



AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
NOVEMBER 28, 2022
7:00 P.M.

www.montgomerytwp.org

Tanya C. Bamford
Candyce Fluehr Chimera
Annette M. Long
Beth A. Staab
Audrey R. Ware

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Announcements
4. Public Comment
5. Announcement of Executive Session
6. Consent Agenda:
 - Minutes of November 14, 2022 Meeting
 - Payment of the November 28, 2022 Bills
 - Escrow Release No. 2 – Montgomery Retirement Residence, LLC
 - Escrow Release No. 2 – CSW Luxor VII Montgomeryville, L.P. (Westrum)
 - Escrow Release No. 13 – Higher Rock Partners, LP (Phase 2)

Planning and Zoning:

7. Review of Zoning Hearing Board Applications

Public Works:

8. Authorization to Advertise Bid for Zero-Turn Infield Groomer

Recreation:

9. Approval of 2023 Winter Recreation Programs and Fees

Old Business:

New Business:

10. Department Reports
11. Committee Liaison Reports
12. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT: Announcements
MEETING DATE: November 28, 2022
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chairwoman

Current Community Outreach Drives:

Montgomery County Health & Human Services Drives:

- **Holiday Gift Card Drive:** Ends Friday, December 9th
- **Winter Coat Drive:** Through December 30th

Lt. Patty Simons 27th Annual Law Enforcement Food Drive: Through December 14th

Toys for Tots: Through December 15th

Upcoming Events at the Community & Recreation Center:

2023 Winter Recreation Programs – Registration starts December 1st

Holiday Craft Fair – Saturday, December 10th, from 9:00 am to 2:00 pm, shop with local craft vendors!

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #04

SUBJECT: Public Comment
MEETING DATE: November 28, 2022
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

Persons wishing to make public comment during this meeting on any items not listed on the agenda may do so at this time.

Please come forward to the microphone and state your name and address for the record.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT:	Announcement of Executive Session
MEETING DATE:	November 28, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Sean Kilkenny, Esq.

BACKGROUND:

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

The Board of Supervisors met this evening at 6:45 PM in person at the Township building to discuss personnel matters.

The topic discussed is a legitimate subject of an Executive Session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT: Consent Agenda
MEETING DATE: November 28, 2022
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED for the following:

- Minutes of the November 14, 2022 Board meeting
- Payment of Bills for November 28, 2022
- Escrow Release No. 2 – Montgomery Retirement Residence, LLC
- Escrow Release No. 2 – CSW Luxor VII Montgomeryville, L.P. (Westrum)
- Escrow Release No. 13 – Higher Rock Partners, LP (Phase 2)

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for a vote.

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
NOVEMBER 14, 2022**

1. Call to Order: The November 14, 2022, public meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Tanya C. Bamford called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Chair Tanya C. Bamford
Vice Chairwoman Candyce Fleuhr Chimera
Supervisor Annette M. Long
Supervisor Beth A. Staab
Supervisor Audrey R. Ware
Township Manager Carolyn McCreary
Township Solicitor Sean Kilkenny, Esq.

ALSO, IN ATTENDANCE:

Police Chief, J. Scott Bendig
Fire Chief, William F. Wiegman
Director of Finance, Brian Shapiro
Director of Information Technology Rich Grier
Recording Secretary, Deborah Rivas
Deputy Zoning Officer Marianne McConnell
Planning Consultant Judith Stern Goldstein

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, the following announcements were made by Ms. Bamford:

- Current Community Outreach Drives:
 - Winter Coat Drive - now through December 30.
 - Holiday Gift/Gift Card – now through December 9.
 - Lt. Patty Simons 27th Annual Law Enforcement Food Drive – through December 14.
 - Toys for Tots – through December 15
- Holiday Craft Fair at Community & Recreation Center – December 10, 9 am to 2 pm

4. Public Comment – None.

5. Consent Agenda:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (5-0), the minutes of the October 24, 2022, meeting, the payment of bills for November 14, 2022, and Escrow Release #7 for Montgomeryville Realty Associates, LLC - 740 Bethlehem Pike in the amount of \$139,505.25, were approved as presented.

Introduction:

6. Environmental Advisory Committee Candidate: Ms. McCreary introduced Township resident Scott Hemmons, who was recommended by Ryan Rex, EAC Chairman, to fill a recent vacancy on the Committee. Mr. Hemmons introduced himself and summarized his interest in serving on the committee.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board appointed Scott Hemmons to the Environmental Advisory Committee for the remainder of the term, which expires on January 1, 2024.

Presentations:

7. 2023 Proposed Montgomery Township Municipal Sewer Authority Budget: Shannon Drosnock, Executive Director, presented the proposed 2023 budget. Dave Barrett, Secretary of the Sewer Authority Board, was also present. Ms. Drosnock indicated that the Authority Board has a strategic plan that focuses on three main areas, environmental protection, which is the proper treatment of wastewater, customer service, and financial stability through efficiency. The Board has achieved these goals and reinvest appropriately in the maintenance and upgrades of the collection and treatment system while maintaining the current sewer rates for commercial and residential customers for the 10th year consecutively. Ms. Drosnock indicated that the current budget is on track with steady revenues and net expenses approximately 10% under budget. Capital projects were discussed. The operating budget for 2023 is expected to be \$6,003,250. Operating expenses are \$5,400,500, and contributions to capital reserves are expected to be \$602,750. No fee increases are necessary this year.

8. 2023 Proposed Montgomery Township Budget: Ms. McCreary reviewed details of the 2023 budget process, noting that proposed capital projects and expenditures were presented on October 3, with work sessions held on October 11, 17, and 18, and an Executive Session held on October 10 to discuss personnel matters. Ms. McCreary stated that a budget is a tool for the staff, reflecting the Board's priorities and who we are, and what we value. It also reflects the Township's obligations to provide public safety, emergency services, public works, and recreational opportunities residents expect.

She noted that, unlike other years, the 2023 budget process began with the 2022 budget preparations as the Department Heads focused on long-term expenditures relating to both capital and operations. This laid the groundwork for the preliminary discussions she and Mr. Shapiro had with the Department Heads.

She stated that included in the presentations made at the budget work sessions in October were highlights of each Department's goals for 2023 and how some of the proposed capital expenditures tied into these goals. She stated that tonight's presentation would be more of an overview because of the level of detail provided at the work sessions.

Five funds account for 95% of the \$28.9 million proposed expenditures for 2023, including the General Fund (\$14,369,000), Fire Fund (\$1,655,000), Community and Recreation Center Fund (\$983,500), and the Capital Fund (\$10,532,900).

General Fund operating expenditures are increasing by 3.4%, which reflects each Department's commitment to monitor their spending in light of the continuing inflationary pressures we are experiencing across all sectors of the economy. In the General Fund, the largest expenditure is

for Police services which account for 52% of the budget. Chief Bendig proposes hiring one new officer if he moves forward with a sergeant's promotion. Ms. McCreary reported that 85% of the operating revenue is comprised of property and Act 511 taxes. She stated that Act 511 taxes include earned income, business privilege, and mercantile taxes. Mr. Shapiro provided a chart showing the history of the fund balance for the General Fund and the recommended level by GFOA, noting that we exceed it and expect a surplus in the 2022 operations.

The Fire Fund expenditures are 11% higher than in 2022 due to wage increases required by the collective bargaining agreement, the allocation of IT services in the fund, increased training expenses, and a new firefighter wellness initiative previously described by Chief Wiegman.

The Community and Recreation Center (CRC) is expected to see an 18% increase in revenues and a 10% increase in expenditures. Ms. McCreary noted that even with activity levels increasing to pre-pandemic levels, the CRC is still challenged to balance user desires with outside rentals. Rentals are also limited because of the need for set-up, clean-up, and disinfection. She stated that the CRC continues to operate at a deficit, and the Board will need to consider allocating more EIT to it, resulting in less available to the General Fund or transferring a portion of the General Fund's surplus resulting in less going to replenish the capital reserves.

The Capital Reserves Fund is utilizing the \$15 million borrowed last year at a rate of 1.76% to pay for the purchases and projects outlined in the Capital Investment Program.

Ms. Bamford thanked staff for their work on the budget and at the work sessions, stating that the Board had the opportunity to question the Department Heads at the budget work sessions.

Ms. McCreary completed her presentation and answered questions from the Board.

Planning and Zoning:

9. Adoption of Township's Comprehensive Plan: Township Planning Consultant Judith Stern Goldstein was present to discuss the adoption of the 2022 Comprehensive Plan. In March of 2021, the Planning Commission, Township Planning Consultants, and staff prepared and reviewed the draft 2022 Comprehensive Plan for Montgomery Township. The plan was last updated in 2008. The Planning Commission held an additional monthly public meeting as each plan component was drafted, presented, and reviewed. A community survey was conducted, and a public vision meeting was held to gain public input on the document. Ms. Stern Goldstein and Stacy Yoder of Gilmore Associates presented the details relating to the Comprehensive Plan, the process, and the areas of focus. They discussed the next steps leading to its adoption at the September 12th public meeting. At that meeting, the Supervisors accepted the document and authorized the 45-day public review period. Letters were sent to neighboring municipalities, the North Penn School District, and the Montgomery County Planning Commission with a link to the document. Ms. Stern Goldstein addressed the comments that residents and the Montgomery County Planning Commission provided. With the review period complete, the Board was recommended to adopt the 2022 Comprehensive Plan.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (5-0), the Board adopted the Montgomery Township 2022 Comprehensive Plan.

Administration:

10. Authorization to Advertise the 2023 Proposed Budget: Ms. McCreary reported with the presentation of the 2023 Proposed Budget at this evening's meeting, it is recommended that the Board authorize the budget as being available for public inspection with the adoption scheduled for the December 12th public meeting.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (5-0), the Board authorized the advertisement of the proposed 2023 budget (all funds) as being available for public inspection.

11. Award Bid for Township Facilities Waste and Single Stream Recyclable Materials Collection & Disposal: Ms. McCreary reported that the current three-year contract for waste and recyclables collection and disposal will expire on December 31, 2022. The Board authorized the advertisement of a bid for a new three-year contract on October 10, 2022. Staff received and opened three bids on Thursday, November 3, 2022, at 10:00 a.m. Three bids were received; the lowest responsible bidder was BFI Waste Services of Pennsylvania.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board awarded the three-year contract for Township Facilities Trash and Recyclable Material Collection and Disposal to BFI Waste Services of Pennsylvania, LLC (Republic Services) commencing on January 1, 2023, at the cost of \$70,707.17.

Old Business: None.

New Business: None.

20. Adjournment: Upon motion by Ms. Chimera and seconded by Ms. Long, the meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

11/22/2022 02:16 PM
User: msanders
DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP
CHECK DATE FROM 11/14/2022 - 11/28/2022

Page: 1/2

Check Date	Bank	Check	Vendor	Vendor Name	Amount	Status
Bank 01 UNIVEST CHECKING						
11/14/2022	01	93200	00001166	DRUMHELLER CONSTRUCTION, INC.	29,838.55	Cleared
11/14/2022	01	93201	100001811	KEYSTONE MUNICIPAL SERVICES, INC.	8,025.00	Open
11/14/2022	01	93202	00001788	MONTGOMERY TOWNSHIP	2,800.00	Cleared
11/14/2022	01	93203	100000701	STAPLES BUSINESS CREDIT	461.88	Cleared
11/14/2022	01	93204	100002029	WATERWAY MID-ATLANTIC LLC	6,080.00	Cleared
11/14/2022	01	93205	100001862	CUMMINS SALES AND SERVICE	14,928.23	Cleared
11/22/2022	01	93206	00000496	21ST CENTURY MEDIA NEWSPAPERS LL	741.82	Open
11/22/2022	01	93207	00000006	ACME UNIFORMS FOR INDUSTRY	849.75	Open
11/22/2022	01	93208	100000892	ADAM ZWISLEWSKI	350.00	Open
11/22/2022	01	93209	100000876	ALEXANDER J. DEANGELIS	100.00	Open
11/22/2022	01	93210	100000814	AMAZON.COM SERVICES, INC	1,416.91	Open
11/22/2022	01	93211	100000888	ANDREW WEINER	200.00	Open
11/22/2022	01	93212	100001890	ANGEL G. MEJIAS	550.00	Open
11/22/2022	01	93213	100001978	ANTHONY ZIRPOLI	500.00	Open
11/22/2022	01	93214	100001828	ARAMSCO, INC.	686.15	Open
11/22/2022	01	93215	100002093	BERGEY'S WHOLESALE PARTS	58.90	Open
11/22/2022	01	93216	100001080	BRIAN GRABER	150.00	Open
11/22/2022	01	93217	100001080	BRIAN GRABER	100.00	Open
11/22/2022	01	93218	100000405	C.E.S.	415.38	Open
11/22/2022	01	93219	100002099	CANDICE KOVACS	50.00	Open
11/22/2022	01	93220	00000072	CANON FINANCIAL SERVICES, INC	1,996.30	Open
11/22/2022	01	93221	100000878	CARL F. HERR	100.00	Open
11/22/2022	01	93222	100001879	CARLOS A. GONZALEZ JR	200.00	Open
11/22/2022	01	93223	100002102	CAROL LAWRENCE	30.00	Open
11/22/2022	01	93224	00001601	CDW GOVERNMENT, INC.	207.54	Open
11/22/2022	01	93225	100000221	COLMAR VETERINARY HOSPITAL	504.71	Open
11/22/2022	01	93226	100000829	COLROM LLC	6,600.00	Open
11/22/2022	01	93227	00000363	COMCAST	796.25	Open
11/22/2022	01	93228	00000335	COMCAST CORPORATION	1,476.09	Open
11/22/2022	01	93229	00000111	DAVID H. LIGHTKEP, INC.	229.55	Open
11/22/2022	01	93230	100002098	DEBRA STANIORESKI	50.00	Open
11/22/2022	01	93231	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC	53.83	Open
11/22/2022	01	93232	100001976	DERRICK PERRY	80.00	Open
11/22/2022	01	93233	100000213	DOG TOWN	157.98	Open
11/22/2022	01	93234	100001338	DONNA MOESTA	50.00	Open
11/22/2022	01	93235	100002101	E-HAZARD.COM	500.00	Open
11/22/2022	01	93236	00001332	EAGLE POWER & EQUIPMENT CORP	152,257.40	Open
11/22/2022	01	93237	03214663	ELITE 3 FACILITIES MAINTNEANCE, L	4,240.00	Open
11/22/2022	01	93238	00000161	EUREKA STONE QUARRY, INC.	927.25	Open
11/22/2022	01	93239	00001466	FEDEX OFFICE	38.65	Open
11/22/2022	01	93240	100001602	FRANK J. BLUSIEWICZ JR	300.00	Open
11/22/2022	01	93241	03214568	FULTON CARDMEMBER SERVICES	2,809.84	Open
11/22/2022	01	93242	100001744	FUNDAMENTAL TENNIS	1,344.00	Open
11/22/2022	01	93243	00001852	G.L. SAYRE, INC.	1,054.42	Open
11/22/2022	01	93244	00000193	GEORGE ALLEN PORTABLE TOILETS, IN	138.00	Open
11/22/2022	01	93245	00906136	GEORGE T. BISEL CO., INC	88.51	Open
11/22/2022	01	93246	00000672	GET IT GOT IT LLC	1,013.20	Open
11/22/2022	01	93247	00000817	GILMORE & ASSOCIATES, INC.	15,562.04	Open
11/22/2022	01	93248	00001842	GLEN ROETMAN	100.00	Open
11/22/2022	01	93249	00001323	GLICK FIRE EQUIPMENT COMPANY INC	58.00	Open
11/22/2022	01	93250	00001709	GOULDEY WELDING & FABRICATIONS, I	503.75	Open
11/22/2022	01	93251	00000903	HOME DEPOT CREDIT SERVICES	311.98	Open
11/22/2022	01	93252	100001647	HOYS LANDSCAPING INC	1,800.00	Open
11/22/2022	01	93253	00000242	HUNTER KEYSTONE PETERBILT, L.P.	32.96	Open
11/22/2022	01	93254	00000102	INTERSTATE BATTERY SYSTEMS OF	219.90	Open
11/22/2022	01	93255	00000531	INTERSTATE GRAPHICS	695.00	Open
11/22/2022	01	93256	100000882	JACOB MILLEVOI	100.00	Open
11/22/2022	01	93257	00902813	JOEDY JOHNSON	80.00	Open
11/22/2022	01	93258	100000881	JOHN H. MOGENSEN	100.00	Open
11/22/2022	01	93259	100001911	JULIUS MACK	160.00	Open
11/22/2022	01	93260	100000554	KEITH GRIERSON	100.00	Open
11/22/2022	01	93261	100002042	KENCO HYDRAULICS	1,213.55	Open
11/22/2022	01	93262	100001811	KEYSTONE MUNICIPAL SERVICES, INC.	7,050.00	Open
11/22/2022	01	93263	100001254	KILCOYNE & KELM, LLC	480.00	Open
11/22/2022	01	93264	100001661	KYLE W. STUMP	100.00	Open
11/22/2022	01	93265	00001706	LOWE'S COMPANIES INC.	13.73	Open
11/22/2022	01	93266	100000922	MATTHEW SEYDEL	558.71	Open
11/22/2022	01	93267	MISC	MCDONALD JASON & AMANDA L	1,200.00	Open
11/22/2022	01	93268	00002016	MICHAEL D. SHINTON	100.00	Open
11/22/2022	01	93269	100000875	MICHAEL H. BEAN	200.00	Open
11/22/2022	01	93270	100000885	MICHAEL SHEARER	100.00	Open
11/22/2022	01	93271	100001567	OMEGA SYSTEMS CONSULTANTS, INC.	6,484.08	Open
11/22/2022	01	93272	00000958	OUR TOWNE CATERING	1,292.00	Open
11/22/2022	01	93273	100000039	PA TURNPIKE TOLL BY PLATE	21.40	Open
11/22/2022	01	93274	00001358	PENNSYLVANIA RECREATION AND PARK	300.00	Open
11/22/2022	01	93275	100000100	PERFORMANCE TIRE INC.	167.16	Open
11/22/2022	01	93276	100000754	PETROLEUM TRADERS CORP.	2,728.98	Open
11/22/2022	01	93277	100000755	PETROLEUM TRADERS CORP.	1,887.32	Open

11/22/2022 02:16 PM
User: msanders
DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP
CHECK DATE FROM 11/14/2022 - 11/28/2022

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Check Date	Bank	Check	Vendor	Vendor Name	Amount	Status
11/22/2022	01	93278	00000009	PETTY CASH	168.07	Open
11/22/2022	01	93279	00000447	PETTY CASH - POLICE	241.70	Open
11/22/2022	01	93280	00001171	PHILA OCCHEALTH/DBA WORKNET OCC	569.51	Open
11/22/2022	01	93281	100000731	PITNEY BOWES, INC	733.95	Open
11/22/2022	01	93282	00001000	PSM - PETER A. SCHERTZ	750.00	Open
11/22/2022	01	93283	100001010	RACHEL GIBSON	300.00	Open
11/22/2022	01	93284	00906102	READY REFRESH	253.81	Open
11/22/2022	01	93285	00002033	REPUBLIC SERVICES NO. 320	1,100.00	Open
11/22/2022	01	93286	00000741	ROBERT E. LITTLE, INC.	27.44	Open
11/22/2022	01	93287	100002095	ROBERT RAY	86.40	Open
11/22/2022	01	93288	100002096	ROCK SOLID	8,585.00	Open
11/22/2022	01	93289	100000873	RYAN ALLISON	50.00	Open
11/22/2022	01	93290	100000874	SEAN ALLISON	100.00	Open
11/22/2022	01	93291	100000790	SHOEN SAFETY & TRAINING	1,180.00	Open
11/22/2022	01	93292	100000411	SPENCER D. BORINE	200.00	Open
11/22/2022	01	93293	00001394	STANDARD INSURANCE COMPANY	8,492.79	Open
11/22/2022	01	93294	100000701	STAPLES BUSINESS CREDIT	85.52	Open
11/22/2022	01	93295	100000835	TELFORD 55 ENTERPRISES	871.71	Open
11/22/2022	01	93296	00906111	THE PROTECTION BUREAU	15,040.00	Open
11/22/2022	01	93297	100001913	TYRONE C TATE	120.00	Open
11/22/2022	01	93298	100000210	UNIFIRST	135.47	Open
11/22/2022	01	93299	100000209	VERITIV	17.49	Open
11/22/2022	01	93300	00000040	VERIZON	39.42	Open
11/22/2022	01	93301	00000040	VERIZON	67.16	Open
11/22/2022	01	93302	100000854	VINAY P. SETTY	400.00	Open
11/22/2022	01	93303	100000891	VINCENT ZIRPOLI	380.00	Open
11/22/2022	01	93304	MISC	VOLPE ENTERPRISES INC	38.00	Open
11/22/2022	01	93305	100002100	WALL SHIELDS CO	3,950.00	Open
11/22/2022	01	93306	00001329	WELDON AUTO PARTS	284.48	Open
11/22/2022	01	93307	100001013	WILLIAM F. WIEGMAN III	57.19	Open
11/22/2022	01	93308	100000869	YODER CONSTRUCTION	4,704.00	Open

01 TOTALS:

Total of 109 Checks:	338,295.76
Less 0 Void Checks:	0.00
Total of 109 Disbursements:	338,295.76

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06a

SUBJECT: Construction Escrow Release 2 – Montgomery Retirement
Residence LLC (LDS 690)
MEETING DATE: November 28, 2022
BOARD LIAISON: Tanya C. Bamford, Chairwoman
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Attached is a construction escrow release requested by Montgomery Retirement Residence, LLC for Montgomery Retirement Residence as recommended by the Township Engineer. This is the project now known as Hudson Estates on Doylestown Road.

The original amount of the escrow was \$1,752,064.88, held as performance bond with the Township. This is the second release and is in the amount of \$1,364,051.50. The new balance would be \$240,349.38.

BUDGET IMPACT: None

RECOMMENDATION: That this construction escrow be released

MOTION/RESOLUTION:

Motion to authorize as part of the consent agenda.



November 17, 2022

File No. 2014-04125-02

Ms. Carolyn McCreary, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Reference: Montgomery Retirement Residences – LD/S #690
Financial Security Release 1

Dear Carolyn:

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 \$1,364,051.50 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

We recommend that the following items be completed by the developer prior to approval of additional releases and prior to the start of the 18-month maintenance period:

- Replace spalled concrete sidewalk along the site frontages within the Doylestown Pike and Montgomery Glen Drive public rights-of-way.
- Complete the improvements associated with the modified NPDES Permit.
- Obtain and submit to the Township the NPDES Notice of Termination (NOT).
- Coordinate inspection of landscape material with the Township Landscape Consultant.
- Replace damaged split rail fence around the MRC Basin.
- Replace damaged site light near the end of Montgomery Glen Drive.
- Provide full site (grading, all surface features, stormwater, and utilities) as-built plans and monument certification to the Township for review and approval.
- Provide maintenance security in the amount of \$238,917.95 to the Township.

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.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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

Sincerely,

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

JPD/jpd

Enclosures: Release of Escrow Form, Escrow Status Report

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Sean Kilkenny, Esq. – Kilkenny Law
David R. Gilinger - Hawthorn Construction Group LLC
Valerie Liggett, R.L.A. - Boucher & James, 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: 11/10/2022

Development: Montgomery Township Retirement Residence - LDS-690

G&A Project #: 2014-04125-02

Release #: 2

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$1,364,051.50. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Ms. Carolyn McCreary
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 11/17/2022

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$1,364,051.50 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 11/17/22

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

Resolution # _____

WHEREAS, a request for release of escrow was received from Montgomery Retirement Residence LLC for Montgomery Township Retirement Residence - LDS-690, in the amount of \$1,364,051.50, 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 \$1,364,051.50; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$1,364,051.50; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Performance Bond with Montgomery Township in total sum of \$1,752,064.88 pursuant to a signed Land Development Agreement and that \$147,664.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$240,349.38 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



ESCROW RELEASE NO.: 2

DATE PREPARED: 17-Nov-2022

PROJECT NAME: Montgomery Township Retirement Residence	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Montgomery Retirement Residence LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 4,500.00	TOWNSHIP NO.: LDS-690
ESCROW AGENT: Philadelphia Indemnity Insurance Company		G&A PROJECT NO.: 2014-04125-02
TYPE OF SECURITY: Performance Bond	MAINTENANCE BOND AMOUNT (15%): \$ 238,917.94	AGREEMENT DATE: 13-Nov-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,447,987.50	\$ 1,240,047.50	\$ 134,240.00	\$ 1,374,287.50	\$ 73,700.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of 9/13/19 = \$1,447,987.50)	\$ 144,798.75	\$ 124,004.00	\$ 13,424.00	\$ 137,428.00	\$ 7,370.75
CONTINGENCY (10%)	\$ 159,278.63	\$ -	\$ -	\$ -	\$ 159,278.63
TOTAL	\$ 1,752,064.88	\$ 1,364,051.50	\$ 147,664.00	\$ 1,511,715.50	\$ 240,349.38

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				
A. <u>EROSION AND SEDMIENT CONTROL</u>																				
1.	Construction Entrance	LS	1	\$	3,500.00	\$	3,500.00		1.00	\$	3,500.00		\$	-	1.00	\$	3,500.00		\$	-
2.	12" Filter Sock	LF	987	\$	8.50	\$	8,389.50		987.00	\$	8,389.50		\$	-	987.00	\$	8,389.50		\$	-
3.	24" Filter Sock	LF	927	\$	12.50	\$	11,587.50		927.00	\$	11,587.50		\$	-	927.00	\$	11,587.50		\$	-
4.	Inlet Protection	EA	25	\$	175.00	\$	4,375.00		25.00	\$	4,375.00		\$	-	25.00	\$	4,375.00		\$	-
5.	NAG S-150 Biodegradable	SF	53,563	\$	0.25	\$	13,390.75		53,563.00	\$	13,390.75		\$	-	53,563.00	\$	13,390.75		\$	-
6.	Baffle in Sediemntation Basin	LF	130	\$	8.00	\$	1,040.00		130.00	\$	1,040.00		\$	-	130.00	\$	1,040.00		\$	-
7.	Tree Protection Fence	LF	2,909	\$	3.00	\$	8,727.00		2,909.00	\$	8,727.00		\$	-	2,909.00	\$	8,727.00		\$	-
8.	Temp. Stabilize Stockpile	LS	1	\$	1,500.00	\$	1,500.00		1.00	\$	1,500.00		\$	-	1.00	\$	1,500.00		\$	-
9.	E&S Maintenance and Removal	LS	1	\$	3,762.00	\$	3,762.00		1.00	\$	3,762.00		\$	-	1.00	\$	3,762.00		\$	-
B. <u>EARTHWORK</u>																				
1.	Site Grading	SY	37778	\$	1.50	\$	56,667.00		37,778.00	\$	56,667.00		\$	-	37,778.00	\$	56,667.00		\$	-
C. <u>STORM SEWER</u>																				
1.	6 inch PVC	LF	79	\$	34.50	\$	2,725.50		79.00	\$	2,725.50		\$	-	79.00	\$	2,725.50		\$	-
2.	12 inch PVC	LF	314	\$	41.25	\$	12,952.50		314.00	\$	12,952.50		\$	-	314.00	\$	12,952.50		\$	-
3.	15 inch RCP	LF	514	\$	35.00	\$	17,990.00		514.00	\$	17,990.00		\$	-	514.00	\$	17,990.00		\$	-
4.	18 inch RCP	LF	557	\$	38.00	\$	21,166.00		557.00	\$	21,166.00		\$	-	557.00	\$	21,166.00		\$	-
5.	24 inch RCP	LF	224	\$	44.50	\$	9,968.00		224.00	\$	9,968.00		\$	-	224.00	\$	9,968.00		\$	-
6.	30 inch RCP	LF	424	\$	52.25	\$	22,154.00		424.00	\$	22,154.00		\$	-	424.00	\$	22,154.00		\$	-
7.	Type 'C' Inlets	EA	11	\$	3,000.00	\$	33,000.00		11.00	\$	33,000.00		\$	-	11.00	\$	33,000.00		\$	-
8.	Type 'M' Inlets	EA	4	\$	3,000.00	\$	12,000.00		4.00	\$	12,000.00		\$	-	4.00	\$	12,000.00		\$	-
9.	Double Inlets	EA	5	\$	5,500.00	\$	27,500.00		5.00	\$	27,500.00		\$	-	5.00	\$	27,500.00		\$	-
10.	Storm Manhole	EA	4	\$	3,000.00	\$	12,000.00		4.00	\$	12,000.00		\$	-	4.00	\$	12,000.00		\$	-
11.	Yard Drain (YD-01) & Clean Out	EA	1	\$	1,500.00	\$	1,500.00		1.00	\$	1,500.00		\$	-	1.00	\$	1,500.00		\$	-
12.	Amended Soils (outside Basin)	SY	6,625	\$	6.00	\$	39,750.00		6,625.00	\$	39,750.00		\$	-	6,625.00	\$	39,750.00		\$	-
<u>Sedimentation Basin/Infiltration Basin</u>																				
13.	Outlet Structure w/ Trash Rack & 4 in. Ball Valve	EA	1	\$	4,500.00	\$	4,500.00			\$	-		\$	-		\$	-	1.00	\$	4,500.00
14.	Endwall/Headwall	EA	3	\$	1,750.00	\$	5,250.00		3.00	\$	5,250.00		\$	-	3.00	\$	5,250.00		\$	-
15.	Post and Rail Fence w/ 13 guage vinyl coated gal. mesh	LF	900	\$	12.00	\$	10,800.00		900.00	\$	10,800.00		\$	-	900.00	\$	10,800.00		\$	-
16.	Gate w/ 13 guage vinyl coated gal. mesh	LF	15	\$	20.00	\$	300.00		15.00	\$	300.00		\$	-	15.00	\$	300.00		\$	-
17.	Amended Soil	SY	3,932	\$	6.00	\$	23,592.00		3,932.00	\$	23,592.00		\$	-	3,932.00	\$	23,592.00		\$	-
18.	Emergency Spillway (NAG P300 Lining)	SF	2,279	\$	0.25	\$	569.75		2,279.00	\$	569.75		\$	-	2,279.00	\$	569.75		\$	-
19.	Rip Rap Apron	SY	44	\$	50.00	\$	2,200.00		44.00	\$	2,200.00		\$	-	44.00	\$	2,200.00		\$	-
20.	Concrete Level Spreader	SF	538	\$	6.00	\$	3,228.00		538.00	\$	3,228.00		\$	-	538.00	\$	3,228.00		\$	-
21.	Anti-Seep Collars	EA	2	\$	1,500.00	\$	3,000.00		2.00	\$	3,000.00		\$	-	2.00	\$	3,000.00		\$	-
22.	Berm Clay Core and Cutoff Trench	CY	500	\$	25.00	\$	12,500.00		500.00	\$	12,500.00		\$	-	500.00	\$	12,500.00		\$	-
23.	Grade Basin	LS	1	\$	20,000.00	\$	20,000.00		0.20	\$	4,000.00		\$	-	0.20	\$	4,000.00	0.80	\$	16,000.00
24.	Convert Sed. Basin to Infiltration Basin	LS	1	\$	10,000.00	\$	10,000.00			\$	-		\$	-		\$	-	1.00	\$	10,000.00
25.	Permanent Vegetation (ENRMX-127)	SY	2,500	\$	4.00	\$	10,000.00			\$	-	2,500.00	\$	10,000.00	2,500.00	\$	10,000.00		\$	-



ESCROW RELEASE NO.: 2

DATE PREPARED: 17-Nov-2022

PROJECT NAME: Montgomery Township Retirement Residence	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Montgomery Retirement Residence LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 4,500.00	TOWNSHIP NO.: LDS-690
ESCROW AGENT: Philadelphia Indemnity Insurance Company		G&A PROJECT NO.: 2014-04125-02
TYPE OF SECURITY: Performance Bond	MAINTENANCE BOND AMOUNT (15%): \$ 238,917.94	AGREEMENT DATE: 13-Nov-2019

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		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,447,987.50	\$ 1,240,047.50	\$ 134,240.00	\$ 1,374,287.50	\$ 73,700.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of 9/13/19 = \$1,447,987.50)	\$ 144,798.75	\$ 124,004.00	\$ 13,424.00	\$ 137,428.00	\$ 7,370.75
CONTINGENCY (10%)	\$ 159,278.63	\$ -	\$ -	\$ -	\$ 159,278.63
TOTAL	\$ 1,752,064.88	\$ 1,364,051.50	\$ 147,664.00	\$ 1,511,715.50	\$ 240,349.38

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
Rain Gardens #1 & #2												
26. Grade Rain Gardens	LS	1	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00	\$ -		1.00	\$ 20,000.00	\$ -	
27. Outlet Structure	EA	1	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	\$ -		1.00	\$ 2,000.00	\$ -	
28. Under Drain (4 inch Perf, HDPE w/ 4 inch stone env. & GT)	LF	166	\$ 12.00	\$ 1,992.00	166.00	\$ 1,992.00	\$ -		166.00	\$ 1,992.00	\$ -	
29. Rip Rap Apron	SY	20	\$ 50.00	\$ 1,000.00	20.00	\$ 1,000.00	\$ -		20.00	\$ 1,000.00	\$ -	
30. Convert Sed. Trap to Rain Garden	LS	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	\$ -		1.00	\$ 5,000.00	\$ -	
31. Permanent Vegetation (ENRMM-180)	SY	924	\$ 4.00	\$ 3,696.00		\$ -	924.00	\$ 3,696.00	924.00	\$ 3,696.00	\$ -	
D. SITE WORK												
1. Concrete Vertical Curb	LF	6,111	\$ 20.00	\$ 122,220.00	6,111.00	\$ 122,220.00	\$ -		6,111.00	\$ 122,220.00	\$ -	
2. ADA Ramps, inc. DWS	EA	24	\$ 4,000.00	\$ 96,000.00	22.00	\$ 88,000.00	\$ -		22.00	\$ 88,000.00	2.00	\$ 8,000.00
3. 4 inch Concrete Sidewalk, inc. 4 inch 2A Stone	SF	13,796	\$ 8.00	\$ 110,368.00	10,471.00	\$ 83,768.00	\$ -		10,471.00	\$ 83,768.00	3,325.00	\$ 26,600.00
4. 6 inch Concrete Loading Area, inc. 6 inch 2A Stone	SF	3,371	\$ 12.00	\$ 40,452.00	3,371.00	\$ 40,452.00	\$ -		3,371.00	\$ 40,452.00	\$ -	
5. 6 inch 2A Stone	SY	7,360	\$ 12.00	\$ 88,320.00	7,360.00	\$ 88,320.00	\$ -		7,360.00	\$ 88,320.00	\$ -	
6. 2.5 inch 25mm BCBC	SY	7,360	\$ 16.75	\$ 123,280.00	7,360.00	\$ 123,280.00	\$ -		7,360.00	\$ 123,280.00	\$ -	
7. 1.5 inch 9.5mm Wearing Course	SY	7,360	\$ 8.50	\$ 62,560.00	7,360.00	\$ 62,560.00	\$ -		7,360.00	\$ 62,560.00	\$ -	
8. Permanent Vegetation (Lawn)	SY	3,525	\$ 3.00	\$ 10,575.00	3,525.00	\$ 10,575.00	\$ -		3,525.00	\$ 10,575.00	\$ -	
E. LANDSCAPING												
Shade Trees												
1. Acer rubrum 'October Glory' (3 in. cal.)	EA	21	\$ 400.00	\$ 8,400.00	\$ -		21.00	\$ 8,400.00	21.00	\$ 8,400.00	\$ -	
2. Acer saccharum 'Bonfire' (3 in. cal.)	EA	16	\$ 400.00	\$ 6,400.00	\$ -		16.00	\$ 6,400.00	16.00	\$ 6,400.00	\$ -	
3. Fagus grandifolia (3 in. cal.)	EA	12	\$ 400.00	\$ 4,800.00	\$ -		12.00	\$ 4,800.00	12.00	\$ 4,800.00	\$ -	
4. Gymnocladus dioicus (3 in. cal.)	EA	6	\$ 400.00	\$ 2,400.00	\$ -		6.00	\$ 2,400.00	6.00	\$ 2,400.00	\$ -	
5. Gleditsia triacanthos intermis 'Skycole' (3 in. cal.)	EA	30	\$ 400.00	\$ 12,000.00	\$ -		30.00	\$ 12,000.00	30.00	\$ 12,000.00	\$ -	
6. Liriodendron tulipifera (3 in. cal.)	EA	7	\$ 400.00	\$ 2,800.00	\$ -		7.00	\$ 2,800.00	7.00	\$ 2,800.00	\$ -	
7. Nyssa sylvatica (3 in. cal.)	EA	21	\$ 400.00	\$ 8,400.00	\$ -		21.00	\$ 8,400.00	21.00	\$ 8,400.00	\$ -	
8. Platanus x acerifolia 'Bloodgood' (3 in. cal.)	EA	20	\$ 400.00	\$ 8,000.00	\$ -		20.00	\$ 8,000.00	20.00	\$ 8,000.00	\$ -	
E. LANDSCAPING (continued)												
9. Quercus bicolor (3 in. cal.)	EA	25	\$ 400.00	\$ 10,000.00	\$ -		25.00	\$ 10,000.00	25.00	\$ 10,000.00	\$ -	
10. Zelkova serrata 'Village Green' (3 in. cal.)	EA	11	\$ 400.00	\$ 4,400.00	\$ -		11.00	\$ 4,400.00	11.00	\$ 4,400.00	\$ -	
Ornamental Trees												
11. Cornus kousa (2 - 2.5 in. cal.)	EA	9	\$ 350.00	\$ 3,150.00	\$ -		9.00	\$ 3,150.00	9.00	\$ 3,150.00	\$ -	
12. Oxydendrum arborea (2 - 2.5 in. cal.)	EA	9	\$ 350.00	\$ 3,150.00	\$ -		9.00	\$ 3,150.00	9.00	\$ 3,150.00	\$ -	
Evergreen Trees												
13. Picea glauca (8 ft. height)	EA	15	\$ 350.00	\$ 5,250.00	\$ -		15.00	\$ 5,250.00	15.00	\$ 5,250.00	\$ -	
14. Picea pungens (8 ft. height)	EA	7	\$ 350.00	\$ 2,450.00	\$ -		7.00	\$ 2,450.00	7.00	\$ 2,450.00	\$ -	
Evergreen Shrubs												
15. Ilex glabra 'Shamrock' (30 in. height)	EA	91	\$ 65.00	\$ 5,915.00	\$ -		91.00	\$ 5,915.00	91.00	\$ 5,915.00	\$ -	
16. Juniperus chinensis 'Sea Green' (12 - 24 in. hei	EA	11	\$ 55.00	\$ 605.00	\$ -		11.00	\$ 605.00	11.00	\$ 605.00	\$ -	
17. Kalma latifolia 'Elf' (24 - 30 in. hei	EA	34	\$ 65.00	\$ 2,210.00	\$ -		34.00	\$ 2,210.00	34.00	\$ 2,210.00	\$ -	
18. Rhododendron maximum 'Rosebay' (4 - 5 ft. height)	EA	16	\$ 105.00	\$ 1,680.00	\$ -		16.00	\$ 1,680.00	16.00	\$ 1,680.00	\$ -	



ESCROW RELEASE NO.: 2

DATE PREPARED: 17-Nov-2022

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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				
Deciduous Shrubs																				
19.	Clethra alnifolia	(30 in. height)	EA	71	\$	65.00	\$	4,615.00	\$	-	71.00	\$	4,615.00	71.00	\$	4,615.00	\$	-		
20.	Cephalanthus occidentalis	(30 in. height)	EA	12	\$	65.00	\$	780.00	\$	-	12.00	\$	780.00	12.00	\$	780.00	\$	-		
21.	Cornus sericea	(30 - 36 in. hei	EA	44	\$	70.00	\$	3,080.00	\$	-	44.00	\$	3,080.00	44.00	\$	3,080.00	\$	-		
22.	Deutzia gracilis	(30 in. height)	EA	8	\$	65.00	\$	520.00	\$	-	8.00	\$	520.00	8.00	\$	520.00	\$	-		
23.	Hydrangea quercifolia	(30 in. height)	EA	44	\$	65.00	\$	2,860.00	\$	-	44.00	\$	2,860.00	44.00	\$	2,860.00	\$	-		
24.	Itea virginica 'Henry's garnet'	(30 in. height)	EA	21	\$	65.00	\$	1,365.00	\$	-	21.00	\$	1,365.00	21.00	\$	1,365.00	\$	-		
25.	Ilex verticillata 'Afterglow Winterberry'	(30 - 36 in. hei	EA	51	\$	70.00	\$	3,570.00	\$	-	51.00	\$	3,570.00	51.00	\$	3,570.00	\$	-		
26.	Ilex verticillata 'Jim Dandy Winterberry'	(30 - 36 in. hei	EA	6	\$	70.00	\$	420.00	\$	-	6.00	\$	420.00	6.00	\$	420.00	\$	-		
27.	Lindera benzoin	(30 - 36 in. hei	EA	69	\$	70.00	\$	4,830.00	\$	-	69.00	\$	4,830.00	69.00	\$	4,830.00	\$	-		
28.	Spiraea x vanhouttei	(30 - 36 in. hei	EA	30	\$	70.00	\$	2,100.00	\$	-	30.00	\$	2,100.00	30.00	\$	2,100.00	\$	-		
29.	Vaccinium angustifolium	(15 - 18 in. hei	EA	24	\$	55.00	\$	1,320.00	\$	-	24.00	\$	1,320.00	24.00	\$	1,320.00	\$	-		
30.	Viburnum carlesii	(30 - 36 in. hei	EA	27	\$	70.00	\$	1,890.00	\$	-	27.00	\$	1,890.00	27.00	\$	1,890.00	\$	-		
Ground Covers																				
31.	Juniperus Horizontalis 'Monber'	(4 - 6 in. heigh	EA	28	\$	35.00	\$	980.00	\$	-	28.00	\$	980.00	28.00	\$	980.00	\$	-		
Ornamental Grasses																				
32.	Festuca Cinerea "Elijah's Blue"	(1 gallon)	EA	11	\$	12.00	\$	132.00	\$	-	11.00	\$	132.00	11.00	\$	132.00	\$	-		
33.	Panicum Virgatum 'Heavy Metal'	(1 gallon)	EA	6	\$	12.00	\$	72.00	\$	-	6.00	\$	72.00	6.00	\$	72.00	\$	-		
F. MISCELLANEOUS																				
1.	Crosswalk Striping		SF	1,523	\$	2.00	\$	3,046.00	1,523.00	\$	3,046.00	\$	-	1,523.00	\$	3,046.00	\$	-		
2.	Painted Stop Bars		EA	8	\$	100.00	\$	800.00	8.00	\$	800.00	\$	-	8.00	\$	800.00	\$	-		
3.	Painted ADA Symbols		EA	5	\$	125.00	\$	625.00	5.00	\$	625.00	\$	-	5.00	\$	625.00	\$	-		
4.	ADA Parking Signs		EA	5	\$	225.00	\$	1,125.00	5.00	\$	1,125.00	\$	-	5.00	\$	1,125.00	\$	-		
5.	Traffic Control Signs		EA	28	\$	250.00	\$	7,000.00	28.00	\$	7,000.00	\$	-	28.00	\$	7,000.00	\$	-		
6.	Dumpster Pad and Fence		LS	2	\$	10,000.00	\$	20,000.00	2.00	\$	20,000.00	\$	-	2.00	\$	20,000.00	\$	-		
7.	Bollards		EA	12	\$	600.00	\$	7,200.00	12.00	\$	7,200.00	\$	-	12.00	\$	7,200.00	\$	-		
8.	Site Lighting (Foundations, conduit, wire, poles, luminaries)		EA	38	\$	4,000.00	\$	152,000.00	38.00	\$	152,000.00	\$	-	38.00	\$	152,000.00	\$	-		
9.	Construction Stake Out		LS	1	\$	8,000.00	\$	8,000.00	1.00	\$	8,000.00	\$	-	1.00	\$	8,000.00	\$	-		
10.	Monumentation		EA	11	\$	100.00	\$	1,100.00	\$	-	\$	-	\$	-	\$	-	11.00	\$	1,100.00	
11.	As Built Drawings		LS	1	\$	7,500.00	\$	7,500.00	\$	-	\$	-	\$	-	\$	-	1.00	\$	7,500.00	
G. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)																				
1.	10% Annual Construction Cost Increase		LS	1	\$	144,798.75	\$	144,798.75	0.8564	\$	124,004.00	0.0927	\$	13,424.00	0.9491	\$	137,428.00	0.0509	\$	7,370.75
(Balance as of 9/13/19 - \$1,447,987.50)																				
H. CONTINGENCY																				
1.	10% Contingency		LS	1	\$	159,278.63	\$	159,278.63	\$	-	\$	-	\$	-	\$	-	1.00	\$	159,278.63	
(Released upon certification of completion and receipt of Maintenance Bond)																				

NOTES:

2019-09-13 Added 10% annual increase per PA MPC §509(h) (line item G.1).

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #06b

SUBJECT:	Construction Escrow Release 2 – CSW Luxor VII Montgomeryville, L.P. – Westrum Montgomeryville (LDS 717)
MEETING DATE:	November 28, 2022
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Attached is a construction escrow release requested by CSW Luxor VII Montgomeryville, L.P. for Westrum Montgomeryville (415 Stump Road, North Wales) as recommended by the Township Engineer.

The original amount of the escrow was \$4,163,396.33, held as a Tri-Party Agreement with the Township. This is the second release and is in the amount of \$31,201.50. The new balance would be \$3,152,277.70.

BUDGET IMPACT: None

RECOMMENDATION: That this construction escrow be released.

MOTION/RESOLUTION:

Motion to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 16, 2022

File No. 2015-04049-02

Carolyn McCreary, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Westrum Montgomeryville – 425 Stump Road – LDS#717
Escrow Release 2

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$31,201.50 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Note the difference between the amount requested by the developer and the amount we recommend is that the requested contingency (line item L.1) should be held by the Township until the project is completed and enters the maintenance period.

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,

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

JPD/sl

Enclosure: Release of Escrow Form (11/16/22), Summary of Improvement Escrow Account (11/16/22),
Developer's Request (11/15/22)

cc: Carolyn McCreary, Manager – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services – Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
Michael Maier – Commerce Pursuit Capital, L.P. – Applicant
Jon Herzog – Commerce Pursuit Capital, L.P. – Applicant
Carrie B. Nase-Poust, Esq. – Fox Rothschild. LLP
Anthony Caponigro, P.E. – Kimley-Horn and Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

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: 11/15/2022

Development: Westrum Montgomeryville - 415 Stump Road - LDS-717
Release #: 2

G&A Project #: 2015-04049-02

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$34,321.65. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Ms. Carolyn McCreary
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 11/16/2022

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$31,201.50 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 11/16/22
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from CSW Luxor VII Montgomeryville, L.P. for Westrum Montgomeryville - 415 Stump Road - LDS-717, in the amount of \$34,321.65, 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 \$31,201.50; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$31,201.50; 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 with Montgomery Township in total sum of \$4,163,396.33 pursuant to a signed Land Development Agreement and that \$979,917.13 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$3,152,277.70 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____
Department Director

**ESCROW RELEASE NO.: 2**

DATE PREPARED: 16-Nov-2022

PROJECT NAME: Westrum Montgomeryville - 415 Stump Road	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,784,905.75	\$ 31,201.50	\$ 890,833.75	\$ 922,035.25	\$ 2,862,870.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL	\$ 4,163,396.33	\$ 31,201.50	\$ 979,917.13	\$ 1,011,118.63	\$ 3,152,277.70

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
A. <u>SOIL EROSION AND SEDIMENT CONTROL</u>												
1. 12" Silt Sock	LF	3,068	\$ 8.00	\$ 24,544.00	563.00	\$ 4,504.00	\$ -	\$ -	563.00	\$ 4,504.00	2,505.00	\$ 20,040.00
2. 18" Silt Sock	LF	209	\$ 8.50	\$ 1,776.50	141.00	\$ 1,198.50	\$ -	\$ -	141.00	\$ 1,198.50	68.00	\$ 578.00
3. 24" Silt Sock	LF	296	\$ 9.00	\$ 2,664.00	296.00	\$ 2,664.00	\$ -	\$ -	296.00	\$ 2,664.00	\$ -	\$ -
4. CFS Sediment Trap	LF	363	\$ 45.00	\$ 16,335.00	363.00	\$ 16,335.00	\$ -	\$ -	363.00	\$ 16,335.00	\$ -	\$ -
5. Rock Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00	\$ -	\$ -	1.00	\$ 3,500.00	\$ -	\$ -
6. Concrete Washout	EA	1	\$ 850.00	\$ 850.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 850.00
7. Erosion Control Blankets	SY	2,778	\$ 2.25	\$ 6,250.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,778.00	\$ 6,250.50
8. Inlet Protection	EA	13	\$ 150.00	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13.00	\$ 1,950.00
B. <u>EARTHWORK</u>												
1. Strip Topsoil and Stockpile/Remove	SY	27,500	\$ 3.00	\$ 82,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,500.00	\$ 82,500.00
2. Cut Fill & Compact/Remove	CY	25,000	\$ 2.50	\$ 62,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,000.00	\$ 62,500.00
3. Rough Grade Site	SF	225,000	\$ 0.75	\$ 168,750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	225,000.00	\$ 168,750.00
4. Respread Topsoil	LS	1	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 7,500.00
C. <u>UTILITIES</u>												
1. 6" PVC (With Backfill)	LF	38	\$ 50.00	\$ 1,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38.00	\$ 1,900.00
2. 8" PVC (With Backfill)	LF	1,267	\$ 75.00	\$ 95,025.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,267.00	\$ 95,025.00
3. Sewer Manhole	EA	9	\$ 5,000.00	\$ 45,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9.00	\$ 45,000.00
4. Sewer Testing/Televise	LS	1	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 3,500.00
5. 4" DIP Water Line	LF	232	\$ 40.00	\$ 9,280.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	232.00	\$ 9,280.00
6. 6" DIP Water Line	LF	1,169	\$ 60.00	\$ 70,140.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,169.00	\$ 70,140.00
7. 8" DIP Water	LF	300	\$ 75.00	\$ 22,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300.00	\$ 22,500.00
8. Fire Hydrant	EA	1	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 4,500.00
9. Water Misc.	LS	1	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 10,000.00
D. <u>STORMWATER</u>												
1. 4" PVC	LF	548	\$ 25.00	\$ 13,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	548.00	\$ 13,700.00
2. 15" HDPE Pipe	LF	304	\$ 40.00	\$ 12,160.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	304.00	\$ 12,160.00
3. 18" HDPE Pipe	LF	219	\$ 45.00	\$ 9,855.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	219.00	\$ 9,855.00
4. 24" HDPE Pipe	LF	352	\$ 55.00	\$ 19,360.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	352.00	\$ 19,360.00
5. 36" HDPE Pipe	LF	79	\$ 65.00	\$ 5,135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	79.00	\$ 5,135.00
6. Storm Drain Structure- Onsite Type "C" Inlet	EA	13	\$ 2,500.00	\$ 32,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13.00	\$ 32,500.00
7. Storm Drain Structure- Manhole	EA	11	\$ 4,500.00	\$ 49,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11.00	\$ 49,500.00
8. Flared End Sections	EA	1	\$ 5,500.00	\$ 5,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 5,500.00
9. Outlet Structure	EA	3	\$ 12,000.00	\$ 36,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3.00	\$ 36,000.00
10. BMP #1 MRC Bioretention Basin	LS	1	\$ 65,000.00	\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 65,000.00
11. BMP #2 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	\$ 381,000.00	\$ 381,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 381,000.00
12. BMP #3 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	\$ 287,000.00	\$ 287,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 287,000.00
13. Rip Rap	SY	25	\$ 90.00	\$ 2,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25.00	\$ 2,250.00
14. Bioretention Planting Soil	CY	293	\$ 80.00	\$ 23,440.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	293.00	\$ 23,440.00
15. Bioretention Fence	LF	383	\$ 35.00	\$ 13,405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	383.00	\$ 13,405.00
16. Level Spreader	LF	147	\$ 500.00	\$ 73,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	147.00	\$ 73,500.00



ESCROW RELEASE NO.: 2

DATE PREPARED: 16-Nov-2022

PROJECT NAME: Westrum Montgomeryville - 415 Stump Road	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,784,905.75	\$ 31,201.50	\$ 890,833.75	\$ 922,035.25	\$ 2,862,870.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL	\$ 4,163,396.33	\$ 31,201.50	\$ 979,917.13	\$ 1,011,118.63	\$ 3,152,277.70

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			
E. <u>PAVING AND PARKING AREA</u>																			
1.	Fine Grade Paving	SY	12,078	\$	2.75	\$	33,214.50		\$	-		\$	-	\$	-	12,078.00	\$	33,214.50	
2.	6 in. 2A Subbase	SY	7,906	\$	7.00	\$	55,342.00		\$	-		\$	-	\$	-	7,906.00	\$	55,342.00	
3.	8 in. 2A Subbase	SY	4,172	\$	8.00	\$	33,376.00		\$	-		\$	-	\$	-	4,172.00	\$	33,376.00	
4.	1.5 in. 25mm Base Course	SY	12,078	\$	18.00	\$	217,404.00		\$	-		\$	-	\$	-	12,078.00	\$	217,404.00	
5.	Sweep and Tack Coat	SY	12,078	\$	0.50	\$	6,039.00		\$	-		\$	-	\$	-	12,078.00	\$	6,039.00	
6.	1.0 in. 9.5mm Wearing Course	SY	12,078	\$	10.00	\$	120,780.00		\$	-		\$	-	\$	-	12,078.00	\$	120,780.00	
7.	Trail Paving	SY	115	\$	30.00	\$	3,450.00		\$	-		\$	-	\$	-	115.00	\$	3,450.00	
8.	Proposed Emergency Staging Area	SF	3,246	\$	6.50	\$	21,099.00		\$	-		\$	-	\$	-	3,246.00	\$	21,099.00	
9.	Joint Seal	LS	1	\$	2,500.00	\$	2,500.00		\$	-		\$	-	\$	-	1.00	\$	2,500.00	
F. <u>CONCRETE AND PAVERS</u>																			
1.	Belgian Block Curb	LF	4,260	\$	28.00	\$	119,280.00		\$	-		\$	-	\$	-	4,260.00	\$	119,280.00	
2.	Concrete Sidewalk	SF	5,525	\$	12.00	\$	66,300.00		\$	-		\$	-	\$	-	5,525.00	\$	66,300.00	
3.	Grass Pavers	SF	2,976	\$	24.00	\$	71,424.00		\$	-		\$	-	\$	-	2,976.00	\$	71,424.00	
4.	ADA Ramps	EA	7	\$	2,500.00	\$	17,500.00		\$	-		\$	-	\$	-	7.00	\$	17,500.00	
G. <u>LANDSCAPING</u>																			
1.	Evergreen Trees	EA	83	\$	550.00	\$	45,650.00		\$	-		\$	-	\$	-	83.00	\$	45,650.00	
2.	Deciduous Trees	EA	46	\$	600.00	\$	27,600.00		\$	-		\$	-	\$	-	46.00	\$	27,600.00	
3.	Ornamental Trees	EA	36	\$	400.00	\$	14,400.00		\$	-		\$	-	\$	-	36.00	\$	14,400.00	
4.	Evergreen Shrubs	EA	103	\$	90.00	\$	9,270.00		\$	-		\$	-	\$	-	103.00	\$	9,270.00	
5.	Deciduous Shrubs	EA	138	\$	90.00	\$	12,420.00		\$	-		\$	-	\$	-	138.00	\$	12,420.00	
6.	Ornamental Grasses	EA	280	\$	15.00	\$	4,200.00		\$	-		\$	-	\$	-	280.00	\$	4,200.00	
7.	Steep Slope Landscaping - Sod	SF	10,981	\$	0.35	\$	3,843.35		\$	-		\$	-	\$	-	10,981.00	\$	3,843.35	
8.	Steep Slope Landscaping - Gro-Low Sumac	EA	1,625	\$	10.00	\$	16,250.00		\$	-		\$	-	\$	-	1,625.00	\$	16,250.00	
9.	Turf Grass Seeding	SF	35,002	\$	0.10	\$	3,500.20		\$	-		\$	-	\$	-	35,002.00	\$	3,500.20	
10.	Mulch	SF	12,568	\$	0.30	\$	3,770.40		\$	-		\$	-	\$	-	12,568.00	\$	3,770.40	
11.	Ernst Seed Mix - 180-1 (15lb/Acre or 0.0003 lb/SF)	SF	1,653	\$	0.20	\$	330.60		\$	-		\$	-	\$	-	1,653.00	\$	330.60	
12.	PennDOT Formula L Seed Mix	SF	5,093	\$	0.15	\$	763.95		\$	-		\$	-	\$	-	5,093.00	\$	763.95	
H. <u>LIGHTING</u>																			
1.	On-site Light Fixtures	EA	18	\$	4,500.00	\$	81,000.00		\$	-		\$	-	\$	-	18.00	\$	81,000.00	
I. <u>MISCELLANEOUS</u>																			
1.	Construction Stakeout	LS	1	\$	10,000.00	\$	10,000.00	0.30	\$	3,000.00		\$	-	0.30	\$	3,000.00	0.70	\$	7,000.00
2.	Traffic & Directional Signage	EA	21	\$	300.00	\$	6,300.00		\$	-		\$	-		\$	-	21.00	\$	6,300.00
3.	Pavement Striping	LS	1	\$	15,000.00	\$	15,000.00		\$	-		\$	-		\$	-	1.00	\$	15,000.00
4.	As-Built Plans	LS	1	\$	10,000.00	\$	10,000.00		\$	-		\$	-		\$	-	1.00	\$	10,000.00
5.	Post-Construction Traffic Study	LS	1	\$	10,000.00	\$	10,000.00		\$	-		\$	-		\$	-	1.00	\$	10,000.00
6.	Passenger Vehicle Wheel Stops	EA	20	\$	125.00	\$	2,500.00		\$	-		\$	-		\$	-	20.00	\$	2,500.00
7.	Retaining Wall	SF	1,206	\$	75.00	\$	90,450.00		\$	-		\$	-		\$	-	1,206.00	\$	90,450.00
8.	Retaining Wall Fencing	LF	238	\$	50.00	\$	11,900.00		\$	-		\$	-		\$	-	238.00	\$	11,900.00
9.	Pedestrian Fence	LF	1,427	\$	35.00	\$	49,945.00		\$	-		\$	-		\$	-	1,427.00	\$	49,945.00
10.	Emergency Access Drive	SY	540	\$	50.00	\$	27,000.00		\$	-		\$	-		\$	-	540.00	\$	27,000.00



ESCROW RELEASE NO.: 2

DATE PREPARED: 16-Nov-2022

PROJECT NAME: Westrum Montgomeryville - 415 Stump Road	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

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		CURRENT	PRIOR	TOTAL	
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ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL	\$ 4,163,396.33	\$ 31,201.50	\$ 979,917.13	\$ 1,011,118.63	\$ 3,152,277.70

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	
J.	<u>HOP (Knapp Road & Stump Road)</u>																
	<u>SITE CLEARING & DEMOLITION</u>																
1.	Class 1 Excavation	CY	675	\$30.00	\$		20,250.00	\$	-	675.00	\$	20,250.00	675.00	\$	20,250.00	\$	-
2.	Class 1B Excavation	CY	627	\$60.00	\$		37,620.00	\$	-	627.00	\$	37,620.00	627.00	\$	37,620.00	\$	-
	<u>ROAD WORK</u>																
3.	Plain Cement Concrete Curb	LF	1,740	\$	100.00	\$	174,000.00	\$	-	1,740.00	\$	174,000.00	1,740.00	\$	174,000.00	\$	-
4.	6" Subbase 2A	SY	950	\$	14.00	\$	13,300.00	\$	-	950.00	\$	13,300.00	950.00	\$	13,300.00	\$	-
5.	Milling of Bituminous Pavement	SY	4,905	\$	5.00	\$	24,525.00	\$	-	4,905.00	\$	24,525.00	4,905.00	\$	24,525.00	\$	-
6.	1.5" Wearing Course, SRL-H	SY	6,388	\$	20.00	\$	127,760.00	\$	-	6,388.00	\$	127,760.00	6,388.00	\$	127,760.00	\$	-
7.	2.5" Binder Course	SY	950	\$	30.00	\$	28,500.00	\$	-	950.00	\$	28,500.00	950.00	\$	28,500.00	\$	-
8.	6" Base Course	SY	950	\$	60.00	\$	57,000.00	\$	-	950.00	\$	57,000.00	950.00	\$	57,000.00	\$	-
9.	Class A Cement Concrete	SY	223	\$	50.00	\$	11,150.00	\$	-	223.00	\$	11,150.00	223.00	\$	11,150.00	\$	-
10.	Detectable Warning Surfaces	SF	105	\$	60.00	\$	6,300.00	\$	-	105.00	\$	6,300.00	105.00	\$	6,300.00	\$	-
11.	Tack Coat	SY	5,855	\$	0.50	\$	2,927.50	\$	-	5,855.00	\$	2,927.50	5,855.00	\$	2,927.50	\$	-
12.	Type 31-S Guide Rail	LF	140	\$	55.00	\$	7,700.00	\$	-	140.00	\$	7,700.00	140.00	\$	7,700.00	\$	-
13.	Relocate Fire Hydrant	EA	1	\$	7,500.00	\$	7,500.00	\$	-	1.00	\$	7,500.00	1.00	\$	7,500.00	\$	-
14.	Utility Pole Relocations	EA	1	\$	25,000.00	\$	25,000.00	\$	-	1.00	\$	25,000.00	1.00	\$	25,000.00	\$	-
	<u>PAVEMENT MARKINGS & SIGNING</u>																
15.	4" White Hot Thermoplastic Pavement Marking	LF	445	\$	2.00	\$	890.00	\$	-	445.00	\$	890.00	445.00	\$	890.00	\$	-
16.	6" White Hot Thermoplastic Pavement Marking	LF	750	\$	3.00	\$	2,250.00	\$	-	750.00	\$	2,250.00	750.00	\$	2,250.00	\$	-
17.	24" White Hot Thermoplastic Pavement Marking	LF	530	\$	10.00	\$	5,300.00	\$	-	530.00	\$	5,300.00	530.00	\$	5,300.00	\$	-
18.	4" Yellow Hot Thermoplastic Pavement Marking	LF	3,360	\$	1.50	\$	5,040.00	\$	-	3,360.00	\$	5,040.00	3,360.00	\$	5,040.00	\$	-
19.	24" Yellow Hot Thermoplastic Pavement Marking	LF	252	\$	10.00	\$	2,520.00	\$	-	252.00	\$	2,520.00	252.00	\$	2,520.00	\$	-
20.	White Hot Thermoplastic Pavement Marking Legend (Right)	EA	1	\$	175.00	\$	175.00	\$	-	1.00	\$	175.00	1.00	\$	175.00	\$	-
21.	White Hot Thermoplastic Pavement Marking Legend (Only)	EA	4	\$	175.00	\$	700.00	\$	-	4.00	\$	700.00	4.00	\$	700.00	\$	-
22.	White Hot Thermoplastic Pavement Marking Legend (Left)	EA	3	\$	175.00	\$	525.00	\$	-	3.00	\$	525.00	3.00	\$	525.00	\$	-
23.	Sign Assembly	EA	11	\$	250.00	\$	2,750.00	\$	-	11.00	\$	2,750.00	11.00	\$	2,750.00	\$	-
	<u>TRAFFIC SIGNAL</u>																
24.	Traffic Signal Wiring	LF	1,525	\$	2.25	\$	3,431.25	\$	-	1,525.00	\$	3,431.25	1,525.00	\$	3,431.25	\$	-
25.	Traffic Signal Conduit & Backfill	LF	825	\$	60.00	\$	49,500.00	\$	-	825.00	\$	49,500.00	825.00	\$	49,500.00	\$	-
26.	Traffic Signal Junction Box, JB-27	EA	2	\$	650.00	\$	1,300.00	\$	-	2.00	\$	1,300.00	2.00	\$	1,300.00	\$	-
27.	Traffic Signal Head, 3-Section (12" Lense)	EA	2	\$	825.00	\$	1,650.00	\$	-	2.00	\$	1,650.00	2.00	\$	1,650.00	\$	-
28.	Traffic Signal Support, 14' Pedestral	EA	4	\$	7,500.00	\$	30,000.00	\$	-	4.00	\$	30,000.00	4.00	\$	30,000.00	\$	-
29.	Accessible Pedestrian Push Button	EA	4	\$	1,250.00	\$	5,000.00	\$	-	4.00	\$	5,000.00	4.00	\$	5,000.00	\$	-
30.	LED Countdown Ped Signal Heads	EA	4	\$	750.00	\$	3,000.00	\$	-	4.00	\$	3,000.00	4.00	\$	3,000.00	\$	-
31.	Traffic Signal Signage, Structure Mounted	SF	34	\$	55.00	\$	1,870.00	\$	-	34.00	\$	1,870.00	34.00	\$	1,870.00	\$	-
	<u>STORM DRAIN AND STORMWATER MANAGEMENT</u>																
32.	18" RCP Pipe	LF	414	\$	100.00	\$	41,400.00	\$	-	414.00	\$	41,400.00	414.00	\$	41,400.00	\$	-
33.	Standard Inlet Box - Type C Top	EA	3	\$	3,000.00	\$	9,000.00	\$	-	3.00	\$	9,000.00	3.00	\$	9,000.00	\$	-
34.	Type 5 Inlet Box - Type C Top	EA	1	\$	4,000.00	\$	4,000.00	\$	-	1.00	\$	4,000.00	1.00	\$	4,000.00	\$	-
35.	Type 6 Inlet Box - Type C Top	EA	1	\$	5,000.00	\$	5,000.00	\$	-	1.00	\$	5,000.00	1.00	\$	5,000.00	\$	-
36.	Storm Drain Structure- Manhole	EA	1	\$	4,500.00	\$	4,500.00	\$	-	1.00	\$	4,500.00	1.00	\$	4,500.00	\$	-



ESCROW RELEASE NO.: 2

DATE PREPARED: 16-Nov-2022

PROJECT NAME: Westrum Montgomeryville - 415 Stump Road	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT		TOTAL COST	RELEASE REQUESTS			BALANCE
			CURRENT	PRIOR	TOTAL	
CONSTRUCTION		\$3,784,905.75	\$ 31,201.50	\$ 890,833.75	\$ 922,035.25	\$ 2,862,870.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)		\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)		\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL		\$ 4,163,396.33	\$ 31,201.50	\$ 979,917.13	\$ 1,011,118.63	\$ 3,152,277.70

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
J. <u>HOP (Knapp Road & Stump Road)</u>												
<u>GENERAL ITEMS</u>												
37. Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00		\$ -	1.00	\$ 50,000.00	1.00	\$ 50,000.00		\$ -
38. Stakeout	LS	1	\$ 7,500.00	\$ 7,500.00		\$ -	1.00	\$ 7,500.00	1.00	\$ 7,500.00		\$ -
39. Maintenance and Protection of Traffic	LS	1	\$ 100,000.00	\$ 100,000.00		\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00		\$ -
40. Erosion & Sediment Control	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -	1.00	\$ 10,000.00	1.00	\$ 10,000.00		\$ -
K. <u>ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)</u>												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)	LS	1	\$ -	\$ -		\$ -		\$ -		\$ -	1.00	\$ -
L. <u>CONTINGENCY</u>												
1. 10% Contingency (SITE)	LS	1	\$ 289,407.20	\$ 289,407.20		\$ -		\$ -		\$ -	1.00	\$ 289,407.20
2. 10% Contingency (HOP)	LS	1	\$ 89,083.38	\$ 89,083.38		\$ -	1.00	\$ 89,083.38	1.00	\$ 89,083.38		\$ -
(Released upon certification of completion and receipt of Maintenance Bond)												

NOTES:
2022-09-09 Initial cost prepared for Agreements.
2022-10-03 Release of HOP items held in escrow by PennDOT.

DEVELOPER'S REQUEST

ESCROW RELEASE #:

2

DATE PREPARED: 15-Nov-2022

PROJECT NAME: Westrum Montgomeryville - 13-17 Bethlehem				TOTAL ENG/NSP/LEGAL (CASH ESCROW): \$ 45,000.00				MONTGOMERY TOWNSHIP									
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.				TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00				TOWNSHIP NO.: LDS-717									
ESCROW AGENT: Mid Penn Bank								G&A PROJECT NO.: 2015-04049-02									
TYPE OF SECURITY: Tri-Party Agreement				MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86				AGREEMENT DATE: 12-Sep-2022									
SUMMARY OF IMPROVEMENT ESCROW ACCOUNT				TOTAL COST		RELEASE REQUESTS				BALANCE							
						CURRENT		PRIOR		TOTAL							
CONSTRUCTION				\$ 3,784,905.75		\$ 31,201.50		\$ 890,833.75		\$ 922,035.25							
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)				\$ -		\$ -		\$ -		\$ -							
CONTINGENCY (10%)				\$ 378,490.58		\$ 3,120.15		\$ 89,083.38		\$ 92,203.53							
TOTAL				\$ 4,163,396.33		\$ 34,321.65		\$ 979,917.13		\$ 1,014,238.78							
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		
A. SOIL EROSION AND SEDIMENT CONTROL																	
1.	12" Silt Sock	LF	3,068	\$	8.00	\$	24,544.00	563.00	\$	4,504.00		563.00	\$	4,504.00	2,505.00	\$	20,040.00
2.	18" Silt Sock	LF	209	\$	8.50	\$	1,776.50	141.00	\$	1,198.50		141.00	\$	1,198.50	68.00	\$	578.00
3.	24" Silt Sock	LF	296	\$	9.00	\$	2,664.00	296.00	\$	2,664.00		296.00	\$	2,664.00		\$	-
4.	CFS Sediment Trap	LF	363	\$	45.00	\$	16,335.00	363.00	\$	16,335.00		363.00	\$	16,335.00		\$	-
5.	Rock Construction Entrance	EA	1	\$	3,500.00	\$	3,500.00	1.00	\$	3,500.00		1.00	\$	3,500.00		\$	-
6.	Concrete Washout	EA	1	\$	850.00	\$	850.00		\$	-			\$	-	1.00	\$	850.00
7.	Erosion Control Blankets	SY	2,778	\$	2.25	\$	6,250.50		\$	-			\$	-	2,778.00	\$	6,250.50
8.	Inlet Protection	EA	13	\$	150.00	\$	1,950.00		\$	-			\$	-	13.00	\$	1,950.00
B. EARTHWORK																	
1.	Strip Topsoil and Stockpile/Remove	SY	27,500	\$	3.00	\$	82,500.00		\$	-			\$	-	27,500.00	\$	82,500.00
2.	Cut Fill & Compact/Remove	CY	25,000	\$	2.50	\$	62,500.00		\$	-			\$	-	25,000.00	\$	62,500.00
3.	Rough Grade Site	SF	225,000	\$	0.75	\$	168,750.00		\$	-			\$	-	225,000.00	\$	168,750.00
4.	Respread Topsoil	LS	1	\$	7,500.00	\$	7,500.00		\$	-			\$	-	1.00	\$	7,500.00
C. UTILITIES																	
1.	6" PVC (With Backfill)	LF	38	\$	50.00	\$	1,900.00		\$	-			\$	-	38.00	\$	1,900.00
2.	8" PVC (With Backfill)	LF	1,267	\$	75.00	\$	95,025.00		\$	-			\$	-	1,267.00	\$	95,025.00
3.	Sewer Manhole	EA	9	\$	5,000.00	\$	45,000.00		\$	-			\$	-	9.00	\$	45,000.00
4.	Sewer Testing/Televise	LS	1	\$	3,500.00	\$	3,500.00		\$	-			\$	-	1.00	\$	3,500.00
5.	4" DIP Water Line	LF	232	\$	40.00	\$	9,280.00		\$	-			\$	-	232.00	\$	9,280.00
6.	6" DIP Water Line	LF	1,169	\$	60.00	\$	70,140.00		\$	-			\$	-	1,169.00	\$	70,140.00
7.	8" DIP Water	LF	300	\$	75.00	\$	22,500.00		\$	-			\$	-	300.00	\$	22,500.00
8.	Fire Hydrant	EA	1	\$	4,500.00	\$	4,500.00		\$	-			\$	-	1.00	\$	4,500.00
9.	Water Misc.	LS	1	\$	10,000.00	\$	10,000.00		\$	-			\$	-	1.00	\$	10,000.00
D. STORMWATER																	
1.	4" PVC	LF	548	\$	25.00	\$	13,700.00		\$	-			\$	-	548.00	\$	13,700.00
2.	15" HDPE Pipe	LF	304	\$	40.00	\$	12,160.00		\$	-			\$	-	304.00	\$	12,160.00
3.	18" HDPE Pipe	LF	219	\$	45.00	\$	9,855.00		\$	-			\$	-	219.00	\$	9,855.00
4.	24" HDPE Pipe	LF	352	\$	55.00	\$	19,360.00		\$	-			\$	-	352.00	\$	19,360.00
5.	36" HDPE Pipe	LF	79	\$	65.00	\$	5,135.00		\$	-			\$	-	79.00	\$	5,135.00
6.	Storm Drain Structure- Onsite Type "C" Inlet	EA	13	\$	2,500.00	\$	32,500.00		\$	-			\$	-	13.00	\$	32,500.00
7.	Storm Drain Structure- Manhole	EA	11	\$	4,500.00	\$	49,500.00		\$	-			\$	-	11.00	\$	49,500.00
8.	Flared End Sections	EA	1	\$	5,500.00	\$	5,500.00		\$	-			\$	-	1.00	\$	5,500.00
9.	Outlet Structure	EA	3	\$	12,000.00	\$	36,000.00		\$	-			\$	-	3.00	\$	36,000.00
10.	BMP #1 MRC Bioretention Basin	LS	1	\$	65,000.00	\$	65,000.00		\$	-			\$	-	1.00	\$	65,000.00
11.	BMP #2 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	\$	381,000.00	\$	381,000.00		\$	-			\$	-	1.00	\$	381,000.00
12.	BMP #3 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	\$	287,000.00	\$	287,000.00		\$	-			\$	-	1.00	\$	287,000.00
13.	Rip Rap	SY	25	\$	90.00	\$	2,250.00		\$	-			\$	-	25.00	\$	2,250.00
14.	Bioretention Planting Soil	CY	293	\$	80.00	\$	23,440.00		\$	-			\$	-	293.00	\$	23,440.00
15.	Bioretention Fence	LF	383	\$	35.00	\$	13,405.00		\$	-			\$	-	383.00	\$	13,405.00
16.	Level Spreader	LF	147	\$	500.00	\$	73,500.00		\$	-			\$	-	147.00	\$	73,500.00

DEVELOPER'S REQUEST

ESCROW RELEASE #:

2

DATE PREPARED: 15-Nov-2022

PROJECT NAME: Westrum Montgomeryville - 13-17 Bethlehem	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT				TOTAL COST	RELEASE REQUESTS			BALANCE
					CURRENT	PRIOR	TOTAL	
CONSTRUCTION				\$3,784,905.75	\$ 31,201.50	\$ 890,833.75	\$ 922,035.25	\$ 2,862,870.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)				\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)				\$ 378,490.58	\$ 3,120.15	\$ 89,083.38	\$ 92,203.53	\$ 286,287.05
TOTAL				\$ 4,163,396.33	\$ 34,321.65	\$ 979,917.13	\$ 1,014,238.78	\$ 3,149,157.55

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
E. PAVING AND PARKING AREA												
1. Fine Grade Paving	SY	12,078	\$ 2.75	\$ 33,214.50		\$ -		\$ -		\$ -	12,078.00	\$ 33,214.50
2. 6 in. 2A Subbase	SY	7,906	\$ 7.00	\$ 55,342.00		\$ -		\$ -		\$ -	7,906.00	\$ 55,342.00
3. 8 in. 2A Subbase	SY	4,172	\$ 8.00	\$ 33,376.00		\$ -		\$ -		\$ -	4,172.00	\$ 33,376.00
4. 1.5 in. 25mm Base Course	SY	12,078	\$ 18.00	\$ 217,404.00		\$ -		\$ -		\$ -	12,078.00	\$ 217,404.00
5. Sweep and Tack Coat	SY	12,078	\$ 0.50	\$ 6,039.00		\$ -		\$ -		\$ -	12,078.00	\$ 6,039.00
6. 1.0 in. 9.5mm Wearing Course	SY	12,078	\$ 10.00	\$ 120,780.00		\$ -		\$ -		\$ -	12,078.00	\$ 120,780.00
7. Trail Paving	SY	115	\$ 30.00	\$ 3,450.00		\$ -		\$ -		\$ -	115.00	\$ 3,450.00
8. Proposed Emergency Staging Area	SF	3,246	\$ 6.50	\$ 21,099.00		\$ -		\$ -		\$ -	3,246.00	\$ 21,099.00
9. Joint Seal	LS	1	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -		\$ -	1.00	\$ 2,500.00
F. CONCRETE AND PAVERS												
1. Belgian Block Curb	LF	4,260	\$ 28.00	\$ 119,280.00		\$ -		\$ -		\$ -	4,260.00	\$ 119,280.00
2. Concrete Sidewalk	SF	5,525	\$ 12.00	\$ 66,300.00		\$ -		\$ -		\$ -	5,525.00	\$ 66,300.00
3. Grass Pavers	SF	2,976	\$ 24.00	\$ 71,424.00		\$ -		\$ -		\$ -	2,976.00	\$ 71,424.00
4. ADA Ramps	EA	7	\$ 2,500.00	\$ 17,500.00		\$ -		\$ -		\$ -	7.00	\$ 17,500.00
G. LANDSCAPING												
1. Evergreen Trees	EA	83	\$ 550.00	\$ 45,650.00		\$ -		\$ -		\$ -	83.00	\$ 45,650.00
2. Deciduous Trees	EA	46	\$ 600.00	\$ 27,600.00		\$ -		\$ -		\$ -	46.00	\$ 27,600.00
3. Ornamental Trees	EA	36	\$ 400.00	\$ 14,400.00		\$ -		\$ -		\$ -	36.00	\$ 14,400.00
4. Evergreen Shrubs	EA	103	\$ 90.00	\$ 9,270.00		\$ -		\$ -		\$ -	103.00	\$ 9,270.00
5. Deciduous Shrubs	EA	138	\$ 90.00	\$ 12,420.00		\$ -		\$ -		\$ -	138.00	\$ 12,420.00
6. Ornamental Grasses	EA	280	\$ 15.00	\$ 4,200.00		\$ -		\$ -		\$ -	280.00	\$ 4,200.00
7. Steep Slope Landscaping - Sod	SF	10,981	\$ 0.35	\$ 3,843.35		\$ -		\$ -		\$ -	10,981.00	\$ 3,843.35
8. Steep Slope Landscaping - Gro-Low Sumac	EA	1,625	\$ 10.00	\$ 16,250.00		\$ -		\$ -		\$ -	1,625.00	\$ 16,250.00
9. Turf Grass Seeding	SF	35,002	\$ 0.10	\$ 3,500.20		\$ -		\$ -		\$ -	35,002.00	\$ 3,500.20
10. Mulch	SF	12,568	\$ 0.30	\$ 3,770.40		\$ -		\$ -		\$ -	12,568.00	\$ 3,770.40
11. Ernst Seed Mix - 180-1 (15lb/Acre or 0.0003 lb/SF)	SF	1,653	\$ 0.20	\$ 330.60		\$ -		\$ -		\$ -	1,653.00	\$ 330.60
12. PennDOT Formula L Seed Mix	SF	5,093	\$ 0.15	\$ 763.95		\$ -		\$ -		\$ -	5,093.00	\$ 763.95
H. LIGHTING												
1. On-site Light Fixtures	EA	18	\$ 4,500.00	\$ 81,000.00		\$ -		\$ -		\$ -	18.00	\$ 81,000.00
I. MISCELLANEOUS												
1. Construction Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00	0.30	\$ 3,000.00		\$ -	0.30	\$ 3,000.00	0.70	\$ 7,000.00
2. Traffic & Directional Signage	EA	21	\$ 300.00	\$ 6,300.00		\$ -		\$ -		\$ -	21.00	\$ 6,300.00
3. Pavement Striping	LS	1	\$ 15,000.00	\$ 15,000.00		\$ -		\$ -		\$ -	1.00	\$ 15,000.00
4. As-Built Plans	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -		\$ -	1.00	\$ 10,000.00
5. Post-Construction Traffic Study	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -		\$ -	1.00	\$ 10,000.00
6. Passenger Vehicle Wheel Stops	EA	20	\$ 125.00	\$ 2,500.00		\$ -		\$ -		\$ -	20.00	\$ 2,500.00
7. Retaining Wall	SF	1,206	\$ 75.00	\$ 90,450.00		\$ -		\$ -		\$ -	1,206.00	\$ 90,450.00
8. Retaining Wall Fencing	LF	238	\$ 50.00	\$ 11,900.00		\$ -		\$ -		\$ -	238.00	\$ 11,900.00
9. Pedestrian Fence	LF	1,427	\$ 35.00	\$ 49,945.00		\$ -		\$ -		\$ -	1,427.00	\$ 49,945.00
10. Emergency Access Drive	SY	540	\$ 50.00	\$ 27,000.00		\$ -		\$ -		\$ -	540.00	\$ 27,000.00

DEVELOPER'S REQUEST

ESCROW RELEASE #:

2

DATE PREPARED: 15-Nov-2022

PROJECT NAME:		Westrum Montgomeryville - 13-17 Bethlehem				TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00				MONTGOMERY TOWNSHIP					
DEVELOPER:		CSW Luxor VII Montgomeryville, L.P.				TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00				TOWNSHIP NO.: LDS-717					
ESCROW AGENT:		Mid Penn Bank								G&A PROJECT NO.: 2015-04049-02					
TYPE OF SECURITY:		Tri-Party Agreement				MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86				AGREEMENT DATE: 12-Sep-2022					
SUMMARY OF IMPROVEMENT ESCROW ACCOUNT						TOTAL COST		RELEASE REQUESTS				BALANCE			
								CURRENT		PRIOR		TOTAL			
CONSTRUCTION						\$ 3,784,905.75		\$ 31,201.50		\$ 890,833.75		\$ 922,035.25			
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)						\$ -		\$ -		\$ -		\$ -			
CONTINGENCY (10%)						\$ 378,490.58		\$ 3,120.15		\$ 89,083.38		\$ 92,203.53			
TOTAL						\$ 4,163,396.33		\$ 34,321.65		\$ 979,917.13		\$ 1,014,238.78			
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
J. HOP (Knapp Road & Stump Road)															
SITE CLEARING & DEMOLITION															
1.	Class 1 Excavation	CY	675	\$30.00	\$	20,250.00		\$ -	675.00	\$ 20,250.00	675.00	\$ 20,250.00		\$ -	
2.	Class 1B Excavation	CY	627	\$60.00	\$	37,620.00		\$ -	627.00	\$ 37,620.00	627.00	\$ 37,620.00		\$ -	
ROAD WORK															
3.	Plain Cement Concrete Curb	LF	1,740	\$	100.00	\$ 174,000.00		\$ -	1,740.00	\$ 174,000.00	1,740.00	\$ 174,000.00		\$ -	
4.	6" Subbase 2A	SY	950	\$	14.00	\$ 13,300.00		\$ -	950.00	\$ 13,300.00	950.00	\$ 13,300.00		\$ -	
5.	Milling of Bituminous Pavement	SY	4,905	\$	5.00	\$ 24,525.00		\$ -	4,905.00	\$ 24,525.00	4,905.00	\$ 24,525.00		\$ -	
6.	1.5" Wearing Course, SRL-H	SY	6,388	\$	20.00	\$ 127,760.00		\$ -	6,388.00	\$ 127,760.00	6,388.00	\$ 127,760.00		\$ -	
7.	2.5" Binder Course	SY	950	\$	30.00	\$ 28,500.00		\$ -	950.00	\$ 28,500.00	950.00	\$ 28,500.00		\$ -	
8.	6" Base Course	SY	950	\$	60.00	\$ 57,000.00		\$ -	950.00	\$ 57,000.00	950.00	\$ 57,000.00		\$ -	
9.	Class A Cement Concrete	SY	223	\$	50.00	\$ 11,150.00		\$ -	223.00	\$ 11,150.00	223.00	\$ 11,150.00		\$ -	
10.	Detectable Warning Surfaces	SF	105	\$	60.00	\$ 6,300.00		\$ -	105.00	\$ 6,300.00	105.00	\$ 6,300.00		\$ -	
11.	Tack Coat	SY	5,855	\$	0.50	\$ 2,927.50		\$ -	5,855.00	\$ 2,927.50	5,855.00	\$ 2,927.50		\$ -	
12.	Type 31-S Guide Rail	LF	140	\$	55.00	\$ 7,700.00		\$ -	140.00	\$ 7,700.00	140.00	\$ 7,700.00		\$ -	
13.	Relocate Fire Hydrant	EA	1	\$	7,500.00	\$ 7,500.00		\$ -	1.00	\$ 7,500.00	1.00	\$ 7,500.00		\$ -	
14.	Utility Pole Relocations	EA	1	\$	25,000.00	\$ 25,000.00		\$ -	1.00	\$ 25,000.00	1.00	\$ 25,000.00		\$ -	
PAVEMENT MARKINGS & SIGNING															
15.	4" White Hot Thermoplastic Pavement Marking	LF	445	\$	2.00	\$ 890.00		\$ -	445.00	\$ 890.00	445.00	\$ 890.00		\$ -	
16.	6" White Hot Thermoplastic Pavement Marking	LF	750	\$	3.00	\$ 2,250.00		\$ -	750.00	\$ 2,250.00	750.00	\$ 2,250.00		\$ -	
17.	24" White Hot Thermoplastic Pavement Marking	LF	530	\$	10.00	\$ 5,300.00		\$ -	530.00	\$ 5,300.00	530.00	\$ 5,300.00		\$ -	
18.	4" Yellow Hot Thermoplastic Pavement Marking	LF	3,360	\$	1.50	\$ 5,040.00		\$ -	3,360.00	\$ 5,040.00	3,360.00	\$ 5,040.00		\$ -	
19.	24" Yellow Hot Thermoplastic Pavement Marking	LF	252	\$	10.00	\$ 2,520.00		\$ -	252.00	\$ 2,520.00	252.00	\$ 2,520.00		\$ -	
20.	White Hot Thermoplastic Pavement Marking Legend (Right)	EA	1	\$	175.00	\$ 175.00		\$ -	1.00	\$ 175.00	1.00	\$ 175.00		\$ -	
21.	White Hot Thermoplastic Pavement Marking Legend (Only)	EA	4	\$	175.00	\$ 700.00		\$ -	4.00	\$ 700.00	4.00	\$ 700.00		\$ -	
22.	White Hot Thermoplastic Pavement Marking Legend (Left)	EA	3	\$	175.00	\$ 525.00		\$ -	3.00	\$ 525.00	3.00	\$ 525.00		\$ -	
23.	Sign Assembly	EA	11	\$	250.00	\$ 2,750.00		\$ -	11.00	\$ 2,750.00	11.00	\$ 2,750.00		\$ -	
TRAFFIC SIGNAL															
24.	Traffic Signal Wiring	LF	1,525	\$	2.25	\$ 3,431.25		\$ -	1,525.00	\$ 3,431.25	1,525.00	\$ 3,431.25		\$ -	
25.	Traffic Signal Conduit & Backfill	LF	825	\$	60.00	\$ 49,500.00		\$ -	825.00	\$ 49,500.00	825.00	\$ 49,500.00		\$ -	
26.	Traffic Signal Junction Box, JB-27	EA	2	\$	650.00	\$ 1,300.00		\$ -	2.00	\$ 1,300.00	2.00	\$ 1,300.00		\$ -	
27.	Traffic Signal Head, 3-Section (12" Lense)	EA	2	\$	825.00	\$ 1,650.00		\$ -	2.00	\$ 1,650.00	2.00	\$ 1,650.00		\$ -	
28.	Traffic Signal Support, 14' Pedestal	EA	4	\$	7,500.00	\$ 30,000.00		\$ -	4.00	\$ 30,000.00	4.00	\$ 30,000.00		\$ -	
29.	Accessible Pedestrian Push Button	EA	4	\$	1,250.00	\$ 5,000.00		\$ -	4.00	\$ 5,000.00	4.00	\$ 5,000.00		\$ -	
30.	LED Countdown Ped Signal Heads	EA	4	\$	750.00	\$ 3,000.00		\$ -	4.00	\$ 3,000.00	4.00	\$ 3,000.00		\$ -	
31.	Traffic Signal Signage, Structure Mounted	SF	34	\$	55.00	\$ 1,870.00		\$ -	34.00	\$ 1,870.00	34.00	\$ 1,870.00		\$ -	
STORM DRAIN AND STORMWATER MANAGEMENT															
32.	18" RCP Pipe	LF	414	\$	100.00	\$ 41,400.00		\$ -	414.00	\$ 41,400.00	414.00	\$ 41,400.00		\$ -	
33.	Standard Inlet Box - Type C Top	EA	3	\$	3,000.00	\$ 9,000.00		\$ -	3.00	\$ 9,000.00	3.00	\$ 9,000.00		\$ -	
34.	Type 5 Inlet Box - Type C Top	EA	1	\$	4,000.00	\$ 4,000.00		\$ -	1.00	\$ 4,000.00	1.00	\$ 4,000.00		\$ -	
35.	Type 6 Inlet Box - Type C Top	EA	1	\$	5,000.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00		\$ -	
36.	Storm Drain Structure- Manhole	EA	1	\$	4,500.00	\$ 4,500.00		\$ -	1.00	\$ 4,500.00	1.00	\$ 4,500.00		\$ -	

DEVELOPER'S REQUEST

ESCROW RELEASE #: 2

DATE PREPARED: 15-Nov-2022

PROJECT NAME: Westrum Montgomeryville - 13-17 Bethlehem	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT				RELEASE REQUESTS			BALANCE
				CURRENT	PRIOR	TOTAL	
CONSTRUCTION				\$ 31,201.50	\$ 890,833.75	\$ 922,035.25	\$ 2,862,870.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)				\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)				\$ 3,120.15	\$ 89,083.38	\$ 92,203.53	\$ 286,287.05
TOTAL				\$ 34,321.65	\$ 979,917.13	\$ 1,014,238.78	\$ 3,149,157.55

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
J. HOP (Knapp Road & Stump Road)												
<u>GENERAL ITEMS</u>												
37. Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00		\$ -	1.00	\$ 50,000.00	1.00	\$ 50,000.00		\$ -
38. Stakeout	LS	1	\$ 7,500.00	\$ 7,500.00		\$ -	1.00	\$ 7,500.00	1.00	\$ 7,500.00		\$ -
39. Maintenance and Protection of Traffic	LS	1	\$ 100,000.00	\$ 100,000.00		\$ -	1.00	\$ 100,000.00	1.00	\$ 100,000.00		\$ -
40. Erosion & Sediment Control	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -	1.00	\$ 10,000.00	1.00	\$ 10,000.00		\$ -
K. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1. 10% Annual Construction Cost Increase	LS	1	\$ -	\$ -		\$ -		\$ -		\$ -	1.00	\$ -
(Balance as of mm/dd/yyyy - \$x,xxx.xx)												
L. CONTINGENCY												
1. 10% Contingency (SITE)	LS	1	\$ 289,407.20	\$ 289,407.20		\$ 3,120.15		\$ -		\$ 3,120.15	1.00	\$ 286,287.05
2. 10% Contingency (HOP)	LS	1	\$ 89,083.38	\$ 89,083.38		\$ -	1.00	\$ 89,083.38	1.00	\$ 89,083.38		\$ -
(Released upon certification of completion and receipt of Maintenance Bond)												

NOTES:

2022-09-09

Initial cost prepared for Agreements.

2022-10-03

Release of HOP items held in escrow by PennDOT.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06c

SUBJECT: Consider Construction Escrow Release 13 – Higher Rock Partners, LP
– Higher Rock Phase 2 - LDS 694
MEETING DATE: November 28, 2022
BOARD LIAISON: Tanya C. Bamford, Chairwoman
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Attached is a construction escrow release requested by Higher Rock Partners for Phase 2 as recommended by the Township Engineer.

The original amount of the escrow for Phase 2 was \$4,849,153.36, held as a LOC with Fulton Bank. This is the 13th release for Phase 2 and is in the amount of \$186,040.50. The new balance would be \$661,249.06.

BUDGET IMPACT: None

RECOMMENDATION: That this construction escrow be released.

MOTION/RESOLUTION:

Motion to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 16, 2022

File No. 2016-07014-01

Carolyn McCreary, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Higher Rock Partners, LP – Land Development (Phase 2) – LDS#694
Escrow Release 13

Dear Carolyn:

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 \$186,040.50 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,

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

JPD/sl

Enclosure: Release of Escrow Form (11/16/22, Summary of Improvement Escrow Account (11/16/22)

cc: Bruce S. Shoupe, Director of Planning and Zoning
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Sean Kilkenny, Esq., Solicitor – Kilkenny Law
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
Judith Stern Goldstein, ASLA, R.L.A., Senior Project Manager – Gilmore & Associates, Inc.
Damon Drummond, P.E., PTOE, Senior Transportation Engineer – Gilmore & Associates, Inc.
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
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: 11/03/2022

Development: Higher Rock - Land Development - LDS-694

G&A Project #: 2016-07014-01

Release #: 13

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$186,040.50. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Ms. Carolyn McCreary
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 11/16/2022

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$186,040.50 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.



11/16/22

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 \$186,040.50, 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 \$186,040.50; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$186,040.50; 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 contingent upon payment of any and all outstanding bills. 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 \$4,001,863.80 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$661,249.06 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director

**ESCROW RELEASE NO. 13**

DATE PREPARED: 16-Nov-2022

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/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	\$ 186,040.50	\$ 4,001,863.80	\$ 4,187,904.30	\$ 220,416.94
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 186,040.50	\$ 4,001,863.80	\$ 4,187,904.30	\$ 661,249.06

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													
<i>Stage 2</i>													
1.	Inlet Protection	EA	50	\$ 255.00	\$ 12,750.00	\$ -	-	50.00	\$ 12,750.00	50.00	\$ 12,750.00	\$ -	-
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	19,600.00	\$ 4,704.00	\$ -	-
5.	Remove E&S Measures	LS	1	\$ 8,500.00	\$ 8,500.00	0.10	\$ 850.00	0.90	\$ 7,650.00	1.00	\$ 8,500.00	\$ -	-
2.B. STORMWATER													
1.	4 in. PVC	LF	672	\$ 25.00	\$ 16,800.00	\$ -	-	672.00	\$ 16,800.00	672.00	\$ 16,800.00	\$ -	-
2.	6 in. PVC	LF	300	\$ 28.00	\$ 8,400.00	\$ -	-	300.00	\$ 8,400.00	300.00	\$ 8,400.00	\$ -	-
3.	15 in. HDPE	LF	2,948	\$ 38.00	\$ 112,024.00	\$ -	-	2,948.00	\$ 112,024.00	2,948.00	\$ 112,024.00	\$ -	-
4.	18 in. HDPE	LF	316	\$ 43.00	\$ 13,588.00	\$ -	-	316.00	\$ 13,588.00	316.00	\$ 13,588.00	\$ -	-
5.	24 in. HDPE	LF	1,322	\$ 49.00	\$ 64,778.00	\$ -	-	1,322.00	\$ 64,778.00	1,322.00	\$ 64,778.00	\$ -	-
6.	Inlet	EA	50	\$ 2,550.00	\$ 127,500.00	\$ -	-	50.00	\$ 127,500.00	50.00	\$ 127,500.00	\$ -	-
7.	Yard Drain	EA	3	\$ 1,595.00	\$ 4,785.00	\$ -	-	3.00	\$ 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	\$ -	-	32.00	\$ 85,280.00	32.00	\$ 85,280.00	\$ -	-
11.	StormTech Basin UGB1	13209 CY LS	1	\$ 103,000.00	\$ 103,000.00	\$ -	-	1.00	\$ 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	1.00	\$ 105,300.00	\$ -	-
13.	StormTech Basin UGB2B	6342 CY LS	1	\$ 40,500.00	\$ 40,500.00	\$ -	-	1.00	\$ 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	1.00	\$ 66,200.00	\$ -	-
15.	StormTech Basin UGB3	15274 CY LS	1	\$ 99,000.00	\$ 99,000.00	\$ -	-	1.00	\$ 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	1.00	\$ 92,000.00	\$ -	-
17.	StormTech Basin UGB4B	16067 CY LS	1	\$ 114,000.00	\$ 114,000.00	\$ -	-	1.00	\$ 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	1.00	\$ 111,000.00	\$ -	-
19.	Contact Unit	EA	3	\$ 60,000.00	\$ 180,000.00	\$ -	-	3.00	\$ 180,000.00	3.00	\$ 180,000.00	\$ -	-
20.	Outlet Structure	EA	5	\$ 5,400.00	\$ 27,000.00	\$ -	-	5.00	\$ 27,000.00	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	2.00	\$ 500.00	\$ -	-
23.	Fabco Inlet Filters	EA	15	\$ 900.00	\$ 13,500.00	\$ -	-	15.00	\$ 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	10,154.00	\$ 172,618.00	\$ -	-
2.	Std. Paving 1.5 in. 9.5mm Wearing Course	SY	15,000	\$ 7.00	\$ 105,000.00	1,600.00	\$ 11,200.00	5,000.00	\$ 35,000.00	6,600.00	\$ 46,200.00	8,400.00	\$ 58,800.00
3.	Std. Paving 2.5 in. 25mm Binder Course	SY	15,000	\$ 9.00	\$ 135,000.00	\$ -	-	15,000.00	\$ 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	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	\$ -	\$ -	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	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	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	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	5,000.00	\$ 87,500.00	\$ -	-
10.	Witchwood 7 in. 25mm Binder Course	SY	5,000	\$ 39.00	\$ 195,000.00	\$ -	-	5,000.00	\$ 195,000.00	5,000.00	\$ 195,000.00	\$ -	-

**ESCROW RELEASE NO. 13**

DATE PREPARED: 16-Nov-2022

PROJECT NAME:	Higher Rock - Land Development	TOTAL ENG/INSP/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	\$ 186,040.50	\$ 4,001,863.80	\$ 4,187,904.30	\$ 220,416.94
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 186,040.50	\$ 4,001,863.80	\$ 4,187,904.30	\$ 661,249.06

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)																				
11.	Witchwood	6 in. 2A Stone	SY	5,000	\$	12.00	\$	60,000.00	\$	-	5,000.00	\$	60,000.00	5,000.00	\$	60,000.00	\$	-		
12.	Wawa	2.0 in. 9.5mm Wearing Course	SY	6,100	\$	8.50	\$	51,850.00	\$	-	6,100.00	\$	51,850.00	6,100.00	\$	51,850.00	\$	-		
13.	Wawa	4 in. 25mm BCBC	SY	6,100	\$	10.00	\$	61,000.00	\$	-	6,100.00	\$	61,000.00	6,100.00	\$	61,000.00	\$	-		
14.	Wawa	8 in. 2A Stone	SY	6,100	\$	8.00	\$	48,800.00	\$	-	6,100.00	\$	48,800.00	6,100.00	\$	48,800.00	\$	-		
15.	Heavy Duty Concrete	(4,000 psi w/ fiber), inc. 6 inch 2A	SF	25,325	\$	13.00	\$	329,225.00	\$	-	25,325.00	\$	329,225.00	25,325.00	\$	329,225.00	\$	-		
16.	Concrete Sidewalk	(4,000 psi w/ fiber), inc. 4 inch 2A	SF	20,277	\$	7.50	\$	152,077.50	2,413.00	\$	18,097.50	12,664.00	\$	94,980.00	15,077.00	\$	113,077.50	5,200.00	\$	39,000.00
17.	ADA/PennDOT Compliant Ramp, inc. DWS		EA	28	\$	3,000.00	\$	84,000.00	5.00	\$	15,000.00	17.00	\$	51,000.00	22.00	\$	66,000.00	6.00	\$	18,000.00
18.	Retaining Wall - Pump Station		SF	413	\$	22.55	\$	9,313.15	\$	-		413.00	\$	9,313.15	413.00	\$	9,313.15	\$	-	
19.	Retaining Wall - Wendy's		SF	2,948	\$	22.55	\$	66,477.40	\$	-		2,948.00	\$	66,477.40	2,948.00	\$	66,477.40	\$	-	
20.	Retaining Wall - Wawa		SF	3,051	\$	22.55	\$	68,800.05	\$	-		3,051.00	\$	68,800.05	3,051.00	\$	68,800.05	\$	-	
21.	Retaining Wall - North Retail		SF	2,412	\$	22.55	\$	54,390.60	\$	-		2,412.00	\$	54,390.60	2,412.00	\$	54,390.60	\$	-	
22.	Retaining Wall - Garden Center North		SF	692	\$	22.55	\$	15,604.60	\$	-		692.00	\$	15,604.60	692.00	\$	15,604.60	\$	-	
23.	Retaining Wall - Garden Center South		SF	596	\$	22.55	\$	13,439.80	\$	-		596.00	\$	13,439.80	596.00	\$	13,439.80	\$	-	
24.	Retaining Wall - Office Building		SF	3,304	\$	22.55	\$	74,505.20	\$	-		3,304.00	\$	74,505.20	3,304.00	\$	74,505.20	\$	-	
25.	Sleeve-Its for Fence, 6 ft. on Center		LS	1	\$	16,500.00	\$	16,500.00	\$	-		1.00	\$	16,500.00	1.00	\$	16,500.00	\$	-	
26.	Sleeve-Its for Guiderail, Walls 1, 2, 3, & 6		LS	1	\$	7,100.00	\$	7,100.00	\$	-		1.00	\$	7,100.00	1.00	\$	7,100.00	\$	-	
27.	Traffic Control Signs Mounted on Poles		EA	36	\$	250.00	\$	9,000.00	\$	-		36.00	\$	9,000.00	36.00	\$	9,000.00	\$	-	
28.	Concrete Bollards		EA	63	\$	600.00	\$	37,800.00	47.00	\$	28,200.00		\$	-	47.00	\$	28,200.00	16.00	\$	9,600.00
2.D. LIGHTING																				
1.	Single LED, 6 inch exposed foundation, 20.5 ft. mounting ht.		EA	10	\$	3,200.00	\$	32,000.00	\$	-		10.00	\$	32,000.00	10.00	\$	32,000.00	\$	-	
2.	Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.		EA	4	\$	3,800.00	\$	15,200.00	\$	-		4.00	\$	15,200.00	4.00	\$	15,200.00	\$	-	
3.	Single LED, 30 inch exposed foundation, 20.5 ft. mounting ht.		EA	41	\$	3,500.00	\$	143,500.00	0.40	\$	1,400.00	40.60	\$	142,100.00	41.00	\$	143,500.00	\$	-	
4.	Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.		EA	19	\$	4,100.00	\$	77,900.00	\$	-		19.00	\$	77,900.00	19.00	\$	77,900.00	\$	-	
2.E. LANDSCAPING																				
Shade Trees																				
1.	Acer rubrum 'Bowhall' (3" cal. min.)		EA	8	\$	600.00	\$	4,800.00	\$	-		8.00	\$	4,800.00	8.00	\$	4,800.00	\$	-	
2.	Acer rubrum 'Red Sunset' (3" cal. min.)		EA	35	\$	600.00	\$	21,000.00	\$	-		35.00	\$	21,000.00	35.00	\$	21,000.00	\$	-	
3.	Carpinus caroliniana (3" cal. min.)	Wawa	EA	4	\$	600.00	\$	2,400.00	\$	-			\$	-		\$	-	4.00	\$	2,400.00
4.	Cercidiphyllum japonicum (3" cal. min.)		EA	4	\$	600.00	\$	2,400.00	\$	-		4.00	\$	2,400.00	4.00	\$	2,400.00	\$	-	
5.	Cercis canadensis (3" cal. min.)		EA	5	\$	600.00	\$	3,000.00	\$	-		5.00	\$	3,000.00	5.00	\$	3,000.00	\$	-	
6.	Cedrus deodora (3' cal. Min.)	Extra	EA	2	\$	-	\$	-	2.00	\$	-		\$	-	2.00	\$	-	\$	-	
7.	Chionanthus virginicus (3" cal. min.)		EA	4	\$	600.00	\$	2,400.00	\$	-		4.00	\$	2,400.00	4.00	\$	2,400.00	\$	-	
8.	Cornus kousa (3" cal. min.)		EA	13	\$	600.00	\$	7,800.00	\$	-		13.00	\$	7,800.00	13.00	\$	7,800.00	\$	-	
9.	Ginkgo biloba (3" cal. min.)		EA	17	\$	600.00	\$	10,200.00	\$	-		17.00	\$	10,200.00	17.00	\$	10,200.00	\$	-	
10.	Ginkgo biloba (3" cal. min.)	Wawa	EA	13	\$	600.00	\$	7,800.00	2.00	\$	1,200.00		\$	-	2.00	\$	1,200.00	11.00	\$	6,600.00
11.	Gleditsia triacanthos intermis 'Skycole' (3" cal. min.)		EA	11	\$	600.00	\$	6,600.00	\$	-		11.00	\$	6,600.00	11.00	\$	6,600.00	\$	-	
12.	Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)		EA	12	\$	600.00	\$	7,200.00	\$	-		12.00	\$	7,200.00	12.00	\$	7,200.00	\$	-	
13.	Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)	Wawa	EA	9	\$	600.00	\$	5,400.00	9.00	\$	5,400.00		\$	-	9.00	\$	5,400.00	\$	-	
14.	Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)		EA	13	\$	600.00	\$	7,800.00	\$	-		13.00	\$	7,800.00	13.00	\$	7,800.00	\$	-	
15.	Metasequoia glyptostroboides (3" cal. min.)		EA	12	\$	600.00	\$	7,200.00	\$	-		12.00	\$	7,200.00	12.00	\$	7,200.00	\$	-	
16.	Parrotia persica (3" cal. min.)		EA	21	\$	600.00	\$	12,600.00	\$	-		21.00	\$	12,600.00	21.00	\$	12,600.00	\$	-	
17.	Parrotia persica (3" cal. min.)	Wawa	EA	3	\$	600.00	\$	1,800.00	3.00	\$	1,800.00		\$	-	3.00	\$	1,800.00	\$	-	



ESCROW RELEASE NO. 13

DATE PREPARED: 16-Nov-2022

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/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	\$ 186,040.50	\$ 4,001,863.80	\$ 4,187,904.30	\$ 220,416.94
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 186,040.50	\$ 4,001,863.80	\$ 4,187,904.30	\$ 661,249.06

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)																	
18.	Platanus x acerifolia 'Bloodgood' (3" cal. min.)		EA	17	\$	600.00	\$	10,200.00	\$	-	17.00	\$	10,200.00	17.00	\$	-	
19.	Prunus 'Snow Goose' (3" cal. Min.)		EA	5	\$	600.00	\$	3,000.00	\$	-	5.00	\$	3,000.00	5.00	\$	-	
20.	Quercus bicolor (3" cal. min.)		EA	11	\$	600.00	\$	6,600.00	\$	-	11.00	\$	6,600.00	11.00	\$	-	
21.	Salix x elegantissima (3" cal. min.)		EA	3	\$	600.00	\$	1,800.00	\$	-	3.00	\$	1,800.00	3.00	\$	-	
22.	Stewartia pseudocamellia (3" cal. min.)		EA	11	\$	600.00	\$	6,600.00	\$	-	11.00	\$	6,600.00	11.00	\$	-	
23.	Ulmus americana 'Princeton' (3" cal. min.)		EA	12	\$	600.00	\$	7,200.00	\$	-	12.00	\$	7,200.00	12.00	\$	-	
24.	Zelkova serrata 'Village Green' (3" cal. min.)		EA	28	\$	600.00	\$	16,800.00	\$	-	28.00	\$	16,800.00	28.00	\$	-	
25.	Zelkova serrata 'Village Green' (3" cal. min.)	Wawa	EA	3	\$	600.00	\$	1,800.00	3.00	\$	1,800.00	\$	-	3.00	\$	1,800.00	
Ornamental Trees																	
26.	Cercis canadensis (2-2 1/2 ft. cal. min.)		EA	15	\$	400.00	\$	6,000.00	-1.00	\$	(400.00)	15.00	\$	6,000.00	14.00	\$	5,600.00
27.	Magnolia virginiana (3"cal. Min.)		EA	21	\$	400.00	\$	8,400.00	\$	-	21.00	\$	8,400.00	21.00	\$	8,400.00	
Evergreen Trees																	
27.	Cupressus x Leylandii (8 - 10 ft. ht.)		EA	9	\$	600.00	\$	5,400.00	-1.00	\$	(600.00)	9.00	\$	5,400.00	8.00	\$	4,800.00
28.	Picea abies (8 - 10 ft. ht.)		EA	3	\$	600.00	\$	1,800.00	\$	-	3.00	\$	1,800.00	3.00	\$	1,800.00	
29.	Picea omorika (8 - 10 ft. ht.)		EA	13	\$	600.00	\$	7,800.00	\$	-	13.00	\$	7,800.00	13.00	\$	7,800.00	
30.	Picea pungens 'glauca' (8 - 10 ft. ht.)		EA	2	\$	600.00	\$	1,200.00	\$	-	2.00	\$	1,200.00	2.00	\$	1,200.00	
31.	Pinus strobus (8 - 10 ft. ht.)		EA	1	\$	600.00	\$	600.00	\$	-	1.00	\$	600.00	1.00	\$	600.00	
32.	Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)		EA	5	\$	600.00	\$	3,000.00	\$	-	5.00	\$	3,000.00	5.00	\$	3,000.00	
33.	Thuja plicata x Thuja standishii		EA	3	\$	600.00	\$	1,800.00	\$	-	3.00	\$	1,800.00	3.00	\$	1,800.00	
34.	Tsuga Canadensis		EA	2	\$	600.00	\$	1,200.00	\$	-	2.00	\$	1,200.00	2.00	\$	1,200.00	
Evergreen Shrubs																	
35.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)		EA	22	\$	105.00	\$	2,310.00	22.00	\$	2,310.00	\$	-	22.00	\$	2,310.00	
36.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	Wawa	EA	10	\$	90.00	\$	900.00	10.00	\$	900.00	\$	-	10.00	\$	900.00	
37.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	Extra	EA	23	\$	-	\$	-	23.00	\$	-	\$	-	23.00	\$	-	
38.	Ilex x meserveae 'blue princess' (30 - 36 in. ht.)		EA	20	\$	90.00	\$	1,800.00	\$	-	20.00	\$	1,800.00	20.00	\$	1,800.00	
39.	Ilex crenata 'Chesapeake' (30 in. min.)		EA	10	\$	90.00	\$	900.00	\$	-	10.00	\$	900.00	10.00	\$	900.00	
40.	Ilex crenata 'Compacta' (30 in. min.)		EA	47	\$	90.00	\$	4,230.00	47.00	\$	4,230.00	\$	-	47.00	\$	4,230.00	
41.	Ilex crenata 'Soft Touch' (30 - 36 in. ht.)		EA	16	\$	90.00	\$	1,440.00	16.00	\$	1,440.00	\$	-	16.00	\$	1,440.00	
42.	Ilex crenata 'Soft Touch' (30 - 36 in. ht.)	Wawa	EA	10	\$	90.00	\$	900.00	10.00	\$	900.00	\$	-	10.00	\$	900.00	
43.	Ilex glabra compacta (30 in. min.)		EA	105	\$	90.00	\$	9,450.00	57.00	\$	5,130.00	48.00	\$	4,320.00	105.00	\$	9,450.00
44.	Ilex glabra compacta (30 in. min.)	Wawa	EA	25	\$	90.00	\$	2,250.00	25.00	\$	2,250.00	\$	-	25.00	\$	2,250.00	
45.	Ilex glabra compacta (30 in. min.)	Extra	EA	1	\$	-	\$	-	1.00	\$	-	\$	-	1.00	\$	-	
46.	Juniperus chinensis 'Hetzii Columnaris' (4 - 5 ft. ht.)		EA	19	\$	105.00	\$	1,995.00	19.00	\$	1,995.00	\$	-	19.00	\$	1,995.00	
47.	Juniperus chinensis 'Hetzii Columnaris' (4 - 5 ft.	Wawa	EA	7	\$	105.00	\$	735.00	7.00	\$	735.00	\$	-	7.00	\$	735.00	
48.	Thuja occidentalis 'Elegantissima' (5 - 6' ht.)		EA	14	\$	105.00	\$	1,470.00	14.00	\$	1,470.00	\$	-	14.00	\$	1,470.00	
49.	Viburnum x rhytidophyllum (3 4 ft. ht.)	Extra	EA	15	\$	-	\$	-	15.00	\$	-	\$	-	15.00	\$	-	
Deciduous Shrubs																	
50.	Clethra alnifolia (30 in. min.)		EA	34	\$	90.00	\$	3,060.00	5.00	\$	450.00	22.00	\$	1,980.00	27.00	\$	2,430.00
51.	Cornus sericea (30 in. min.)		EA	40	\$	90.00	\$	3,600.00	9.00	\$	810.00	31.00	\$	2,790.00	40.00	\$	3,600.00
52.	Hydrangea quercifolia 'Snow Queen' (30 in. min.)		EA	12	\$	90.00	\$	1,080.00	\$	-	12.00	\$	1,080.00	12.00	\$	1,080.00	
53.	Itea virginica 'Henry's Garnet' (30 in. min.)		EA	64	\$	90.00	\$	5,760.00	35.00	\$	3,150.00	29.00	\$	2,610.00	64.00	\$	5,760.00
54.	Itea virginica 'Henry's Garnet' (30 in. min.)	Wawa	EA	19	\$	90.00	\$	1,710.00	18.00	\$	1,620.00	\$	-	18.00	\$	1,620.00	
55.	Ilex verticillata 'Jim Dandy Winterberry' (30 - 36 in. ht.)		EA	5	\$	90.00	\$	450.00	\$	-	5.00	\$	450.00	5.00	\$	450.00	
56.	Ilex verticillata 'Winter Red' (30 - 36 in. ht.)	Wawa	EA	12	\$	90.00	\$	1,080.00	12.00	\$	1,080.00	\$	-	12.00	\$	1,080.00	

**ESCROW RELEASE NO. 13**

DATE PREPARED: 16-Nov-2022

PROJECT NAME:	Higher Rock - Land Development	TOTAL ENG/INSP/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	
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CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 186,040.50	\$ 4,001,863.80	\$ 4,187,904.30	\$ 661,249.06

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)													
57.	Lagerstroemia indica (30 - 36 in. ht.)	EA	5	\$ 90.00	\$ 450.00		\$ -	5.00	\$ 450.00	5.00	\$ 450.00		\$ -
58.	Magnolia stellata (30 - 36 in. ht.)	EA	2	\$ 90.00	\$ 180.00		\$ -	2.00	\$ 180.00	2.00	\$ 180.00		\$ -
59.	Myrica pensylvanica (30 - 36 in. ht.)	EA	17	\$ 90.00	\$ 1,530.00		\$ -	17.00	\$ 1,530.00	17.00	\$ 1,530.00		\$ -
60.	Physocarpus opulifolius 'Seward' (2 - 3 ft. ht.)	EA	14	\$ 90.00	\$ 1,260.00	14.00	\$ 1,260.00		\$ -	14.00	\$ 1,260.00		\$ -
61.	Physocarpus opulifolius 'Summer Wine' (30 - 36 in. ht.)	EA	20	\$ 90.00	\$ 1,800.00		\$ -	20.00	\$ 1,800.00	20.00	\$ 1,800.00		\$ -
62.	Spiraea x bumalda 'Anthony Waterer' (30 in. min.)	EA	62	\$ 90.00	\$ 5,580.00	56.00	\$ 5,040.00	6.00	\$ 540.00	62.00	\$ 5,580.00		\$ -
63.	Spiraea japonica 'Goldmound' (30 in. min.)	EA	42	\$ 90.00	\$ 3,780.00	28.00	\$ 2,520.00	14.00	\$ 1,260.00	42.00	\$ 3,780.00		\$ -
64.	Viburnum dentatum (30 - 36 in. ht.)	EA	18	\$ 90.00	\$ 1,620.00	6.00	\$ 540.00	12.00	\$ 1,080.00	18.00	\$ 1,620.00		\$ -
65.	Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	EA	22	\$ 90.00	\$ 1,980.00	5.00	\$ 450.00	17.00	\$ 1,530.00	22.00	\$ 1,980.00		\$ -
66.	Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	Extra EA	2	\$ -	\$ -	2.00	\$ -		\$ -	2.00	\$ -		\$ -
67.	Viburnum dentatum 'Synnesvedt' (3 - 4 ft. ht.)	EA	37	\$ 90.00	\$ 3,330.00	27.00	\$ 2,430.00	10.00	\$ 900.00	37.00	\$ 3,330.00		\$ -
68.	Weigela florida 'Bokraspiwi' (30 in. min.)	EA	33	\$ 90.00	\$ 2,970.00	33.00	\$ 2,970.00		\$ -	33.00	\$ 2,970.00		\$ -
Ground Cover													
69.	Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	EA	90	\$ 35.00	\$ 3,150.00	90.00	\$ 3,150.00		\$ -	90.00	\$ 3,150.00		\$ -
70.	Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	Extra EA	9	\$ -	\$ -	9.00	\$ -		\$ -	9.00	\$ -		\$ -
Perennials													
71.	Liriope spicata (4 in. pot)	EA	175	\$ 9.00	\$ 1,575.00	130.00	\$ 1,170.00		\$ -	130.00	\$ 1,170.00	45.00	\$ 405.00
72.	Liriope spicata (4 in. pot)	Wawa EA	75	\$ 9.00	\$ 675.00	75.00	\$ 675.00		\$ -	75.00	\$ 675.00		\$ -
73.	Salvia nemerosa 'Blue Hill' (1 gal.)	EA	73	\$ 9.00	\$ 657.00	73.00	\$ 657.00		\$ -	73.00	\$ 657.00		\$ -
Ornamental Grasses													
74.	Pennisetum alopecuroides 'Hameln' (1 gal.)	EA	74	\$ 12.00	\$ 888.00	74.00	\$ 888.00		\$ -	74.00	\$ 888.00		\$ -
75.	Panicum virgatum 'Heavy Metal' (1 gal.)	EA	33	\$ 12.00	\$ 396.00	33.00	\$ 396.00		\$ -	33.00	\$ 396.00		\$ -
76.	Panicum virgatum 'Heavy Metal' (1 gal.)	Wawa EA	6	\$ 12.00	\$ 72.00	6.00	\$ 72.00		\$ -	6.00	\$ 72.00		\$ -
Other													
77.	Mulch	SF	18,979	\$ 0.50	\$ 9,489.50		\$ -		\$ -	\$ -	\$ -	18,979.00	\$ 9,489.50
78.	Permanent Vegetation	SF	166,193	\$ 0.08	\$ 13,295.44		\$ -		\$ -	\$ -	\$ -	166,193.00	\$ 13,295.44
79.	Sod	SF	27,655	\$ 1.00	\$ 27,655.00	18,214.00	\$ 18,214.00		\$ -	18,214.00	\$ 18,214.00	9,441.00	\$ 9,441.00
2.F. STUMP ROAD WIDENING & PAVING													
1.	Grade Widening	SY	1,255	\$ 4.00	\$ 5,020.00		\$ -	1,255.00	\$ 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	1.00	\$ 7,575.00		\$ -
3.	Striping	LS	1	\$ 15,600.00	\$ 15,600.00		\$ -	1.00	\$ 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	600.00	\$ 4,650.00	7,880.00	\$ 61,070.00	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	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	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	1,255.00	\$ 15,060.00		\$ -
8.	Stump Rd 1.5 in. Mill	SY	7,225	\$ 2.50	\$ 18,062.50	600.00	\$ 1,500.00	6,625.00	\$ 16,562.50	7,225.00	\$ 18,062.50		\$ -
2.G. MISCELLANEOUS													
1.	Trash Enclosure	EA	6	\$ 2,000.00	\$ 12,000.00	1.00	\$ 2,000.00	2.00	\$ 4,000.00	3.00	\$ 6,000.00	3.00	\$ 6,000.00
2.	Regulatory/Warning Signs	EA	36	\$ 250.00	\$ 9,000.00		\$ -	23.00	\$ 5,750.00	23.00	\$ 5,750.00	13.00	\$ 3,250.00
3.	Striping	LS	1	\$ 24,720.00	\$ 24,720.00		\$ -	0.70	\$ 17,304.00	0.70	\$ 17,304.00	0.30	\$ 7,416.00
4.	Construction Stakeout	LS	1	\$ 20,000.00	\$ 20,000.00		\$ -	0.75	\$ 15,000.00	0.75	\$ 15,000.00	0.25	\$ 5,000.00
5.	As-Built Plans	LS	1	\$ 30,000.00	\$ 30,000.00		\$ -		\$ -	\$ -	\$ -	1.00	\$ 30,000.00



ESCROW RELEASE NO. 13

DATE PREPARED: 16-Nov-2022

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/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	\$ 186,040.50	\$ 4,001,863.80	\$ 4,187,904.30	\$ 220,416.94
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 186,040.50	\$ 4,001,863.80	\$ 4,187,904.30	\$ 661,249.06

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.H. CONTINGENCY												
1. 10% Contingency	LS	1	\$ 440,832.12	\$ 440,832.12		\$ -		\$ -		\$ -	1.00	\$ 440,832.12
(Released upon certification of completion and receipt of Maintenance Bond)												

NOTES:

- 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 81, last revised August 3, 2018).
- 2019-11-21 - Landscape line items revised to account for all approved substitution requests to date. Net cost change = \$0.00.
- 2020-08-23 - Landscape line items revised to account for all approved substitution requests to date. Net cost change = \$0.00.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #07

SUBJECT:	Review of Zoning Hearing Board Applications
MEETING DATE:	November 28, 2022
BOARD LIAISON	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Included in your packet is a summary of the application which will be before the Zoning Hearing Board at their December 7th meeting.

Potential Action of the Board:

The Board may remain neutral on the applications and let the Zoning Hearing Board render a decision based on the testimony presented.

The Board may send the Solicitor's office to oppose an application. This action would require a motion, second, and vote of the Board.



Montgomery Township Zoning Hearing Board

Meeting Date: December 7, 2022 – 6:30 pm

The agenda for the scheduled hearing is as follows:

1. Application #22110001 – CSW Luxor Montgomeryville, LP / 425 Stump Road – The applicant, CSW Luxor Montgomeryville, is in the process of developing the adjacent property located at 415 Stump Road with a Lifestyle Apartment Building. This property does not have frontage on a public road and has access via easements to Stump Road. The property owner of 425 Stump Road has granted the applicant an easement to place a freestanding sign on their property adjacent to the access road into the site identifying the apartment building. The applicant proposes an 8' wide x 10' height monument sign with a 24 square foot sign area for the Luxor Lifestyle Apartments which would be in addition to the two 25 square foot, 7 feet tall, monument signs proposed for the tenants at 425 Stump Road. While the ordinance allows the off-premises signage for the apartment building that does not have road frontage, the applicant is seeking a variance from the provisions of Section 230-127A(4)[2] in order to allow a third freestanding sign on the 425 Stump Road property.

****Copies of the Application(s) and accompanying documents are on file in the Township's Planning and Zoning Department and may be seen upon request****

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #08

SUBJECT: Authorization to Advertise Bid for Zero-Turn Infield Groomer
MEETING DATE: November 28, 2022
BOARD LIAISON: Tanya C. Bamford, Chairperson
INITIATED BY: Brian Shapiro, Director of Finance

BACKGROUND:

In 2022, the Public Works Department is scheduled to replace the 2003 Smithco Super Rake, which is used to maintain the Township's parks infields. After researching available models, the Public Works Department proposes purchasing a zero-turn infield groomer. The budgeted cost in the Capital Investment Plan is \$30,000. Currently, this item is not on COSTARS or Sourcewell. The Township would need to publicly bid this item.

BUDGET IMPACT:

Once the bids are received, this item will be paid for out of the Capital Reserve Fund

RECOMMENDATION:

Township staff is recommended that the Board of Supervisors authorizes staff to prepare and advertise a bid for a new zero-turn infield groomer for the Township's Parks.

MOTION/RESOLUTION:

Motion to authorize staff to prepare and advertise a bid for a new zero-turn infield groomer.

- 1) Motion by _____ Second by: _____
- 2) Chairwoman will call for Public Comment.
- 3) Chairwoman will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #09

SUBJECT: Approval of 2023 Winter Recreation Programs and Fees
MEETING DATE: November 28th, 2022
BOARD LIAISON: Tanya C. Bamford, Chairwoman
INITIATED BY: Angelina Capozzi, Community & Recreation Center Program Supervisor
Floyd S. Shaffer, Community & Recreation Center Director

BACKGROUND:

Attached is the proposed lineup of activities at the Montgomery Township Community and Recreation Center (Mont CRC) for Winter 2023. The recommended fees/charges for each program/event are also included. The schedule will be valid from January 10th, 2023 through April 1, 2023. All Mont CRC activities and events will be promoted through our normal publicity channels and social media.

The lineup of activities, programs, and special events provides a diverse menu of recreational opportunities. A wide array of healthy fitness sessions, fun community special events, and positive educational programs will be available for individuals of all ages and abilities within the Montgomery Township area.

BUDGET IMPACT:

Recreation opportunities are expected to be budget neutral.

RECOMMENDATION:

Approve the 2023 Winter Recreation Program and Fee Schedule as submitted.

MOTION/RESOLUTION:

Motion to approve the 2023 Winter Recreation Programs and Fee Schedule as submitted.

- 1) Motion by _____ Second by: _____
- 2) Chairwoman will call for Public Comment.
- 3) Chairwoman will call for a vote.

Winter 2023

Program Name	Ages	When	Times	Cost Resident	Cost Non-Resident
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Pre-School Programs (0-5)					
Coloring with a Cop	All Ages	March 16th	10:00 am - 10:45 am	No Charge	No Charge
Coloring with Firefighters	All Ages	February 16th	10:00 am - 10:45 am	No Charge	No Charge
Soccer League	Ages 2-5	March - May Fridays, Saturdays, Sundays	Varies	\$130	\$135
Story Time	All Ages	Once a month	10:00 am - 10:45 am	No Charge	No Charge
Toddler Tech	All Ages	Once a month	10:00 am - 10:45 am	No Charge	No Charge
Toddler Time	Ages 1-3	Feb 6th - Feb 27th	10:00 am - 10:45 am	\$40	\$45

Youth Programs (5-12)					
Basketball Skills and Drills	Ages 6-8	Feb 2nd - 23rd	5:00 - 6:00pm	\$30	\$35
CSI	Ages 7-12	Thursdays Feb 9th - March 3rd	5:00 pm - 7:00 pm	\$140	\$145
Dodgeball Tournament	Ages 9-12	Feb 17th	5:00 - 6:00pm	\$10	\$12
Drawling Class	Ages 4-12	Sundays	9:00 - 12:15pm	\$65	\$70
Flag Football	Ages 5-8	Mondays Jan-April	4:30 pm - 9:00pm	\$75	\$80
Gym Class	Ages 5-12	March 2nd - 16th	4:30 - 5:30pm	\$30	\$35
Kids University Summer Camp	Ages 6-12	June 19th - Aug 11th	9:00 am - 5:00 pm	\$185	\$195
Paint Party	Ages 5-12	Third Tuesday of the month	6:00 - 8:00 pm	\$12	\$18
Robot	Ages 7-11	Tuesdays Feb 7th - 28th	5:00 pm - 7:00 pm	\$140	\$145
Soccer League	Ages 5-8	March - May Fridays, Saturdays, Sundays	Varies	\$130	\$135
STEM Odyssey	Ages 5-12	Mondays, March 6th -April 10th	5:00 - 6:00 pm	\$110	\$115
T-Ball Skills & Drills	Ages 6-8	Jan 12th - Jan 26th	5:00 - 6:00pm	\$30	\$35
Tennis Lessons	Ages 5-12	January - April	10:00 - 12:00 pm	\$85	\$90
Theatre Class	Ages 6-12	Feb-March	4:30 pm- 5:30 pm	\$110	\$115
Teen (13-17)					
CPR Certification	Ages 12+	Every Tuesday	5:00 pm - 8:00 pm	\$95	\$100
Dodgeball Tournament	Ages 9-14	Feb 17th	5:00 - 6:00pm	\$10	\$12
Drawling Class	Ages 13-14	Sundays	9:00 - 12:15pm	\$65	\$70
Paint Party	Ages 16+	Third Tuesday of the month	6:00 - 8:00 pm	\$12	\$18
Pottery Heart Workshop	16+	Feb 11th	10:00 am -12:00 pm	\$45	\$50
Safe Sitters Course	Ages 12+	Jan 21st, and April 1st	9:00 AM - 3:30 PM	\$85	\$90
Teen Flag Football	Ages 13-17	Mondays Jan-April	4:30 pm - 9:00pm	\$75	\$80
Teen Ski Trip	Ages 13-16	January 7th	All day	\$75	\$80
Teen Camp	Ages 12-15	July 31st - Aug 3rd	All day	\$250	\$260
Tennis Lessons	Ages 5-13	Jan 12th - Jan 26th	Varies	\$85	\$90

Adult (18 +)					
Adult Basketball League	18+	Wednesdays, Jan 18th - March 22nd	6:30 - 10:00 pm	\$500 per team	\$500 per team
Barre/Pilates	18+	Tuesdays	5:00 - 6:00 pm	Membership	Membership
CPR Certification	18+	Every Tuesday	5:00 - 8:00 pm	\$95	\$100
Dance Party	18+	Tuesdays & Thursdays	9:30 AM	Membership	Membership
HIIT Class	18+	Wednesdays	8:30 AM	Membership	Membership
HIIT Class	18+	Fridays	9:30 AM	Membership	Membership
Paint Party	18+	Second Wednesday of the month	6:00 - 8:00 pm	\$12	\$18
Pickleball Lessons	18+	Tuesdays and Thursdays	5:30-7:30 PM	\$50	\$55
Pilates/barre	18+	Mondays and Thursday nights	6:30 or 7:30	Membership	Membership
PIYo (Pilates/yoga choreographed class)	18+	Mondays	9:30 AM	Membership	Membership
Pottery	18+	March 7, 14,21,28	6:00 pm -8:00 pm	\$135	\$140
Pottery Heart Workshop	18+	Feburary 11th	6:30-8:30 pm	\$45	\$50
Spin	18+	Tuesdays and Thursdays	6:30 PM	Membership	Membership
Strength & Strengthen	18+	Wednesdays	9:30 AM	Membership	Membership
Tabata	18+	Wednesdays	9:30 AM	Membership	Membership
Yoga	18+	Mondays and Thursday nights	6:30 or 7:30	Membership	Membership
Zumba	18+	Saturdays	9:00 AM	Membership	Membership
Zumba Toning	18+	Wednesdays	6:15 PM	Membership	Membership
Senior (50+)					
Senior CPR Certification	50+	January 10th, April 4th, Aug 8th, Dec 5th	1:00 pm - 4:00 pm	\$75	\$80
Paint Party	50+	Second Wednesday of the month	Varies	\$12	\$18
Pickleball Lessons	18+	Tuesdays and Thursdays	5:30-7:30 PM	\$50	\$55
Pottery - Heart Workshop	18+	Feburary 11th	6:30-8:30 pm	\$40	\$45
Senior Trivia	50+	Once a month	2-4 pm	No Charge	No Charge
SS Cardio	50+	Fridays	10:00 AM	Membership	Membership
SS Classic	50+	Mondays	11:00 AM	Membership	Membership
SS Stability	50+	Tuesdays	11:00 AM	Membership	Membership
SS Yoga Stretch	50+	Thursdays	11:00 AM	Membership	Membership
Senior Seminars	50+	March 13th	2:00 pm - 2:45pm	No Charge	No Charge
Watercolor Social	50+	January 10,17,24,31	1:30 pm - 3:00 pm	\$105	\$110
Open Play					
Badminton	All Ages	Tuesdays and Sundays	Times Listed	Membership	Membership
Basketball	All Ages	Weekly	Times Listed	Membership	Membership
Cornhole	All Ages	Thursdays	6:00 PM	Membership	Membership
Pickleball	All Ages	Weekly	Times Listed	Membership	Membership

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #10

SUBJECT:	New Business – Department Reports
MEETING DATE:	November 28, 2022
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

BACKGROUND:

The Township staff has prepared reports for the month of October. If there are any questions, the Department Directors will be available to answer them at the public meeting.

Additionally, this is an opportunity for staff to bring items or issues to the Board of Supervisors of interest or for which they need input or direction.

Our spotlight presentation this evening will be an update on our GIS system.

ADMINISTRATION REPORT

October 2022

Administrative Matters (Township Manager)

- Held multiple meetings with the Director of Finance to review and revise the 2023 budget.
- Met Deb Rivas to review ongoing Administration matters.
- Participated in virtual ICMA 2023 Conference Planning Committee meeting.
- Attended training with the Township Safety Committee.
- Attended virtual SEPTA Forward Bus Revolution -Transit Talk for North Penn region.
- Held virtual meetings with representatives of Airport Square and Montgomery Mall to update them on the traffic signal project and walkability initiative of the Board.
- Attended pre-construction meeting for the mall traffic signal project.
- Attended Axon camera/software demonstration with Police Department command staff.
- Held one final multi-department staff meeting in preparation for the Autumn Festival.
- Attended Autumn Festival, BDP, and Ready For 100 Committee meetings.
- Met with Valerie Liggett of Gilmore & Associates to discuss the Bark Park project.
- Met with all Dept. Heads individually to discuss operations and outstanding issues.
- Met with HR Administrator to review and prioritize outstanding items and her transition into the role.
- Attended DVHT Executive Committee meeting.
- Attended virtual Montgomery County Consortium meeting.
- Met with Montgomery County PECO representative to discuss energy issues and grants.
- Participated in virtual Wissahickon Partnership Management Committee, Administration and Operations Subcommittee, and IGA meetings.
- Participated in the Chamber of Commerce's Municipal Managers Update meeting.
- Held agenda preparation meetings with Department Heads.
- Attended Northern Montgomery County Recycling Commission meeting.
- Held Autumn Festival recap meeting with staff.
- Met with the VP of Gilmore & Associates to follow up on outstanding issues.
- Attended VMSC Board meeting.
- Attended virtual pre-construction meeting for Westrum LUXOR project.
- Held individual monthly staff meetings with Engineer, Traffic Engineer, and Solicitor.
- Webinars: Ten Social Media Trends to Track in 2023, Help Wanted – The Rapidly Changing World of Human Resources, Alternatives to Silos – Leadership at Every Level

Public Information

- Ongoing communication with Township residents, businesses, and staff utilizing the various communication channels.
- Promotion of Recreation & Community events and programs.
- Continued work on website revamp.
- Coordinated sponsorships, publicity, and logistics for the 20th Annual Autumn Festival.
- Discussed Public Information 2023 initiatives with Deb Rivas and Carolyn McCreary
- Attended the following public meetings:
 - Board of Supervisors
 - Autumn Festival Committee
 - Business Development Partnership
 - Environmental Advisory Committee

- Attended webinars on the following topics:
 - Ten Social Media Trends to Track Into 2023 (3CMA)
 - Meeting Resident Engagement Expectations (PublicInput)

Community and Recreation Center Report

October 2022

October 2022 continued to see a steady traffic throughout the facility. All indications point to the positive sign that both old and new patrons are rediscovering the Montgomery Township Community Recreation Center (Mont CRC) as a very popular location for fitness, friendship, and fun within our Township.

Below is a recap of programs, activities, and Special Events that were conducted during October 2022:

- Autumn Festival 2022 was the highlight of programming for October. Perfect weather, a well-organized day, delicious food, talented bands, a wide variety of vendors, and a firework display all made for a day of fun and community. The 20th anniversary Autumn Festival did not disappoint.
- Adult Basketball league conducted four games nightly on Wednesday evenings.
- Indoor Arena Flag football took place on Mondays for ages 6 to 13 years.
- Badminton was a popular activity on Tuesdays, Fridays, Saturdays, and Sundays.
- Child fingerprinting by our Police Department occurred Monday October 10th.
- Group exercise sessions were popular sessions for fitness enthusiasts throughout the month. Currently we conduct over 18 different types of exercise classes.
- Get up and move toddler time for preschoolers had three mornings of constructive play.
- Messy Art classes were held on Tuesdays mornings.

- Group Pickleball lessons. Levels include; Beginner. Intermediate, and Advanced.
- Private Pickleball lessons.
- Open play Pickleball; was scheduled Weekdays and Sundays.
- ***** *The pickleball craze continues in Montgomery County and the Nation.*

- Paint Parties for all ages were conducted:
 - A. Tree & Cat on October 5th.
 - B. Halloween House on October 5th.
- Silver Sneakers Classes for Seniors were held Monday through Friday in the gymnasium.
- Young Rembrandt Drawing and Creativity classes took place on Saturday mornings.
- CPR Class of five on convened on October 11th.
- Senior monthly trivia was held on October 5th.
- Soccer Shots instruction occurred on Saturdays/Sundays on the front lawn.

- Coloring with a Cop was held on Wednesday October 5th.
- Fundamental Tennis lessons were held at Rose Twig on Saturdays and Sundays.

Physical Facility Update:

- HVAC units have been adjusted and programmed for the upcoming cold weather season.
- Solar Parking lot light repairs and adjustments continued throughout the month of October in preparation for the return to Eastern Standard Time on November 6th.

Preparations for our winter programming season continued through October. ***Two Special Events of note for the Holiday Season are:

- 1) **Holiday Craft Fair** - Saturday December 10th from 9:00am to 2:00pm.
- 2) **Breakfast with Santa** – Saturday December 17th starting at 9:00am.

Floyd S. Shaffer, Community Recreation Center Director



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Brian Shapiro, Director of Finance
Date: 11/28/22
Subject: October Finance Committee Report

Attached is a revenue and expenditure report as of 11/04/22 for the Montgomery Township 2022 budget.

2022 Budget Summary – as of 11/04/22:

The General Fund's total revenues are \$15,292,958 or 110.10% of the total budget. Primary revenue sources (Act 511 Taxes) comprise \$10,935,393 of the total revenues. Total Real Estate Taxes collection for the year is 100.52%.

Total Real Estate Taxes budgeted for 2022 was \$4,722,500 in the General, Fire, Park, and Debt Service Funds. Year-to-date collections are \$4,755,207, or 100.69%.

Earned Income tax for all funds is at 94.09% or \$5,400,669.

Mercantile Tax collections is at 137.66%, or \$2,477,791. For the same period in 2021, \$1,748,537 was collected for this revenue.

Business Privilege Tax is at 117.99% or 1,061,911. For the same period in 2021, \$965,864 was collected for this revenue.

Both taxes were due on March 15th.

- Staff requested data from Berkheimer regarding the higher collections of Mercantile and Business Tax. A business is required to submit two payments each year based on gross receipts.
 - Payment #1 – A current year estimate based on the previous year's actual gross receipts.
 - Payment #2 – A reconciliation of the previous year's actual versus that year's estimate. Meaning in 2021 a business submitted payment #1. In 2022 when reconciling actual numbers, if the actual is higher than the estimated, then they owe the additional tax.

- For collections in 2022, there is an effect from 2020. In 2021 business's actuals were lower than in previous years. Businesses estimated a lower tax in 2021. This estimated lower tax in 2021 caused the increase in revenue for 2022 as those businesses owe the additional tax, as indicated in payment #2.
- Berkheimer has estimated an additional \$600,000 of revenue was collected due to this. When you subtract out the \$600,000 the actual collection is roughly \$1.8 million, which is on par with previous years.
- When budgeting for 2023, this year should be considered an anomaly, and past budget trends should be used as indicators.

The Real Estate Transfer Tax is at 211.58% on an accrual accounting basis or \$1,904,195. If the one-time transfers of the Mall and redeterminations are deducted, this revenue is at 108.16% or \$973,469.

Total General Fund expenditures are \$12,048,165 or 85.25% of the total budget.

Expense category 01-432 (Snow and Ice Removal) is over budget by \$35,506 due to unbudgeted expenses of \$27,598 and \$11,190 in Salaries and Wages, and Overtime. In years past, these expenses were not recorded in this expense category. In the 2022 budget, these costs were budgeted in expense category 01-430 (Public Works), which will cause an offset in those line items.

In Fund 04, line item 04-413-4131, Overtime is at 209.97% of the budget. The Fire Department was awarded a grant for installing fire alarms in residential properties. The funding will offset most of the overtime cost.

In Fund 08, line item 08-400-4700, Capital Purchases, is over budget by \$13,177. This was for installing two LED solar lights at the CRC parking lot. The Township received a grant in 2021, which paid for the entire cost of this project.

Capital Investment Plan

Attached is a listing of approved capital investments for 2022.

BOS			Approved	CIP	Purchase
Approval	Description	Quantity	Cost	Amount	Method
01/24/22	2022 Police Interceptor Utility AWD base (K8A)	3	149,180.05	180,000.00	COSTARS
02/14/22	Mounting and Installation of Equipment on 18	1	21,495.10	35,000.00	3 Quotes
02/14/22	Toro Z Master 7500D Series Mower	1	23,576.35	29,000.00	COSTARS
02/14/22	Case 590SN T4 Backhoe	1	152,243.00	150,000.00	COSTARS
02/14/22	Vibratory Roller	1	65,643.00	65,000.00	COSTARS
02/28/22	2021 Police Interceptor Utility AWD - Fire	1	54,269.87	90,000.00	COSTARS
02/28/22	Fire Gym Equipment	1	9,341.29	10,000.00	3 Quotes
03/14/22	2022 Road Program	1	877,559.80	993,979.00	Bid
03/14/22	2022 Peterbilt Dump	1	257,461.00	231,000.00	COSTARS
03/14/22	Graco GrindLazer	1	7,176.00	7,400.00	
03/14/22	Route 463 & Kenas Road Traffic Signal Intersection	1	64,097.00	90,000.00	Exempt
03/14/22	Route 463 & Hartman Road Traffic Signal Intersection	1	51,843.00	75,000.00	Exempt
03/14/22	Route 63 & Bell Run Blvd. Traffic Signal Intersection	1	64,797.00	62,000.00	Exempt
03/28/22	Sassafras Stormwater Pipe Replacement Project	1	387,730.00	340,000.00	Bid
03/28/22	2022 Curb and Curb Ramp Project	1	115,664.00	65,046.00	Bid
03/28/22	2 Canines and Training	2	29,230.04	30,000.00	Exempt
03/28/22	Emergency Radio Communications & Equipment	1	58,472.28	-	Bid
04/11/22	Wi-Fi Upgrades	1	13,490.00	20,000.00	3 Quotes
05/09/22	Website Redesign	1	10,000.00	-	
05/23/22	Vehicle Mounted License Plate Reader	2	36,604.00	30,000.00	COSTARS
06/13/22	Whistlestop Court Projects	1	253,499.25	250,000.00	Bid
06/13/22	416 Stump Road - Concrete Drainage Correction	1	30,175.00	-	COSTARS
06/13/22	Municipal Software	1	248,459.00	300,000.00	RFP
07/11/22	Route 463 & Hartman Road Traffic Signal Intersection - CO	1	19,552.00	-	CO
08/22/22	2022 Road Program - Change Order	1	18,983.20	-	Bid
08/22/22	309 and Montgomery Mall Access Drive N/S	1	1,264,205.80	815,000.00	Bid
09/12/22	HVAC System for the IT Server Room	1	7,995.00	-	Exempt
09/12/22	Bocce Court - Community Recreation Center	2	102,492.00	182,000.00	Bid
09/12/22	Bocce Court - Friendship Park	2	109,388.00	183,000.00	Bid
10/10/22	Squad 18 Fire Truck	1	1,022,385.00	1,200,000.00	COSTARS
10/10/22	Engine 18 Fire Truck	1	949,718.00	1,200,000.00	COSTARS
			6,476,725.03	6,633,425.00	

**DEPARTMENT of FIRE SERVICES
OCTOBER 2022
MONTHLY ACTIVITY REPORT**

During the month October 2022, the Department of Fire Services performed the following activities:

EMERGENCY RESPONSES

	Number of Calls	Average Turnout	Interior Qualified
All Staff	64	8	7
Combo Hours	37	7	6
Stipend Hours	3	8	7
Volunteer Only	24	10	8

SIGNIFICANT FIRE INCIDENTS

- 10-03-2022, 729 Ridge Road Sellersville, Building Fire RIT Assignment
- 10-13-2022, 104 Lenape Drive, Montgomery, Dwelling Fire
- 10-19-2022, Horsham Road & Stump Road, Montgomery, Vehicle Rescue
- 10-22-2022, 107 Guinness Lane, Montgomery, Dwelling Fire
- 10-28-2022, 171 Commerce Drive, Mid-Atlantic Packaging, Montgomery, Building Fire

ADMINISTRATIVE

Meetings attended during October:

- DFS Staff Meeting & individual meetings with Staff
- Department Heads Meetings with Township Manager
- Meetings with Township Staff including Township Manager & Finance Director
- Township Board of Supervisors Meetings
- FDMT General and Relief Monthly Meetings
- FDMT SWIFT Safety Committee Meeting
- Meetings with Officers and Members of FDMT
- GIS Staff and DFS
- Meetings with area Fire Marshals, Fire Chiefs, and Chief of VMSX
- Emergency Management Meeting & Training
- Meetings with various Vendors
- FDMT and FDMT RA Budget Discussion Meeting
- Meeting with Westrum for Fire Safety Features Review of Plans
- Public Safety Committee Meeting
- Autumn Fest Preparation Meetings
- La Salle University Guest Speaker
- Meetings with FDMT Leadership
- Budget Presentation to BOS for Operational and Capital Budgets
- Meetings with Jefferson Health
- PA Career Fire Chiefs Association Meeting and Training
- Meeting with MTMSA and DOH, PSP, MTPD, and VMSC
- Meetings with Township Solicitor for Fire Inspection Ordinance

COMMUNITY RELATIONS

Activities were conducted for Fire Prevention and Other Special Events

- 10-01-2022, Todd Stephen's Senior Expo
- 10-07-2022, Temple Effigy Burning
- 10-10-2022, Emergency Services Night
- 10-15-2022, Montgomery Township Autumn Fest
- 10-30-2022, Montgomery Mall Doggy Costume Contest & Parade

FIRE PREVENTION MONTH ACTIVITIES

Schools and Early Childhood Development Centers Visited

- Bridle Path Elementary School
- Montgomery Elementary School
- MMR Elementary School
- Celebree School
- Children of America
- Childtime Childcare
- Goddard School
- Kiddie Academy
- Lightbridge Academy
- Malvern School

Facilities Visited

- Hudson Estates Gracious Retirement Living
- Montgomery Adult Living Center
- Park Creek Place (1089 & 1091)
- ProMedica Skilled Nursing
- Thales Group

FIRE MARSHAL'S OFFICE

Inspections:

- Life Safety Fire Inspections/Re-inspections - 65
- Closed Out Life Safety Inspections – 25
- Fire Marshal Follow Ups – 1
- Smoke Detectors (Outside Grant)-12
- Fire Drills-10
- Staff Trainings-5
- Fire Prevention Activities-11

Plans Review Update:

- Village of Windsor
- Westrum Apartments
- Higher Rocks Townhouses
- Temple
- Caliber Car Wash
- Penn Medicine Building

Fire Investigations:

- 104 Lenape Drive, Montgomery, AFM Backlund
- 107 Guinness Lane, Montgomery, FM Wiegman
- 171 Commerce Drive, Montgomery, AFM Backlund

DEPARTMENTAL TRAINING

The following training occurred during the month of October for the Department:

- 15 Classes (87 Staff Attended Classes) for a total 467 Staff Hours
 - Department Hosted Trainings
 - Driver and Pump Operations Training
 - Fire Police Training
 - CO Detector Response
 - Rope Rescue II
 - Engine Company Operations
 - Department Attended Trainings
 - ProBoard Firefighter 2 Training NFPA 1001 Level II
 - ProBoard VRT Training NFPA 1006
 - ProBoard Driver Operator Training NFPA 1002
 - Structural Burn Session
 - Emergency Management COOP Training
 - Flammable Liquid & Gases Training
 - Bloodborne Pathogens
 - NIMS ICS Training
 - EDITS Training
 - PA Career Fire Chief's Training on CRR

DEPARTMENTAL OPERATIONS

- ESO transition continuing to occur within the Department's Record Management System
- Department 2023 budget presentation to the BOS on 10/18/2022.
- Department's annual hose and ground ladder testing was completed.
- Department is continuing to work with GIS staff to improve Department's GIS presence.
- Department engaged in various fire prevention month activities and community relations events.

OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION

- FEMA Fire Prevention & Safety Grant Totals
 - 10 Installation Events & 2 Distribution Events
 - 1519 Smoke Alarms (668 installed & 851 distributed)
 - 249 CO Detectors
 - 267 Home Safety Checklists
- October & November Installation (3) & Distribution (2) Events
 - Smoke Alarms- 992
 - CO Detectors- 7
 - Home Safety Checks- 112
- Department is working with Hudson Estates for Pre-Planning, Community Educations, and mitigation of fire safety related concerns.
- Staff is continuing to develop Township's Continuity of Operations Plan.
- Township Safety Committee participated in a Safety Committee Training with DVIT
- Chief Wiegman completed an Infrastructure Survey at the MTMSA Eureka Wastewater Treatment Plant with the Department of Homeland Security, PA State Police, MTPD, and VMSC.

October 2022 Fire Incident Report

Call Type	Montgomery	Mutual Aid
Fire Alarms	22	5
CO Detectors	3	1
Appliances	0	0
Dwelling Fires	3	0
Building Fires	2	1
Fire Officer Investigations	2	0
Building Investigations	1	0
Vehicle Fires	0	1
Vehicle Rescue	2	2
Vehicle Accident Standby	6	0
Fire Police Only	2	0
Rescues (Other)	1	0
Dumpsters	0	0
Trash/Brush/Rubbish	0	0
Electrical Fire Outside	0	0
Gas Odor Outside	1	0
Gas Odor Inside	2	1
Hazardous Materials Incident	0	0
Helicopter Landings	0	0
EMS/Medical Assist	1	0
Police Assist	1	0
Rapid Intervention Team	0	2
Good Intent	2	0
Cover Assignments	0	0
Mont Calls	51	13
Away Calls	13	0
Total Calls	64	



Custom ▾

Oct 1, 2022 - Oct 31, 2022 ▾

91%

FIRE

Percentage of Total Incidents

9%

EMS

Percentage of Total Incidents

64

INCIDENTS

In Selected Time Slice

31

DAYS

In Selected Time Slice



Counts	% Rows	% Columns	% All											
Week Ending	10/2/22	10/9/22	10/16/22	10/23/22	10/30/22	11/6/22	11/13/22	11/20/22	11/27/22	12/4/22	12/11/22	12/18/22	12/25/22	Total
(11) Structure Fire		2	1	1	1									5
(14) Natural vegetation fire			1		1									2
(32) Emergency medical service (EMS) incident		2	2	1		1								6
(35) Extrication, rescue				1										1
(41) Combustible/f., spills & leaks				3	1									4
(42) Chemical release, reaction, or toxic condition				1										1
(44) Electrical wiring/equipm. problem			2											2
(52) Water problem					1									1
(53) Smoke, odor problem		1												1
(55) Public service assistance		2	1											3
(61) Dispatched and canceled en route		2	1	4										7
(65) Steam, other gas mistaken for smoke		1		1		1								3
(70) False alarm and false call, other			1	2										3
(73) System or detector malfunction	3	4		1	1	1								10

Week Ending	10/2/22	10/9/22	10/16/22	10/23/22	10/30/22	11/6/22	11/13/22	11/20/22	11/27/22	12/4/22	12/11/22	12/18/22	12/25/22	Total
(74) Unintentional system/detect... operation (no fire)		3	5	4	3									15
Total	3	17	14	19	8	3								64



Montgomery Township Inter-Office Memo

To: Carolyn McCreary, Township Manager
From: Richard Grier, Director of IT
Date: November 22, 2022
Subject: October 2022 Information Technology activities

The following are the activities of the IT Department for October 2022.

- Rolled out a new FortiClient VPN solution for all staff to replace Cisco AnyConnect
- IT Technician completed CJIS recertification
- Rolled out a new laptop for the Director of Finance
- Attended and processed the October 10 and 24th BOS meeting for broadcast.
- Began testing out new inventory tracking software in preparation for BSA retirement
- Replaced backup battery for Battalion2 FIOS router (ONT)
- Created and installed a new Exchange server for email relay
- Migrated the Admin wing of the Township Building to a fiber optic circuit, new firewall, and new switch configuration
- Opened a ticket with Microsoft to resolve an issue with Active Directory sync to the cloud after fiber cutover. IT resolved the issue with little to no support from CDW-G or Microsoft
- Pulled emails for Detective Davis from 2020, who is working on a case with the FBI
- Attended an all-day Shade Tree event at MOTNCRC to assist presenters and setup tech
- Resolved *another* issue with outdoor digital signage not communicating with the cloud
- Repaired Know software for DFS. Added app to our backup routine.
- Completed import and creation of OneDrive health dashboard to ensure device files are backed up

Scheduled Projects for November 2022

- Complete Police cutover to new circuit and firewall
- Complete SIEM setup and configuration
- Continue migrating Department folders to SharePoint Online
- Complete Setup of SD-WAN

DEPARTMENT OF PLANNING & ZONING

October 2022

Permits Submitted – 100

(October 2021 – 104)

YTD Permits Submitted – 1073

(2021 YTD – 1115)

Permit Fees Collected - \$ 153,122

(October 2021 – \$ 55,775)

2022 YTD Permit Fees - \$ 617,825

(YTD 2021 - \$ 562,954)

Violations / Complaints Investigated – 18

Permits Issued – 119

Zoning Hearing Board Applications heard: none

Non-Residential Certificates of Occupancies Issued - 1

Atlantic Intertech LLC	Montgomery Mall	Retail Sales

Active Land Development Projects:

PROJECT NAME	LDS#	LOCATION	APP. DATE	MTPC	STATUS	
510 Bethlehem Pike – King	688	Bethlehem Pike	4/22/16	5/16/19	REVISED PLANS SUBMITTED	Approved On Hold by Developer
Higher Rock – Phase 1 & 2	694	Bethlehem Pike	12/18/17		Phase 1 Completed Phase 2 Under Construction	Design Center and Office Building under construction
Montgomery Realty Assoc. - 744 Bethlehem Pike	701	740 Bethlehem Pike	10/29/18		Building Permits Issued	Project Under Construction
Villages at Windsor	704	Horsham and North Wales – Vacant Lot	3/22/19		Under Review	Preliminary Approved July 2022
Bharatiya Temple – phase 2	707	County Line Road	8/14/19		Approved with conditions Jan 2022	Pending Resubmission
Fahy – 276 Stump Road – 2 Lot Subdivision	708	Stump Road	10/31/19		Conditional Approval 6.14.21	Awaiting Bldg Plans
Redners Gasoline Filling Station	709	1200 Welsh Road	12/16/19		Conditional Use & LD Approval Granted	Project cancelled by Applicant
Shake Shack	716	801 Bethlehem Pike	9/9/21		Approved with Conditions 1.28.22	Bldg Permit issued site work underway
Walnut Knoll	713	1109-1107 Vilsmeier Road	2/3/21		Conditional Approval 2-Lot Subd. 5.21.21	Under construction
Krispy Kreme	714	Montgomery Square Shopping Center	2/16/21		Approved with Conditions 9.9.21	Pending Final Submission
Westrum Lifestyle Apartments	717	13-17 Bethlehem Pk behind Roadway Inn	12/28/21	3/17/22	BOS Approval 3.28.22	Plans recorded 10/20/22
Caliber Carwash / LUV Car Wash	722	739 Bethlehem Pike	7/21/22	9/15/22	CU Approval 2.28.21 BOS agenda 10/24	
Pecan Properties	719	901 Lansdale Ave	1/4/22	3/17/22	LD Cond. Approval Granted	Pending Resubmission
Harbor Freight	720W	978 Bethlehem Pike	1/24/22	n/a	BOS waiver approval 2/14/22	Project completed
Higher Rock Townhouses	721	Bethlehem Pike	3/30/22	9/15/22	BOS 10/24 agenda	
Allman Lot Line Adjustment	723	Kenas Road	8/3/22	8/18/22	BOS approved 9/12/22	



MONTGOMERY TOWNSHIP POLICE DEPARTMENT



Monthly Activity Report for October 2022

Crime Data:	Total Calls for Service:	2,544
	Total Part I Crimes:	26
	Total Part II Crimes:	104
	Total Criminal Arrests:	36
Crash Data:	Total Crashes:	110
	Reportable Crashes:	29
	Non Reportable Crashes:	81
	Injuries:	25
Traffic Enforcement Activities:	Traffic Stops:	550
	Traffic Citations:	267
	Warning Notices:	7
	Field Contact Cards:	392
	Traffic Complaints Received:	32
	Selective Enforcements:	147
Other Police Activities:	Assist Fire Department:	39
	Building Alarms:	119
	Direct Patrols:	441
	Lockouts:	19
	Medical Assistance:	153
	School Walk-Through:	13
	Vacant Home Checks:	17
	Training Hours:	751
Speciality Unit Usage:	Canine Unit:	30
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	0
Personnel Overtime:	Court Overtime:	4
	Regular Overtime:	141
	Reimbursed Highway Grant Overtime:	2
	Reimbursed Special Duty Overtime:	8
	Non-Sworn Overtime:	137
	Sworn Comp Time:	41.25
	Non-Sworn Comp Time:	0

Montgomery Township Police Department
Monthly Activity Report
October 2022

COMMENDATIONS:

On October 3, 2022, a note was received from Gail Vant-Zelfde thanking Officer Rardin and Specialist Ciliberto for their kindness and assistance after she lost her wallet.

On October 3, 2022, a note was received from the Petlakin family thanking Administrative Assistant Conicelli for conducting a car seat check for their family.

On October 10, 2022, a message was received from Township resident Monica Bianco thanking Officer Dunlap for his assistance with a recent traffic complaint.

On October 20, 2022, a call was received from Amy Miller thanking Officer Byrne for his assistance when her car became disabled.

On October 25, 2022, a letter was received from Chief Michael Jackson of the Lower Providence Township Police Department thanking Officer McGuigan, Officer Haber, and canine Riggs for their assistance with a search after a vehicle pursuit and theft of firearms.

EDUCATION:

On October 4, 2022, Sergeant Davis attended Glock Armor training in Bucks County, PA.

On October 5, 2022, Officer Rushin, Officer Rose, and Officer Seydel attended SWAT-CR training at the Montgomery County Public Safety Training Campus.

From October 17 to October 19, 2022, Officer Eufrasio, Officer Thomas, and Officer Scully attended an FTO Training at the Bucks County Public Safety Training Center.

On October 20, 2022, Detective DeJesus attended Protecting Children in a Digital Age virtual training by the United States Department of Justice.

On October 22, 2022, Detective DePolo and Officer McGuigan attended Advanced Bleeding Control training at the Volunteer Medical Service Corps Station in Lansdale, PA.

On October 27, 2022, Chief Bendig, Lieutenants Peoples, Lieutenant Dougherty, Sergeant Davis, Sergeant Benner, Sergeant Wagner, Sergeant Ward, and Sergeant Schott attended a Gettysburg Battlefield Leadership Retreat in Gettysburg, PA.

Montgomery Township Police Department
Monthly Activity Report
October 2022

On October 31, 2022, Dispatcher Ciliberto attended Telecommunicator Core Competencies training virtually by NENA 911 Associates.

During the month of October, all sworn members of the department attended a Firearms Qualification/ Use of Force Review training day in Montgomery Township.

NOTED INCIDENTS:

On October 2, 2022, officers were on routine patrol in the area of Bethlehem Pike and Upper State Road when they observed a suspicious male walking alongside the road. Officers observed the male pacing back and forth in the parking lot of Pumpernick's Deli after regular business hours. Officers made contact with the subject and immediately noted that the male was under the influence of a controlled substance. A consent search of the subject was conducted, which yielded methamphetamine and drug paraphernalia. The suspect was taken into custody for public drunkenness and referred to the Law Enforcement Treatment Initiative Program (LETI).

On October 7, 2022, officers conducted a traffic stop on a red Toyota in the area of the Taco Bell on North Wales Road for a motor vehicle violation. Officers approached the vehicle and made contact with the driver and front-seat passenger. While speaking with the occupants of the vehicle, both subjects exhibited nervous behavior, and their stories were inconsistent. Officers requested consent to search the vehicle, which was granted. A search of the vehicle was conducted, which yielded suboxone, methamphetamine, and drug paraphernalia. The driver was taken into custody for violations of the Drug Act and referred to the Law Enforcement Treatment Initiative Program (LETI).

On October 10, 2022, officers responded to the Target on Witchwood Drive for the report of a retail theft in progress. Officers were advised that three subjects working together had selected items for sale, loaded them into their respective carts, and passed all points of sale without attempting to pay for the merchandise. Officers detained the subjects as they approached their grey Chevrolet in the parking lot. Over \$1,000.00 in stolen merchandise was recovered from the three subjects. All three subjects were taken into custody and charged with retail theft, criminal conspiracy, and receiving stolen property.

On October 23, 2022, officers conducted a traffic stop on a black Ford at 685 Bethlehem Pike for a motor vehicle violation. Officers approached the vehicle, noting the driver's nervous behavior. Officers also observed the driver concealed his left hand behind the driver's door and seat. Officers ordered the driver to keep his hands visible, at which time he complied. A consent

Montgomery Township Police Department
Monthly Activity Report
October 2022

search of the vehicle was requested and granted. A search of the vehicle was conducted, which yielded methamphetamine and marijuana. The driver was taken into custody for violations of the Drug Act and referred to the Law Enforcement Treatment Initiative Program (LETI).

On October 28, 2022, officers responded to a residence on Hillside Court for a domestic in progress. Upon arrival, officers met with the caller, who advised them that her boyfriend had physically abused her multiple times throughout the night. The victim was visibly upset and crying. Officers noted recent physical injuries on the victim's face and legs. The boyfriend was taken into custody for simple assault and related offenses.

On October 29, 2022, officers received an alert on the Department's fixed license plate reader on Bethlehem Pike that a stolen silver Dodge from Philadelphia was traveling northbound on Bethlehem Pike. The suspected driver was wanted for aggravated assault with a firearm as well. A felony vehicle stop was conducted at 685 Bethlehem Pike. Officers were able to take the driver into custody without incident and confirmed that he was wanted for aggravated assault with a firearm. The subject was turned over to detectives from the Philadelphia Police Department.

On October 31, 2022, officers observed a blue Harley Davidson motorcycle used in the commission of several crimes that was wanted by the Hatfield Police Department disabled on the side of the road on Bethlehem Pike in front of the Harbor Freight. Officers approached the motorcycle and observed the driver attempting to fix the engine. Officers ordered the driver away from the motorcycle, but he did not comply. Officers attempted to detain the driver, but he again did not comply with their orders and began physically resisting officers. Officers were able to gain compliance, taking the subject into custody. The subject was turned over to officers from the Hatfield Township Police Department.

ITEMS OF INTEREST:

On October 5, 2022, the Department held a Coloring with a Cop event at the Montgomery Township Community and Recreation Center.

On October 10, 2022, members of the Department attended the Wegman's Emergency Services Night.

On October 13, 2022, the Department hosted the Montgomery Township Worship Center Work Group meeting.

Montgomery Township Police Department
Monthly Activity Report
October 2022

On October 15, 2022, officers from the Department participated in the Montgomery Township Autumn Festival.

On October 18, 2022, Officer Johnson, Officer Haber, and canine Riggs conducted a presentation for the Montgomery Township Business Development Partnership.

On October 22, 2022, Officer Haber and canine Riggs attended the Bishop Drive Block Party.

On October 24, 2022, members of the Department participated in a North Penn Police Athletic League Mini Golf event in Towamencin Township.

On October 21, 2022, Officer Johnson conducted a Call 911 presentation to the students at Children of America.

On October 29, 2022, members of the Department attended the North Penn Area Trunk or Treat at North Penn High School.

On October 29, 2022, members of the Department conducted a Drug Take Back event at the Redners in Montgomery Commons Shopping Center. A total of 193 pounds of prescriptions was turned over for disposal.

On October 31, 2022, members of the Department conducted our 46th Annual Halloween Candy Giveaway, visiting developments throughout the Township and handing out candy to children.

UPCOMING EVENTS:

November 11, 2022: Coffee with a Cop at the Montgomery Township Community and Recreation Center

October 26, 2022: Painting with a Cop at the North Wales Borough Hall

Montgomery Township Public Works Department

Monthly Report – October 2022

PARKS/OPEN SPACE:

- Routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- Dale & Scott Y. cleaned up the back building at the PW Garage in preparation for snow fighting equipment.
- Dale passed the Pesticide Core Test that he took on September 12, 2022.
- Dale took and passed the Pesticide Category 23 test he took on October 11, 2022.
- Scott D. installed all the new “No Winter Maintenance” signs in all Township owned parks over several days throughout the month.
- Larry performed the “rough cut” mowing on all Township open space fields with the batwing mower.
- The following tree work was done throughout the Township:
 - Dave (with the bucket truck) assisted Scott D., Scott Y., Dale, Chris, Larry & Josh with removing a large dead Ash tree at William F. Maule Park at Windlestrae per the recommendation of Peter Erndwein following his Annual Risk Control Survey.
 - Scott D., Scott Y., Josh, Chris, Larry & Dale took down one (1) dead tree from Township property in the rear of 301 Abbey Lane.
 - Scott D., Scott Y., Dale, Chris, Larry, & Josh took down three (2) dead Ash trees from William F. Maule Park at Windlestrae.
- Scott Y. & Chris picked up red screenings (crushed stone) to install the warning track for the Charlie Hall baseball field at William F. Maule Park at Windlestrae.
- Larry & Dale assisted with the leaf collection that took place on October 22nd, at William F. Maule Park at Windlestrae.

ROADS:

- Scott S., Steve, Bill, Bryan & Joe repaired several sinkholes around the Township due to failing storm water pipes.
- Kevin & Joe performed cooling system repairs to the street sweeper.
- Scott S., Steve, Joe, Bill, Bryan & Josh milled and paved a severely rutted section of North Wales Road. Approximately 27 tons of blacktop was used on the repair.
- Bill & Bryan performed miscellaneous topsoil repairs throughout the Township.
- Scott S., Steve, Bill, Bryan, Joe & Josh performed the semi-annual basin inspections as part of the MS4 Stormwater requirements.
- Joe, Bill, Bryan & Steve milled and paved potholes on Wentworth Drive.
- Steve, Bill & Bryan relaced deteriorated storm sewer lids at various locations throughout the Township.
- Bill, Bryan & Joe continued sweeping Township roads as part of the MS4 Stormwater requirements.
- Steve, Joe, Bryan & Bill began installing and testing snow fighting equipment in preparation for the winter season.
- Kevin took delivery of the new Peterbilt 10-Wheel Dump Truck and performed the necessary prep work to put it into service.
- Scott S., Bill & Bryan line striped parking spaces at William F. Maule Park at Windlestrae for Autumn Fest.
- Scott S. inspected various road occupancy permits throughout the month.
- Steve & Joe performed miscellaneous storm sewer inlet rebuilds throughout the Township.
- Kevin performed routine maintenance and inspections on several Township vehicles and trailers.

FACILITIES:

- Interstate Building Maintenance Corporation continued cleaning the Administration & Police Department complex.
- Dave, Todd, Don & Larry replaced fluorescent light fixtures with LED fixtures, relocated desk, spackled holes and painted walls in Kristine's new HR office.
- Todd, Larry, Don & Dave installed automatic flushers on the toilets and urinals in the men's and women's restrooms at Spring Valley Park.
- 10/5/22 – Installed new 35 MPH speed limit sign on Line Street at Lansdale border per the request of MTPD Highway Safety Unit.
- 10/6/22 – Route 309 & English Village – On Flash – Dave & Larry replaced the 8" Yellow LED.
- Don, Larry & Todd installed LED bulbs on the canopy lights around the men's and women's restrooms at William F. Maule Park at Windlestrae.
- 10/9/22 – County Line Road & Limekiln Pike – On Flash – Dave power cycled cabinet equipment.
- Todd, Dave, Don & Larry installed snow guards on the rear building at the Public Works Garage.
- Todd & Dave installed a new LED wall mount light fixture outside the employee entrance of the Administration building.
- 10/23/22 – Knapp Road & Route 202 Parkway – On Flash – Replaced 12" Yellow LED Arrow
- 10/24/22 – 13 Meadow Glen Road – Street Light Knockdown – Granahan Electrical Contractors, Inc. contracted
- Dave, Don & Larry removed four (4) fluorescent light fixtures and replaced with four (4) new LED fixtures in the Staff Services Garage at the Police Station.
- Dave, Don & Larry responded to a total of 245 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering and Tony Still to address ongoing traffic signal issues.

AUTUMN FESTIVAL

- The entire Public Works staff spent a large amount of time preparing for and working this year's Autumn Festival. Duties performed ranged from readying the park, picking up wagons, pumpkins, straw, etc., installing/removing signage, staking out parking areas, working the event and final cleanup.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #11

SUBJECT:	New Business – Committee Board Liaison Reports
MEETING DATE:	November 28, 2022
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

BACKGROUND:

This is an opportunity for any Supervisors who are liaisons to volunteer committees or boards who may have met in the month of October to provide an update on those meetings.