or expenses in the final budget are increased more than ten percent in the aggregate or more than twenty-five percent in any major category over the proposed budget, the budget may not be legally adopted with those increases unless it is again advertised once, the same as the original proposed budget, and an opportunity (twenty days) given to taxpayers to examine the proposed amended budget. This would result in delay of adoption of the Final Budget until January 2019 and possible loss of authority to spend money in the new year until a budget is adopted. Also, during the month of January following any municipal election, the Board of Supervisors may amend the budget and tax rate. A period of ten days' public inspection of the proposed amended budget is required before consideration of adoption of the final amended budget. Any amended budget must be adopted by the Board of Supervisors on or before the fifteenth day of February.

BUDGET IMPACT:

Adopts entire budget for the 2019 fiscal year.

RECOMMENDATION:

Adoption of the final 2019 Montgomery Township Budget.

MOTION/RESOLUTION:

There are three (3) separate Resolutions to approve the 2019 Budget. Please see attached three (3) sheets for these Resolutions.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that the 2019 Montgomery Township Budget be adopted as presented on November 12, 2018 and as advertised on November 13, 2018 and as described in the attached summary.

MOTION BY:

SECOND BY:

VOTE:

DATE: December 17, 2018

cc: L. Gregan, A. Tarburton, Minute Book, Resolution File

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that the 2019 Tax Levy Resolution of Montgomery Township be adopted as follows:

General Fund	.98 mills or 9.8 cents per every \$100 of assessed value
Debt Service	.15 mills or 1.5 cents per every \$100 of assessed value
Fire Protection	.17 mills or 1.7 cents per every \$100 of assessed value
<u>Park & Recreation</u>	<u>.19 mills or 1.9 cents per every \$100 of assessed value</u>
Total	1.49 mills or 14.9 cents per every \$100 of assessed value

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that Montgomery Township establishes the Homestead Exclusion amount for the year 2019 at \$30,000, to be applicable to residential properties that are owner occupied and have been approved by the Montgomery County Board of Assessments.

MOTION BY:

SECOND BY:

VOTE:

DATE: December 17, 2018

cc: L. Gregan, A. Tarburton, P. Gallagher, Minute Book, Resolution File

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby establish the following street light assessments for 2019:

DISTRICT	ASSESSMENT PER EACH PROPERTY BENEFITTED (DWELLING UNIT)
District 1	\$40.00
District 2	\$10.00

MOTION BY:

SECOND BY:

VOTE:

DATE: December 17, 2018

cc: L. Gregan, A. Tarburton, P. Gallagher, Minute Book, Resolution File

Montgomery Township - 2019 Final Budget

FUND-DEPT	DESCRIPTION	2018 AMENDED BUDGET	2019 FINAL BUDGET
Fund 01 - General Fund			
REVENUES			
	Totals for dept 301 - REAL ESTATE TAXES	2,196,410	1,816,700
	Totals for dept 304 - EARNED INCOME TAX	5,350,000	5,350,000
	Totals for dept 310 - LOCAL ENABLING TAXES	4,410,500	4,620,500
	Totals for dept 320 - PERMITS	570,500	657,500
	Totals for dept 321 - LICENSES	703,000	710,000
	Totals for dept 331 - FINES	175,000	175,000
	Totals for dept 341 - INTEREST	32,410	50,000
	Totals for dept 355 - GRANTS	572,000	662,790
	Totals for dept 360 - DEPARTMENT SERVICES	81,900	101,900
	Totals for dept 390 - OTHER FINANCING SOURCES	80,000	80,000
	Totals for dept 392 - INTERFUND TRANSFERS	537,900	608,120
	TOTAL REVENUES	14,709,620	14,832,510
EXPENDITURES			
	Totals for dept 400 - ADMINISTRATION	1,396,300	1,385,640
	Totals for dept 403 - TAX COLLECTION	174,400	206,420
	Totals for dept 405 - FINANCE	536,200	522,730
	Totals for dept 407 - INFORMATION TECHNOLOGY	261,560	260,840
	Totals for dept 410 - POLICE - GENERAL	6,740,220	6,934,620
	Totals for dept 411 - POLICE - VEHICLES	238,830	201,980
	Totals for dept 413 - FIRE PROTECTION	91,390	91,670
	Totals for dept 414 - CODE ENFORCEMENT	769,590	820,700
	Totals for dept 415 - EMERGENCY AND VMSC	13,290	14,570
	Totals for dept 430 - PUBLIC WORKS - GENERAL	2,045,180	2,317,640
	Totals for dept 432 - PUBLIC WORKS - SNOW	107,560	107,640
	Totals for dept 433 - PUBLIC WORKS - TRAFFIC	85,770	123,180
	Totals for dept 434 - PUBLIC WORKS - STREET L	20,200	21,200
	Totals for dept 438 - PUBLIC WORKS - REPAIRS	30,000	34,000
	Totals for dept 492 - INTERFUND TRANSFERS	2,192,380	1,789,680
	TOTAL APPROPRIATIONS	14,702,870	14,832,510
	NET OF REVENUES/APPROPRIATIONS - FUND 01	6,750	0

Montgomery Township - 2019 Final Budget

FUND-DEPT	DESCRIPTION	2018 AMENDED BUDGET	2019 FINAL BUDGET
Fund 04 - FIRE PROTECTION			
	TOTAL REVENUES	993,540	1,061,810
	TOTAL APPROPRIATIONS	1,001,920	1,061,810
	NET OF REVENUES/APPROPRIATIONS - FUND 04	(8,380)	0
Fund 05 - PARK AND RECREATION			
	TOTAL REVENUES	542,040	422,450
	TOTAL APPROPRIATIONS	542,040	422,450
	NET OF REVENUES/APPROPRIATIONS - FUND 05	0	0
Fund 06 - BASIN MAINTENANCE			
	TOTAL REVENUES	76,500	82,460
	TOTAL APPROPRIATIONS	81,250	82,460
	NET OF REVENUES/APPROPRIATIONS - FUND 06	(4,750)	0
Fund 07 - STREET LIGHTS			
	TOTAL REVENUES	140,690	144,230
	TOTAL APPROPRIATIONS	143,960	144,230
	NET OF REVENUES/APPROPRIATIONS - FUND 07	(3,270)	0
Fund 08 - RECREATION CENTER			
	TOTAL REVENUES	1,132,700	1,126,950
	TOTAL APPROPRIATIONS	1,140,450	1,126,950
	NET OF REVENUES/APPROPRIATIONS - FUND 08	(7,750)	0
Fund 19 - CAPITAL PROJECTS			
	TOTAL REVENUES	107,270	107,270
	TOTAL APPROPRIATIONS	107,270	107,270
	NET OF REVENUES/APPROPRIATIONS - FUND 19	0	0
Fund 23 - DEBT SERVICE			
	TOTAL REVENUES	7,520	336,610
	TOTAL APPROPRIATIONS	256,200	481,200
	NET OF REVENUES/APPROPRIATIONS - FUND 23	(248,680)	(144,590)

Montgomery Township - 2019 Final Budget

FUND-DEPT	DESCRIPTION	2018 AMENDED BUDGET	2019 FINAL BUDGET
Fund 30 - CAPITAL RESERVE			
	TOTAL REVENUES	1,351,920	960,410
	TOTAL APPROPRIATIONS	3,566,780	4,286,750
	NET OF REVENUES/APPROPRIATIONS - FUND 30	(2,214,860)	(3,326,340)
Fund 31 - PARK DEVELOPMENT FUND			
	TOTAL REVENUES	77,570	141,890
	TOTAL APPROPRIATIONS	0	0
	NET OF REVENUES/APPROPRIATIONS - FUND 31	77,570	141,890
Fund 35 - LIQUID FUELS			
	TOTAL REVENUES	710,650	725,110
	TOTAL APPROPRIATIONS	710,650	997,080
	NET OF REVENUES/APPROPRIATIONS - FUND 35	0	(271,970)
Fund 50 - FIRE RELIEF			
	TOTAL REVENUES	226,000	205,000
	TOTAL APPROPRIATIONS	226,000	205,000
	NET OF REVENUES/APPROPRIATIONS - FUND 50	0	0
Fund 60 - POLICE PENSION			
	TOTAL REVENUES	822,820	851,860
	TOTAL APPROPRIATIONS	822,820	851,860
	NET OF REVENUES/APPROPRIATIONS - FUND 60	0	0
Fund 65 - DEFINED CONTRIBUTION			
	TOTAL REVENUES	299,140	303,450
	TOTAL APPROPRIATIONS	299,140	303,450
	NET OF REVENUES/APPROPRIATIONS - FUND 65	0	0
Fund 66 - DEFERRED COMPENSATION			
	TOTAL REVENUES	265,220	265,220
	TOTAL APPROPRIATIONS	265,220	265,220
	NET OF REVENUES/APPROPRIATIONS - FUND 66	0	0

Montgomery Township - 2019 Final Budget

FUND-DEPT	DESCRIPTION	2018 AMENDED BUDGET	2019 FINAL BUDGET
Fund 92 - POLICE DONATION			
	TOTAL REVENUES	1,520	1,530
	TOTAL APPROPRIATIONS	1,500	1,500
	NET OF REVENUES/APPROPRIATIONS - FUND 92	20	30
Fund 93 - ENVIRONMENT			
	TOTAL REVENUES	47,390	51,410
	TOTAL APPROPRIATIONS	46,520	46,770
	NET OF REVENUES/APPROPRIATIONS - FUND 93	870	4,640
Fund 94 - REPLACEMENT TREE			
	TOTAL REVENUES	52,700	65,970
	TOTAL APPROPRIATIONS	79,000	65,970
	NET OF REVENUES/APPROPRIATIONS - FUND 94	(26,300)	0
Fund 95 - AUTUMN FESTIVAL			
	TOTAL REVENUES	28,060	28,100
	TOTAL APPROPRIATIONS	28,060	28,060
	NET OF REVENUES/APPROPRIATIONS - FUND 95	0	40
Fund 96 - RESTORATION FUND			
	TOTAL REVENUES	10	20
	TOTAL APPROPRIATIONS	9,900	9,900
	NET OF REVENUES/APPROPRIATIONS - FUND 96	(9,890)	(9,880)
2019 Budget - All Funds			
	REVENUES - ALL FUNDS	21,592,880	21,714,260
	APPROPRIATIONS - ALL FUNDS	24,031,550	25,320,440
	NET OF REVENUES/APPROPRIATIONS - ALL FUNDS	(2,438,670)	(3,606,180)



Montgomery Township

2019 Preliminary Budget

BUDGET POLICY

- Balance expenditures with current year revenues.
- Fund Balance Policy – Maintain a minimum of 10% - 20% in reserve.
- Transfer surplus Fund Balance to Capital Reserve Fund for potential operating deficits and Future Projects.



Overview

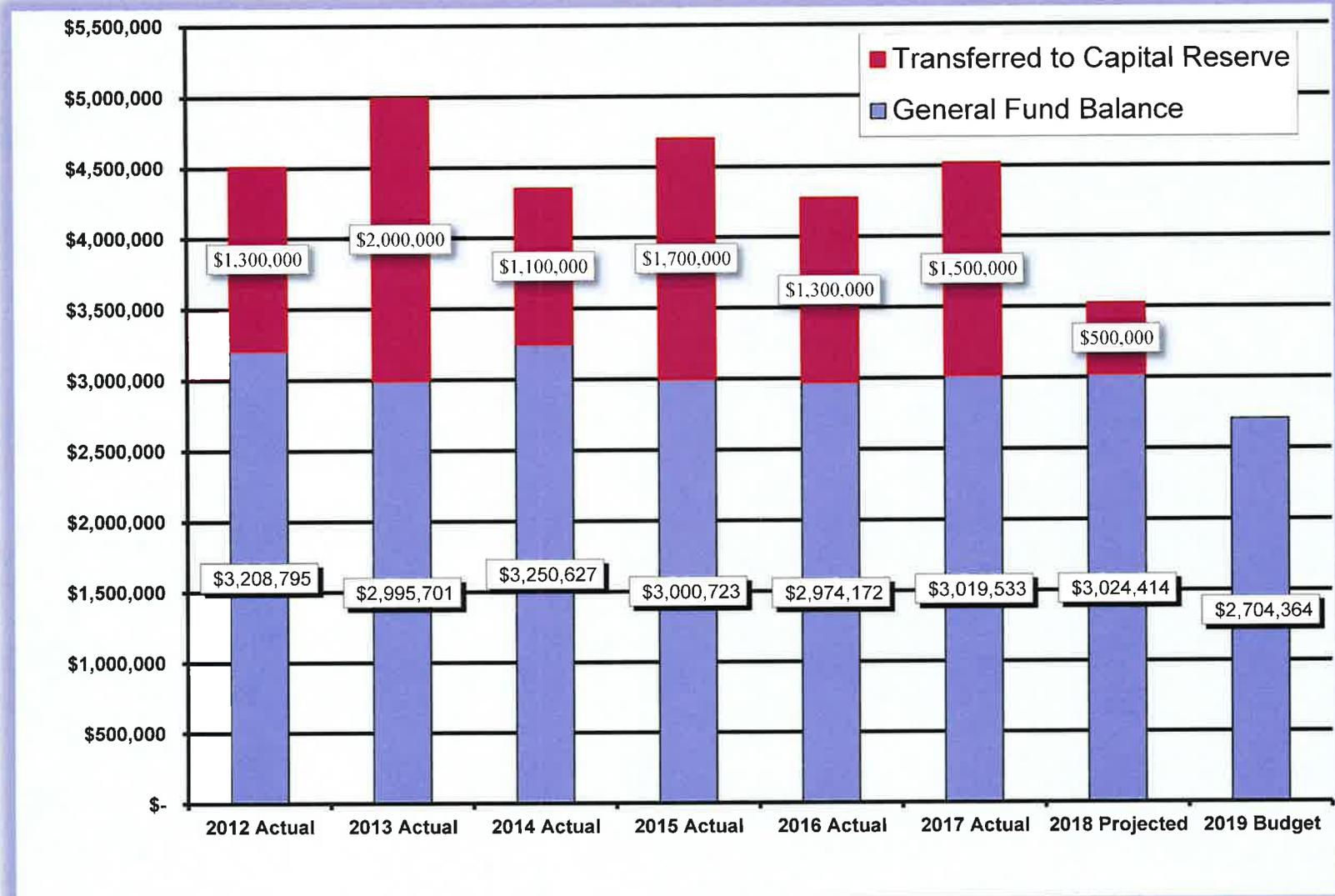
Fund Balance

- Projecting approximately \$500K increase in General Fund Balance by end of 2018.
- Retain \$3M General Fund Balance – 20% of proposed 2019 General Fund Expenditures.

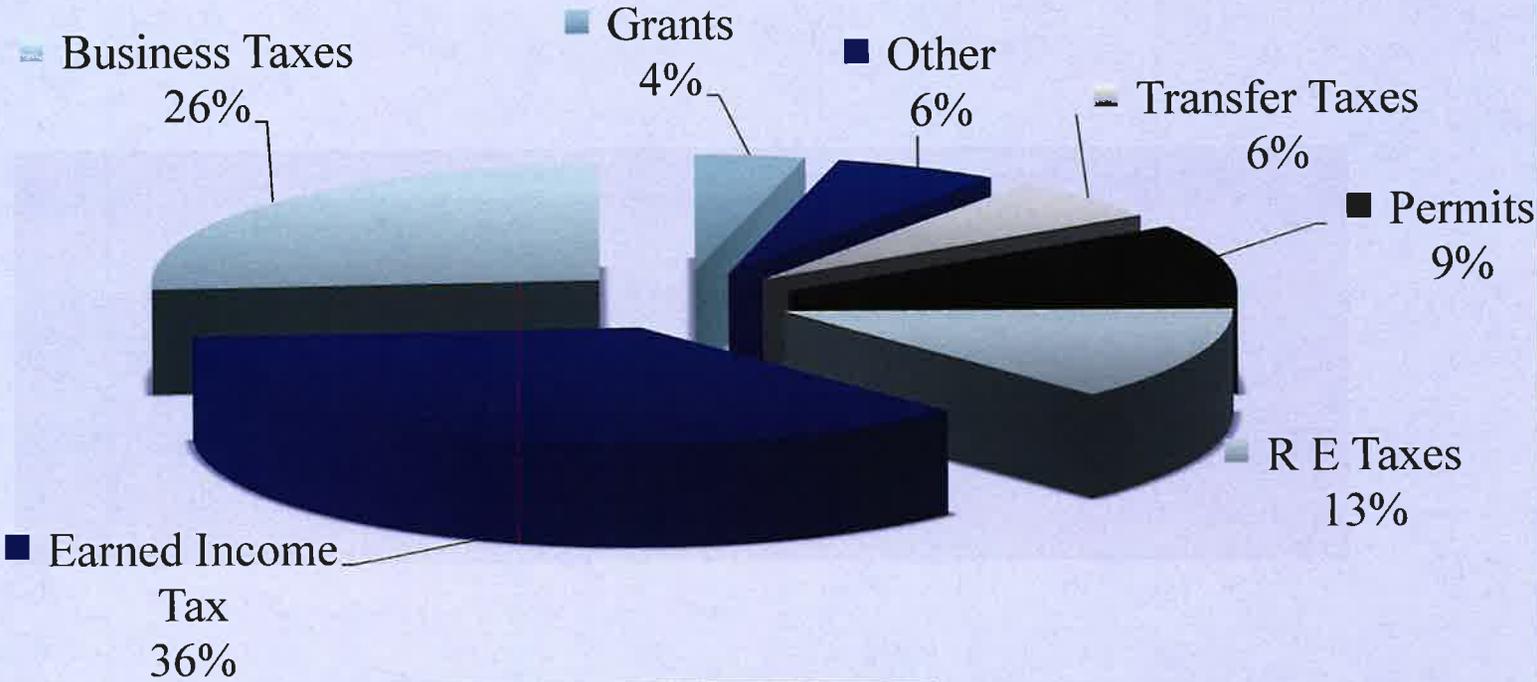


GENERAL FUND BALANCES

2012-2019



REVENUE COMPONENTS GENERAL FUND – 2019



TOTAL: \$14,832,510

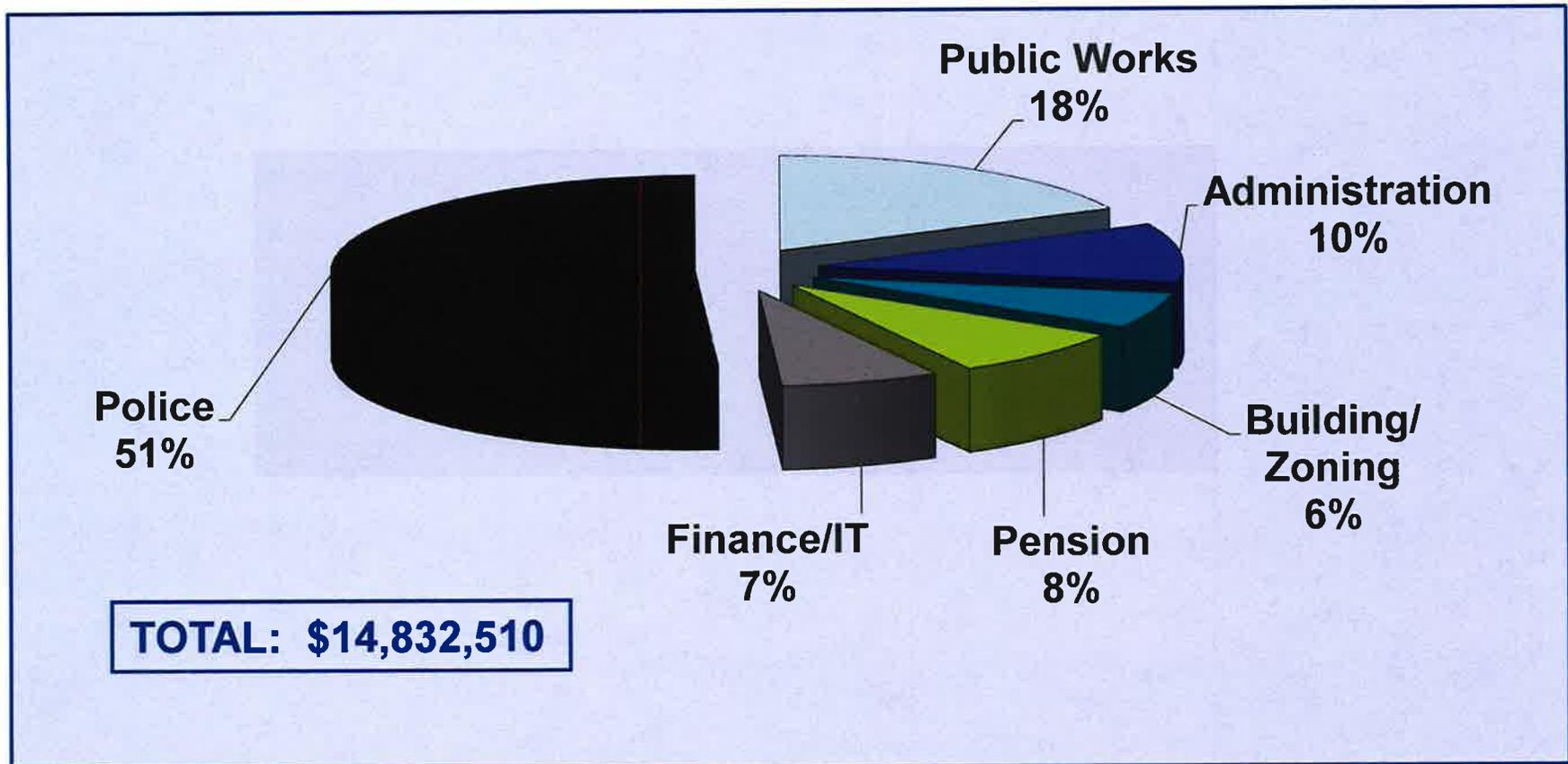
2019 BUDGET PROJECTIONS GENERAL FUND REVENUES

- Real-estate Tax Rate maintained at 1.49 mills
- Same rate since 2006
- Retain Homestead Exclusion of \$30,000
 - Over 75% of Residential Property Owners Participate
 - \$320,000 in Annual Tax Relief



EXPENSE COMPONENTS

GENERAL FUND – 2019



GENERAL FUND EXPENSE COMPARISON 2018-2019

	<i>2018 Budget</i>	<i>2019 Budget</i>	<i>Percent Change</i>
Personnel Expenditures <small>* Includes pension MMO's</small>	\$10,490,220	\$10,949,340	4%
Non-Personnel Expenditures	2,293,570	2,337,220	2%
Interfund Transfers/Capital	1,919,080	1,545,950	-19%
Total Expenditures	\$14,702,870	\$14,832,510	1%

TRANSFERS TO CAPITAL RESERVE FUND

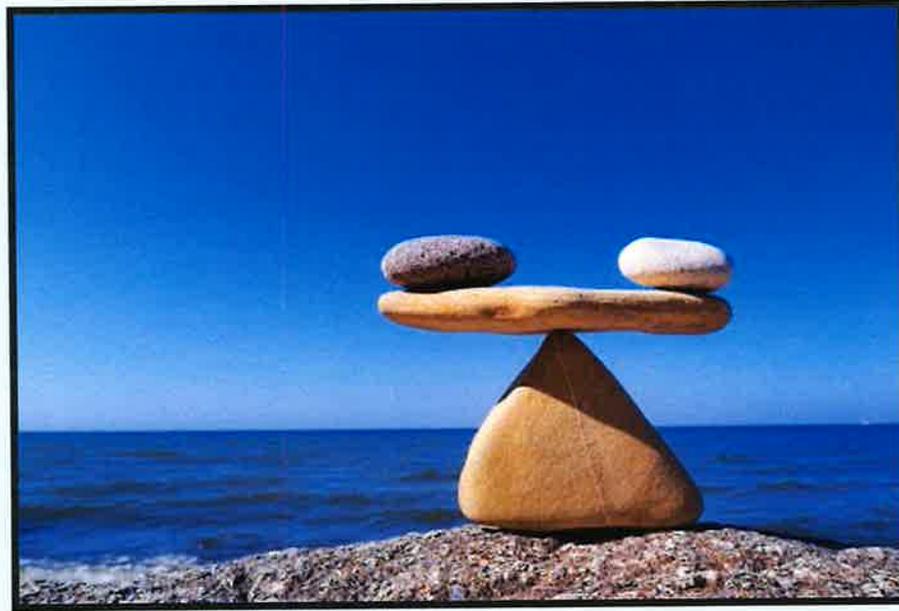
- 16-Year Road Replacement Plan - total annual transfer of \$253K included in the 2019 Budget.
- 10-Year Equipment Replacement Plan - total calculated transfer of \$478K included in 2019 Budget.



Major Capital Expenditures

- ***Replacement Equipment***
 - Vehicles – 2 Police cars, 2 Public Works Trucks, 2 Fire vehicles
 - Computer Equipment – 10 PC's, A/V upgrades
 - Equipment – 1 excavator, 13 Police In-car computers, 2 snow plows
- ***New Capital Equipment/Projects***
 - County Radio Purchase Program- Year 4 of 5
 - Township building improvements
 - Fellowship Park Tennis Courts Rebuild
- ***Curb/Sidewalk/Road Program***
 - Street Resurfacing - \$997K
 - Curb and Sidewalk - \$660K





THANK YOU!

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby classify the Township's fund balances in accordance with the Governmental Accounting Standard Board Statement No. 54 as described in attached Exhibit A.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

Montgomery Township
GASB 54

GOVERNMENT FUNDS	GASB 54 Designation	Explanation of designation and balance.
General (01)	Unassigned	General Fund unassigned fund balance used for contingency purposes, fluctuations in revenue and/or expenses, or unbudgeted necessities throughout the year.
Fire Protection (04)	Committed	The Fire Protection Fund receives most of its revenue from two sources: dedicated tax millage legally restricted and Board-allocated General Fund tax receipts. The legally restricted funds are used first, and therefore the fund balance is a result of Board-allocated General Fund transfers, committed by the Board of Supervisors to be used for Capital Purchases and/or infrastructure improvements. The fund balance may also be used to accommodate Board-authorized changes in
Parks Fund (05)	Restricted	The Parks fund's main revenue source is a legally restricted dedicated tax millage, and therefore fund balance must be designated as Restricted and will be used for park capital improvements and operating expenses.
Basin Maintenance Fund (06)	Assigned	The Basin Maintenance Fund is assigned by the Board of Supervisors' designee for continued maintenance of Township detention basins.
Street Light (07)	Restricted	This fund balance is a result of a specific assessment on residential real estate tax bills for the purpose of providing and maintaining street lights, and as such, is legally restricted.
Debt Service (23)	Restricted	This fund balance is a result of dedicated millage on real estate tax bills for the purpose of the Township's Debt Service and is legally restricted.
Capital Reserve (30)	Committed	This fund balance is committed by the Board of Supervisors annually and is used for capital replacement and improvements.
Park Development (31)	Restricted	This fund balance is a result of payments made by developers as specified in Land Development Agreements (LDA) with the Township and is legally restricted to the purposes and uses stated in the LDA's.
Liquid Fuels (35)	Restricted	This fund balance is a result of grant money from the State through the Highway Aid program and is legally restricted to be used for purposes specified by the State grant program.
Police Donation (92)	Assigned	This fund balance is assigned by the Board of Supervisors' designee for Police Department uses.
Environment (93)	Committed	This fund balance is a result of grant money received through the Montgomery County Recycling Grant, and the Board of Supervisors has committed its use to funding projects related to stewardship of the environment.
Shade Tree (94)	Committed	This fund balance is a result of payments made to the Township by developers but is to be used at the discretion of the Township. As such, the Board has committed this fund balance for purposes of Arbor Day and the Shade Tree Commission.
Autumn Fest (95)	Assigned	This fund balance is assigned by the Board of Supervisors' designee for the Township's annual Autumn Fest.
Restoration Fund (96)	Restricted	This money is restricted by a legal contract to be used for the restoration of the Knapp Farm House.

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY**

SUBJECT: Announcement of Reorganization Meeting Date and Consideration of Authorization to Advertise for Reorganization meeting on January 7, 2019

MEETING DATE: December 17, 2018

ITEM NUMBER: #12

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,
Chairman



BACKGROUND:

The Second Class Township Code requires municipalities to reorganize on the first Monday in January of each year, therefore the Board of Supervisors will hold its Reorganization meeting on Monday, January 7, 2019 at 7:00p.m. The Township is required to advertise this meeting.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None.

RECOMMENDATION:

Authorize the Township Manager to advertise the reorganization meeting for Montgomery Township on Monday, January 7, 2019.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the advertisement of the reorganization meeting of the Township for Monday, January 7, 2019 at 7:00 p.m. at the Township building.

MOTION: _____ **SECOND:** _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	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 Cost Sharing Agreement – North Line Street Culvert Replacement Project

MEETING DATE: December 17, 2018

ITEM NUMBER: #13

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,
Chairman

BACKGROUND:

In anticipation of future resurfacing of North Line Street, Montgomery Township and Hatfield Township are proposing the reconstruction of the drainage culvert under North Line Street, a road jointly owned and maintained by the two Townships. The drainage culvert is located between the Cambridge Knoll Storm water Basin in Montgomery and 1000 North Line Street in Hatfield.

The current design of the culvert consists of multiple 36 inch cross pipes which are insufficient size to provide for appropriate drainage of the road which has resulted in frequent flooding of the roadway and adjacent properties. The design of the project provides for the replacement of the cross pipes with a 3 ft. high by 10 ft. wide reinforced concrete box culvert with appurtenant storm sewer inlets and inflow/outlet pipes. The estimated cost for the project plus 10% contingency is \$183,865.

Hatfield Township has undertaken the design of the project and will take the lead on managing the construction. Montgomery Township's participation will involve reimbursement of 43% of the project cost to a maximum of \$80,000 plus its own engineering expenses.

The attached Cost Sharing Agreement has been prepared to formalize each municipalities understanding relating to the bidding, construction and payment for the project.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

Funding for the Township's share of the project has been included in the approved 2019 Budget.

RECOMMENDATION:

Approve execution of the Cost Sharing Agreement between Hatfield Township and Montgomery Township for the North Line Street Culvert Replacement Project.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the execution of the Cost Sharing Agreement Between Hatfield Township and Montgomery Township for the North Line Street Culver Replacement Project.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

Larry Gregan

From: Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>
Sent: Tuesday, November 6, 2018 2:28 PM
To: Larry Gregan
Subject: RE: Line Street Storm Water Improvements
Attachments: 2018-11-06 - N Line St Drainage Improvements w_Hatfield.pdf

Larry,
I agree with Bryan McAdam's analysis. Although, I think Bryan has a typo in his quantities for line items 10 & 11 in MT favor. I think he intended these to be split 50/50. Montgomery's construction cost would then be \$79,783 including contingency per attached.

Let me know if you have any questions or concerns.

Thanks,
Jim

James P. Dougherty, P.E., Senior Project Manager
Gilmore & Associates, Inc.
www.gilmore-assoc.com

From: Larry Gregan <LGregan@montgomerytwp.org>
Sent: Thursday, October 11, 2018 4:07 PM
To: Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>
Subject: FW: Line Street Storm Water Improvements

Jim, I don't know if you had done anything more with Bryan McAdam's analysis. Before responding back I wanted to make sure you were good with the split they proposed in Bryan 9/14 email. Thanks. Larry

Lawrence J. Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936
Work # -215-393-6907
Fax # - 215-855-6656
Email - lgregan@montgomerytwp.org



From: Bibro, Aaron <abibro@hatfield.org>
Sent: Wednesday, October 10, 2018 12:06 PM
To: Larry Gregan <LGregan@montgomerytwp.org>
Subject: FW: Line Street Storm Water Improvements

Larry –

I'm good with whatever contribution level of funding you are comfortable with.

OPINION OF PROBABLE COST



CLIENT: Montgomery Township
 PROJECT NAME: North Line Street Culvert Replacement - Option 1 - Box Culvert
 G&A PROJECT #: 2018-01016

Nov/06/2018

NORTH LINE STREET CULVERT REPLACEMENT PROJECT PROJECT COST ESTIMATE - OPTION NO. 1 - BOX CULVERT					
ITEM #	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL ITEM PRICE
1	Demolition and Site Preparation, Complete	LS	1	\$ 10,000.00	\$ 10,000.00
2	Temporary Cofferdam and Pump Bypass System, Complete in Place	LS	1	\$ 6,000.00	\$ 6,000.00
3	Erosion and Sedimentation Controls, Complete in Place	LS	1	\$ 2,500.00	\$ 2,500.00
4	Earthwork, Excavation and Grading, Complete	LS	1	\$ 10,000.00	\$ 10,000.00
5	Furnish and Install 3' high x 10' wide Reinforced Concrete Box Culvert within Township Roadway	LF	27	\$ 1,000.00	\$ 27,000.00
6	Furnish and Install 12' x 4' Precast Storm Sewer Junction Box, Complete in Place	EA	1	\$ 8,000.00	\$ 8,000.00
7	Furnish and Install 12' x 5' Precast Storm Sewer Junction Box, Complete in Place	EA	1	\$ 10,000.00	\$ 10,000.00
8	Furnish and Install 83" x 57" Corrugated Metal Pipe	LF	129	\$ 400.00	\$ 51,600.00
9	Steel Flared End Section, Complete in Place	EA	1	\$ 4,000.00	\$ 4,000.00
10	Furnish and Install 8" Ductile Iron Sanitary Sewer, 0'-8' Deep	LF	20	\$ 100.00	\$ 2,000.00
11	Concrete Encasement, Complete in Place	LF	20	\$ 50.00	\$ 1,000.00
12	Furnish and Install Doghouse Manhole	EA	1	\$ 5,500.00	\$ 5,500.00
13	Concrete Curbing Replacement	LF	63	\$ 60.00	\$ 3,780.00
14	Concrete Sidewalk Replacement	SY	5	\$ 70.00	\$ 350.00
15	Unimproved Area Restoration - Standard Areas - up to 4:1	SY	144	\$ 15.00	\$ 2,160.00
16	Unimproved Area Restoration - Steep Slope Areas - Slopes 4:1 to 2:1	SY	10	\$ 25.00	\$ 250.00
17	Unimproved Area Restoration - Steep Slope Areas - Slopes over 2:1	SY	5	\$ 50.00	\$ 250.00
18	Temporary Pavement Replacement	SY	67	\$ 30.00	\$ 2,010.00
19	Permanent Pavement Replacement	SY	70	\$ 90.00	\$ 6,300.00
20	Traffic Control	LS	1	\$ 2,500.00	\$ 2,500.00
21	Furnish and Install 48" Dia. HDPE (See Note 1)	LF	15	\$ 280.00	\$ 4,200.00
22	Split Rail Fence (See Note 1)	LF	50	\$ 25.00	\$ 1,250.00
23	48 inch Headwall (See Note 1)	EA	1	\$ 6,500.00	\$ 6,500.00
				SUBTOTAL - ITEMS 1 - 20	\$ 167,150.00
				CONTINGENCY (10%)	\$ 16,715.00
				TOTAL CONSTRUCTION COST	\$ 183,865.00

MONTGOMERY TOWNSHIP			HATFIELD TOWNSHIP		
QTY.	UNIT COST	TOTAL ITEM PRICE	QTY.	UNIT COST	TOTAL ITEM PRICE
0.5	\$ 10,000.00	\$ 5,000.00	0.5	\$ 10,000.00	\$ 5,000.00
0.5	\$ 6,000.00	\$ 3,000.00	0.5	\$ 6,000.00	\$ 3,000.00
0.5	\$ 2,500.00	\$ 1,250.00	0.5	\$ 2,500.00	\$ 1,250.00
0.5	\$ 10,000.00	\$ 5,000.00	0.5	\$ 10,000.00	\$ 5,000.00
13.5	\$ 1,000.00	\$ 13,500.00	13.5	\$ 1,000.00	\$ 13,500.00
0.5	\$ 8,000.00	\$ 4,000.00	0.5	\$ 8,000.00	\$ 4,000.00
0.5	\$ 10,000.00	\$ 5,000.00	0.5	\$ 10,000.00	\$ 5,000.00
20	\$ 400.00	\$ 8,000.00	109	\$ 400.00	\$ 43,600.00
0.5	\$ 4,000.00	\$ 2,000.00	0.5	\$ 4,000.00	\$ 2,000.00
10	\$ 100.00	\$ 1,000.00	10	\$ 100.00	\$ 1,000.00
10	\$ 50.00	\$ 500.00	10	\$ 50.00	\$ 500.00
0.5	\$ 5,500.00	\$ 2,750.00	0.5	\$ 5,500.00	\$ 2,750.00
27	\$ 60.00	\$ 1,620.00	36	\$ 60.00	\$ 2,160.00
5	\$ 70.00	\$ 350.00	0	\$ 70.00	\$ -
44	\$ 15.00	\$ 660.00	100	\$ 15.00	\$ 1,500.00
0	\$ 25.00	\$ -	10	\$ 25.00	\$ 250.00
2	\$ 50.00	\$ 100.00	3	\$ 50.00	\$ 150.00
35	\$ 30.00	\$ 1,050.00	32	\$ 30.00	\$ 960.00
35	\$ 90.00	\$ 3,150.00	35	\$ 90.00	\$ 3,150.00
0.5	\$ 2,500.00	\$ 1,250.00	0.5	\$ 2,500.00	\$ 1,250.00
20	\$ 280.00	\$ 5,600.00	-5	\$ 280.00	\$ (1,400.00)
50	\$ 25.00	\$ 1,250.00	0	\$ 25.00	\$ -
1	\$ 6,500.00	\$ 6,500.00	0	\$ 6,500.00	\$ -
		\$ 72,530.00			\$ 94,620.00
		\$ 7,253.00			\$ 9,462.00
		\$ 79,783.00			\$ 104,082.00

NOTES

- Line item not included in CKS OPC.
- Unit costs and quantities by CKS per OPC last revised 12/20/2017.
- Reference Option #1 - Box Culvert, North Line Street Storm Sewer Replacement, dated 12/6/2017 plan by CKS Engineers, Inc.

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

**COST-SHARING AGREEMENT BETWEEN
HATFIELD TOWNSHIP AND MONTGOMERY TOWNSHIP
FOR THE NORTH LINE STREET CULVERT
REPLACEMENT PROJECT**

**COST-SHARING AGREEMENT BETWEEN
HATFIELD TOWNSHIP AND MONTGOMERY TOWNSHIP FOR
THE NORTH LINE STREET CULVERT REPLACEMENT PROJECT**

THIS AGREEMENT is made this ____ day of _____, 2018, between Hatfield Township ("Hatfield") and Montgomery Township ("Montgomery").

BACKGROUND

1. Hatfield and Montgomery are proposing certain culvert replacement improvements in and along North Line Street ("Project").
2. The Project's improvements, associated cost-estimates, and the parties' respective portions of the Project, are set forth in detail in the Opinion of Probable Cost, attached as Exhibit "A."
3. Hatfield has agreed to bid the entire scope of the Project and to award the Project's entire scope. Each party's respective scope and responsibilities are detailed on Exhibit "A."
4. Hatfield shall be responsible for constructing and paying for all of the Project's improvements with Montgomery reimbursing Hatfield for 43% of the Project's construction costs (up to a maximum of \$80,000), as set forth and described in Exhibit "A".
5. Hatfield and Montgomery desire to set forth in writing their understandings relating to the bidding, construction, and payment for the Project.

TERMS

In consideration for the mutual promises contained herein, and intending to be legally bound hereby, the parties agree to the following terms:

1. Hatfield agrees to prepare and pay for all Project-related plans and specifications, as well as obtain all Project-related permits.
2. Hatfield agrees to advertise for bids for the acquisition of all materials and performance of all construction and services required to complete the Project.

3. Hatfield will present the bid tabulations of Project construction costs and lowest responsible bidder to Montgomery for timely review and approval. Montgomery understands, acknowledges, and agrees that the ultimate determination of the lowest responsible bid lies with Hatfield. In the event Montgomery does not approve the lowest responsible bidder, as determined by Hatfield, this Agreement shall terminate and neither party shall thereafter have any further obligation to the other. Nothing in this Agreement shall bind either party to accept a contract bid until the bid is accepted by formal action of such party. In the event that Montgomery is in agreement with the lowest responsible bidder, Montgomery and Hatfield agree that this Agreement shall remain in full force and effect and shall control administration of the Project.
4. The parties agree that the official contacts with the contractor determined to be the Project's lowest responsible bidder ("Contractor") shall be made by Hatfield, but Montgomery agrees to timely provide all necessary input with regard to its portion of the Project.
5. Hatfield shall be responsible for constructing and paying for all of the Project's improvements with Montgomery reimbursing Hatfield for 43% of the Project's construction costs (up to a maximum of \$80,000), as set forth and described in Exhibit "A".
6. Hatfield shall be solely responsible for all Project-related fees and expenses, except that each Party is responsible for its own engineering and legal fees, to the extent applicable.
7. Montgomery agrees to pay Hatfield the total sum required for the completion of Montgomery's portion of the Project, in accordance with paragraph 5 and the Project Cost Estimate attached as Exhibit "A." Such sum shall be payable within 45-days from the dates on which invoices are submitted by Hatfield to Montgomery for work performed by the Contractor. Montgomery's payments shall be made at such times and at such amounts so that Hatfield is not required to "advance" funds on behalf of Montgomery.
8. Hatfield agrees to advise Montgomery promptly of any change orders which may be required for the Project. Hatfield must obtain Montgomery's prior written consent and approval for any change orders that expand the scope of Montgomery's portion of the Project.
9. Each party shall perform all inspection work related to and/or associated with the Project at their sole cost and expense.
10. The parties agree to provide continuous communication with each other concerning the progress of their portion of the Project and the parties

agree to respond promptly to any requests for information submitted to them by the other party.

11. Upon completion of construction of the Project, Hatfield shall own and be responsible for all costs of maintaining all of the Project's improvements, as set forth and described in Exhibit "A". Montgomery shall own and be responsible for all costs of maintaining the improvements associated with its portion of the Project.
12. The parties agree to indemnify and hold each other harmless from any and all damages, claims and causes of action relating to the Project, provided such damage, claim or cause of action was not caused by the other party. Notwithstanding the foregoing, neither Montgomery nor Hatfield waive any of the protections of Pennsylvania's Political Subdivision Torts Claims Act. Nothing in this Agreement shall cause either party to be liable to any third party in an amount in excess of the maximum amount such party alone may be responsible for under the Political Subdivision Torts Claims Act.
13. This Agreement shall be construed in accordance with the laws of the Commonwealth of Pennsylvania and may only be modified by a written document executed by the signatories to this Agreement.
14. This Agreement represents the entire understanding of the parties with respect to the subject matter hereof. No modification or amendment of this Agreement shall be binding unless contained in a writing signed by Hatfield and Montgomery.
15. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.
16. Each provision of this Agreement shall be considered severable. If for any reason any provision of this Agreement is determined to be illegal or invalid, such illegality or invalidity shall not impair the operation of or affect those portions of this Agreement that are valid and this Agreement shall be construed in all respects as if such invalid or illegal provision was omitted or modified.
17. A waiver of any breach or default by any party in the performance by that party of its obligations hereunder is not a waiver of any other breach or default in the performance by that party of the same or any other obligations of that party hereunder. Failure on the part of a party to complain of any act of any party or to declare any party in default hereunder, irrespective of how long that failure continues, does not

constitute a waiver by that person of its rights with respect to that default until the applicable statute of limitations period has run.

IN WITNESS WHEREOF, The parties set their hands and seals to this document the day and date set out in the introduction to this Agreement.

ATTEST:

HATFIELD TOWNSHIP

AARON BIBRO
Township Manager/ Secretary

TOM ZIPFEL, *President*

ATTEST:

MONTGOMERY TOWNSHIP

LAWRENCE J. GREGAN,
Township Manager/ Secretary

CANDYCE FLUEHR CHIMERA,
Chairperson

EXHIBIT "A"
Opinion of Probable Cost

{02399532;v1 }



May 22, 2018

Montgomery Township
Larry Gregan, Township Manager
1001 Stump Rd
Montgomeryville, PA 18936

Dear Mr. Gregan,

I am writing on behalf of the Hatfield Township Board of Commissioners to respectfully request that the Montgomery Township Supervisors consider sharing in the cost to make necessary repairs to storm water facilities on Line Street, a road that is jointly owned and maintained by the two respective municipalities.

The failing storm sewer, located adjacent to 1000 North Line Street, has created several sinkholes over the past several years which were repaired with short-term solutions by the Hatfield Township Public Works Department.

Since the road is slated to be paved in the upcoming years, Hatfield Township desires to make permanent repairs to these facilities in order to prevent future damage to the road.

Given the location of the project and the volume of storm water being collected from Montgomery Township, the Hatfield Board of Commissioners ask that the Montgomery Township Supervisors consider sharing the projected \$220,000 construction cost evenly, minus any contribution considered by Lansdale Borough.

The Townships have enjoyed great partnerships over the past several years throughout all departments and we hope that this will be another example of inter-municipal cooperation which ultimately benefits the taxpayers from both communities.

Thank you for your consideration,


Aaron Bibro
Hatfield Township Manager

PROP. STEEL FLARED END SECTION W/ TRASH RACK INV. 344.44

N/L Ronald J. and Anita Skolleski Blk. 32, Unit 87 225

EXIST. SHED TO BE TEMPORARILY RELCCATED

N/L Kevin S. Wholes and Annette Murphy Blk. 32, Unit 91 1000

N/L Eugene W. Vorell Blk. 32, Unit 81 1022

PROP. 20' WIDE STORM EASEMENT

PROP. EDGE OF DRIVEWAY

PROP. 12'x4' JUNCTION BOX W/ TYPE 'C' INLET

PROP. 83'x57' CMP ARCH PIPE

NORTH LINE STREET

PROP. SAN DOGHOUSE MH RIM 353.44± INV. 345.78±

PROP. 11 LF OF CURB

PROP. 23 LF OF DEPRESSED CURB

PROP. BOX CULVERT (3'-0"x10'-0")

PROP. 48" Ø HDPE

PROP. 12'x5' JUNCTION BOX W/ TYPE 'C' INLET

Basin Outlet Structure T.C. 357.78 Inv. 352.08

San Manhole #45A T.C. 360.44 Inv. 349.24

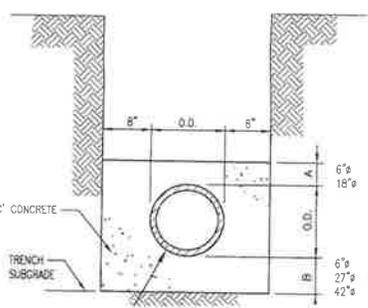
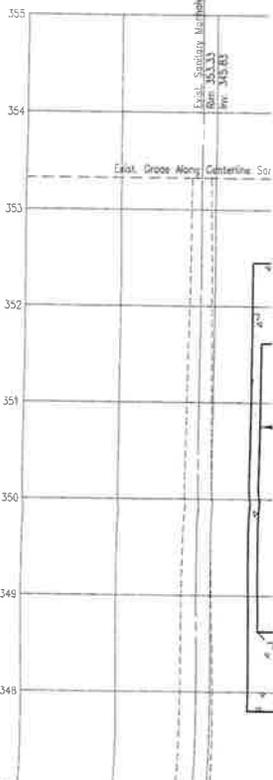
PROP. 20 L.F. OF 48" Ø HDPE @ 3.65%

Approx. Location of 8" DIP Water Main

PROP. 8" DIP SEWER MAIN

PROP. 1 ENCASE

0+00



6" - 15" A = 4'	6" - 24" B = 5'
18" - 42" A = 6'	27" - 39" B = 6'
	42" B = 10"

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Authorization to Engage Legal Counsel – Hudson Palmer Homer, Inc. – David Cutler Bankruptcy Matter

MEETING DATE: December 17, 2018

ITEM NUMBER: #14

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,
Chairman

BACKGROUND:

The Board is requested to authorize execution of the attached engagement letter with Kevin S. Anderson, Esq., of the firm of Elliott Greenleaf, Blue Bell, PA as legal counsel to represent the Township in the Hudson Palmer Home, Inc. – David Cutler Bankruptcy Matter.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: TBD.

RECOMMENDATION: Authorize execution of engagement letter with Kevin S. Anderson, Esq., of the firm of Elliott Greenleaf, Blue Bell, PA as legal counsel to represent the Township in the Hudson Palmer Home, Inc. – David Cutler Bankruptcy Matter.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize execution of the engagement letter with Kevin S. Anderson, Esq., of the firm of Elliott Greenleaf, Blue Bell, PA as legal counsel to represent the Township in the Hudson Palmer Home, Inc. – David Cutler Bankruptcy Matter.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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

Elliott Greenleaf

A Professional Corporation

Kevin S. Anderson
Direct Dial: (215) 977-1045
E-mail: ksa@elliottgreenleaf.com
Also admitted in Florida

925 Harvest Drive - Suite 300
Blue Bell, Pennsylvania 19422
Phone: (215) 977-1000 • Fax: (215) 977-1099
www.elliottgreenleaf.com

November 30, 2018

Via e-mail fbartle@dbyd.com

Montgomery Township
c/o Frank Bartle, Esquire
Solicitor
Dischell Bartle Dooley
1800 PennBrook Parkway, Ste. 200
P.O. Box 107
Lansdale, PA 19446

RE: Hudson Palmer Homes, Inc. – David Cutler

Dear Sirs :

As per my conversation on November 29, 2018 with your solicitor, Frank Bartle, Esquire, I am sending this letter in accordance with the requirements of the Code of Professional Responsibility applicable to attorneys licensed to practice in the Commonwealth of Pennsylvania. Its purpose is to set forth the terms of this firm's representation of Montgomery Township in connection with the chapter 7 case filed by Hudson Palmer Homes, Inc. in the United States Bankruptcy Court for the Eastern District of Pennsylvania.

We request that you execute a copy of this letter and return it to us. A scanned copy is acceptable.

The terms of our engagement are as follows:

1. We will bill you on a monthly basis at our normal hourly rates then in effect. At the present, the attorneys who will likely work on this matter along with our applicable hourly rates are: Thomas J. Elliott, Esquire (\$465/hour), Eric M. Suttly, Esquire (\$480/hour), Jonathan M. Stemerman, Esquire (\$400/hour), Sarah Denis, Esquire (\$275/hour), Kate H. Harmon, Esquire (\$320/hour) and myself (\$465/hour). While I will be the principal attorney responsible for handling your matter, we will apply our resources and professional services in the most economical and cost-effective manner possible under the circumstances.

2. Payment of each bill is due upon receipt, and payment should be made no later than thirty (30) days from the date of invoicing to you. If invoices are not timely paid,

Montgomery Township
c/o Frank Bartle, Esquire
Solicitor
November 30, 2018
Page 2

we will require payment on interest on the account balance (1¼% per month), and we may also require an advance retainer in addition to the initial retainer described below before future work will be performed.

3. Our hourly rates for legal services may change from time to time, and you will be billed monthly at the hourly rates effective after notification to you of any rate change.

4. Notwithstanding any reference to the payment for our hourly fees for attorney time, you will be separately responsible for all out-of-pocket costs incurred by our law firm in this matter, including court filing fees, photocopying costs, postage, telecopier, computer legal research, and mailing costs. These costs will be billed to you monthly. Invoices submitted by third party vendors for work performed on your behalf, such as charges for transcripts or photocopying, will be sent to you for direct payment by you to the vendor in accordance with the vendor's invoice. It sometimes happens that there is a delay in our receipt of a charge. For example, we may receive a charge for copying several months after the work was made. In such a situation (which sometimes occurs after we have sent what we believe to have been a final bill), the charge will be included in a follow-up bill to you. Given the nature of our engagement, I do not expect the cost reimbursement will be very large unless litigation arises.

5. The firm will not require a retainer before we begin providing services although we reserve the right to revisit this issue should circumstances require.

6. You have the right to terminate our representation at any time, at your sole discretion. In turn, we have the right, at our discretion, to discontinue the representation when certain circumstances arise. Those circumstances include conflicts of interest, compliance with the Rules of Professional Conduct governing attorneys, failure to reasonably cooperate with counsel, non-payment for services and/or costs incurred as they become due, and/or other non-compliance with the terms of the representation, including any failure to advance or replenish any retainer for ongoing work. In the event the law firm's representation of your interests is terminated: (a) all costs and outstanding attorneys' fees shall be paid within fifteen (15) days of notice of termination; and (b) any outstanding retainer shall be held in escrow pending resolution of all outstanding costs and invoices in this matter.

7. Upon your breach of this Agreement, including the failure to timely make any required payment, the law firm may commence an action against you to recover payment of any and all delinquent and/or outstanding invoices. This fee agreement is governed by Pennsylvania law, and any disputes arising under, or concerning its enforcement or interpretation, shall be exclusively resolved in the federal or state courts in the Commonwealth of Pennsylvania. You further agree that in the event the law firm commences an action to recover payment on any delinquent or outstanding invoice under this Agreement, if the Court finds that the law firm is entitled to any part of its requested

Montgomery Township
c/o Frank Bartle, Esquire
Solicitor
November 30, 2018
Page 3

relief, the Court shall also award to the law firm all of its costs of collection, including reasonable attorney's fees, incurred in obtaining the recovery without objection from you.

8. The law firm is not obligated to keep client files/records related to a matter after that matter is concluded, or the firm's representation is terminated. Unless required to do so by operation of law, the law firm may destroy any file materials (hard copy or electronic form) after termination of the matter or termination of our representation, unless you direct the law firm to return the records to you at your cost within sixty days of the termination of the matter.

9. We want and invite your strong participation in the matter and need your help as a team member. It is our function as attorneys to offer you guidance, direction and advice concerning alternatives and certainly what our view of the law applied to the facts of your situation is and how that affects you. You will, however, have to make the final decisions and will do so in matters where a choice must be made.

10. There may be times when you will telephone us and we will not be available to answer your call or to get back to you immediately. We may be in court or we may be out of town, and there are situations where there can be delay. We will attempt to make those circumstances as few as possible, and we invite you to leave detailed messages via voice mail or e-mail to minimize delay in our addressing your concerns.

11. This fee agreement is governed by Pennsylvania law, and any disputes arising under it, or concerning its enforcement or interpretation, shall be exclusively resolved in the federal or state courts in the Commonwealth of Pennsylvania.

12. This fee agreement represents the entire understanding and agreement of the parties. It may not be modified unless in writing, mutually agreed upon and signed by authorized persons on behalf of each party.

If the foregoing is satisfactory, please return a copy of this letter signed by you or your authorized agent to me as soon as possible and make arrangements for payment of the retainer.

Montgomery Township
c/o Frank Bartle, Esquire
Solicitor
November 30, 2018
Page 4

We look forward to working with you.

Very truly yours,



Kevin S. Anderson

KSA/me

Read and approved:

Montgomery Township

By: _____

Title: _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release 2, LDS 694 – Higher Rock Partners – Phase1

MEETING DATE: December 17, 2018

ITEM NUMBER: 15a

MEETING/AGENDA: WORK SESSION ACTION NONE

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

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Chairman

BACKGROUND:

Attached is a construction escrow release requested by Higher Rock Partners, LP for Phase 1 as recommended by the Township Engineer.

The original amount of the escrow for Phase 1 was \$1,821,622.83, held as a LOC with Beneficial Bank. This letter of credit was replaced by a new LOC from Fulton Bank in the amount of \$1,441,965.53 after escrow Release #1. This is the second release for Phase 1 in the amount of \$ 462,536.30. The new balance would be \$ 979,429.23.

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 \$ 462,536.30 for Phase 1 as recommended by the Township Engineer for the Higher Rock Partners, LP.

MOTION _____ **SECOND** _____ **VOTE** _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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



December 10, 2018

File No. 2016-07014-01

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

Reference: Higher Rock Partners, LP - Grading Permit (Phase 1) – LDS#694
Escrow Release 2

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 attached to this letter in the amount of \$462,536.30 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.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink that reads 'James P. Dougherty'.

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

JPD/sl

Enclosure: Release of Escrow Form (December 10, 2018)
Summary of Improvement Escrow Account (December 10, 2018)

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator - Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
John Antonucci – Higher Rock Partners, LP
Jim Kahn, President – Higher Rock Partners, LP
James M. DeNave, P.E., Director of Operations - PH&C, LLC
George Hartman, P.E. – Bohler Engineering
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

RELEASE OF ESCROW FORM

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 12/03/2018

Development: Higher Rock - Grading Permit - LDS-694
Release #: 2

G&A Project #: 2016-07014-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$462,536.30. 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: 12/10/2018

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$462,536.30 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.

James P. Dougherty 12/10/18
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Higher Rock Partners, LP for Higher Rock - Grading Permit - LDS-694, in the amount of \$462,536.30, 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 \$462,536.30; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$462,536.30; 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 \$1,821,622.83 pursuant to a signed Land Development Agreement and that \$379,657.30 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$979,429.23 in escrow.

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

VOTE: _____



ESCROW RELEASE NO. 2

DATE PREPARED: 10-Dec-2018

PROJECT NAME: Higher Rock - Grading Permit	TOTAL ENGINEERING/LEGAL (CASH ESCROW) \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW) \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%) \$ 248,403.11	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,656,020.75	\$ 462,536.30	\$ 379,657.30	\$ 842,193.60	\$813,827.15
CONTINGENCY (10%)	\$ 165,602.08	\$ -	\$ -	\$ -	\$ 165,602.08
TOTAL	\$ 1,821,622.83	\$ 462,536.30	\$ 379,657.30	\$ 842,193.60	\$ 979,429.23

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
PHASE I (GRADING PERMIT)												
1.A. SOIL EROSION AND SEDIMENT CONTROL												
<i>Stage 1</i>												
1. Construction Entrance	EA	2	\$ 7,600.00	\$ 15,200.00	\$ -	\$ -	1.00	\$ 7,600.00	1.00	\$ 7,600.00	1.00	\$ 7,600.00
2. 12 inch Filter Sock	LF	380	\$ 3.75	\$ 1,425.00	\$ -	\$ -	380.00	\$ 1,425.00	380.00	\$ 1,425.00	\$ -	\$ -
3. 18 inch Filter Sock	LF	2,490	\$ 5.75	\$ 14,317.50	\$ -	\$ -	2,490.00	\$ 14,317.50	2,490.00	\$ 14,317.50	\$ -	\$ -
4. 32 inch Filter Sock	LF	600	\$ 12.75	\$ 7,650.00	\$ -	\$ -	600.00	\$ 7,650.00	600.00	\$ 7,650.00	\$ -	\$ -
5. Silt Fence	LF	1,000	\$ 1.75	\$ 1,750.00	\$ -	\$ -	1,000.00	\$ 1,750.00	1,000.00	\$ 1,750.00	\$ -	\$ -
6. NAG SC-150 BN	SF	77,200	\$ 0.24	\$ 18,528.00	77,200.00	\$ 18,528.00	\$ -	\$ -	77,200.00	\$ 18,528.00	\$ -	\$ -
7. Temporary Vegetation Stockpiles	SF	100,000	\$ 0.04	\$ 4,000.00	100,000.00	\$ 4,000.00	\$ -	\$ -	100,000.00	\$ 4,000.00	\$ -	\$ -
8. Tree Protection Fence (2,200 LF installed prior to agreements)	LF		\$ 1.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.B. EARTHWORK												
1. Site Grading	LS	1	\$ 424,574.00	\$ 424,574.00	0.45	\$ 191,058.30	0.20	\$ 84,914.80	0.65	\$ 275,973.10	0.35	\$ 148,600.90
2. Rock Blasting	LS	1	\$ 516,000.00	\$ 516,000.00	0.45	\$ 232,200.00	0.50	\$ 258,000.00	0.95	\$ 490,200.00	0.05	\$ 25,800.00
3. Retaining Wall	SF	25,745	\$ 22.25	\$ 572,826.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,745.00	\$ 572,826.25
4. Fall Protection Fence	LF	1,200	\$ 25.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,200.00	\$ 30,000.00
1.C. STORM SEWER												
1. IN48	EA	1	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 20,000.00
2. 24 inch Class V RCP	LF	50	\$ 125.00	\$ 6,250.00	50.00	\$ 6,250.00	\$ -	\$ -	50.00	\$ 6,250.00	\$ -	\$ -
3. Rip Rap Outlet Protection	EA	1	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00	\$ -	\$ -	1.00	\$ 3,500.00	\$ -	\$ -
1.D. MISCELLANEOUS												
1. Construction Stakeout	LS	1	\$ 20,000.00	\$ 20,000.00	0.35	\$ 7,000.00	0.20	\$ 4,000.00	0.55	\$ 11,000.00	0.45	\$ 9,000.00
1.E. CONTINGENCY												
1. 10% Contingency	LS	1	\$ 165,602.08	\$ 165,602.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 165,602.08
<i>(Released upon certification of completion and receipt of Maintenance Bond)</i>												

NOTES:

- These construction items include only the scope of work approved under the grading permit (i.e. Construction Sequence Phase 1, items 1 through 9 (reference Sheet 39 of 81, last revised August 3, 2018))
- The remainder of the improvements will be tabulated separately for recording with the land development plans and agreements
- Revised 9/28/18 to remove items completed in advance of agreements (removed demolition, clear & grub, and TPF)



December 10, 2018

File No. 2016-07014-01

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

Reference: Higher Rock Partners, LP – Land Development (Phase 2) – LDS#694
Escrow Release 1

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 attached to this letter in the amount of \$89,800.00 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.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink that reads 'James P. Dougherty'.

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

JPD/si

Enclosure: Release of Escrow Form (December 10, 2018)
Summary of Improvement Escrow Account (December 10, 2018)

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator - Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
John Antonucci – Higher Rock Partners, LP
Jim Kahn, President – Higher Rock Partners, LP
James M. DeNave, P.E., Director of Operations - PH&C, LLC
George Hartman, P.E. – Bohler Engineering
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.
Brian Dusault, Construction Services Manager - 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

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 12/03/2018

Development: Higher Rock - Land Development - LDS-694

G&A Project #: 2016-07014-01

Release #: 1

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$89,800.00. 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: 12/10/2018

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$89,800.00 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.

James P. Dougherty 12/10/18
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Higher Rock Partners, LP for Higher Rock - Land Development - LDS-694, in the amount of \$89,800.00, 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 \$89,800.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$89,800.00; 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 Letter of Credit with Montgomery Township in total sum of \$4,849,153.36 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 \$4,759,353.36 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director

PROJECT NAME: Higher Rock - Land Development	TOTAL ENGINEERING/LEGAL (CASH ESCROW) \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW) \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%) \$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 89,800.00	\$ -	\$ 89,800.00	\$ 4,318,521.24
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 89,800.00	\$ -	\$ 89,800.00	\$ 4,759,353.36

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
PHASE 2 - LAND DEVELOPMENT												
2.A. SOIL EROSION AND SEDIMENT CONTROL												
Stage 2												
1. Inlet Protection	EA	50	\$ 255.00	\$ 12,750.00	5.00	\$ 1,275.00	\$ -	\$ -	5.00	\$ 1,275.00	45.00	\$ 11,475.00
2. 18" Filter Sock	LF	540	\$ 5.75	\$ 3,105.00	540.00	\$ 3,105.00	\$ -	\$ -	540.00	\$ 3,105.00	\$ -	\$ -
3. 24" Filter Sock	LF	200	\$ 9.25	\$ 1,850.00	200.00	\$ 1,850.00	\$ -	\$ -	200.00	\$ 1,850.00	\$ -	\$ -
4. NAG SC-150	SF	19,600	\$ 0.24	\$ 4,704.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,600.00	\$ 4,704.00
5. Remove E&S Measures	LS	1	\$ 8,500.00	\$ 8,500.00	0.15	\$ 1,275.00	\$ -	\$ -	0.15	\$ 1,275.00	0.85	\$ 7,225.00
2.B. STORMWATER												
1. 4 in PVC	LF	672	\$ 25.00	\$ 16,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	672.00	\$ 16,800.00
2. 6 in PVC	LF	300	\$ 28.00	\$ 8,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300.00	\$ 8,400.00
3. 15 in HDPE	LF	2,948	\$ 38.00	\$ 112,024.00	400.00	\$ 15,200.00	\$ -	\$ -	400.00	\$ 15,200.00	2,548.00	\$ 96,824.00
4. 18 in HDPE	LF	316	\$ 43.00	\$ 13,588.00	40.00	\$ 1,720.00	\$ -	\$ -	40.00	\$ 1,720.00	276.00	\$ 11,868.00
5. 24 in HDPE	LF	1,322	\$ 49.00	\$ 64,778.00	550.00	\$ 26,950.00	\$ -	\$ -	550.00	\$ 26,950.00	772.00	\$ 37,828.00
6. Inlet	EA	50	\$ 2,550.00	\$ 127,500.00	8.00	\$ 20,400.00	\$ -	\$ -	8.00	\$ 20,400.00	42.00	\$ 107,100.00
7. Yard Drain	EA	3	\$ 1,595.00	\$ 4,785.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3.00	\$ 4,785.00
8. 15 in DW Endwall	EA	1	\$ 1,350.00	\$ 1,350.00	1.00	\$ 1,350.00	\$ -	\$ -	1.00	\$ 1,350.00	\$ -	\$ -
9. 24 in DW Endwall	EA	1	\$ 1,800.00	\$ 1,800.00	1.00	\$ 1,800.00	\$ -	\$ -	1.00	\$ 1,800.00	\$ -	\$ -
10. Manhole	EA	32	\$ 2,665.00	\$ 85,280.00	5.00	\$ 13,325.00	\$ -	\$ -	5.00	\$ 13,325.00	27.00	\$ 71,955.00
11. StormTech Basin UGB1	13209 CY LS	1	\$ 103,000.00	\$ 103,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 103,000.00
12. StormTech Basin UGB2A	16483 CY LS	1	\$ 105,300.00	\$ 105,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 105,300.00
13. StormTech Basin UGB2B	6342 CY LS	1	\$ 40,500.00	\$ 40,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 40,500.00
14. StormTech Basin UGB2C	10369 CY LS	1	\$ 66,200.00	\$ 66,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 66,200.00
15. StormTech Basin UGB3	15274 CY LS	1	\$ 99,000.00	\$ 99,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 99,000.00
16. StormTech Basin UGB4A	14754 CY LS	1	\$ 92,000.00	\$ 92,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 92,000.00
17. StormTech Basin UGB4B	16067 CY LS	1	\$ 114,000.00	\$ 114,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 114,000.00
18. StormTech Basin UGB5	17125 CY LS	1	\$ 111,000.00	\$ 111,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 111,000.00
19. Contact Unit	EA	3	\$ 60,000.00	\$ 180,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3.00	\$ 180,000.00
20. Outlet Structure	EA	5	\$ 5,400.00	\$ 27,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5.00	\$ 27,000.00
21. Rip Rap	EA	2	\$ 775.00	\$ 1,550.00	2.00	\$ 1,550.00	\$ -	\$ -	2.00	\$ 1,550.00	\$ -	\$ -
22. Snout	EA	2	\$ 250.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2.00	\$ 500.00
23. Fabco Inlet Filters	EA	15	\$ 900.00	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15.00	\$ 13,500.00
2.C. SITE IMPROVEMENTS												
1. Concrete Curb, inc. curb line sealing	LF	10,154	\$ 17.00	\$ 172,618.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,154.00	\$ 172,618.00
2. Std Paving 1.5 in 9.5mm Wearing Course	SY	15,000	\$ 7.00	\$ 105,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,000.00	\$ 105,000.00
3. Std Paving 2.5 in 25mm Binder Course	SY	15,000	\$ 9.00	\$ 135,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,000.00	\$ 135,000.00
4. Std Paving 8 in 2A Stone	SY	15,000	\$ 8.00	\$ 120,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,000.00	\$ 120,000.00
5. HD Paving 2.0 in 9.5mm Wearing Course	SY	2,946	\$ 8.50	\$ 25,041.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,946.00	\$ 25,041.00
6. HD Paving 3.0 in 25mm Binder Course	SY	2,946	\$ 9.50	\$ 27,987.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,946.00	\$ 27,987.00
7. HD Paving 10 in 2A Stone	SY	2,946	\$ 10.00	\$ 29,460.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,946.00	\$ 29,460.00
8. Witchwood 1.5 in 9.5mm Wearing Course	SY	5,000	\$ 7.75	\$ 38,750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000.00	\$ 38,750.00
9. Witchwood 2.5 in 19mm Binder Course	SY	5,000	\$ 17.50	\$ 87,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000.00	\$ 87,500.00

PROJECT NAME: Higher Rock - Land Development	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,406,321.24	\$ 89,800.00	\$ -	\$ 89,800.00	\$ 4,316,521.24
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 89,800.00	\$ -	\$ 89,800.00	\$ 4,759,353.36

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
2.C. SITE IMPROVEMENTS (continued)												
10	Witchwood	7 in. 25mm Binder Course	SY	5,000	\$ 39.00	\$ 195,000.00	\$ -	\$ -	\$ -	\$ -	5,000	\$ 195,000.00
11	Witchwood	6 in. 2A Stone	SY	5,000	\$ 12.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	5,000	\$ 60,000.00
12	Wawa	2.0 in. 9.5mm Wearing Course	SY	6,100	\$ 8.50	\$ 51,850.00	\$ -	\$ -	\$ -	\$ -	6,100	\$ 51,850.00
13	Wawa	4 in. 25mm BCBC	SY	6,100	\$ 10.00	\$ 61,000.00	\$ -	\$ -	\$ -	\$ -	6,100	\$ 61,000.00
14	Wawa	8 in. 2A Stone	SY	6,100	\$ 8.00	\$ 48,800.00	\$ -	\$ -	\$ -	\$ -	6,100	\$ 48,800.00
15	Heavy Duty Concrete	(4,000 psi w/ fiber), inc. 6 inch 2A	SF	25,325	\$ 13.00	\$ 329,225.00	\$ -	\$ -	\$ -	\$ -	25,325	\$ 329,225.00
16	Concrete Sidewalk	(4,000 psi w/ fiber), inc. 4 inch 2A	SF	20,277	\$ 7.50	\$ 152,077.50	\$ -	\$ -	\$ -	\$ -	20,277	\$ 152,077.50
17	ADA/PeenDOT Compliant Ramp	, inc. DWS	EA	28	\$ 3,000.00	\$ 84,000.00	\$ -	\$ -	\$ -	\$ -	28	\$ 84,000.00
18	Retaining Wall - Pump Station		SF	413	\$ 22.55	\$ 9,313.15	\$ -	\$ -	\$ -	\$ -	413	\$ 9,313.15
19	Retaining Wall - Wendy's		SF	2,948	\$ 22.55	\$ 66,477.40	\$ -	\$ -	\$ -	\$ -	2,948	\$ 66,477.40
20	Retaining Wall - Wawa		SF	3,051	\$ 22.55	\$ 68,800.05	\$ -	\$ -	\$ -	\$ -	3,051	\$ 68,800.05
21	Retaining Wall - North Retail		SF	2,412	\$ 22.55	\$ 54,390.60	\$ -	\$ -	\$ -	\$ -	2,412	\$ 54,390.60
22	Retaining Wall - Garden Center North		SF	692	\$ 22.55	\$ 15,604.60	\$ -	\$ -	\$ -	\$ -	692	\$ 15,604.60
23	Retaining Wall - Garden Center South		SF	595	\$ 22.55	\$ 13,439.80	\$ -	\$ -	\$ -	\$ -	595	\$ 13,439.80
24	Retaining Wall - Office Building		SF	3,304	\$ 22.55	\$ 74,505.20	\$ -	\$ -	\$ -	\$ -	3,304	\$ 74,505.20
25	Sleeve-Its for Fence	, 6 ft. on Center	LS	1	\$ 16,500.00	\$ 16,500.00	\$ -	\$ -	\$ -	\$ -	1	\$ 16,500.00
26	Sleeve-Its for Guiderail	, Walls 1, 2, 3, & 6	LS	1	\$ 7,100.00	\$ 7,100.00	\$ -	\$ -	\$ -	\$ -	1	\$ 7,100.00
27	Traffic Control Signs Mounted on Poles		EA	36	\$ 250.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	36	\$ 9,000.00
28	Concrete Bollards		EA	63	\$ 600.00	\$ 37,800.00	\$ -	\$ -	\$ -	\$ -	63	\$ 37,800.00
2.D. LIGHTING												
1	Single LED	, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	10	\$ 3,200.00	\$ 32,000.00	\$ -	\$ -	\$ -	\$ -	10	\$ 32,000.00
2	Double LED	, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	4	\$ 3,800.00	\$ 15,200.00	\$ -	\$ -	\$ -	\$ -	4	\$ 15,200.00
3	Single LED	, 30 inch exposed foundation, 20.5 ft. mounting ht.	EA	41	\$ 3,500.00	\$ 143,500.00	\$ -	\$ -	\$ -	\$ -	41	\$ 143,500.00
4	Double LED	, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	19	\$ 4,100.00	\$ 77,900.00	\$ -	\$ -	\$ -	\$ -	19	\$ 77,900.00
2.E. LANDSCAPING												
Shade Trees												
1	Acer rubrum	'Autumn Flame' (3" cal. min.)	EA	22	\$ 600.00	\$ 13,200.00	\$ -	\$ -	\$ -	\$ -	22	\$ 13,200.00
2	Acer rubrum	'Red Sunset' (3" cal. min.)	EA	18	\$ 600.00	\$ 10,800.00	\$ -	\$ -	\$ -	\$ -	18	\$ 10,800.00
3	Carpinus caroliniana	(3" cal. min.)	EA	17	\$ 600.00	\$ 10,200.00	\$ -	\$ -	\$ -	\$ -	17	\$ 10,200.00
4	Catalpa speciosa	(3" cal. min.)	EA	15	\$ 600.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	15	\$ 9,000.00
5	Ginkgo biloba	(3" cal. min.)	EA	27	\$ 600.00	\$ 16,200.00	\$ -	\$ -	\$ -	\$ -	27	\$ 16,200.00
6	Gleditsia triacanthos	intermis 'Skycole' (3" cal. min.)	EA	15	\$ 600.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	15	\$ 9,000.00
7	Liquidambar styraciflua	'Slender Silhouette' (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00	\$ -	\$ -	\$ -	\$ -	12	\$ 7,200.00
8	Liquidambar styraciflua	'Rotundiloba' (3" cal. min.)	EA	33	\$ 600.00	\$ 19,800.00	\$ -	\$ -	\$ -	\$ -	33	\$ 19,800.00
9	Nyssa sylvatica	(3" cal. min.)	EA	26	\$ 600.00	\$ 15,600.00	\$ -	\$ -	\$ -	\$ -	26	\$ 15,600.00
10	Parrotia persica	(3" cal. min.)	EA	28	\$ 600.00	\$ 16,800.00	\$ -	\$ -	\$ -	\$ -	28	\$ 16,800.00
11	Platanus x acerifolia	'Bloodgood' (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00	\$ -	\$ -	\$ -	\$ -	12	\$ 7,200.00
12	Salix x elegantissima	(3" cal. min.)	EA	3	\$ 600.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	3	\$ 1,800.00
13	Stewartia pseudocamellia	(3" cal. min.)	EA	11	\$ 600.00	\$ 6,600.00	\$ -	\$ -	\$ -	\$ -	11	\$ 6,600.00
14	Zelkova serrata	'Village Green' (3" cal. min.)	EA	35	\$ 600.00	\$ 21,000.00	\$ -	\$ -	\$ -	\$ -	35	\$ 21,000.00
Ornamental Trees												



ESCROW RELEASE NO. 1
DATE PREPARED: 10-Dec-2018

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/NSP/LEGAL (CASH ESCROW) \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW) \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 89,800.00	\$ -	\$ 89,800.00	\$ 4,318,521.24
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 89,800.00	\$ -	\$ 89,800.00	\$ 4,759,353.36

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
2.E. LANDSCAPING (continued)												
15. Cercis canadensis (2-2 1/2 ft. cal. min.)	EA	15	\$ 400.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	15.00	\$ 6,000.00	
16. Magnolia virginiana (3" cal. Min.)	EA	21	\$ 400.00	\$ 8,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	21.00	\$ 8,400.00	
Evergreen Trees												
17. Picea abies (8 - 10 ft. ht.)	EA	12	\$ 600.00	\$ 7,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	12.00	\$ 7,200.00	
18. Picea pungens 'glauca' (8 - 10 ft. ht.)	EA	9	\$ 600.00	\$ 5,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	9.00	\$ 5,400.00	
19. Picea pungens (8 - 10 ft. ht.)	EA	7	\$ 600.00	\$ 4,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	7.00	\$ 4,200.00	
20. Pinus strobus (8 - 10 ft. ht.)	EA	10	\$ 600.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	10.00	\$ 6,000.00	
Evergreen Shrubs												
21. Ilex x meserveae 'Blue Boy' (30 - 36 in. ht.)	EA	7	\$ 90.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -	7.00	\$ 630.00	
22. Ilex crenata 'Compacta' (30 in. min.)	EA	64	\$ 90.00	\$ 5,760.00	\$ -	\$ -	\$ -	\$ -	\$ -	64.00	\$ 5,760.00	
23. Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	EA	32	\$ 90.00	\$ 2,880.00	\$ -	\$ -	\$ -	\$ -	\$ -	32.00	\$ 2,880.00	
24. Ilex crenata 'Soft Touch' (30 - 36 in. ht.)	EA	26	\$ 90.00	\$ 2,340.00	\$ -	\$ -	\$ -	\$ -	\$ -	26.00	\$ 2,340.00	
25. Ilex glabra Compacta (30 in. min.)	EA	149	\$ 90.00	\$ 13,410.00	\$ -	\$ -	\$ -	\$ -	\$ -	149.00	\$ 13,410.00	
26. Juniperus chinensis 'Hetzi Columnaris' (4 - 5 ft. ht.)	EA	41	\$ 105.00	\$ 4,305.00	\$ -	\$ -	\$ -	\$ -	\$ -	41.00	\$ 4,305.00	
27. Rhododendron caroliniana x PJM (24 - 30 in. ht.)	EA	13	\$ 90.00	\$ 1,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	13.00	\$ 1,170.00	
28. Thuja occidentalis 'Elegantissima' (5 - 6 ft. ht.)	EA	14	\$ 105.00	\$ 1,470.00	\$ -	\$ -	\$ -	\$ -	\$ -	14.00	\$ 1,470.00	
Deciduous Shrubs												
29. Ciertra alnifolia (30 in. min.)	EA	27	\$ 90.00	\$ 2,430.00	\$ -	\$ -	\$ -	\$ -	\$ -	27.00	\$ 2,430.00	
30. Cornus sericea (30 in. min.)	EA	27	\$ 90.00	\$ 2,430.00	\$ -	\$ -	\$ -	\$ -	\$ -	27.00	\$ 2,430.00	
31. Halesia carolina (4 - 5 ft. ht.)	EA	7	\$ 105.00	\$ 735.00	\$ -	\$ -	\$ -	\$ -	\$ -	7.00	\$ 735.00	
32. Hydrangea quercifolia 'Snow Queen' (30 in. min.)	EA	12	\$ 90.00	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ -	12.00	\$ 1,080.00	
33. Itea virginica 'Henry's Garnet' (30 in. min.)	EA	83	\$ 90.00	\$ 7,470.00	\$ -	\$ -	\$ -	\$ -	\$ -	83.00	\$ 7,470.00	
34. Ilex verticillata 'Jim Dandy Winterberry' (30 - 36 in. ht.)	EA	5	\$ 90.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	5.00	\$ 450.00	
35. Ilex verticillata 'Winter Red' (30 - 36 in. ht.)	EA	12	\$ 90.00	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ -	12.00	\$ 1,080.00	
36. Myrica pennsylvanica (30 - 36 in. ht.)	EA	22	\$ 90.00	\$ 1,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	22.00	\$ 1,980.00	
37. Physocarpus opulifolius 'Seward' (2 - 3 ft. ht.)	EA	14	\$ 90.00	\$ 1,260.00	\$ -	\$ -	\$ -	\$ -	\$ -	14.00	\$ 1,260.00	
38. Spiraea x bumalda 'Anthony Waterer' (30 in. min.)	EA	56	\$ 90.00	\$ 5,040.00	\$ -	\$ -	\$ -	\$ -	\$ -	56.00	\$ 5,040.00	
39. Spiraea japonica 'Goldmound' (30 in. min.)	EA	42	\$ 90.00	\$ 3,780.00	\$ -	\$ -	\$ -	\$ -	\$ -	42.00	\$ 3,780.00	
40. Viburnum dentatum (30 - 36 in. ht.)	EA	18	\$ 90.00	\$ 1,620.00	\$ -	\$ -	\$ -	\$ -	\$ -	18.00	\$ 1,620.00	
41. Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	EA	22	\$ 90.00	\$ 1,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	22.00	\$ 1,980.00	
42. Viburnum dentatum 'Synnesvedt' (3 - 4 ft. ht.)	EA	37	\$ 90.00	\$ 3,330.00	\$ -	\$ -	\$ -	\$ -	\$ -	37.00	\$ 3,330.00	
43. Weigela florida 'Bokraspiw' (30 in. min.)	EA	33	\$ 90.00	\$ 2,970.00	\$ -	\$ -	\$ -	\$ -	\$ -	33.00	\$ 2,970.00	
Ground Cover												
44. Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	EA	90	\$ 35.00	\$ 3,150.00	\$ -	\$ -	\$ -	\$ -	\$ -	90.00	\$ 3,150.00	
Perennials												
45. Linope spicata (4 in. pot.)	EA	250	\$ 9.00	\$ 2,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	250.00	\$ 2,250.00	
46. Salvia nemerosa 'Blue Hill' (1 gal.)	EA	73	\$ 9.00	\$ 657.00	\$ -	\$ -	\$ -	\$ -	\$ -	73.00	\$ 657.00	
Ornamental Grasses												
47. Pennisetum alopecuroides 'Hamel' (1 gal.)	EA	74	\$ 12.00	\$ 888.00	\$ -	\$ -	\$ -	\$ -	\$ -	74.00	\$ 888.00	
48. Panicum virgatum 'Heavy Metal' (1 gal.)	EA	39	\$ 12.00	\$ 468.00	\$ -	\$ -	\$ -	\$ -	\$ -	39.00	\$ 468.00	
Other												
49. Mulch	SF	18,979	\$ 0.50	\$ 9,489.50	\$ -	\$ -	\$ -	\$ -	\$ -	18,979.00	\$ 9,489.50	
50. Permanent Vegetation	SF	166,193	\$ 0.08	\$ 13,295.44	\$ -	\$ -	\$ -	\$ -	\$ -	166,193.00	\$ 13,295.44	



Gilmore & Associates, Inc.
Engineering and Consulting Services

ESCROW RELEASE NO. 1

DATE PREPARED 10-Dec-2018

PROJECT NAME: Higher Rock - Land Development	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO: LDS-894
ESCROW AGENT: Fullon Bank		G&A PROJECT NO: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 89,800.00	\$ -	\$ 89,800.00	\$4,318,521.24
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 89,800.00	\$ -	\$ 89,800.00	\$4,759,353.36

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
2.E. LANDSCAPING (continued)												
51. Sod	SF	27,655	\$ 1.00	\$ 27,655.00		\$ -		\$ -		\$ -	27,655.00	\$ 27,655.00
2.F. STUMP ROAD WIDENING & PAVING												
1. Grade Widening	SY	1,255	\$ 4.00	\$ 5,020.00		\$ -		\$ -		\$ -	1,255.00	\$ 5,020.00
2. Traffic Control	LS	1	\$ 7,575.00	\$ 7,575.00		\$ -		\$ -		\$ -	1.00	\$ 7,575.00
3. Striping	LS	1	\$ 15,600.00	\$ 15,600.00		\$ -		\$ -		\$ -	1.00	\$ 15,600.00
4. Stump Rd. 1.5 in. 9.5mm Wearing Course	SY	8,480	\$ 7.75	\$ 65,720.00		\$ -		\$ -		\$ -	8,480.00	\$ 65,720.00
5. Stump Rd. 2.5 in. 19mm Binder Course	SY	1,255	\$ 17.50	\$ 21,962.50		\$ -		\$ -		\$ -	1,255.00	\$ 21,962.50
6. Stump Rd. 7 in. 25mm Binder Course	SY	1,255	\$ 39.00	\$ 48,945.00		\$ -		\$ -		\$ -	1,255.00	\$ 48,945.00
7. Stump Rd. 6 in. 2A Stone	SY	1,255	\$ 12.00	\$ 15,060.00		\$ -		\$ -		\$ -	1,255.00	\$ 15,060.00
8. Stump Rd. 1.5 in. Mill	SY	7,225	\$ 2.50	\$ 18,062.50		\$ -		\$ -		\$ -	7,225.00	\$ 18,062.50
2.G. MISCELLANEOUS												
1. Trash Enclosure	EA	6	\$ 2,000.00	\$ 12,000.00		\$ -		\$ -		\$ -	6.00	\$ 12,000.00
2. Regulatory/Warning Signs	EA	36	\$ 250.00	\$ 9,000.00		\$ -		\$ -		\$ -	36.00	\$ 9,000.00
3. Striping	LS	1	\$ 24,720.00	\$ 24,720.00		\$ -		\$ -		\$ -	1.00	\$ 24,720.00
4. Construction Stakeout	LS	1	\$ 20,000.00	\$ 20,000.00		\$ -		\$ -		\$ -	1.00	\$ 20,000.00
5. As-Built Plans	LS	1	\$ 30,000.00	\$ 30,000.00		\$ -		\$ -		\$ -	1.00	\$ 30,000.00
1.E. CONTINGENCY												
1. 10% Contingency	LS	1	\$ 440,832.12	\$ 440,832.12		\$ -		\$ -		\$ -	1.00	\$ 440,832.12

NOTES:

1. These construction items include only the balance of work not included under the grading permit (i.e. Construction Sequence Phase 1, items 1 through 9 (reference Sheet 39 of B1, last revised August 3, 2016))

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release #3 – LDS 693 – Joseph Ambler Inn

MEETING DATE: December 17, 2018

ITEM NUMBER: #150

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
Chairman

BACKGROUND:

Attached is a construction escrow release requested by Richard Allman for Joseph Ambler Inn, as recommended by the Township Engineer. The original amount of the escrow was \$52,294.00, held as cash with the Township. This is the third escrow release for this project. The current release is in the amount of \$5,496.25. The new balance would be \$30,558.75.

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 \$5,496.25, as recommended by the Township Engineer for the Joseph Ambler Inn project.

MOTION _____ SECOND _____ VOTE _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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



VIA EMAIL

December 3, 2018

File No. 2017-06055

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

Reference: Financial Security Release #3 – LDS-693
1005 Horsham Road - Joseph Ambler Inn
Equipment, Workshop and Dumpster Plan
Tax Parcel #46-00-01129-004; Block 015, Unit 010

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 for release on the enclosed escrow status report have been completed. We recommend release of the improvement security in an amount of \$5,496.25. 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.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads 'James P. Dougherty'.

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

JPD/SW/sl

Enclosure: as referenced

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Richard Allman – Joseph Ambler Inn
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.

RELEASE OF ESCROW FORM

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 11/30/2018

Development: Joseph Ambler Inn Equipment Garage - LDS-693
Release #: 3

G&A Project #: 2017-06055

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$5,496.25. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

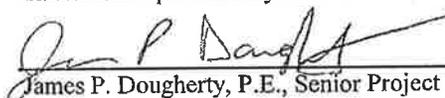
ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 12/03/2018

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$5,496.25 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.

 12/3/18
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Joseph Ambler Inn for Joseph Ambler Inn Equipment Garage - LDS-693, in the amount of \$5,496.25, 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 \$5,496.25; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$5,496.25; 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 \$52,294.00 pursuant to a signed Land Development Agreement and that \$16,239.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$30,558.75 in escrow.

MOTION BY _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 3
RELEASE DATE: 3-Dec-2018

PROJECT NAME: Joseph Ambler Inn Equipment Garage	TOTAL CONSTRUCTION: \$ 47,540.00	ORIGINAL CONSTRUCTION AMOUNT: \$ 52,294.00
PROJECT NO.: 2017-06055	TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 4,754.00	
TOWNSHIP NO.: LDS-693	TOTAL CONSTRUCTION ESCROW POSTED: \$ 52,294.00	AMOUNT OF THIS RELEASE: \$ 5,496.25
PROJECT OWNER: Joseph Ambler Inn		
MUNICIPALITY: Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 3,000.00	PRIOR CONSTRUCTION RELEASED: \$ 16,239.00
ESCROW AGENT: Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 300.00	TOTAL CONSTRUCTION RELEASED TO DATE: \$ 21,735.25
TYPE OF SECURITY: Cash		BALANCE AFTER CURRENT RELEASE: \$ 30,558.75
AGREEMENT DATE: 24-Sep-2018	MAINTENANCE BOND AMOUNT (15%): \$ 7,131.00	

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 4
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
A. EROSION CONTROL											
1. Construction Entrance	LS	1	\$ 1,500.00	\$ 1,500.00			1.00	\$ 1,500.00			
2. 12" Silt Sox	LF	428	\$ 5.00	\$ 2,140.00			428.00	\$ 2,140.00			
3. 18" Silt Sox	LF	104	\$ 7.50	\$ 780.00			104.00	\$ 780.00			
4. Tree Prot. Fence	LF	96	\$ 4.00	\$ 384.00			96.00	\$ 384.00			
5. Remove E&S Measures	LS	1	\$ 500.00	\$ 500.00					1.00	\$ 500.00	
B. DEMOLITION & CLEARING											
1. Remove Existing 4" PVC Pipe	LS	1	\$ 400.00	\$ 400.00			1.00	\$ 400.00			
2. Remove Sheds and Pads	LS	1	\$ 1,500.00	\$ 1,500.00			1.00	\$ 1,500.00			
C. EARTH WORK											
1. Strip Topsoil	LS	1	\$ 1,000.00	\$ 1,000.00			1.00	\$ 1,000.00			
2. Place Topsoil	LS	1	\$ 1,000.00	\$ 1,000.00	0.25	\$ 250.00	0.25	\$ 250.00	0.75	\$ 750.00	
3. Rough Grade	LS	1	\$ 750.00	\$ 750.00	0.25	\$ 187.50	0.75	\$ 562.50	0.25	\$ 187.50	
4. Rake/Seed/Mulch	SF	14,900	\$ 0.15	\$ 2,235.00	3,725.00	\$ 558.75	3,725.00	\$ 558.75	11,175.00	\$ 1,676.25	
D. STORM SEWER											
1. 6" Ductile Iron Pipe	LF	32	\$ 10.00	\$ 320.00					32.00	\$ 320.00	
2. 4" ADS Perforated Pipe	LF	45	\$ 10.00	\$ 450.00					45.00	\$ 450.00	
3. 4" ADS Roof Drains	LF	69	\$ 10.00	\$ 690.00					69.00	\$ 690.00	
4. River Rock, 6" Depth	CY	11	\$ 100.00	\$ 1,100.00					11.00	\$ 1,100.00	
5. Geotextile Fabric	LS	1	\$ 2,000.00	\$ 2,000.00					1.00	\$ 2,000.00	
6. Water Quality Trench (Clean Stone & Topsoil)	LS	1	\$ 2,000.00	\$ 2,000.00					1.00	\$ 2,000.00	
E. CONCRETE WORK											
1. Concrete Dumpster Slab (incl. stone base)	SF	630	\$ 12.00	\$ 7,560.00			630.00	\$ 7,560.00			



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 3
RELEASE DATE: 3-Dec-2018

PROJECT NAME: Joseph Ambler Inn Equipment Garage	TOTAL CONSTRUCTION: \$ 47,540.00	ORIGINAL CONSTRUCTION AMOUNT: \$ 52,294.00
PROJECT NO.: 2017-06055	TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 4,754.00	
TOWNSHIP NO.: LDS-693	TOTAL CONSTRUCTION ESCROW POSTED: \$ 52,294.00	AMOUNT OF THIS RELEASE: \$ 5,496.25
PROJECT OWNER: Joseph Ambler Inn		
MUNICIPALITY: Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 3,000.00	PRIOR CONSTRUCTION RELEASED: \$ 16,239.00
ESCROW AGENT: Montgomery Township	TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 300.00	TOTAL CONSTRUCTION RELEASED TO DATE: \$ 21,735.25
TYPE OF SECURITY: Cash		BALANCE AFTER CURRENT RELEASE: \$ 30,558.75
AGREEMENT DATE: 24-Sep-2018	MAINTENANCE BOND AMOUNT (15%): \$ 7,131.00	

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 4
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
F. PAVING											
1. 8" Thick 2B Stone Driveway	SY	420	\$ 10.00	\$ 4,200.00	420.00	\$ 4,200.00	420.00	\$ 4,200.00		\$ -	
G. LANDSCAPING											
SHADE TREES											
1. Acer rubrum (inc. tax and guarantee) (3 inch cal.)	EA	6	\$ 555.00	\$ 3,330.00		\$ -		\$ -	6.00	\$ 3,330.00	
2. Platanus x acerifolia (inc. tax and guarantee (3 inch cal.)	EA	5	\$ 579.00	\$ 2,895.00		\$ -		\$ -	5.00	\$ 2,895.00	
EVERGREENS											
3. Thuja occidentalis (inc. tax and guarantee) (6 ft. min hl.)	EA	20	\$ 228.00	\$ 4,560.00		\$ -		\$ -	20.00	\$ 4,560.00	
H. LIGHTS											
1. Site Lighting	LS	1	\$ 2,000.00	\$ 2,000.00		\$ -		\$ -	1.00	\$ 2,000.00	
I. MISCELLANEOUS											
1. As Built Drawings	LS	1	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -	1.00	\$ 1,500.00	
2. Survey & Layout	LS	1	\$ 1,500.00	\$ 1,500.00	0.10	\$ 150.00	0.50	\$ 750.00	0.50	\$ 750.00	
3. Split Rail Fence	LF	58	\$ 12.00	\$ 696.00		\$ -		\$ -	58.00	\$ 696.00	
4. Gore Striping	LS	1	\$ 400.00	\$ 400.00		\$ -		\$ -	1.00	\$ 400.00	
5. Eradicate Parking Stall Lines	LS	1	\$ 150.00	\$ 150.00	1.00	\$ 150.00	1.00	\$ 150.00		\$ -	
J. CONTINGENCY (10%) <i>(Released upon certification of completion and receipt of Maintenance Bond)</i>	LS	1	\$ 4,754.00	\$ 4,754.00		\$ -		\$ -	1.00	\$ 4,754.00	

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Resolution #

SUBJECT: Consider Construction Escrow Release #5 – W.B. Commons (Penn Crest) LDS 610A

MEETING DATE: December 17, 2018

ITEM NUMBER: #15d

MEETING/AGENDA: WORK SESSION ACTION XX NONE

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

INITIATED BY: Bruce Shoupe BOARD LIAISON: Candyce Fluehr Chimera
Director of Planning and Zoning Chairman

BACKGROUND:

Attached is a construction escrow release for W.B. Commons (Penn Crest) as recommended by the Township Engineer. The original amount of the escrow was \$396,276.05, held as a Tri-Party Agreement - Third Amendment with Meridian Bank. This release is in the amount of \$34,146.92. This is the fifth escrow release for this project. The new balance would be \$54,040.050.

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 #5 in the amount of \$34,146.92, as recommended by the Township Engineer for LDS#610A – W.B. Commons (Penn Crest).

MOTION _____ SECOND _____ VOTE _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

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



VIA EMAIL

December 11, 2018

File No. 2017-05067

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

Reference: W.B. Commons (Penn Crest) – LD/S #610A
Financial Security Release 5

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 attached to this letter in the amount of \$34,146.92 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please note that the recommended amount is less than the requested amount. The requested amount would bring the balance below the amount required to be held as the 15% maintenance security per the agreement.

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.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads 'James P. Dougherty'.

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

JPD/SW/sl

Enclosures: Release of Escrow Form, Escrow Status Report, Boucher & James, Inc. 11/28/18 letter, developer's requested release

cc: Bruce S. Shoupe, Director of Planning and Zoning
Kevin Johnson, P.E. - Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. - Boucher & James, Inc.
Steve Shaffer, W. B. Homes, 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

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 12/07/2018

Development: W. B. Commons (Penn Crest) - LD/S#610A
Release #: 5

G&A Project #: 2017-05067

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$43,041.87. 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: 12/11/2018

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$32,146.92 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.

James P. Dougherty 12/11/18
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from W. B. Homes, Inc. for W. B. Commons (Penn Crest) - LD/S#610A, in the amount of \$43,041.87, 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 \$32,146.92; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$32,146.92; 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 Tri-Party Agreement 3rd Amendment with Montgomery Township in total sum of \$396,276.05 pursuant to a signed Land Development Agreement and that \$310,089.08 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$54,040.05 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 5
RELEASE DATE: 11-Dec-2018

PROJECT NAME: W. B. Commons (Penn Crest)	TOTAL CONSTRUCTION: \$ 360,250.95	ORIGINAL CONSTRUCTION AMOUNT: \$ 396,276.05
PROJECT NO.: 2017-05067	TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 36,025.10	AMOUNT OF THIS RELEASE: \$ 32,146.92
TOWNSHIP NO.: LD/S#610A	TOTAL CONSTRUCTION ESCROW POSTED: \$ 396,276.05	
PROJECT OWNER: W. B. Homes, Inc.		PRIOR CONSTRUCTION RELEASED: \$ 310,089.08
MUNICIPALITY: Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 20,000.00	TOTAL CONSTRUCTION RELEASED TO DATE: \$ 342,236.00
ESCROW AGENT: Meridian Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):	
TYPE OF SECURITY: Tri-Party Agreement 3rd Amendment	MAINTENANCE BOND AMOUNT (15%): \$ 54,037.64	BALANCE AFTER CURRENT RELEASE: \$ 54,040.05
AGREEMENT DATE: 19-Dec-2016		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 6
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
A. EROSION CONTROL											
1. Construction Entrance	LS	1	\$ 2,550.00	\$ 2,550.00	\$ -	1.00 \$ 2,550.00	\$ -	1.00 \$ 2,550.00	\$ -	-	-
2. 18 inch Silt Fence	LF	790	\$ 1.95	\$ 1,540.50	\$ -	790.00 \$ 1,540.50	\$ -	790.00 \$ 1,540.50	\$ -	-	-
3. Tree Protection Fence	LF	790	\$ 2.50	\$ 1,975.00	\$ -	790.00 \$ 1,975.00	\$ -	790.00 \$ 1,975.00	\$ -	-	-
4. Stockpile Stabilization	SF	12,300	\$ 0.10	\$ 1,230.00	\$ -	12,300.00 \$ 1,230.00	\$ -	12,300.00 \$ 1,230.00	\$ -	-	-
5. Temp. Stabilization	SF	88,940	\$ 0.10	\$ 8,894.00	\$ -	88,940.00 \$ 8,894.00	\$ -	88,940.00 \$ 8,894.00	\$ -	-	-
6. Diversion Dike	LF	340	\$ 7.50	\$ 2,550.00	\$ -	340.00 \$ 2,550.00	\$ -	340.00 \$ 2,550.00	\$ -	-	-
B. CLEARING/DEMO											
1. Clearing/Slump Removal	LS	1	\$ 12,000.00	\$ 12,000.00	\$ -	1.00 \$ 12,000.00	\$ -	1.00 \$ 12,000.00	\$ -	-	-
C. DETENTION BASIN											
1. 18 inch O-Ring RCP	LF	92	\$ 35.50	\$ 3,266.00	\$ -	92.00 \$ 3,266.00	\$ -	92.00 \$ 3,266.00	\$ -	-	-
2. Outlet Structure	EA	1	\$ 3,250.00	\$ 3,250.00	\$ -	1.00 \$ 3,250.00	\$ -	1.00 \$ 3,250.00	\$ -	-	-
3. 18 inch Anti-Seep Collar	EA	2	\$ 825.00	\$ 1,650.00	\$ -	2.00 \$ 1,650.00	\$ -	2.00 \$ 1,650.00	\$ -	-	-
4. Temp. Riser Rack	EA	1	\$ 2,850.00	\$ 2,850.00	\$ -	1.00 \$ 2,850.00	\$ -	1.00 \$ 2,850.00	\$ -	-	-
5. Baffles	LF	30	\$ 30.55	\$ 916.50	\$ -	30.00 \$ 916.50	\$ -	30.00 \$ 916.50	\$ -	-	-
6. Basin Spillway	SF	1,800	\$ 4.50	\$ 8,100.00	\$ -	1,800.00 \$ 8,100.00	\$ -	1,800.00 \$ 8,100.00	\$ -	-	-
D. PARKING LOT EARTHWORK											
1. Strip Topsoil	CY	1,426	\$ 1.95	\$ 2,780.70	\$ -	1,426.00 \$ 2,780.70	\$ -	1,426.00 \$ 2,780.70	\$ -	-	-
2. Site Cut	CY	240	\$ 2.25	\$ 540.00	\$ -	240.00 \$ 540.00	\$ -	240.00 \$ 540.00	\$ -	-	-
3. Compacted Fill	CY	639	\$ 2.25	\$ 1,437.75	\$ -	639.00 \$ 1,437.75	\$ -	639.00 \$ 1,437.75	\$ -	-	-
4. Box	SF	4,208	\$ 1.10	\$ 4,628.80	\$ -	4,208.00 \$ 4,628.80	\$ -	4,208.00 \$ 4,628.80	\$ -	-	-
5. Replace Topsoil	CY	30	\$ 3.00	\$ 90.00	\$ -	30.00 \$ 90.00	\$ -	30.00 \$ 90.00	\$ -	-	-



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	W. B. Commons (Penn Crest)	TOTAL CONSTRUCTION:	\$ 360,250.95	RELEASE NO.:	5
PROJECT NO.:	2017-05067	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 36,025.10	RELEASE DATE:	11-Dec-2018
TOWNSHIP NO.:	LD/S#610A	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 396,276.05	ORIGINAL CONSTRUCTION AMOUNT:	\$ 396,276.05
PROJECT OWNER:	W. B. Homes, Inc.			AMOUNT OF THIS RELEASE:	\$ 32,146.92
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 20,000.00	PRIOR CONSTRUCTION RELEASED:	\$ 310,089.08
ESCROW AGENT:	Meridian Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):		TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 342,236.00
TYPE OF SECURITY:	Tri-Party Agreement 3rd Amendment	MAINTENANCE BOND AMOUNT (15%):	\$ 54,037.64	BALANCE AFTER CURRENT RELEASE:	\$ 54,040.05
AGREEMENT DATE:	19-Dec-2016				

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ #6
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
E. EARTHWORK SEDIMENT TRAP											
1. Strip Topsoil	CY	1,544	\$ 1.95	\$ 3,010.80			1,544.00	\$ 3,010.80			
2. Site Cut	CY	71	\$ 2.25	\$ 159.75			71.00	\$ 159.75			
3. Compacted Fill	CY	719	\$ 2.25	\$ 1,617.75			719.00	\$ 1,617.75			
4. Replace Topsoil	CY	772	\$ 3.00	\$ 2,316.00			772.00	\$ 2,316.00			
5. Stabilization	SF	14,459	\$ 0.10	\$ 1,445.90			14,459.00	\$ 1,445.90			
6. Berm Key	LF	185	\$ 3.10	\$ 573.50			185.00	\$ 573.50			
F. STORM SEWER											
1. 15 inch RCP	LF	585	\$ 32.50	\$ 19,012.50			585.00	\$ 19,012.50			
2. 18 inch RCP	LF	84	\$ 35.50	\$ 2,982.00			84.00	\$ 2,982.00			
3. 30 inch RCP	LF	297	\$ 55.50	\$ 16,483.50			297.00	\$ 16,483.50			
4. 8 inch U-Drain	LF	10	\$ 8.50	\$ 85.00			10.00	\$ 85.00			
5. Type C Inlet 4 feet	EA	9	\$ 2,350.00	\$ 21,150.00			9.00	\$ 21,150.00			
6. Type C Inlet Modified	EA	1	\$ 2,675.00	\$ 2,675.00			1.00	\$ 2,675.00			
7. Type M Inlet 4 feet	EA	2	\$ 2,150.00	\$ 4,300.00			2.00	\$ 4,300.00			
8. Inlet Protection	EA	12	\$ 125.00	\$ 1,500.00			12.00	\$ 1,500.00			
9. Manhole	EA	1	\$ 2,150.00	\$ 2,150.00			1.00	\$ 2,150.00			
H. PARKING LOT PAVING											
1. Fine Grade	SY	4,277	\$ 1.10	\$ 4,704.70	177.00	\$ 194.70	4,277.00	\$ 4,704.70			
2. 8 inch 2A Modified Stone Base	SY	4,277	\$ 10.65	\$ 45,550.05	177.00	\$ 1,885.05	4,277.00	\$ 45,550.05			
3. 1.5 inch Blinder	SY	4,277	\$ 6.62	\$ 28,313.74	177.00	\$ 1,171.74	4,277.00	\$ 28,313.74			
4. 1 inch Wearing	SY	4,277	\$ 4.95	\$ 21,171.15	876.00	\$ 4,336.20	2,076.00	\$ 10,276.20	2,201.00	\$ 10,894.95	
5. Curb Seal	LF	1,660	\$ 0.45	\$ 747.00	1,160.00	\$ 522.00	1,660.00	\$ 747.00			
6. Tack Coat	SY	4,277	\$ 0.68	\$ 2,908.36	3,077.00	\$ 2,092.36	4,277.00	\$ 2,908.36			
7. Signs & Striping	LS	1	\$ 1,575.00	\$ 1,575.00	0.70	\$ 1,102.50	1.00	\$ 1,575.00			
8. 7 inch x 8 inch x 18 inch Curb	LF	1,660	\$ 14.50	\$ 24,070.00	360.00	\$ 5,220.00	1,660.00	\$ 24,070.00			
9. Lighting	LS	1	\$ 24,850.00	\$ 24,850.00			1.00	\$ 24,850.00			



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	W. B. Commons (Penn Crest)	TOTAL CONSTRUCTION:	\$ 360,250.95	RELEASE NO.:	5
PROJECT NO.:	2017-05067	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 36,025.10	RELEASE DATE:	11-Dec-2018
TOWNSHIP NO.:	LD/S#610A	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 396,276.05	ORIGINAL CONSTRUCTION AMOUNT:	\$ 396,276.05
PROJECT OWNER:	W. B. Homes, Inc.			AMOUNT OF THIS RELEASE:	\$ 32,146.92
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 20,000.00	PRIOR CONSTRUCTION RELEASED:	\$ 310,089.08
ESCROW AGENT:	Meridian Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):		TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 342,236.00
TYPE OF SECURITY:	Tri-Party Agreement 3rd Amendment	MAINTENANCE BOND AMOUNT (15%):	\$ 54,037.64	BALANCE AFTER CURRENT RELEASE:	\$ 54,040.05
AGREEMENT DATE:	19-Dec-2016				

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 6
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY
			PRICE	AMOUNT		AMOUNT		AMOUNT		AMOUNT	
I. LANDSCAPING											
1. Shade Trees	EA	28	\$ 400.00	\$ 11,200.00	7.00	\$ 2,800.00	28.00	\$ 11,200.00		\$ -	
2. Ornamentals	EA	5	\$ 230.00	\$ 1,150.00		\$ -	5.00	\$ 1,150.00		\$ -	
2. Evergreens	EA	94	\$ 230.00	\$ 21,620.00	27.00	\$ 6,210.00	85.00	\$ 19,550.00	9.00	\$ 2,070.00	
3. Shrubs	EA	162	\$ 65.00	\$ 10,530.00	17.00	\$ 1,105.00	142.00	\$ 9,230.00	20.00	\$ 1,300.00	
K. MISCELLANEOUS											
1. Construction Stakeout	LS	1	\$ 18,400.00	\$ 18,400.00	0.30	\$ 5,507.37	1.00	\$ 18,400.00		\$ -	
2. As-Built Drawings	LS	1	\$ 3,000.00	\$ 3,000.00		\$ -		\$ -	1.00	\$ 3,000.00	
3. Pins & Monuments	EA	5	\$ 150.00	\$ 750.00		\$ -		\$ -	5.00	\$ 750.00	
L. CONTINGENCY (10%)											
(Released upon certification of completion and receipt of Maintenance Bond)	LS	1		\$ 36,025.10		\$ -		\$ -	1.00	\$ 36,025.10	



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

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1456 Ferry Road, Building 500
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Fax 215-345-9401

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Stroudsburg, PA 18360
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Fax 570-629-0306

Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

November 28, 2018

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

**SUBJECT: W.B. COMMONS
ESCROW RELEASE INSPECTION 2
TOWNSHIP LD/S NO. 610A
PROJECT NO. 0455206R**

Dear Mr. Dougherty:

Please be advised that on Monday, November 21, 2018, I conducted an inspection of the plant material at the W.B. Commons site for the release of escrow, in accordance with plans, prepared by Schlosser & Clauss Consulting Engineers, Inc., dated August 25, 2004, and last revised September 23, 2008.

1. Seven (7) shade trees are **acceptable** in size, species and condition. Therefore, we recommend release of **\$2,800.00** for these trees.
2. Twenty-seven (27) evergreen trees are of **acceptable** size, species and condition. Therefore, we recommend release of **\$6,210.00** for these trees.
3. Seventeen (17) shrubs are of **acceptable** size, species and condition. Therefore, we recommend release of **\$1,105** for these shrubs.

Therefore, we recommended the release of a total of **\$10,115.00** established as escrow for landscape material.

One (1) evergreen tree located along the northeastern property line buffer is leaning and must be corrected. All future plant species substitutions should be approved by the township landscape architect prior to planting.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

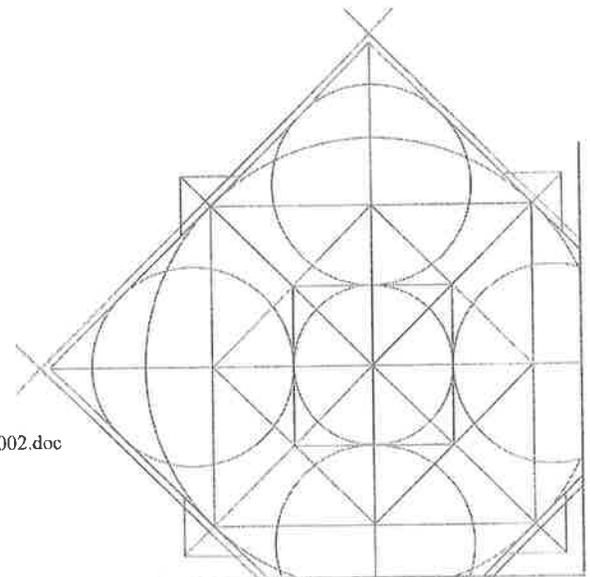
Emily Paskewicz, ASLA
Planner/Designer

EJP/kam

Enclosure(s): Escrow Release 002

- cc: Board of Supervisors
Bruce Shoupe, Director of Planning and Zoning
Mary L. Gambino, Project Coordinator/ Permits Administrator
Marianne McConnell, Deputy Zoning Officer
Steve Shaffer, WB Homes, Inc.
Valerie L. Liggett, ASLA, R.L.A., ISA Certified Arborist®

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**W.B. COMMONS
MONTGOMERY TOWNSHIP (11/28/18)**

PROJECT #04 55 206R LD/S # 610A

ITEM DESCRIPTION	SIZE	UNIT PRICE	QTY.	TOTAL	PREVIOUS ESCROW		CURRENT ESCROW		RELEASED TOTAL		
					RELEAS QTY.	AMOUNT	RECOMMENDED FOR RELEASE QTY.	AMOUNT	QTY.	AMOUNT	
1.0 SHADE TREES											
Acer rubrum	3 -3 1/2" cal.	\$ 400.00	6	\$ 2,400.00	3	\$ 1,200.00	3	\$ 1,200.00	6	\$ 2,400.00	
Acer saccharum	3 -3 1/2" cal.	\$ 400.00	1	\$ 400.00	0	\$ -	0	\$ -	0	\$ -	
Fraxinus americana	3 -3 1/2" cal.	\$ 400.00	1	\$ 400.00	0	\$ -	0	\$ -	0	\$ -	
Fraxinus pennsylvanica	3 -3 1/2" cal.	\$ 400.00	3	\$ 1,200.00	6	\$ 2,400.00	0	\$ -	6	\$ 2,400.00	
Quercus borealis	3 -3 1/2" cal.	\$ 400.00	2	\$ 800.00	4	\$ 1,600.00	0	\$ -	4	\$ 1,600.00	
Quercus coccinea	3 -3 1/2" cal.	\$ 400.00	8	\$ 3,200.00	3	\$ 1,200.00	2	\$ 800.00	5	\$ 2,000.00	
Quercus palustris	3 -3 1/2" cal.	\$ 400.00	7	\$ 2,800.00	5	\$ 2,000.00	2	\$ 800.00	7	\$ 2,800.00	
SUBTOTAL			28	\$ 11,200.00	21	\$ 8,400.00	7	\$ 2,800.00	28	\$ 11,200.00	
*Sycamore Trees have been released for Quercus Coccinea											
2.0 FLOWERING TREES											
Amelanchier canadensis	8-10' height	\$ 230.00	5	\$ 1,150.00	5	\$ 1,150.00	0	\$ -	5	\$ 1,150.00	
SUBTOTAL			5	\$ 1,150.00	5	\$ 1,150.00	0	\$ -	5	\$ 1,150.00	
EVERGREEN TREES											
3.0 Juniperus virginiana	8-10' height	\$ 230.00	62	\$ 14,260.00	36	\$ 8,280.00	16	\$ 3,680.00	52	\$ 11,960.00	
Pinus strobus*	8-10' height	\$ 230.00	32	\$ 7,360.00	22	\$ 5,060.00	11	\$ 2,530.00	33	\$ 7,590.00	
			94	\$ 21,620.00	58	\$ 13,340.00	27	\$ 6,210.00	85	\$ 19,550.00	
*Atlantic White Cedar Trees have been released for Pinus Strobus and Juniperus Virginia Trees											
SHRUBS											
4.0 Aronia arbutifolia	30-36" ht.	\$ 65.00	17	\$ 1,105.00	0	\$ -	17	\$ 1,105.00	17	\$ 1,105.00	
Ilex glabra	24-30" ht.	\$ 65.00	117	\$ 7,605.00	97	\$ 6,305.00	0	\$ -	97	\$ 6,305.00	
Viburnum dentatum	30-36" ht.	\$ 65.00	28	\$ 1,820.00	28	\$ 1,820.00	0	\$ -	28	\$ 1,820.00	
			162	\$ 10,530.00	125	\$ 8,125.00	17	\$ 1,105.00	142	\$ 9,230.00	
5.0 TOTAL OF ALL PLANTINGS				\$ 44,500.00		\$ 31,015.00		\$ 10,115.00		\$ 41,130.00	

Flowering trees changed to Magnolia virginiana

ESCROW STATUS REPORT

DEVELOPER RELEASE REQUEST



SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: W. B. Commons (Penn Crest)
 PROJECT NO.: 2017-05067
 TOWNSHIP NO.: LD/S#610A
 PROJECT OWNER: W. B. Homes, Inc.
 MUNICIPALITY: Montgomery Township
 ESCROW AGENT: Meridian Bank
 TYPE OF SECURITY: Tri-Party Agreement 3rd Amendment
 AGREEMENT DATE: 19-Dec-2016

TOTAL CONSTRUCTION: \$ 360,250.95
 TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 36,025.10
 TOTAL CONSTRUCTION ESCROW POSTED: \$ 396,276.05
 TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 20,000.00
 TOTAL ADMINISTRATION (CASH ACCOUNT):
 MAINTENANCE BOND AMOUNT (15%):

RELEASE NO.: 5
 RELEASE DATE: 5-Feb-2017
 ORIGINAL CONSTRUCTION AMOUNT: \$ 396,276.05
AMOUNT OF THIS RELEASE: \$ 43,041.87
 PRIOR CONSTRUCTION RELEASED: \$ 313,089.08
 TOTAL CONSTRUCTION RELEASED TO DATE: \$ 356,130.95
 BALANCE AFTER CURRENT RELEASE: \$ 40,145.10

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	TOTAL AMOUNT	QUANTITY
A. EROSION CONTROL											
1. Construction Entrance	LS	1	\$ 2,550.00	\$ 2,550.00			1.00	\$ 2,550.00			
2. 18 inch Silt Fence	LF	790	\$ 1.85	\$ 1,540.50			790.00	\$ 1,540.50			
3. Tree Protection Fence	LF	790	\$ 2.50	\$ 1,975.00			790.00	\$ 1,975.00			
4. Stockpile Stabilization	SF	12,300	\$ 0.10	\$ 1,230.00			12,300.00	\$ 1,230.00			
5. Temp. Stabilization	SF	88,940	\$ 0.10	\$ 8,894.00			88,940.00	\$ 8,894.00			
6. Diversion Dike	LF	340	\$ 7.50	\$ 2,550.00			340.00	\$ 2,550.00			
B. CLEARING/DEMO											
1. Clearing/Slump Removal	LS	1	\$ 12,000.00	\$ 12,000.00			1.00	\$ 12,000.00			
C. DETENTION BASIN											
1. 18 inch O-Ring RCP	LF	92	\$ 35.50	\$ 3,266.00			92.00	\$ 3,266.00			
2. Outlet Structure	EA	1	\$ 3,250.00	\$ 3,250.00			1.00	\$ 3,250.00			
3. 18 inch Anti-Seep Collar	EA	2	\$ 825.00	\$ 1,650.00			2.00	\$ 1,650.00			
4. Temp. Riser Rack	EA	1	\$ 2,850.00	\$ 2,850.00			1.00	\$ 2,850.00			
5. Baffles	LF	30	\$ 30.55	\$ 916.50			30.00	\$ 916.50			
6. Basin Spillway	SF	1,800	\$ 4.50	\$ 8,100.00			1,800.00	\$ 8,100.00			
D. PARKING LOT EARTHWORK											
1. Strip Topsoil	CY	1,426	\$ 1.95	\$ 2,780.70			1,426.00	\$ 2,780.70			
2. Site Cut	CY	240	\$ 2.25	\$ 540.00			240.00	\$ 540.00			
3. Compacted Fill	CY	639	\$ 2.25	\$ 1,437.75			639.00	\$ 1,437.75			
4. Box	SF	4,208	\$ 1.10	\$ 4,628.80			4,208.00	\$ 4,628.80			
5. Replace Topsoil	CY	30	\$ 3.00	\$ 90.00			30.00	\$ 90.00			

ESCROW STATUS REPORT

DEVELOPER RELEASE REQUEST



SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 5
RELEASE DATE: 5-Feb-2017

PROJECT NAME:	W. B. Commons (Penn Crest)	TOTAL CONSTRUCTION:	\$ 360,250.85	ORIGINAL CONSTRUCTION AMOUNT:	\$ 396,276.05
PROJECT NO.:	2017-05067	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 36,025.10		
TOWNSHIP NO.:	LD/S#610A	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 396,276.05	AMOUNT OF THIS RELEASE:	\$ 43,041.87
PROJECT OWNER:	W. B. Homes, Inc.			PRIOR CONSTRUCTION RELEASED:	\$ 313,089.08
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 20,000.00	TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 356,130.95
ESCROW AGENT:	Meridian Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):			
TYPE OF SECURITY:	Tri-Party Agreement 3rd Amendment	MAINTENANCE BOND AMOUNT (15%):		BALANCE AFTER CURRENT RELEASE:	\$ 40,145.10
AGREEMENT DATE:	19-Dec-2016				

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	TOTAL AMOUNT	QUANTITY
E. EARTHWORK SEDIMENT TRAP											
1. Strip Topsoil	CY	1,544	\$ 1.95	\$ 3,010.80			1,544.00	\$ 3,010.80			
2. Site Cut	CY	71	\$ 2.25	\$ 159.75			71.00	\$ 159.75			
3. Compacted Fill	CY	719	\$ 2.25	\$ 1,617.75			719.00	\$ 1,617.75			
4. Replace Topsoil	CY	772	\$ 3.00	\$ 2,316.00			772.00	\$ 2,316.00			
5. Stabilization	SF	14,459	\$ 0.10	\$ 1,445.90			14,459.00	\$ 1,445.90			
6. Berm Key	LF	185	\$ 3.10	\$ 573.50			185.00	\$ 573.50			
F. STORM SEWER											
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4. 8 inch U-Drain	LF	10	\$ 8.50	\$ 85.00			10.00	\$ 85.00			
5. Type C Inlet 4 feet	EA	9	\$ 2,350.00	\$ 21,150.00			9.00	\$ 21,150.00			
6. Type C Inlet Modified	EA	1	\$ 2,675.00	\$ 2,675.00			1.00	\$ 2,675.00			
7. Type M Inlet 4 feet	EA	2	\$ 2,150.00	\$ 4,300.00			2.00	\$ 4,300.00			
8. Inlet Protection	EA	12	\$ 125.00	\$ 1,500.00			12.00	\$ 1,500.00			
9. Manhole	EA	1	\$ 2,150.00	\$ 2,150.00			1.00	\$ 2,150.00			
H. PARKING LOT PAVING											
1. Fine Grade	SY	4,277	\$ 1.10	\$ 4,704.70	177.00	\$ 194.70	4,277.00	\$ 4,704.70			
2. 8 inch 2A Modified Stone Base	SY	4,277	\$ 10.65	\$ 45,550.05	177.00	\$ 1,885.05	4,277.00	\$ 45,550.05			
3. 1.5 inch Binder	SY	4,277	\$ 6.62	\$ 28,313.74	177.00	\$ 1,171.74	4,277.00	\$ 28,313.74			
4. 1 inch Wearing	SY	4,277	\$ 4.95	\$ 21,171.15	3,077.00	\$ 15,231.15	4,277.00	\$ 21,171.15			
5. Curb Seat	LF	1,660	\$ 0.45	\$ 747.00	1,160.00	\$ 522.00	1,660.00	\$ 747.00			
6. Tack Coat	SY	4,277	\$ 0.68	\$ 2,908.36	3,077.00	\$ 2,092.36	4,277.00	\$ 2,908.36			
7. Signs & Striping	LS	1	\$ 1,575.00	\$ 1,575.00	0.70	\$ 1,102.50	1.00	\$ 1,575.00			
8. 7 inch x 8 inch x 18 inch Curb	LF	1,660	\$ 14.50	\$ 24,070.00	360.00	\$ 5,220.00	1,660.00	\$ 24,070.00			
9. Lighting	LS	1	\$ 24,850.00	\$ 24,850.00			1.00	\$ 24,850.00			

ESCROW STATUS REPORT

DEVELOPER RELEASE REQUEST



SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	W. B. Commons (Penn Crest)	TOTAL CONSTRUCTION:	\$ 360,250.85	RELEASE NO.:	5
PROJECT NO.:	2017-05067	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 36,025.10	RELEASE DATE:	5-Feb-2017
TOWNSHIP NO.:	LD/S#610A	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 396,276.05	ORIGINAL CONSTRUCTION AMOUNT:	\$ 396,276.05
PROJECT OWNER:	W. B. Homes, Inc.			AMOUNT OF THIS RELEASE:	\$ 43,041.87
MUNICIPALITY:	Montgomery Township	TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):	\$ 20,000.00	PRIOR CONSTRUCTION RELEASED:	\$ 313,088.08
ESCROW AGENT:	Meridian Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):		TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 356,130.85
TYPE OF SECURITY:	Tri-Party Agreement 3rd Amendment	MAINTENANCE BOND AMOUNT (15%):		BALANCE AFTER CURRENT RELEASE:	\$ 40,145.10
AGREEMENT DATE:	19-Dec-2016				

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	TOTAL AMOUNT	QUANTITY
I. LANDSCAPING											
1. Shade Trees	EA	28	\$ 400.00	\$ 11,200.00	7.00	\$ 2,800.00	28.00	\$ 11,200.00		\$ -	
2. Ornamentals	EA	5	\$ 230.00	\$ 1,150.00		\$ -	5.00	\$ 1,150.00		\$ -	
2. Evergreens	EA	94	\$ 230.00	\$ 21,620.00	27.00	\$ 6,210.00	85.00	\$ 19,550.00	9.00	\$ 2,070.00	
3. Shrubs	EA	162	\$ 65.00	\$ 10,530.00	17.00	\$ 1,105.00	142.00	\$ 9,230.00	20.00	\$ 1,300.00	
K. MISCELLANEOUS											
1. Construction Stakeout	LS	1	\$ 18,400.00	\$ 18,400.00	0.30	\$ 5,507.37	1.00	\$ 18,400.00		\$ -	
2. As-Built Drawings	LS	1	\$ 3,000.00	\$ 3,000.00		\$ -	1.00	\$ 3,000.00		\$ -	
3. Pins & Monuments	EA	5	\$ 150.00	\$ 750.00		\$ -		\$ -	5.00	\$ 750.00	
L. CONTINGENCY (10%)	LS	1		\$ 36,025.10		\$ -		\$ -	1.00	\$ 36,025.10	
<i>(Released upon certification of completion and receipt of Maintenance Bond)</i>											

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Payment of Bills

MEETING DATE: December 17, 2018

ITEM NUMBER: #16

MEETING/AGENDA: WORK SESSION ACTION NONE

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

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,
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					
11/26/2018	01	73477	100000814	AMAZON.COM SERVICES, INC	12.35
11/26/2018	01	73478	MISC-FIRE	TURNER SEMRAU	15.00
11/28/2018	01	73479	100000838	RUTH FIELDS	150.00
11/29/2018	01	73480	00000009	PETTY CASH	69.48
12/05/2018	01	73481	00000200	UNIVEST BANK	950.00
12/05/2018	01	73482	00000040	VERIZON	148.48
12/05/2018	01	73483	00000040	VERIZON	152.41
12/11/2018	01	73484	00000072	CANON FINANCIAL SERVICES, INC	1,622.00
12/11/2018	01	73485	100000821	JANICE ELGEDAWY	280.00
12/11/2018	01	73486	00000354	MAD SCIENCE OF WEST NEW JERSEY	294.00
12/11/2018	01	73487	100000411	SPENCER D. BORINE	280.00
12/12/2018	01	73488	100000754	PETROLEUM TRADERS CORP.	3,079.58
12/14/2018	01	73489	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	101.51
12/14/2018	01	73490	MISC	A/Z Corporation	200.00
12/14/2018	01	73491	100000337	AAA CATERING	310.00
12/14/2018	01	73492	00000006	ACME UNIFORMS FOR INDUSTRY	663.78
12/14/2018	01	73493	MISC-FIRE	ADAM ZWISLEWSKI	30.00
12/14/2018	01	73494	100000282	ADVANCED DISPOSAL	13,634.00
12/14/2018	01	73495	00001202	AIRGAS, INC.	230.01
12/14/2018	01	73496	MISC	AJR ENVIRONMENTAL INC	1,200.00
12/14/2018	01	73497	MISC-FIRE	ALEXANDER J DEANGELIS	120.00
12/14/2018	01	73498	100000814	AMAZON.COM SERVICES, INC	514.11
12/14/2018	01	73499	00001491	AMERICAN ARBITRATION ASSOC	275.00
12/14/2018	01	73500	100000841	ANDREA STECK	130.00
12/14/2018	01	73501	MISC-FIRE	ANDREW WEINER	60.00
12/14/2018	01	73502	00000027	ARMOUR & SONS ELECTRIC, INC.	9,113.70
12/14/2018	01	73503	00000031	AT&T	142.65
12/14/2018	01	73504	00002061	AT&T MOBILITY	144.84
12/14/2018	01	73505	00000561	ATLANTIC TACTICAL	1,140.12
12/14/2018	01	73506	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	221.26
12/14/2018	01	73507	00000417	BARNSIDE FARM COMPOST FACILITY	714.72
12/14/2018	01	73508	00000999	BCG-BENEFIT CONSULTANTS GROUP	2,116.75
12/14/2018	01	73509	100000843	BENJAMIN POWELL	79.00
12/14/2018	01	73510	00000043	BERGEY'S	1,137.45
12/14/2018	01	73511	MISC-FIRE	BILL WIEGMAN	150.00
12/14/2018	01	73512	00000448	BISHOP WOOD PRODUCTS, INC	479.50
12/14/2018	01	73513	00000209	BOUCHER & JAMES, INC.	23,473.57
12/14/2018	01	73514	MISC-FIRE	BRANDON UZDZIENSKI	15.00
12/14/2018	01	73515	100000842	BRYAN WARYGA	100.00
12/14/2018	01	73516	100000405	C.E.S.	94.00
12/14/2018	01	73517	100000319	CANDORIS	1,601.33
12/14/2018	01	73518	MISC	CAPITAL TELECOM, LLC	5,000.00
12/14/2018	01	73519	00001579	CARGO TRAILER SALES, INC	593.98
12/14/2018	01	73520	MISC-FIRE	CARL HERR	45.00
12/14/2018	01	73521	00001601	CDW GOVERNMENT, INC.	3,292.18
12/14/2018	01	73522	00000363	COMCAST	564.99
12/14/2018	01	73523	00000335	COMCAST CORPORATION	2,048.02
12/14/2018	01	73524	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	920.64
12/14/2018	01	73525	00000125	DISCHELL, BARTLE DOOLEY	20,615.82
12/14/2018	01	73526	00000125	VOID	0.00
12/14/2018	01	73527	100000213	DOG TOWN	439.92
12/14/2018	01	73528	00001675	DON JOHNSON	100.00
12/14/2018	01	73529	00905026	DON LEN INC.	330.00
12/14/2018	01	73530	00000967	DVHT - DELAWARE VALLEY HEALTH TRUST	182,711.52
12/14/2018	01	73531	00000092	E.M. KUTZ, INC.	484.50
12/14/2018	01	73532	00000152	ECKERT SEAMANS CHERIN &	12,155.00
12/14/2018	01	73533	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	1,500.00
12/14/2018	01	73534	00001902	ELLIOTT GREENLEAF &	25.00
12/14/2018	01	73535	00903110	ESTABLISHED TRAFFIC CONTROL	156.37
12/14/2018	01	73536	00000322	ETTORE VENTRESCA & SONS, INC.	75,556.80
12/14/2018	01	73537	00000161	EUREKA STONE QUARRY, INC.	143.95
12/14/2018	01	73538	00000174	FISHER & SON COMPANY, INC.	5,130.00
12/14/2018	01	73539	MISC	FLAHERTY TIMOTHY & CHRISTINE WAY	1,200.00
12/14/2018	01	73540	MISC	FLYNN KRISTOFER C & DERCK HEATHER L	1,132.34
12/14/2018	01	73541	100000258	FRANK J. COLELLI	546.75
12/14/2018	01	73542	00000611	FUN EXPRESS LLC	134.62
12/14/2018	01	73543	100000733	FUNDAMENTAL TENNIS	300.00
12/14/2018	01	73544	00001852	G.L. SAYRE, INC.	261.40
12/14/2018	01	73545	00000188	GALLS, AN ARAMARK CO., LLC	96.28
12/14/2018	01	73546	00001524	GEMPLER'S	21.24
12/14/2018	01	73547	00000193	GEORGE ALLEN PORTABLE TOILETS, INC.	621.00
12/14/2018	01	73548	00001498	GFOA - PA	150.00

V

Check Date	Bank	Check	Vendor	Vendor Name	Amount
12/14/2018	01	73549	00000817	GILMORE & ASSOCIATES, INC.	33,666.49
12/14/2018	01	73550	00000817	VOID	0.00 V
12/14/2018	01	73551	00000219	GLOBAL EQUIPMENT COMPANY	75.58
12/14/2018	01	73552	00001784	GOOGLE INC.	99.00
12/14/2018	01	73553	00000608	GOOSE SQUAD L.L.C.	900.00
12/14/2018	01	73554	00000229	GRAINGER	95.35
12/14/2018	01	73555	00000229	GRAINGER	82.98
12/14/2018	01	73556	100000162	HERMAN GOLDNER COMPANY, INC.	4,662.00
12/14/2018	01	73557	00000903	HOME DEPOT CREDIT SERVICES	504.68
12/14/2018	01	73558	00001095	IACP - INTERNATIONAL ASSOCIATION	875.00
12/14/2018	01	73559	00000829	IMSA - INTERNATIONAL MUNICIPAL	270.00
12/14/2018	01	73560	00000102	INTERSTATE BATTERY SYSTEMS OF	540.75
12/14/2018	01	73561	00000531	INTERSTATE GRAPHICS	165.00
12/14/2018	01	73562	MISC-FIRE	JACOB MILLEVOI	45.00
12/14/2018	01	73563	MISC-FIRE	JAKE WELTMAN	45.00
12/14/2018	01	73564	MISC-FIRE	JOHN H. MOGENSEN	210.00
12/14/2018	01	73565	100000847	JOHN RUSHIN	1,575.00
12/14/2018	01	73566	MISC-FIRE	JON WASHINGTON	115.00
12/14/2018	01	73567	MISC	JOY STEWART	71.32
12/14/2018	01	73568	MISC	JOY STEWART	691.43
12/14/2018	01	73569	MISC	VOID	0.00 V
12/14/2018	01	73570	MISC	JOY STEWART	1.25
12/14/2018	01	73571	00000740	K.J. DOOR SERVICES INC.	125.00
12/14/2018	01	73572	100000845	KAITLIN BARR LYNCH	255.00
12/14/2018	01	73573	100000844	KATHRYN KOLLAR	585.00
12/14/2018	01	73574	MISC-FIRE	KEITH A MILLER	240.00
12/14/2018	01	73575	00000372	KEMA	30.00
12/14/2018	01	73576	00000264	KENCO HYDRAULICS, INC.	316.52
12/14/2018	01	73577	00000572	KEVIN COSTELLO	98.99
12/14/2018	01	73578	MISC	L A POOLS INC	1,200.00
12/14/2018	01	73579	00000271	LANSDALE CHRYSLER PLYMOUTH INC.	281.00
12/14/2018	01	73580	100000840	LISA WALLENSTEIN	42.50
12/14/2018	01	73581	00001706	LOWE'S COMPANIES INC.	15.17
12/14/2018	01	73582	00000527	MACENTEE AUTO GLASS	385.00
12/14/2018	01	73583	100000332	MARCY LYNCH FITNESS	929.00
12/14/2018	01	73584	00000687	MARLANE GRAPHICS, INC.	2,037.33
12/14/2018	01	73585	MISC-FIRE	MARY NEWELL	330.00
12/14/2018	01	73586	00000201	MASTERTECH AUTO SERVICE, LLC	2,170.86
12/14/2018	01	73587	MISC-FIRE	MATTHEW GIORGIO	85.00
12/14/2018	01	73588	100000788	MCDONALD'S	103.63
12/14/2018	01	73589	MISC-FIRE	MICHAEL SHEARER	45.00
12/14/2018	01	73590	MISC-FIRE	MIKE BEAN	90.00
12/14/2018	01	73591	MISC	Miller's Ale House, Inc	206.03
12/14/2018	01	73592	100000602	MONTGOMERY COUNTY PUBLIC SAFETY EMS	300.00
12/14/2018	01	73593	MISC	MONTGOMERY CROSSING ASSOCIATES	3,957.71
12/14/2018	01	73594	100000846	MONTGOMERY RETIREMENT RESIDENCE LLC	38.52
12/14/2018	01	73595	00002073	MORTON SALT INC	7,028.02
12/14/2018	01	73596	00000324	MOYER INDOOR / OUTDOOR	140.70
12/14/2018	01	73597	MISC	NAPPEN & ASSOCIATES	9,245.68
12/14/2018	01	73598	00001247	NELSON WIRE ROPE CORPORATION	18.00
12/14/2018	01	73599	MISC	NORTH PENN SCHOOL DIST	13,190.76
12/14/2018	01	73600	00000356	NORTH WALES WATER AUTHORITY	71.64
12/14/2018	01	73601	100000839	NOVA	20.00
12/14/2018	01	73602	00001134	OFFICE DEPOT, INC	359.74
12/14/2018	01	73603	100000265	ONCE UPON A DREAM	100.00
12/14/2018	01	73604	MISC	PATTERSON JAMES R & SUSAN M	1,200.00
12/14/2018	01	73605	MISC-FIRE	PAUL R. MOGENSEN	215.00
12/14/2018	01	73606	00000397	PECO ENERGY	14,935.24
12/14/2018	01	73607	00000399	PECO ENERGY	8,251.36
12/14/2018	01	73608	00000595	PENN VALLEY CHEMICAL COMPANY	1,522.34
12/14/2018	01	73609	00000388	PENNSYLVANIA ONE CALL SYSTEM, INC.	275.43
12/14/2018	01	73610	00001358	PENNSYLVANIA RECREATION AND PARK	521.00
12/14/2018	01	73611	100000754	PETROLEUM TRADERS CORP.	3,908.79
12/14/2018	01	73612	100000755	PETROLEUM TRADERS CORP.	2,930.07
12/14/2018	01	73613	00000009	PETTY CASH	15.00
12/14/2018	01	73614	00001171	PHILA OCCHHEALTH/DBA WORKNET OCC	185.60
12/14/2018	01	73615	00001791	PHILADELPHIA PROTECTION BUREAU, INC	1,393.46
12/14/2018	01	73616	100000320	POWERDMS	750.00
12/14/2018	01	73617	00000345	PRINTWORKS & COMPANY, INC.	118.31
12/14/2018	01	73618	00001689	PTM DOCUMENT SYSTEMS	224.10
12/14/2018	01	73619	00000252	PURE CLEANERS	486.75
12/14/2018	01	73620	MISC-FIRE	RACHEL GIBSON	60.00
12/14/2018	01	73621	MISC-FIRE	RACHEL TROUTMAN	30.00
12/14/2018	01	73622	00002067	RAGNASOFT, INC.	1,885.00
12/14/2018	01	73623	00906102	READY REFRESH	293.67

Check Date	Bank	Check	Vendor	Vendor Name	Amount
12/14/2018	01	73624	00000439	RED THE UNIFORM TAILOR	118.00
12/14/2018	01	73625	00000439	RED THE UNIFORM TAILOR	339.50
12/14/2018	01	73626	00000439	RED THE UNIFORM TAILOR	215.00
12/14/2018	01	73627	00000439	RED THE UNIFORM TAILOR	165.00
12/14/2018	01	73628	00002033	REPUBLIC SERVICES NO. 320	1,901.69
12/14/2018	01	73629	00000741	ROBERT E. LITTLE, INC.	36.05
12/14/2018	01	73630	MISC-FIRE	ROBERT MCMONAGLE	15.00
12/14/2018	01	73631	MISC-FIRE	RYAN ALLISON	75.00
12/14/2018	01	73632	MISC-FIRE	RYAN ALLISON	90.00
12/14/2018	01	73633	MISC-FIRE	RYAN RUDELLE	45.00
12/14/2018	01	73634	00000969	SAFETY-KLEEN SYSTEMS, INC.	343.06
12/14/2018	01	73635	00000653	SCATTON'S HEATING & COOLING, INC.	348.11
12/14/2018	01	73636	00000556	SCOTT DEILEY	100.00
12/14/2018	01	73637	MISC-FIRE	SEAN ALLISON	135.00
12/14/2018	01	73638	00001939	SERVICE TIRE TRUCK CENTERS	99.00
12/14/2018	01	73639	MISC	SILVERMAN ASSOCIATES, INC	14.25
12/14/2018	01	73640	00000015	SPRINT	456.34
12/14/2018	01	73641	00000485	SYRENA COLLISION CENTER, INC.	1,220.40
12/14/2018	01	73642	00000570	TODD JASUTA	100.00
12/14/2018	01	73643	MISC	TODI FOUNDATION	1,640.50
12/14/2018	01	73644	MISC-FIRE	TREVOR DALTON	30.00
12/14/2018	01	73645	00002031	TRI-COUNTY ELECTRICAL SUPPLY	121.50
12/14/2018	01	73646	100000290	TRIAD TRUCK EQUIPMENT	179.55
12/14/2018	01	73647	100000210	UNIFIRST	45.95
12/14/2018	01	73648	00000615	UNIVEST INSURANCE, INC.	3,275.00
12/14/2018	01	73649	03214643	UNWINED & PAINT	200.00
12/14/2018	01	73650	00000520	VALLEY POWER, INC.	1,350.00
12/14/2018	01	73651	00000040	VERIZON	134.99
12/14/2018	01	73652	00000040	VERIZON	259.01
12/14/2018	01	73653	00000040	VERIZON	146.99
12/14/2018	01	73654	00000040	VERIZON	186.18
12/14/2018	01	73655	00000040	VERIZON	139.99
12/14/2018	01	73656	00000038	VERIZON WIRELESS SERVICES, LLC	2,937.69
12/14/2018	01	73657	MISC-FIRE	VINAY SETTY	240.00
12/14/2018	01	73658	MISC-FIRE	VINCE ZIRPOLI	210.00
12/14/2018	01	73659	MISC	VORNDRAN CONSTRUCTION	774.00
12/14/2018	01	73660	03214583	VWP/WF CORPORATE SERVICES	6,570.22
12/14/2018	01	73661	00001329	WELDON AUTO PARTS	1,897.72
12/14/2018	01	73662	00001329	VOID	0.00
12/14/2018	01	73663	100000229	YOUNG REMBRANDTS BUXMOUNT - PA	450.00

01 TOTALS:

(4 Checks Voided)

Total of 183 Disbursements:

536,062.36

12/14/2018

Check List
For Check Dates 11/27/2018 to 12/17/2018

Check Date	Name		Amount
12/13/2018	PA SCDU	Withholding Payment	802.03
12/13/2018	UNITED STATES TREASURY	941 Tax Payment	144,885.29
12/13/2018	BCG 401	401 Payment	19,309.03
12/13/2018	BCG 457	457 Payment	12,768.05
12/13/2018	PBA	PBA Payment	851.30
12/05/2018	STATE OF PA	State Tax Payment	8,936.74
12/03/2018	ICMA RC	DROP payment	5,536.68
12/03/2018	UNITED STATES TREASURY	941 Tax Payment	6,826.02
11/29/2018	PA SCDU	Withholding Payment	802.03
11/29/2018	UNITED STATES TREASURY	941 Tax Payment	79,247.54
11/29/2018	BCG 401	401 Payment	16,626.09
11/29/2018	BCG 457	457 Payment	12,724.91
11/29/2018	PBA	PBA Payment	851.30
Totals Checks: 13			310,167.01