AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
MONDAY, SEPTEMBER 28, 2026
7:00 P.M.

www.montgomerytwp.org

Tanya C. Bamford
Candyce Fluehr Chimera
Eric S. Pelletier
Beth A. Staab
Audrey R. Ware-Jones

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Announcements
4. Public Comment
5. Consent Agenda:
    - Minutes of the August 10 and August 26, 2026 Board Meetings
    - Ratification of the Payment of Bills for August 24 and September 14, 2026
    - Payment of the September 28, 2026 Bills
    - Escrow Release #2 – 1819 N. Line Street
    - Escrow Release #1 – Penn Medicine

Introduction:

6. Volunteer for Business Development Partnership, BJ Breish

Recognition:

7. Mary Griffith Alfarano – Recipient of the Chamber of Commerce for Greater Montgomery County Woman of Excellence Award (Resolution 2026-18)

Planning and Zoning:

8. Costco Warehouse Expansion (LDS-25-005)
9. Presentation of a Proposed Parking Lot Expansion for the Bharatiya Temple
10. Review of Zoning Hearing Board Applications

Presentation:

11. Comprehensive Fire Services Study – Center for Public Safety Management (CPSM)

Public Works:

12. Award of Bid – Basin Conversion, The Enclave at Montgomery

13. Award of Bid – Canterbury Storm Pipe Replacement

Parks and Recreation:

14. Approval of Change Order for Whistlestop Park Site Work

Administration and Finance:

15. Certification of 2027 Minimum Municipal Obligation (MMO) for the Police Pension Fund and Non-Uniformed Employees' Pension Fund
16. Acknowledge Receipt of the Act 205 Pension State Aid Check
17. Award Contract for Auditing Services
18. Real Estate Tax Assessment Appeal – 277 DeKalb Pike

Old Business:

19. Digital Accessibility Update - Ava Komasz, Community Engagement Manager
20. Review and Approval of Township's Internal Digital Accessibility Policy

New Business:

21. Department Reports
22. Committee Liaison Reports
23. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT:	Announcements
MEETING DATE:	September 28, 2026
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

Previously announced changes to the voting districts in Precincts 3, 7, and 8 in Montgomery Township have been delayed. The changes, as communicated in the most recent Montgomery Township Community News, will not take effect until 2027.

For the November 3 General Election, Montgomery County Voter Services will provide additional resources at Montgomery Township's three largest voting districts to help address anticipated longer lines and maintain efficient voting operations.

Montgomery County Voter Services remains committed to ensuring a free and fair election for all voters. Questions regarding the voting districts or election operations may be directed to Montgomery County Voter Services at 610-278-3280.

Montgomery Township's annual Autumn Festival will be held on Saturday, October 17 at the William F. Maule Park at Windlestrae on Kenas Road. Activities are scheduled from Noon to 5 PM. Refreshments may be purchased from a variety of food trucks and beer vendors. Fireworks are scheduled for around 7 PM.

Handicap-accessible parking is located in the main parking lot. There will also be off-site parking at Keystone Fellowship and Penn Manufacturing Industries with a free shuttle service that will run until 6 PM.

See our website and social media pages for more information and a special thank you to all our generous sponsors.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #04

SUBJECT:	Public Comment
MEETING DATE:	September 28, 2026
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

BACKGROUND:

Persons wishing to offer public comment on matters not listed on this evening's agenda may do so at this time. Please come forward to the microphone, state your name, and indicate whether you are a Montgomery Township resident or business owner.

Public comment provides an opportunity for residents and business owners to share their thoughts with the Board. To ensure everyone has an equal opportunity to speak, this portion of the meeting is not conducted as a question-and-answer session. Board members and Township staff generally will not engage in discussion or respond to comments at this time. If additional follow-up is deemed necessary, the Board may direct Township staff to respond after the meeting.

Members of the public do not need to attend a Board meeting to share a question, concern, or comment with the Township. You may contact the Township office directly in person, via phone at 215-393-6900, by email generalinfo@montgomerytwp.org, or visit MontgomeryTwp.org to access additional options for reporting an issue or contacting Township staff.

To help us conduct the meeting in a timely and orderly manner, please limit your comments to three minutes. Thank you.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT: Consent Agenda
MEETING DATE: September 28, 2026
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the August 10 and August 26 Board of Supervisors meetings
- Ratification of the Payment of Bills for August 24 and September 14, 2026
- Payment of the September 28, 2026 Bills
- Escrow Release #2 – 1819 N. Line Street
- Escrow Release #1 – Penn Medicine

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
AUGUST 10, 2026

1. Call to Order: The August 10, 2026 action 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:
Chairwoman Tanya C. Bamford
Vice-Chair Beth A. Staab
Supervisor Candyce Chimera
Supervisor Eric S. Pelletier
Supervisor Audrey R. Ware-Jones
Township Solicitor Sean Kilkenny, Esq.
Township Manager Carolyn McCreary

ALSO IN ATTENDANCE:
Police Chief William Peoples
Director of Finance Blaine Bergey
Director of Recreation & Comm. Ctr Floyd Shaffer
Director of Public Works Greg Reiff
Director of Planning & Zoning Jesse Hill
Director of Information Technology Richard Grier
Recording Secretary Deborah A. Rivas

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Ms. Bamford announced that several staff members of the Public Works Department were recently promoted: Scott Young promoted to Park Foreman, Bryan Waryga promoted to Assistant Road Foreman, and Dave Fulton promoted to Assistant Facilities Foreman. New businesses were welcomed to the Township in July: The Knife Guy and Amazing Toys at the Montgomery Mall, and New Lucky Foot Spa at 768 Bethlehem Pike. Lastly, the Township has been awarded a PennDOT grant through the Green-Light-Go program. The award of $327,195 will be used for the Cowpath Rd/Lansdale Ave/Taylor Rd traffic signal modernization project.

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4. Public Comment: Ms. Bamford called for public comment on any items not listed on the agenda and there was none.

5. Announcement of Executive Session: Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in Executive Session on Wednesday, July 22 at 10:30 a.m. and earlier this evening at 6:15 PM in person to discuss personnel matters. Mr. Kilkenny stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

6. Consent Agenda:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the minutes of the July 13, 2026 meeting, the ratification of the payment of bills for July 27, 2026 in the amount of $365,382.78, the payment of bills for August 10, 2026, in the amount of $682,936.33, the Escrow Release #1 for Montgomeryville Mitsubishi and Escrow Release #2 for Take 5 Quick Lube were approved as submitted.

Recognition:

7. Retirement of Detective Jeff DePolo: Chief Peoples reported that Detective DePolo began his career with the Montgomery Township Police Department on September 24, 2001. After proudly serving the residents of Montgomery Township for the past 25 years, he will be retiring. Prior to joining the Montgomery Township Police Department, Detective DePolo served as both a Patrol Officer and Detective with the Upper Perk Police Department for four years after graduating from the Montgomery County Community College Police Academy. Throughout his career with the Montgomery Township Police Department, Detective DePolo has served in numerous specialized roles, including D.A.R.E. Officer, Expandable Baton Instructor, Officer in Charge, and Citizens Police Academy Instructor. In February 2020, he was assigned to the Detective Division, where he continued to demonstrate his professionalism, dedication, and commitment to serving the community. During his 25 years of service, Detective DePolo received numerous letters of appreciation from township residents, civic organizations, and neighboring law enforcement agencies. His is also the recipient of the Department's Official Commendation for Lifesaving and a Unit Citation.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and adopted unanimously (5-0), the Board recognized Jeffrey DePolo's retirement and expressed their deep gratitude to him for his dedication and faithful service to the Montgomery Township Police Department and the Montgomery Township community.

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Presentation:

8. Joseph Ambler Inn – Introduction of Owners and Property Plans: Ms. McCreary reported that the new owners of the Joseph Ambler Inn were present to introduce themselves to the Board and the Community and to share their vision for the property moving forward. Joseph P. Walsh, Esquire, represented the owners, Milind Satam, Jeetu Satpute, and Mukund Kute. Each owner explained their reasons for acquiring the Inn and their vision for keeping it both historical and relevant. The history of the Inn and its current amenities were discussed. The new owners have begun investing in the property by rebuilding the kitchen, which supports the restaurant and the banquets, and updating the ballrooms, bar, and restaurant. On the exterior, they added new tree landscaping lighting, repaired and improved the parking lot, and provided ongoing maintenance and restoration across all five historic buildings. Their vision is to preserve the landmark core, enhance the guest amenities and grow the property. Their proposed plan would be done in phases. Phase 1 would include a new outside bar area near the 202 Parkway Trail, outdoor seating and site upgrades. Phase 2 would construct a boutique hotel, pool, pool house and expanded parking. Phase 3 would add an assisted living residence, and Phase 4 would construct professional offices and a new exit drive on Horsham Road. Overall, the Board was excited to hear the future plans for the Joseph Ambler Inn.

Planning and Zoning:

9. Public Hearing: Zoning Ordinance Amendment 26-358Z – Data Centers: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried, the public hearing was opened at 7:30 p.m. Notes of testimony were taken by Court Reporter Tim Kurek. Mr. Kilkenny advised that many municipalities are considering passing data center ordinances to better regulate data center locations and site requirements. Currently, the Township's Zoning Ordinance does not contain a provision for data center use. A resolution was adopted by the Board at their public meeting on March 23, 2026. It declared the zoning ordinance substantively invalid and initiated the process of remedying it by preparing a specific ordinance for data centers. During public comment, Alex Rigney, a member of the Planning Commission, stated that when the Planning Commission reviewed the ordinance, it recommended extending the 14-day notice for the first conditional use hearing to 28 days. Ms. Chimera asked if the ordinance could be amended. Mr. Kilkenny suggested that the Board consider passing the ordinance and then propose an amendment after. Ms. Chimera asked the Board to approve amending the ordinance as suggested by the Planning Commission. The hearing closed at 7:38 p.m.

> **MOTION: Upon motion by Ms. Bamford, seconded by Ms. Ware-Jones and carried unanimously (5-0), the Board adopted Ordinance No. 26-358Z, amending Chapter 230 to add definitions related to the data centers and use regulations in the LI-Limited Industrial Zoning District, to permit data centers by conditional use in the LI District, and Establishing Use Criteria and Requirements.**

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10. Public Comment for Township's MS4 Stormwater Management Plan: Ms. McCreary reported that the Township has submitted its Pollutant Reduction Plan (PRP) & Total Maximum Daily Load (TMDL) Plan to the PA Department of Environmental Protection for review and comments. After comments are received and addressed, the township is required to make the plan available for public comment for a minimum of 30 days before it can be officially adopted. A legal notice was placed in The Reporter, notifying the document is available for public inspection and comments at the Township building and on the website. There were no comments made at the meeting.

11. Review of Zoning Hearing Board Applications: Mr. Hill provided the Board with a summary of the applications before the Zoning Hearing Board for their September 2, 2026 meeting. The Board decided to remain neutral on the applications and let the Zoning Hearing Board render a decision based on the testimony presented.

Public Works:

12. Award of Bid for the Emergency Preemption Project: Mr. Reiff reported that bids were opened utilizing PennBid on July 30, 2026. Gilmore & Associates, the Township Engineer, reviewed the two (2) bids ranging from $98,200.00 to $126,267.00 and is recommending award of the bid to Armour & Sons Electric, Inc., the lowest responsible bidder with a bid in the amount of $98,200.00.

MOTION: Upon motion by Mr. Pelletier, seconded by Ms. Staab and unanimously carried (5-0), the Board awarded the contract for the Traffic Signal Pre-Emption Detection upgrades to Armour & Sons Electric, Inc., the lowest responsible bidder, in the amount of $98,200.00 per the recommendation of Gilmore & Associates, Township Engineer.

13. Equipment Purchase for the Upfit of the John Deere Tractor: Mr. Reiff reported that the Board previously authorized the advertisement of bids for the purchase and installation of a 3-point hitch, front PTO, and snowplow for the Township-owned John Deere 6120M Tractor. The Township advertised for legal bids on two separate occasions and solicited competitive bids through the PennBid electronic bidding platform. Bid openings were conducted on June 30th and July 27th, 2026, however, no bids were received at either opening. Following a consultation with the Township Solicitor, the Township was advised that it had satisfied the requirements of the Pennsylvania Second Class Township Code by establishing a system of competitive bidding as required by law, and that it may proceed with the purchase.

MOTION: Upon motion by Mr. Pelletier, seconded by Ms. Ware-Jones, and unanimously carried (5-0), the Board approved the purchase and installation of the 3-point hitch, front PTO, and snowplow on the Township-owned John Deere 6120M Tractor from Deer Country Farm and Lawn for a total cost of $37,278.40 per their quotation dated July 29, 2026.

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Parks and Recreation:

14. 2026 Fall Recreation Programs and Fees: Mr. Shaffer presented the lineup of activities at the Montgomery Township Community and Recreation Center (MontCRC) for Fall 2026, including the recommended fees/charges for each program/event.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and unanimously carried (5-0), the Board approved the 2026 Fall Recreation Program and Fee Schedule as submitted.

Administration and Finance:

15. Award of the Leaf and Yard Waste Collection & Disposal Contract:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and carried unanimously (5-0), the Board awarded the bid for Residential Leaf and Yard Waste Collection and Disposal to Solid Waste Services, Inc. d/b/a J.P. Mascaro & Sons, for a three-year contact in the amount of $150,588.00, beginning on November 1, 2026 and ending on October 31, 2029.

16. Adoption of Responsible Contractors Ordinance #26-361 – Public Projects: Ms. McCreary reported that this proposed ordinance would establish a new chapter of the Township Code that would outline procedures related to the solicitation and award of public contracts valued at $250,000 or more. The ordinance includes certification requirements for public contractors and subcontractors, and describes the application and review procedures. Ms. Chimera questioned where the $250,000 amount came from. Mr. Kilkenny explained that it was recommended by other Townships, and it is for larger contracts. Ms. Chimera inquired if any other Townships have a higher number, and the answer was yes. She suggested that the Township increase the amount to $500,000. Ms. Bamford recommended that the Board move forward, as this ordinance has been advertised. During public comment, Orvill Robinson of the UA Local 420 Steamfitters Union said the $250,000 figure was more in line with public projects and thanked the Board on behalf of the union for considering this ordinance.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and carried unanimously (5-0), the Board adopted Ordinance No. 26-361, establishing a new chapter of the Township Code that would describe procedures related to the solicitation and award of public contracts valued at $250,000.00 or more.

17. 2027 Budget Timetable Review: Ms. McCreary reviewed the schedule of key dates for the presentation and approval of the 2027 budget. Ms. McCreary stated that this is being shared now to allow for discussion and feedback and for the Board to note the dates on their calendars, particularly the date of the budget workshop. This will be the fourth year that a single workshop has been held with all the Department Heads, as it has proven to be the most effective way to present an accurate picture of the budget in its entirety, particularly the General and Capital Reserve Funds.

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18. Approval of Proposal for Fire Chief Recruitment: Ms. McCreary reported that the Township received a proposal from the Center for Public Safety Management, LLC (CPSM) dated July 8, 2026 to conduct a search for the Township's next Fire Chief. CPSM is the firm that was selected to do the fire services and staffing study which is underway. Their proposal includes their experience in public safety projects and recruitments, their key staff and a project timeline.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and adopted by a vote of 3 to 2, with Ms. Chimera and Ms. Ware-Jones voting No, the Board accepted the proposal from the Center for Public Safety Management, LLC, dated July 8, 2026 in the amount of $36,500 for the executive recruitment of a Fire Chief for the Fire Department of Montgomery Township.

Old Business:

19. Resolution No. 2026-17, Monarch Butterfly Conservation and Habitat Restoration: Ms. McCreary reported that earlier this year, Ms. Bamford received a communication from the National Wildlife Federation (NWF) seeking the Township's participation in this initiative. The EAC met in April to discuss what action items the Township could reasonably accomplish by

December 31. They included the establishment of a pollinator garden at the Community and Recreation Center (completed), the distribution of pollinator starter gardens to interested residents (completed), and the adoption of a resolution. Ms. Staab thanked Mr. Shaffer for supporting the pollinators by watering the garden over the summer.

MOTION: Upon motion by Ms. Staab, seconded by Mr. Pelletier and adopted unanimously (5-0), the Board adopted Resolution 2026-17, recognizing the importance of monarch butterfly conservation and habitat restoration.

Also under old business, Ms. McCreary provided an update on the fire study. CPSM was hired in January for a comprehensive study to be completed in six months. Due to weather delays, the study has not been finished. CPSM representatives met initially with Ms. McCreary, Chairwoman Bamford, the fire career and fire volunteer staff. County data was reviewed, and corrections were made, along with clarifications. The last meeting was in July, and they are working to finalize the study, which should be completed in September. Once completed, the study will be circulated to the Board and put on a future agenda for presentation.

20. Adjournment: Upon motion by Mr. Pelletier and seconded by Ms. Staab, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary

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MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
AUGUST 26, 2026
SPECIAL MEETING

1. Call to Order: The August 26, 2026 special action 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 6:00 p.m.

IN ATTENDANCE:
Chairwoman Tanya C. Bamford
Vice-Chair Beth A. Staab
Supervisor Eric S. Pelletier
Supervisor Audrey R. Ware-Jones
Township Solicitor Kailie Melchior, Esq.
Township Manager Carolyn McCreary

ALSO IN ATTENDANCE:
Director of Information Technology Richard Grier
Recording Secretary Deborah A. Rivas

ABSENT: Supervisor Candyce Chimera

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Ms. Bamford announced the sudden passing of Sergeant Lee Wagner on August 19, 2026. Sgt. Wagner was an integral part of the Police Department and its leadership team, and a devoted husband and father of four children. His legacy of service, dedication, and compassion will remain a lasting part of the Montgomery Township Police Department and the community he served. Ms. Bamford also acknowledged the Hatfield, Upper Gwynedd, and Lansdale Police Departments, who provided the Montgomery Township Police Department with mutual aid when the news of Sgt. Wagner's passing was made known to give our department time to process this loss. Ms. McCreary suggested that the Board be given the opportunity to add an agenda item to consider donating to the fund supporting the family.

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> **MOTION: Upon motion by Ms. Staab, seconded by Ms. Bamford, and adopted unanimously (4-0), the Board amended the agenda to add a donation to the Wagner family fund.**

3a. Donation to the Wagner Family Fund: Ms. Bamford suggested a donation of $1,000 per child, for a total of $4,000.

> **MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and adopted unanimously (4-0), the Board agreed to contribute $4,000 to the Wagner Family Fund.**

4. **Public Comment:** Ms. Bamford called for public comment on any items not listed on the agenda. Jay Washensky commented that the Township could have made a better effort to advertise this emergency meeting. Mike Wozny said that it was deeply concerning that there has been resignation after resignation lately, and it reflects poorly on this Board. He also commented that the Board will not answer questions but will listen to comments and wondered whether the Board was unable to answer questions or was unwilling to do so. Lastly,

he encouraged Mr. Pelletier to be independent and not just answer to Ms. Bamford and Ms. Staab on every matter before the Board.

5. Announcement of Executive Session: Township Solicitor Kailie Melchior, Esquire, announced that the Board of Supervisors met in Executive Session on Wednesday, August 19, at 10:30 a.m. to discuss a personnel matter. Ms. Melchior stated that the topic discussed was a legitimate subject of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

6. Resignation of Carolyn McCreary, Township Manager: Ms. Bamford announced that Township Manager Carolyn McCreary has submitted a letter of resignation from the Township effective October 9, 2026. Ms. Bamford thanked Ms. McCreary for her service to the Township and stated that it was an honor to work with her and wished her well.

> **MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and adopted unanimously (4-0), the Board accepted the resignation of Carolyn McCreary as Township Manager of Montgomery Township.**

7. Authorize the Advertisement for the Township Manager Position: Ms. Bamford stated that the position will be advertised to select the next Township Manager. Under public comment, Mr. Washensky asked if the Township was paying for a search firm. Ms. Bamford responded that the Township will pay to run the ad, but is not hiring a search firm.

> **MOTION: Upon motion by Mr. Pelletier, seconded by Ms. Staab and adopted unanimously (4-0), the Board authorized the advertisement for the open position of Township Manager.**

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8. Appointment of Interim Township Manager: Ms. Bamford stated that the Board has selected Ms. Shannon Drosnock to serve as the Interim Township Manager, to assist in the transition, as well as the search for a new Township Manager. Ms. Drosnock has knowledge of the Township, having previously served as the Finance Director and has been the Executive Director of the Montgomery Township Municipal Sewer Authority for the last 10 years. Ms. Drosnock stated that Ms. McCreary is leaving big shoes to fill, that Montgomery Township has a history of great managers, and that she is happy to help the Township find the next manager.

> **MOTION: Upon motion by Ms. Bamford, seconded by Ms. Ware-Jones, and adopted unanimously (4-0), the Board appointed Shannon Drosnock to serve as Interim Township Manager, effective August 26, 2026.**

11. Adjournment: Upon motion by Mr. Pelletier and seconded by Ms. Staab, the meeting was adjourned at 6:12 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 08/11/2026 - 08/24/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT004390	CM3 Building Solutions, Inc.	08/11/2026	Regular	0.00	34,444.53	105306
MT003076	PECO - Payment Processing	08/11/2026	Regular	0.00	17,902.74	105307
MT004849	CPSM	08/11/2026	Regular	0.00	18,250.00	105308
MT000378	Beanie Bounce Party Rentals	08/11/2026	Regular	0.00	4,395.45	105309
PAYR-EIT WAGE	HAB EIT	08/11/2026	Regular	0.00	110.34	105310
MT001565	Humpty's Dumplings	08/17/2026	Regular	0.00	1,075.00	105311
MT004953	Kompan, Inc	08/17/2026	Regular	0.00	378,753.04	105312
MT004955	MediCopy	08/17/2026	Regular	0.00	30.00	105313
MT000040	Acme Uniforms For Industry	08/24/2026	Regular	0.00	789.42	105314
MT000046	Adam J. Morrow	08/24/2026	Regular	0.00	500.00	105315
MT000050	Adam Zwislewski	08/24/2026	Regular	0.00	750.00	105316
MT000091	Alburtis Auto Inc.	08/24/2026	Regular	0.00	159.00	105317
MT000150	Alphagraphics Lansdale	08/24/2026	Regular	0.00	949.09	105318
MT000167	Amazon.com Services, Inc	08/24/2026	Regular	0.00	1,673.60	105319
MT000233	Angel G. Mejias	08/24/2026	Regular	0.00	500.00	105320
MT000260	Anthony & Sylvan Pools	08/24/2026	Regular	0.00	2,000.00	105321
MT000279	Aramsco, Inc.	08/24/2026	Regular	0.00	520.17	105322
MT000388	Bergey's	08/24/2026	Regular	0.00	471.67	105323
MT004961	Bonucci Masonry	08/24/2026	Regular	0.00	1,200.00	105324
MT000467	Brandi Blusiewicz	08/24/2026	Regular	0.00	300.00	105325
MT000469	Brandon Uzdzienski	08/24/2026	Regular	0.00	300.00	105326
MT000504	Bridge Global Services	08/24/2026	Regular	0.00	1,337.00	105327
MT000530	Bucks County Community College	08/24/2026	Regular	0.00	2,600.00	105328
MT004963	BUZGON HAROLD & LISA	08/24/2026	Regular	0.00	1,200.00	105329
MT004956	Campanella Consulting Group, Inc	08/24/2026	Regular	0.00	2,000.00	105330
MT000567	Canon Financial Services, Inc	08/24/2026	Regular	0.00	2,408.00	105331
MT000580	Carl Frederick Herr	08/24/2026	Regular	0.00	300.00	105332
MT004767	Casella Waste Systems Inc	08/24/2026	Regular	0.00	1,550.80	105333
MT000671	Child Safety Solutions Inc.	08/24/2026	Regular	0.00	418.50	105334
MT004558	Christopher Ayral	08/24/2026	Regular	0.00	300.00	105335
MT000786	COMCAST	08/24/2026	Regular	0.00	310.14	105336
MT000786	COMCAST	08/24/2026	Regular	0.00	36.60	105337
MT000830	County Line Fence Company, Inc.	08/24/2026	Regular	0.00	39.08	105338
MT000836	Covert Media Consulting	08/24/2026	Regular	0.00	500.00	105339
MT000840	Crafco, Inc.	08/24/2026	Regular	0.00	1,620.00	105340
MT004944	Daniel Jenkins	08/24/2026	Regular	0.00	100.00	105341
MT000920	David D. Dunlap	08/24/2026	Regular	0.00	600.00	105342
MT000923	David H. Lightkep, Inc.	08/24/2026	Regular	0.00	51.38	105343
MT000941	Davidheiser's Inc.	08/24/2026	Regular	0.00	12.00	105344
MT000956	Deborah A Rivas	08/24/2026	Regular	0.00	48.00	105345
MT000971	Dejana Truck and Utility LLC	08/24/2026	Regular	0.00	678.12	105346
MT004965	DUDHAT VINOD N & GEETA V	08/24/2026	Regular	0.00	750.00	105347
MT001078	DVMMA Delaware Valley Municipal	08/24/2026	Regular	0.00	385.90	105348
MT001080	DVWCT Delaware Valley WC Trust	08/24/2026	Regular	0.00	9,216.00	105349
MT001108	Eckert Seamans Cherin & Mellott, LLC	08/24/2026	Regular	0.00	5,582.50	105350
MT004430	Edison Quarry, Inc	08/24/2026	Regular	0.00	2,170.01	105351
MT001159	Elite 3 Facilities Maintenance, LLC	08/24/2026	Regular	0.00	6,085.00	105352
MT001220	Established Traffic Control	08/24/2026	Regular	0.00	250.00	105353
MT001230	Eurofins Drinking Water and Wastewater North	08/24/2026	Regular	0.00	445.50	105354
MT001259	FBI Leeda	08/24/2026	Regular	0.00	795.00	105355
MT001340	Fundamental Tennis LLC	08/24/2026	Regular	0.00	420.00	105356
MT001379	George Allen Portable Toilets, Inc.	08/24/2026	Regular	0.00	85.00	105357
MT004689	Harbor Freight Tools	08/24/2026	Regular	0.00	55.67	105358
MT001548	Home Depot Credit Services	08/24/2026	Regular	0.00	9.98	105359

Check Report **Date Range: 08/11/2026 - 08/24/2026**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT001554	Horsham Car Wash	08/24/2026	Regular	0.00	12.00	105360
MT001610	Interstate Battery Systems	08/24/2026	Regular	0.00	157.95	105361
MT001856	John Bereschak	08/24/2026	Regular	0.00	500.00	105362
MT004959	JOHNSON GEORGE D & JOANN S	08/24/2026	Regular	0.00	1,200.00	105363
MT004520	Joseph K. Egenolf Jr	08/24/2026	Regular	0.00	200.00	105364
MT004308	Justin Tohanczyn	08/24/2026	Regular	0.00	150.00	105365
MT001960	K.J. Door Services Inc.	08/24/2026	Regular	0.00	3,254.14	105366
MT002038	Keith Grierson	08/24/2026	Regular	0.00	100.00	105367
MT002089	Keystone Municipal Services, Inc.	08/24/2026	Regular	0.00	4,875.00	105368
MT004962	KOZMINSKI GREGORY & RICEVUTO JOANNE	08/24/2026	Regular	0.00	1,200.00	105369
MT002170	Kyle W. Stump	08/24/2026	Regular	0.00	200.00	105370
MT002341	Lowe's Companies Inc.	08/24/2026	Regular	0.00	54.13	105371
MT002441	Mark Kosmaceski	08/24/2026	Regular	0.00	100.00	105372
MT004964	MATTHEWS JAY M & LYNNE M	08/24/2026	Regular	0.00	1,000.00	105373
MT004912	Mercadien, P.C. Certified Public Accountants	08/24/2026	Regular	0.00	2,508.00	105374
MT004363	Metropolitan Veterinary Associates	08/24/2026	Regular	0.00	944.21	105375
MT002609	Michael Bean	08/24/2026	Regular	0.00	500.00	105376
MT002613	Michael D. Shinton	08/24/2026	Regular	0.00	100.00	105377
MT002624	Michael J. Kunzig	08/24/2026	Regular	0.00	350.00	105378
MT004518	Michael Sasso	08/24/2026	Regular	0.00	400.00	105379
PAYR-IAFF	Montgomery Township Professional	08/24/2026	Regular	0.00	344.65	105380
MT002796	Moyer Indoor / Outdoor	08/24/2026	Regular	0.00	166.95	105381
MT004138	Napa Auto Parts	08/24/2026	Regular	0.00	138.39	105382
MT002936	North Wales Water Authority	08/24/2026	Regular	0.00	123.88	105383
MT002951	Nyce Crete and Landis Concrete	08/24/2026	Regular	0.00	1,060.00	105384
MT004960	PA Roofing and Siding	08/24/2026	Regular	0.00	1,200.00	105385
MT003044	Patrick Kerr	08/24/2026	Regular	0.00	200.00	105386
MT003269	Primo Brands	08/24/2026	Regular	0.00	213.60	105387
MT004364	Pumpernick's Deli, Inc.	08/24/2026	Regular	0.00	405.00	105388
MT003227	Rachel Brick	08/24/2026	Regular	0.00	400.00	105389
MT003334	Richter Drafting and Office Supply Co. Inc	08/24/2026	Regular	0.00	72.63	105390
MT004305	Ryan Taylor Graphics	08/24/2026	Regular	0.00	252.56	105391
MT003444	Ryan W. Irvin	08/24/2026	Regular	0.00	1,000.00	105392
MT003515	Scott Payne Custom Pools	08/24/2026	Regular	0.00	1,200.00	105393
MT004657	Sensys Gatso USA, Inc	08/24/2026	Regular	0.00	28,800.00	105394
MT003555	Shapiro Fire Protection Company	08/24/2026	Regular	0.00	1,256.55	105395
MT003568	Sherwin Williams Company	08/24/2026	Regular	0.00	94.48	105396
MT003574	Shoen Safety and Training	08/24/2026	Regular	0.00	600.00	105397
MT004933	Signal Sales & Parking, LLC	08/24/2026	Regular	0.00	7,950.00	105398
MT004621	SJ Fuel South Co Inc	08/24/2026	Regular	0.00	591.53	105399
MT003655	Standard Insurance Company	08/24/2026	Regular	0.00	9,918.46	105400
MT003678	Stephanie Kemezis	08/24/2026	Regular	0.00	2,000.00	105401
MT003683	Stephen A. Splendido	08/24/2026	Regular	0.00	100.00	105402
MT004830	The Peterbilt Store PA, LLC	08/24/2026	Regular	0.00	154.39	105403
MT003890	Tim Kurek	08/24/2026	Regular	0.00	290.00	105404
MT004913	Timothy McLean	08/24/2026	Regular	0.00	500.00	105405
MT003937	Tractor Supply Credit Plan	08/24/2026	Regular	0.00	299.98	105406
MT003949	Trans Union LLC	08/24/2026	Regular	0.00	95.00	105407
MT004926	Tri-County Collision Center	08/24/2026	Regular	0.00	3,931.02	105408
MT004958	TRUMP JONATHAN S & MARCIA B	08/24/2026	Regular	0.00	1,200.00	105409
MT003975	Turf Equipment and Supply Co.	08/24/2026	Regular	0.00	97.42	105410
MT003995	Unifirst	08/24/2026	Regular	0.00	163.66	105411
MT004957	Venkatesh Hariharan	08/24/2026	Regular	0.00	180.00	105412
MT004080	Vinay P. Setty	08/24/2026	Regular	0.00	750.00	105413
MT004194	Winzer Corporation	08/24/2026	Regular	0.00	129.33	105414
MT004198	Witmer Public Safety Group Inc.	08/24/2026	Regular	0.00	1,247.02	105415
MT004966	YOST DONALD A & LINDA M	08/24/2026	Regular	0.00	750.00	105416
PAYR-PBA	Police Benevolent Association	08/13/2026	Bank Draft	0.00	1,485.00	DFT0001899
PAYR-POL PEN	U.S. Bank	08/13/2026	Bank Draft	0.00	11,705.21	DFT0001900
PAYR-PA SCDU	PA SCDU	08/13/2026	Bank Draft	0.00	715.38	DFT0001901
PAYR-401	Equitable	08/13/2026	Bank Draft	0.00	19,929.73	DFT0001902

Check Report **Date Range: 08/11/2026 - 08/24/2026**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PAYR - 457	Equitable	08/13/2026	Bank Draft	0.00	21,968.47	DFT0001903
PAYR-PHILA	City of Philadelphia	08/13/2026	Bank Draft	0.00	431.87	DFT0001904
PAYR-SITW	State of Pennsylvania	08/13/2026	Bank Draft	0.00	15.20	DFT0001905
PAYR-LST	HAB-LST	08/13/2026	Bank Draft	0.00	338.00	DFT0001906
PAYR-SITW	State of Pennsylvania	08/13/2026	Bank Draft	0.00	15,278.21	DFT0001907
MT003076	PECO - Payment Processing	08/11/2026	Bank Draft	0.00	1,496.18	DFT0001909
MT003076	PECO - Payment Processing	08/11/2026	Bank Draft	0.00	2,279.09	DFT0001911
PAYR-POL PEN	U.S. Bank	08/13/2026	Bank Draft	0.00	62.21	DFT0001913
PAYR-SITW	State of Pennsylvania	08/13/2026	Bank Draft	0.00	38.20	DFT0001914
PAYR-POL PEN	U.S. Bank	08/17/2026	Bank Draft	0.00	78.44	DFT0002019
PAYR-SITW	State of Pennsylvania	08/17/2026	Bank Draft	0.00	48.16	DFT0002020
MT004051	Verizon	08/12/2026	Bank Draft	0.00	274.00	DFT0002090
MT004051	Verizon	08/11/2026	Bank Draft	0.00	368.88	DFT0002092
MT003076	PECO - Payment Processing	08/19/2026	Bank Draft	0.00	3,273.52	DFT0002094
MT003076	PECO - Payment Processing	08/19/2026	Bank Draft	0.00	1,438.54	DFT0002096
MT003076	PECO - Payment Processing	08/12/2026	Bank Draft	0.00	1,179.42	DFT0002102
MT003076	PECO - Payment Processing	08/12/2026	Bank Draft	0.00	108.80	DFT0002104

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	169	111	0.00	593,116.16
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	21	21	0.00	82,512.51
EFT's	0	0	0.00	0.00
	190	**132**	**0.00**	**675,628.67**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	169	111	0.00	593,116.16
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	21	21	0.00	82,512.51
EFT's	0	0	0.00	0.00
	190	**132**	**0.00**	**675,628.67**

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	8/2026	675,628.67
			675,628.67

Montgomery Township, PA

Check Report

By Check Number

Date Range: 08/25/2026 - 09/14/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT004974	Bucks Bubbles	08/26/2026	Regular	0.00	250.00	105417
MT000786	COMCAST	08/26/2026	Regular	0.00	20.96	105418
PAYR-EIT WAGE	HAB EIT	08/26/2026	Regular	0.00	65.34	105419
MT004051	Verizon	08/26/2026	Regular	0.00	48.30	105420
MT003657	Staples Business Credit	08/27/2026	Regular	0.00	406.93	105421
MT003985	U.S. Bank	09/01/2026	Regular	0.00	13,127.21	105422
	Void	09/01/2026	Regular	0.00	0.00	105423
MT001559	Hoys Landscaping Inc	09/02/2026	Regular	0.00	137.80	105424
PAYR-EIT WAGE	HAB EIT	09/09/2026	Regular	0.00	109.47	105425
MT000017	911 Safety Equipment LLC	09/14/2026	Regular	0.00	3,564.00	105426
MT004353	A.H. Cornell & Son, Inc.	09/14/2026	Regular	0.00	89,123.17	105427
MT000040	Acme Uniforms For Industry	09/14/2026	Regular	0.00	950.71	105428
MT000046	Adam J. Morrow	09/14/2026	Regular	0.00	500.00	105429
MT000050	Adam Zwislewski	09/14/2026	Regular	0.00	750.00	105430
MT000075	Airgas USA, LLC	09/14/2026	Regular	0.00	458.56	105431
MT000117	Alicia Wilby	09/14/2026	Regular	0.00	300.00	105432
MT000150	Alphagraphics Lansdale	09/14/2026	Regular	0.00	256.25	105433
MT000167	Amazon.com Services, Inc	09/14/2026	Regular	0.00	3,827.09	105434
MT000196	Amy Gehman	09/14/2026	Regular	0.00	44.15	105435
MT000233	Angel G. Mejias	09/14/2026	Regular	0.00	1,400.00	105436
MT000293	Armour & Sons Electric, Inc.	09/14/2026	Regular	0.00	646.80	105437
MT000320	AT&T	09/14/2026	Regular	0.00	130.17	105438
MT000338	Axon Enterprise, Inc	09/14/2026	Regular	0.00	1,218.21	105439
MT000388	Bergey's	09/14/2026	Regular	0.00	619.05	105440
MT000432	Bins Thomas	09/14/2026	Regular	0.00	2,573.04	105441
MT000467	Brandi Blusiewicz	09/14/2026	Regular	0.00	600.00	105442
MT000469	Brandon Uzdzienski	09/14/2026	Regular	0.00	100.00	105443
MT004979	BRIJ Investments, LLC	09/14/2026	Regular	0.00	147.82	105444
MT004974	Bucks Bubbles	09/14/2026	Regular	0.00	1,299.00	105445
MT000552	C.E.S.	09/14/2026	Regular	0.00	9,774.95	105446
MT000580	Carl Frederick Herr	09/14/2026	Regular	0.00	200.00	105447
MT004969	Cassie Sullivan	09/14/2026	Regular	0.00	350.00	105448
MT000632	CDW Government, Inc.	09/14/2026	Regular	0.00	312.00	105449
MT000637	Cenero, LLC	09/14/2026	Regular	0.00	230.00	105450
MT000662	Chess Wizards	09/14/2026	Regular	0.00	2,460.00	105451
MT004558	Christopher Ayral	09/14/2026	Regular	0.00	600.00	105452
MT000747	Classroom Adventure Stories LLC	09/14/2026	Regular	0.00	475.00	105453
MT000784	Colrom LLC	09/14/2026	Regular	0.00	8,208.00	105454
MT000787	Comcast Business	09/14/2026	Regular	0.00	1,582.02	105455
MT000787	Comcast Business	09/14/2026	Regular	0.00	1,062.19	105456
MT000920	David D. Dunlap	09/14/2026	Regular	0.00	375.00	105457
MT000956	Deborah A Rivas	09/14/2026	Regular	0.00	96.00	105458
MT000979	Dell Marketing L.P. (IT Orders)	09/14/2026	Regular	0.00	2,672.32	105459
MT001030	DJB Specialties, Inc.	09/14/2026	Regular	0.00	627.50	105460
MT001033	Dog Town	09/14/2026	Regular	0.00	95.99	105461
MT001076	DVHT Delaware Valley Health Trust	09/14/2026	Regular	0.00	193,390.60	105462
MT001230	Eurofins Drinking Water and Wastewater North	09/14/2026	Regular	0.00	300.50	105463
MT004984	Felicia Wilson	09/14/2026	Regular	0.00	100.00	105464
MT001319	Frank Callahan Company, Inc.	09/14/2026	Regular	0.00	15.15	105465
MT001379	George Allen Portable Toilets, Inc.	09/14/2026	Regular	0.00	979.00	105466
MT001383	Gerald P. Dougherty	09/14/2026	Regular	0.00	198.70	105467
MT001398	Gilmore and Associates Inc.	09/14/2026	Regular	0.00	74,544.76	105468
	Void	09/14/2026	Regular	0.00	0.00	105469
MT001404	Glasgow, Inc.	09/14/2026	Regular	0.00	85.12	105470

Check Report

Date Range: 08/25/2026 - 09/14/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004546	Globo Language Services, LLC	09/14/2026	Regular	0.00	100.00	105471
MT001427	Goose Squad L.L.C.	09/14/2026	Regular	0.00	900.00	105472
MT004978	Guardian Alliance Technologies, Inc	09/14/2026	Regular	0.00	756.00	105473
PAYR-LST	HAB-LST	09/14/2026	Regular	0.00	658.00	105474
MT004689	Harbor Freight Tools	09/14/2026	Regular	0.00	7.99	105475
MT004940	Harris Blacktopping, Inc	09/14/2026	Regular	0.00	104,227.65	105476
MT001527	Herman Goldner Company, Inc.	09/14/2026	Regular	0.00	3,652.00	105477
MT001536	Hilltown Township	09/14/2026	Regular	0.00	4,798.72	105478
MT001548	Home Depot Credit Services	09/14/2026	Regular	0.00	221.54	105479
MT001556	Horsham Township	09/14/2026	Regular	0.00	1,171.88	105480
MT004923	ICS Consulting, LLC	09/14/2026	Regular	0.00	8,750.00	105481
MT004239	Imagine That Arts LLC	09/14/2026	Regular	0.00	2,040.00	105482
MT001626	J and J Truck Equipment	09/14/2026	Regular	0.00	96,360.00	105483
MT001856	John Bereschak	09/14/2026	Regular	0.00	500.00	105484
MT001902	Jonathan S. Beer	09/14/2026	Regular	0.00	1,900.00	105485
MT004520	Joseph K. Egenolf Jr	09/14/2026	Regular	0.00	400.00	105486
MT004308	Justin Tohanczyn	09/14/2026	Regular	0.00	300.00	105487
MT001960	K.J. Door Services Inc.	09/14/2026	Regular	0.00	3,634.80	105488
MT002038	Keith Grierson	09/14/2026	Regular	0.00	300.00	105489
MT002089	Keystone Municipal Services, Inc.	09/14/2026	Regular	0.00	5,400.00	105490
MT004983	Keystone Recognition	09/14/2026	Regular	0.00	45.00	105491
MT002098	Kilkenny Law, LLC	09/14/2026	Regular	0.00	15,075.25	105492
MT002170	Kyle W. Stump	09/14/2026	Regular	0.00	100.00	105493
MT002190	Lansdale Lock Shop	09/14/2026	Regular	0.00	150.00	105494
MT004980	Lauren Polensky	09/14/2026	Regular	0.00	95.00	105495
MT004973	Loralee Courtney	09/14/2026	Regular	0.00	105.00	105496
MT002341	Lowe's Companies Inc.	09/14/2026	Regular	0.00	88.06	105497
MT002441	Mark Kosmaceski	09/14/2026	Regular	0.00	200.00	105498
MT002470	Mary Kay Kelm, Esquire	09/14/2026	Regular	0.00	1,277.50	105499
MT002496	Mastertech Auto Service, LLC.	09/14/2026	Regular	0.00	3,535.82	105500
MT004700	Matthew T Brinkmann	09/14/2026	Regular	0.00	100.00	105501
MT002609	Michael Bean	09/14/2026	Regular	0.00	600.00	105502
MT002613	Michael D. Shinton	09/14/2026	Regular	0.00	200.00	105503
MT002624	Michael J. Kunzig	09/14/2026	Regular	0.00	100.00	105504
MT004518	Michael Sasso	09/14/2026	Regular	0.00	100.00	105505
MT004971	Michelle Tormey	09/14/2026	Regular	0.00	906.00	105506
MT002685	Minds in Motion LLC	09/14/2026	Regular	0.00	2,170.00	105507
PAYR-IAFF	Montgomery Township Professional	09/14/2026	Regular	0.00	645.46	105508
MT002796	Moyer Indoor / Outdoor	09/14/2026	Regular	0.00	147.75	105509
MT004976	My Lock and Safe, LLC	09/14/2026	Regular	0.00	5,900.00	105510
MT002817	Mystic Pizza	09/14/2026	Regular	0.00	3,430.00	105511
MT004138	Napa Auto Parts	09/14/2026	Regular	0.00	15.46	105512
MT002926	North Penn School District	09/14/2026	Regular	0.00	800.00	105513
MT002951	Nyce Crete and Landis Concrete	09/14/2026	Regular	0.00	281.36	105514
MT002957	Occupational Health Centers	09/14/2026	Regular	0.00	498.00	105515
MT002974	Omega Systems Consultants, Inc.	09/14/2026	Regular	0.00	2,507.61	105516
MT002985	Otis Elevator Company	09/14/2026	Regular	0.00	5,981.04	105517
MT003007	PA State Assoc. of Boroughs	09/14/2026	Regular	0.00	75.00	105518
MT003044	Patrick Kerr	09/14/2026	Regular	0.00	200.00	105519
MT003046	Patriot Workwear	09/14/2026	Regular	0.00	2,188.00	105520
MT003054	Paul B. Moyer and Sons Inc.	09/14/2026	Regular	0.00	66.72	105521
MT003076	PECO - Payment Processing	09/14/2026	Regular	0.00	1,200.68	105522
MT003109	Pennsylvania One Call System, Inc.	09/14/2026	Regular	0.00	337.32	105523
MT003137	Petty Cash Police	09/14/2026	Regular	0.00	149.35	105524
ZZ001862	Pure Cleaners	09/14/2026	Regular	0.00	2,237.00	105525
MT000342	Pye-Barker Fire & Safety	09/14/2026	Regular	0.00	163.20	105526
MT003291	Rem-Ark Alloys, Inc.	09/14/2026	Regular	0.00	198.66	105527
MT003334	Richter Drafting and Office Supply Co. Inc	09/14/2026	Regular	0.00	276.93	105528
MT003444	Ryan W. Irvin	09/14/2026	Regular	0.00	200.00	105529
MT004975	Sabrina Iqbal	09/14/2026	Regular	0.00	236.25	105530
MT004982	Sandra Beren	09/14/2026	Regular	0.00	100.00	105531

Check Report **Date Range: 08/25/2026 - 09/14/2026**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003555	Shapiro Fire Protection Company	09/14/2026	Regular	0.00	398.90	105532
MT004981	Shelby Leight	09/14/2026	Regular	0.00	1,200.00	105533
MT003568	Sherwin Williams Company	09/14/2026	Regular	0.00	68.07	105534
MT003583	Signal Control Products, LLC	09/14/2026	Regular	0.00	2,754.00	105535
MT004621	SJ Fuel South Co Inc	09/14/2026	Regular	0.00	13,658.00	105536
MT003657	Staples Business Credit	09/14/2026	Regular	0.00	367.23	105537
PAYR-SITW	State of Pennsylvania	09/14/2026	Regular	0.00	15.20	105538
MT003683	Stephen A. Splendido	09/14/2026	Regular	0.00	200.00	105539
MT004882	Stratus ip	09/14/2026	Regular	0.00	833.00	105540
MT004467	Sunshine Innovators LLC	09/14/2026	Regular	0.00	600.00	105541
MT004970	Tejas Patel	09/14/2026	Regular	0.00	464.50	105542
MT003880	Thomson Reuters	09/14/2026	Regular	0.00	643.33	105543
MT003894	Timac Agro USA	09/14/2026	Regular	0.00	306.00	105544
MT004913	Timothy McLean	09/14/2026	Regular	0.00	300.00	105545
MT003937	Tractor Supply Credit Plan	09/14/2026	Regular	0.00	34.09	105546
MT003949	Trans Union LLC	09/14/2026	Regular	0.00	95.00	105547
MT003975	Turf Equipment and Supply Co.	09/14/2026	Regular	0.00	225.45	105548
MT004044	Vault Health	09/14/2026	Regular	0.00	34.92	105549
MT004050	Veritiv Operating Company	09/14/2026	Regular	0.00	576.80	105550
MT004080	Vinay P. Setty	09/14/2026	Regular	0.00	750.00	105551
MT004198	Witmer Public Safety Group Inc.	09/14/2026	Regular	0.00	1,514.00	105552
MT001134	Wonderware, Inc.	09/14/2026	Regular	0.00	202.83	105553
MT004947	Y-Pers	09/14/2026	Regular	0.00	1,754.80	105554
MT001426	Google Inc.	09/05/2026	Bank Draft	0.00	42.00	DFT0001888
MT000786	COMCAST	09/03/2026	Bank Draft	0.00	568.11	DFT0001918
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	408.86	DFT0001920
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	56.79	DFT0001922
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	60.29	DFT0001923
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	149.69	DFT0001925
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	201.05	DFT0001927
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	84.80	DFT0001928
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	72.44	DFT0001930
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	275.21	DFT0001932
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	33.12	DFT0001934
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	63.15	DFT0001936
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	59.13	DFT0001939
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	84.04	DFT0001941
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	169.19	DFT0001943
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	108.40	DFT0001945
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	155.63	DFT0001947
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	57.21	DFT0001949
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	200.72	DFT0001951
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	1,129.76	DFT0001953
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	288.03	DFT0001955
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	19.58	DFT0001957
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	119.18	DFT0001959
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	37.21	DFT0001961
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	111.58	DFT0001963
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	68.42	DFT0001965
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	77.96	DFT0001967
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	174.34	DFT0001970
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	17.65	DFT0001972
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	281.80	DFT0001974
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	88.05	DFT0001976
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	28.76	DFT0001978
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	117.92	DFT0001980
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	70.76	DFT0001982
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	77.96	DFT0002022
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	70.76	DFT0002024
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	80.80	DFT0002026
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	66.74	DFT0002028

Check Report

Date Range: 08/25/2026 - 09/14/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	47.18	DFT0002030
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	79.62	DFT0002032
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	40.73	DFT0002034
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	35.96	DFT0002036
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	31.20	DFT0002038
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	101.49	DFT0002040
MT003076	PECO - Payment Processing	08/31/2026	Bank Draft	0.00	33.12	DFT0002042
MT003076	PECO - Payment Processing	09/02/2026	Bank Draft	0.00	0.25	DFT0002044
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	-86.94	DFT0002046
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	86.94	DFT0002046
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	60.81	DFT0002049
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	-157.41	DFT0002051
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	157.41	DFT0002051
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	56.60	DFT0002053
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	-56.60	DFT0002053
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	95.72	DFT0002055
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	-95.72	DFT0002055
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	-59.10	DFT0002057
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	59.10	DFT0002057
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	-81.31	DFT0002059
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	81.31	DFT0002059
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	-74.27	DFT0002061
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	74.27	DFT0002061
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	267.46	DFT0002063
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	-267.46	DFT0002063
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	261.31	DFT0002065
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	-261.31	DFT0002065
MT003076	PECO - Payment Processing	09/04/2026	Bank Draft	0.00	70.27	DFT0002098
MT003076	PECO - Payment Processing	09/04/2026	Bank Draft	0.00	584.29	DFT0002100
MT003076	PECO - Payment Processing	08/25/2026	Bank Draft	0.00	70.45	DFT0002122
PAYR-PBA	Police Benevolent Association	08/27/2026	Bank Draft	0.00	1,485.00	DFT0002124
PAYR-POL PEN	U.S. Bank	08/27/2026	Bank Draft	0.00	10,639.85	DFT0002125
PAYR-PA SCDU	PA SCDU	08/27/2026	Bank Draft	0.00	715.38	DFT0002126
PAYR-401	Equitable	08/27/2026	Bank Draft	0.00	20,185.91	DFT0002127
PAYR - 457	Equitable	08/27/2026	Bank Draft	0.00	22,316.53	DFT0002128
PAYR-PHILA	City of Philadelphia	08/27/2026	Bank Draft	0.00	431.87	DFT0002129
PAYR-LST	HAB-LST	08/27/2026	Bank Draft	0.00	320.00	DFT0002130
PAYR-LST	HAB-LST	08/27/2026	Bank Draft	0.00	-320.00	DFT0002130
PAYR-SITW	State of Pennsylvania	08/27/2026	Bank Draft	0.00	13,943.91	DFT0002131
MT004056	Verizon Wireless Services, LLC	09/05/2026	Bank Draft	0.00	680.40	DFT0002133
MT004056	Verizon Wireless Services, LLC	09/05/2026	Bank Draft	0.00	440.11	DFT0002135
MT004056	Verizon Wireless Services, LLC	09/05/2026	Bank Draft	0.00	4,987.24	DFT0002136
MT000786	COMCAST	08/26/2026	Bank Draft	0.00	1,062.19	DFT0002147
MT000787	Comcast Business	08/26/2026	Bank Draft	0.00	524.58	DFT0002153
MT003076	PECO - Payment Processing	08/28/2026	Bank Draft	0.00	297.32	DFT0002165
MT001426	Google Inc.	09/05/2026	Bank Draft	0.00	-42.00	DFT0002175
MT001426	Google Inc.	09/05/2026	Bank Draft	0.00	42.00	DFT0002175
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	28.35	DFT0002195
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	133.98	DFT0002197
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	29.60	DFT0002200
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	43.57	DFT0002202
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	78.78	DFT0002204
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	47.94	DFT0002206
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	130.68	DFT0002208
MT003076	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	40.73	DFT0002210
MT003D76	PECO - Payment Processing	09/03/2026	Bank Draft	0.00	37.21	DFT0002212
PAYR-PBA	Police Benevolent Association	09/10/2026	Bank Draft	0.00	1,442.00	DFT0002223
PAYR-POL PEN	U.S. Bank	09/10/2026	Bank Draft	0.00	11,188.64	DFT0002224
PAYR-PA SCDU	PA SCDU	09/10/2026	Bank Draft	0.00	715.38	DFT0002225
PAYR-401	Equitable	09/10/2026	Bank Draft	0.00	20,240.09	DFT0002226
PAYR - 457	Equitable	09/10/2026	Bank Draft	0.00	21,892.27	DFT0002227

Check Report

Date Range: 08/25/2026 - 09/14/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
PAYR-PHILA	City of Philadelphia	09/10/2026	Bank Draft	0.00	436.44	DFT0002228
PAYR-LST	HAB-LST	09/10/2026	Bank Draft	0.00	236.00	DFT0002229
PAYR-SITW	State of Pennsylvania	09/10/2026	Bank Draft	0.00	13,264.11	DFT0002230
MT003076	PECO - Payment Processing	09/10/2026	Bank Draft	0.00	26.53	DFT0002234
MT003076	PECO - Payment Processing	09/10/2026	Bank Draft	0.00	767.51	DFT0002236
MT003076	PECO - Payment Processing	09/10/2026	Bank Draft	0.00	1,105.24	DFT0002238
MT003076	PECO - Payment Processing	09/10/2026	Bank Draft	0.00	58.40	DFT0002240
MT003076	PECO - Payment Processing	09/10/2026	Bank Draft	0.00	5,760.60	DFT0002242
MT003076	PECO - Payment Processing	09/10/2026	Bank Draft	0.00	3,034.73	DFT0002244
MT003076	PECO - Payment Processing	09/10/2026	Bank Draft	0.00	15.64	DFT0002246

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	342	136	0.00	737,166.95
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	98	109	0.00	165,397.17
EFT's	0	0	0.00	0.00
	440	**247**	**0.00**	**902,564.12**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	342	136	0.00	737,166.95
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	98	109	0.00	165,397.17
EFT's	0	0	0.00	0.00
	440	**247**	**0.00**	**902,564.12**

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	8/2026	78,000.80
99	Claim on Pooled Cash	9/2026	824,563.32
			902,564.12

Montgomery Township, PA

Check Report

By Check Number

Date Range: 09/15/2026 - 09/28/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT003982	Tyler Technologies, Inc	09/15/2026	Regular	0.00	17,384.79	105556
MT004986	SEVC Welfare Fund	09/17/2026	Regular	0.00	100.00	105557
MT001263	FDMTRA Fire Department of	09/21/2026	Regular	0.00	227,870.99	105558
MT001033	Dog Town	09/21/2026	Regular	0.00	603.96	105559
PAYR-EIT WAGE	HAB EIT	09/22/2026	Regular	0.00	83.29	105560
MT004676	Country Tyme Collections	09/23/2026	Regular	0.00	11,956.00	105561
MT004364	Pumpernick's Deli, Inc.	09/23/2026	Regular	0.00	720.00	105562
MT004993	1-800-Heaters, Inc	09/28/2026	Regular	0.00	79.50	105563
MT000040	Acme Uniforms For Industry	09/28/2026	Regular	0.00	911.74	105564
MT000046	Adam J. Morrow	09/28/2026	Regular	0.00	300.00	105565
MT000050	Adam Zwislewski	09/28/2026	Regular	0.00	600.00	105566
MT004996	Airworx, LLC	09/28/2026	Regular	0.00	4,999.00	105567
ZZ000090	ALLIED BUILDING CORPORATION	09/28/2026	Regular	0.00	380.00	105568
MT004994	Alpha K9 Search & Recovery	09/28/2026	Regular	0.00	25.00	105569
MT000150	Alphagraphics Lansdale	09/28/2026	Regular	0.00	367.11	105570
MT000167	Amazon.com Services, Inc	09/28/2026	Regular	0.00	2,400.09	105571
MT000233	Angel G. Mejias	09/28/2026	Regular	0.00	1,200.00	105572
MT000279	Aramsco, Inc.	09/28/2026	Regular	0.00	1,031.34	105573
MT000293	Armour & Sons Electric, Inc.	09/28/2026	Regular	0.00	14,429.09	105574
MT000325	Atlas Copco Compressors LLC	09/28/2026	Regular	0.00	2,056.41	105575
MT004671	Ava Komasz	09/28/2026	Regular	0.00	572.81	105576
MT000378	Beanie Bounce Party Rentals	09/28/2026	Regular	0.00	3,782.05	105577
MT000467	Brandi Blusiewicz	09/28/2026	Regular	0.00	600.00	105578
MT000511	Britton Industries, Inc.	09/28/2026	Regular	0.00	4,304.25	105579
MT004376	Bucks-Mont Party Rental	09/28/2026	Regular	0.00	4,853.10	105580
MT000552	C.E.S.	09/28/2026	Regular	0.00	1,068.33	105581
MT000567	Canon Financial Services, Inc	09/28/2026	Regular	0.00	2,408.00	105582
MT004850	Cardio Partners	09/28/2026	Regular	0.00	2,783.00	105583
MT000580	Carl Frederick Herr	09/28/2026	Regular	0.00	300.00	105584
MT004767	Casella Waste Systems Inc	09/28/2026	Regular	0.00	1,550.80	105585
MT004985	Chris Rogers	09/28/2026	Regular	0.00	45.00	105586
MT004558	Christopher Ayral	09/28/2026	Regular	0.00	500.00	105587
MT004390	CM3 Building Solutions, Inc.	09/28/2026	Regular	0.00	9,334.00	105588
MT000786	COMCAST	09/28/2026	Regular	0.00	310.14	105589
MT000786	COMCAST	09/28/2026	Regular	0.00	36.60	105590
MT000843	Craftweld Fabrication Co., Inc.	09/28/2026	Regular	0.00	3,541.00	105591
MT000917	David Boice	09/28/2026	Regular	0.00	350.00	105592
MT000941	Davidheiser's Inc.	09/28/2026	Regular	0.00	284.00	105593
MT000966	Deer Country Farm and Lawn, Inc	09/28/2026	Regular	0.00	669.00	105594
MT001030	DJB Specialties, Inc.	09/28/2026	Regular	0.00	7,701.08	105595
MT001078	DVMMA Delaware Valley Municipal	09/28/2026	Regular	0.00	353.50	105596
MT001095	Eagle Point Gun	09/28/2026	Regular	0.00	5,110.08	105597
MT001096	Eagle Power and Equipment Corp	09/28/2026	Regular	0.00	1,464.18	105598
MT001097	Eagle Power Kubota	09/28/2026	Regular	0.00	896.82	105599
MT001108	Eckert Seamans Cherin & Mellott, LLC	09/28/2026	Regular	0.00	10,642.50	105600
MT001159	Elite 3 Facilities Maintenance, LLC	09/28/2026	Regular	0.00	5,155.00	105601
MT001274	Fetch Insurance Services LLC	09/28/2026	Regular	0.00	660.31	105602
MT001289	Fishers Ace Hardware	09/28/2026	Regular	0.00	35.98	105603
MT004989	Flavius Baldean	09/28/2026	Regular	0.00	200.00	105604
MT001379	George Allen Portable Toilets, Inc.	09/28/2026	Regular	0.00	314.00	105605
MT001398	Gilmore and Associates Inc.	09/28/2026	Regular	0.00	96,255.47	105606
	Void	09/28/2026	Regular	0.00	0.00	105607
MT004549	Graham Management LP	09/28/2026	Regular	0.00	41.90	105608
MT001437	Granahan Electrical Contractors, In	09/28/2026	Regular	0.00	4,561.00	105609

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004689	Harbor Freight Tools	09/28/2026	Regular	0.00	39.99	105610
MT001495	Havis, Inc.	09/28/2026	Regular	0.00	22,166.55	105611
MT001548	Home Depot Credit Services	09/28/2026	Regular	0.00	800.46	105612
MT001610	Interstate Battery Systems	09/28/2026	Regular	0.00	289.90	105613
MT001264	J.D. Fedele Construction & Demolition Inc	09/28/2026	Regular	0.00	102,237.30	105614
MT001661	James D. Morrissey, Inc	09/28/2026	Regular	0.00	856,430.03	105615
MT001702	Jason English	09/28/2026	Regular	0.00	459.80	105616
MT003980	Jenny & David Heitler-Klevans	09/28/2026	Regular	0.00	624.00	105617
MT001856	John Bereschak	09/28/2026	Regular	0.00	500.00	105618
MT004520	Joseph K. Egenolf Jr	09/28/2026	Regular	0.00	400.00	105619
MT004308	Justin Tohanczyn	09/28/2026	Regular	0.00	450.00	105620
MT001960	K.J. Door Services Inc.	09/28/2026	Regular	0.00	3,685.48	105621
MT002038	Keith Grierson	09/28/2026	Regular	0.00	300.00	105622
MT002089	Keystone Municipal Services, Inc.	09/28/2026	Regular	0.00	4,500.00	105623
MT002128	Knox Associates, Inc.	09/28/2026	Regular	0.00	764.26	105624
MT002170	Kyle W. Stump	09/28/2026	Regular	0.00	100.00	105625
MT002374	Magic by Stuart Inc.	09/28/2026	Regular	0.00	950.00	105626
MT002441	Mark Kosmaceski	09/28/2026	Regular	0.00	200.00	105627
MT004992	Matthew Sweeney	09/28/2026	Regular	0.00	78.50	105628
MT004700	Matthew T Brinkmann	09/28/2026	Regular	0.00	100.00	105629
MT002609	Michael Bean	09/28/2026	Regular	0.00	600.00	105630
MT002613	Michael D. Shinton	09/28/2026	Regular	0.00	100.00	105631
MT002624	Michael J. Kunzig	09/28/2026	Regular	0.00	300.00	105632
MT004518	Michael Sasso	09/28/2026	Regular	0.00	100.00	105633
MT004564	Miller Flooring Company	09/28/2026	Regular	0.00	46,087.89	105634
MT002701	Mobile Lifts, Inc.	09/28/2026	Regular	0.00	259.82	105635
MT002770	Montgomery Township	09/28/2026	Regular	0.00	5,449.50	105636
PAYR-IAFF	Montgomery Township Professional	09/28/2026	Regular	0.00	282.87	105637
MT002796	Moyer Indoor / Outdoor	09/28/2026	Regular	0.00	462.50	105638
MT002810	Musco Corporation	09/28/2026	Regular	0.00	9,655.00	105639
MT004138	Napa Auto Parts	09/28/2026	Regular	0.00	205.70	105640
MT002937	North Wales Water Authority	09/28/2026	Regular	0.00	4,532.88	105641
MT002937	North Wales Water Authority	09/28/2026	Regular	0.00	267.78	105642
MT002937	North Wales Water Authority	09/28/2026	Regular	0.00	130.07	105643
MT002937	North Wales Water Authority	09/28/2026	Regular	0.00	20.63	105644
MT002937	North Wales Water Authority	09/28/2026	Regular	0.00	3,652.99	105645
MT002957	Occupational Health Centers	09/28/2026	Regular	0.00	796.00	105646
MT002974	Omega Systems Consultants, Inc.	09/28/2026	Regular	0.00	4,486.25	105647
MT003054	Paul B. Moyer and Sons Inc.	09/28/2026	Regular	0.00	205.90	105648
MT003269	Primo Brands	09/28/2026	Regular	0.00	284.97	105649
MT003207	PSM Waste Oil Combustion, LLC	09/28/2026	Regular	0.00	600.00	105650
MT004968	Quadient Leasing USA, Inc	09/28/2026	Regular	0.00	437.97	105651
MT004995	Quadient Postage Funding	09/28/2026	Regular	0.00	2,000.00	105652
MT003227	Rachel Brick	09/28/2026	Regular	0.00	100.00	105653
MT004988	Rebecca Sokolowski	09/28/2026	Regular	0.00	397.40	105654
MT004990	Red Line Fabrication & Machine, LLC	09/28/2026	Regular	0.00	851.10	105655
MT003291	Rem-Ark Alloys, Inc.	09/28/2026	Regular	0.00	124.66	105656
MT003334	Richter Drafting and Office Supply Co. Inc	09/28/2026	Regular	0.00	171.84	105657
MT003365	Robert H. Grunmeier II	09/28/2026	Regular	0.00	700.00	105658
MT004305	Ryan Taylor Graphics	09/28/2026	Regular	0.00	34.57	105659
MT003444	Ryan W. Irvin	09/28/2026	Regular	0.00	600.00	105660
MT003520	Sealmaster	09/28/2026	Regular	0.00	156.00	105661
MT004657	Sensys Gatso USA, Inc	09/28/2026	Regular	0.00	28,800.00	105662
MT003533	Service Tire Truck Centers	09/28/2026	Regular	0.00	7,645.66	105663
MT003547	Shannon Drosnock	09/28/2026	Regular	0.00	6,700.00	105664
MT003555	Shapiro Fire Protection Company	09/28/2026	Regular	0.00	109.10	105665
MT003574	Shoen Safety and Training	09/28/2026	Regular	0.00	500.00	105666
MT003583	Signal Control Products, LLC	09/28/2026	Regular	0.00	950.00	105667
MT004621	SJ Fuel South Co Inc	09/28/2026	Regular	0.00	9,339.36	105668
MT003597	Sleepy Hollow Ponies	09/28/2026	Regular	0.00	2,650.00	105669
MT003600	Snap-On Industrial	09/28/2026	Regular	0.00	17.19	105670

Check Report

Date Range: 09/15/2026 - 09/28/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003663	Stardust Entertainment	09/28/2026	Regular	0.00	800.00	105671
MT003683	Stephen A. Splendido	09/28/2026	Regular	0.00	100.00	105672
MT003707	Stouch Lighting	09/28/2026	Regular	0.00	59,217.97	105673
MT004882	Stratus ip	09/28/2026	Regular	0.00	833.00	105674
MT003890	Tim Kurek	09/28/2026	Regular	0.00	1,188.00	105675
MT003964	Triad Truck Equipment	09/28/2026	Regular	0.00	3,960.30	105676
MT003975	Turf Equipment and Supply Co.	09/28/2026	Regular	0.00	1,728.06	105677
MT003998	United Rentals (North America) Inc	09/28/2026	Regular	0.00	1,370.04	105678
MT004051	Verizon	09/28/2026	Regular	0.00	48.38	105679
MT004080	Vinay P. Setty	09/28/2026	Regular	0.00	450.00	105680
MT004051	Verizon	09/15/2026	Bank Draft	0.00	636.61	DFT0002261
MT004051	Verizon	09/16/2026	Bank Draft	0.00	197.52	DFT0002263
PAYR-PBA	Police Benevolent Association	09/24/2026	Bank Draft	0.00	1,442.00	DFT0002380
PAYR-POL PEN	U.S. Bank	09/24/2026	Bank Draft	0.00	9,606.71	DFT0002381
PAYR-PA SCDU	PA SCDU	09/24/2026	Bank Draft	0.00	715.38	DFT0002382
PAYR-401	Equitable	09/24/2026	Bank Draft	0.00	20,703.74	DFT0002383
PAYR - 457	Equitable	09/24/2026	Bank Draft	0.00	21,842.59	DFT0002384
PAYR-PHILA	City of Philadelphia	09/24/2026	Bank Draft	0.00	431.87	DFT0002385
PAYR-LST	HAB-LST	09/24/2026	Bank Draft	0.00	236.00	DFT0002386
PAYR-SITW	State of Pennsylvania	09/24/2026	Bank Draft	0.00	12,449.57	DFT0002387
PAYR-LST	HAB-LST	09/24/2026	Bank Draft	0.00	-4.00	DFT0002450
PAYR-SITW	State of Pennsylvania	09/24/2026	Bank Draft	0.00	-31.42	DFT0002451
MT003076	PECO - Payment Processing	09/22/2026	Bank Draft	0.00	684.50	DFT0002455
MT003076	PECO - Payment Processing	09/22/2026	Bank Draft	0.00	1,288.15	DFT0002457
MT003076	PECO - Payment Processing	09/23/2026	Bank Draft	0.00	4.45	DFT0002461
MT001238	Exacthire	09/22/2026	Bank Draft	0.00	1,275.00	DFT0002470

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	230	124	0.00	1,663,719.83
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	16	16	0.00	71,478.67
EFT's	0	0	0.00	0.00
	246	**141**	**0.00**	**1,735,198.50**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	230	124	0.00	1,663,719.83
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	16	16	0.00	71,478.67
EFT's	0	0	0.00	0.00
	246	**141**	**0.00**	**1,735,198.50**

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	9/2026	1,735,198.50
			1,735,198.50

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT:	1819 N. Line Street Escrow Release #2 & Start of Maintenance LDS-24-008
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Jesse Hill, Director of Planning and Zoning/Zoning Officer

BACKGROUND:

Attached is a construction escrow release, and start of maintenance, requested by Green Tree Group Contracting, LLC, on behalf of Meinel Rd, LLC, for the 3-lot subdivision at 1819 N. Line Street, as recommended by the Township Engineer.

The original amount of escrow was $219,087.18, held as a Site Improvement Bond, provided by Merchants National Bond, Inc. This is the second release for this project and is in the amount of $86,867.18. The new balance will be $0. This release is contingent upon delivery of maintenance security; in the amount of $29,875.52, as recommended by the Township Engineer, and to the satisfaction of the Township Solicitor, to be held throughout the 18-month maintenance period; and payment of all outstanding invoices.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 25, 2026

File No. 24-00645

Jesse Hill, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Escrow Release #2 and Start of Maintenance
1819 N. Line Street Subdivision (LDS 24-008)
Amendment to Vacchiano Final Land Development Application LDS 637
Green Tree Group Contracting, LLC

Dear Jesse:

We have received and reviewed the Request for Escrow Release 2 for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of $86,867.18 have been completed. Please find enclosed a copy of our escrow calculation and the application for release of funds for your use. Our recommendation is contingent upon Township receipt of the maintenance security in the amount of $29,875.52.

Please be advised that this release will start the 18-month maintenance period. The improvements will be subject to a final inspection 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

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

JPD/

Enclosure: Escrow release request 2 (8/25/26)

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Joe Lanier – Green Tree Group Contracting, LLC (Applicant)
Robert Cunningham, PE – Holmes Cunningham, LLC
Geoff Attanasio, PE, Senior Project Manager – Gilmore & Associates, Inc.

RELEASE OF ESCROW FORM

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

Date: 08/03/2026

Development: **1819 N Line Street - LDS-24-008** **G&A Project #:** **2400645**
Release #: 2

Dear Mr. Dougherty:

This is an escrow release request in the amount of $86,867.18. 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: 08/25/2026

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that $86,867.18 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 8/25/2026
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Meinel Road, LLC. for 1819 N Line Street - LDS-24-008, in the amount of $86,867.18, 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 $86,867.18;
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of $86,867.18; 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 Site Improvement Bond with Montgomery Township in total sum of $219,087.18 pursuant to a signed Land Development Agreement and that $132,220.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of $0.00 in escrow.

MOTION BY _____ VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____
Department Director

ESCROW RELEASE NO.: 2

DATE PREPARED: 25-Aug-2026

PROJECT NAME:	**1819 N Line Street**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 20,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	Meinel Road, LLC.	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LDS-24-008
ESCROW AGENT:	Merchants National Bonding, Inc.			G&A PROJECT NO.:	2400645
TYPE OF SECURITY:	Site Improvement Bond	MAINTENANCE BOND AMOUNT (15%):	$ 29,875.52	AGREEMENT DATE:	13-Feb-2025

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	PRIOR	TOTAL	BALANCE
CONSTRUCTION	$ 199,170.16	$ 66,950.16	$ 132,220.00	$ 199,170.16	$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = $x.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 19,917.02	$ 19,917.02	$ -	$ 19,917.02	$ -
TOTAL	$ 219,087.18	$ 86,867.18	$ 132,220.00	$ 219,087.18	$ -

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
A.	**EROSION CONTROL**												
1.	Construction Entrance	EA	1	$ 1,200.00	$ 1,200.00		$ -	1.00	$ 1,200.00	1.00	$ 1,200.00		$ -
2.	Concrete Washout	EA	2	$ 700.00	$ 1,400.00		$ -	2.00	$ 1,400.00	2.00	$ 1,400.00		$ -
3.	Inlet Protection	EA	10	$ 150.00	$ 1,500.00	10.00	$ 1,500.00		$ -	10.00	$ 1,500.00		$ -
4.	12 inch Silt Sock	LF	610	$ 10.00	$ 6,100.00		$ -	610.00	$ 6,100.00	610.00	$ 6,100.00		$ -
5.	Tree Protection Fence	LF	400	$ 1.60	$ 640.00		$ -	400.00	$ 640.00	400.00	$ 640.00		$ -
6.	Temporary Seed & Mulch	SF	41,793	$ 0.05	$ 2,089.65	41,793.00	$ 2,089.65		$ -	41,793.00	$ 2,089.65		$ -
7.	Premanent Seed & Mulch	SF	41,793	$ 0.07	$ 2,925.51	41,793.00	$ 2,925.51		$ -	41,793.00	$ 2,925.51		$ -
8.	E&S Maintenance & Removal	LS	1	$ 2,000.00	$ 2,000.00	1.00	$ 2,000.00		$ -	1.00	$ 2,000.00		$ -
B.	**EARTHWORK**												
1.	Strip Topsoil	LS	2	$ 500.00	$ 1,000.00		$ -	2.00	$ 1,000.00	2.00	$ 1,000.00		$ -
2	Rough Grading	LS	2	$ 600.00	$ 1,200.00		$ -	2.00	$ 1,200.00	2.00	$ 1,200.00		$ -
3.	Fine Grading & Topsoil Replacement	LS	2	$ 3,500.00	$ 7,000.00	2.00	$ 7,000.00		$ -	2.00	$ 7,000.00		$ -
C.	**STORMWATER**												
1.	Convert C Inlet to S Inlet	EA	1	$ 1,000.00	$ 1,000.00	1.00	$ 1,000.00		$ -	1.00	$ 1,000.00		$ -
2.	Outlet Control Manholes	EA	3	$ 2,500.00	$ 7,500.00		$ -	3.00	$ 7,500.00	3.00	$ 7,500.00		$ -
3.	Standard M Inlet	EA	5	$ 2,000.00	$ 10,000.00		$ -	5.00	$ 10,000.00	5.00	$ 10,000.00		$ -
4.	Yard Drain	EA	2	$ 1,000.00	$ 2,000.00		$ -	2.00	$ 2,000.00	2.00	$ 2,000.00		$ -
5.	12" HDPE	EA	8	$ 35.00	$ 280.00		$ -	8.00	$ 280.00	8.00	$ 280.00		$ -
6.	15" HDPE	EA	396	$ 40.00	$ 15,840.00		$ -	396.00	$ 15,840.00	396.00	$ 15,840.00		$ -
7.	Roof Leaders w/Cleanouts	LS	2	$ 6,200.00	$ 12,400.00	1.00	$ 6,200.00	1.00	$ 6,200.00	2.00	$ 12,400.00		$ -
	Underground Basins												
8.	Lot 2 - UG Basin 1 (1380 SF)	LS	1	$ 15,000.00	$ 15,000.00		$ -	1.00	$ 15,000.00	1.00	$ 15,000.00		$ -
9.	Lot 3 - UG Basin 2 (1296 SF)	LS	1	$ 15,000.00	$ 15,000.00		$ -	1.00	$ 15,000.00	1.00	$ 15,000.00		$ -
10.	Common Drive - UG Basin 3 (1500 SF)	LS	1	$ 20,000.00	$ 20,000.00		$ -	1.00	$ 20,000.00	1.00	$ 20,000.00		$ -
D.	**UTILITIES**												
1.	Lot 2 - Water Service - 1 inch Type K Soft Copper (site only)	LF	362	$ 30.00	$ 10,860.00		$ -	362.00	$ 10,860.00	362.00	$ 10,860.00		$ -
2	Lot 3 - Water Service - 1 inch Type K Soft Copper (site only)	LF	600	$ 30.00	$ 18,000.00		$ -	600.00	$ 18,000.00	600.00	$ 18,000.00		$ -
E.	**CONCRETE**												
1.	Concrete Curb (Remove full height install depressed)	LF	56	$ 100.00	$ 5,600.00	56.00	$ 5,600.00		$ -	56.00	$ 5,600.00		$ -
2.	Concrete Driveway Apron	EA	1	$ 4,000.00	$ 4,000.00	1.00	$ 4,000.00		$ -	1.00	$ 4,000.00		$ -

ESCROW RELEASE NO.: 2

DATE PREPARED: 25-Aug-2026

PROJECT NAME:	**1619 N Line Street**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 20,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	Meinel Road, LLC.	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LDS-24-008
ESCROW AGENT:	Merchants National Bonding, Inc.			G&A PROJECT NO.:	2400645
TYPE OF SECURITY:	Site Improvement Bond	MAINTENANCE BOND AMOUNT (15%):	$ 29,875.52	AGREEMENT DATE:	13-Feb-2025

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	PRIOR	TOTAL	BALANCE
CONSTRUCTION	$ 199,170.16	$ 66,950.16	$ 132,220.00	$ 199,170.16	$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = $x.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 19,917.02	$ 19,917.02	$ -	$ 19,917.02	$ -
TOTAL	$ 219,087.18	$ 86,867.18	$ 132,220.00	$ 219,087.18	$ -

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
F.	**PAVING**												
1.	Common Drive 6 inch 2A Subbase	SY	645	$ 10.00	$ 6,450.00	645.00	$ 6,450.00		$ -	645.00	$ 6,450.00		$ -
2.	Common Drive 2 inch Base Course	SY	645	$ 9.00	$ 5,805.00	645.00	$ 5,805.00		$ -	645.00	$ 5,805.00		$ -
3.	Common Drive 1 inch Wearing Course	SY	645	$ 12.00	$ 7,740.00	645.00	$ 7,740.00		$ -	645.00	$ 7,740.00		$ -
4.	Lot 2 Driveway 4 inch 2A Subbase	SY	180	$ 6.50	$ 1,170.00	180.00	$ 1,170.00		$ -	180.00	$ 1,170.00		$ -
5.	Lot 2 Driveway 2 inch Wearing Course	SY	180	$ 16.00	$ 2,880.00	180.00	$ 2,880.00		$ -	180.00	$ 2,880.00		$ -
6.	Lot 3 Driveway 4 inch 2A Subbase	SY	204	$ 6.50	$ 1,326.00	204.00	$ 1,326.00		$ -	204.00	$ 1,326.00		$ -
7.	Lot 3 Driveway 2 inch Wearing Course	SY	204	$ 16.00	$ 3,264.00	204.00	$ 3,264.00		$ -	204.00	$ 3,264.00		$ -
G.	**MISCELLANEOUS**												
1.	Concrete Monument	EA	4	$ 750.00	$ 3,000.00	4.00	$ 3,000.00		$ -	4.00	$ 3,000.00		$ -
2.	As-Built Plan	LS	1	$ 3,000.00	$ 3,000.00	1.00	$ 3,000.00		$ -	1.00	$ 3,000.00		$ -
H.	**ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)**												
1.	10% Annual Construction Cost Increase *(Balance as of mm/dd/yy - $x.xx)*	LS	1	$ -	$ -	1.00	$ -		$ -	1.00	$ -		$ -
I	**CONTINGENCY**												
1.	10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	$ 19,917.02	$ 19,917.02	1.00	$ 19,917.02		$ -	1.00	$ 19,917.02		$ -

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT:	Penn Medicine Montgomeryville LDS-23-005
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Jesse Hill, Director of Planning and Zoning/Zoning Officer

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BACKGROUND:

Attached is a construction escrow release, requested by The Trustees of the University of Pennsylvania, for the Penn Medicine Montgomeryville location at 200 Dekalb Pike, as recommended by the Township Engineer.

The original amount of escrow was $3,640,620.23, held as a Letter of Credit provided by PNC Bank. This is the first escrow release request for this project and is in the amount of $871,793.00. The new balance will be $2,768,827.23.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 26, 2026

File No. 2110085.03

Jesse Hill, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Escrow Release 1
Penn Medicine Montgomeryville – Ambulatory Care Facility – LD-23-005
Dekalb Pike

Dear Jesse:

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 $871,793.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use. Please refer to the enclosed memorandum dated August 24, 2026 for additional information.

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

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

JPD/sl

Enclosure: Release of Escrow Form (8/26/26), Summary of Improvement Escrow Account (8/2626), Memorandum dated 8/24/26

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Shannon Campbell, Penn Medicine – Applicant/Equitable Owner
Gregory J. Davis, Esq. – Saul Ewing LLP
Christopher Poterjoy, P.E., Project Engineer – Pennoni Associates, Inc.
Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist – Gilmore & Associates, Inc.
Geoffrey J. Attanasio, P.E. – Gilmore & Associates, Inc.

RELEASE OF ESCROW FORM

Date: 08/07/2026

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

Development: **Penn Medicine Montgomeryville - LDS-23-005** **G&A Project #:** **2110085.03**
Release #: **1**

Dear Mr. Dougherty:

This is an escrow release request in the amount of $871,789.00 . Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Date: 08/26/2026

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

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that $871,793.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 8/26/2026
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from The Trustees of the University of Pennsylvania for Penn Medicine Montgomeryville - LDS-23-005, in the amount of $871,789.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;
WHEREAS, said request has been reviewed by the Township Engineer who recommends release of $871,793.00;
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of $871,793.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of $3,640,620.23 pursuant to a signed Land Development Agreement and that $0.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of $2,768,827.23 in escrow.

MOTION BY _____ VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____
Department Director

ESCROW RELEASE NO.: 1

DATE PREPARED: Aug. 26, 2026

PROJECT NAME:	**Penn Medicine Montgomeryville**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 45,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	The Trustees of the University of Pennsylvania	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LDS-23-005
ESCROW AGENT:	PNC Bank			G&A PROJECT NO :	2110085 03
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT (15%):	$ 496,448.21	AGREEMENT DATE:	7-Jan-2025

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	PRIOR	TOTAL	BALANCE
CONSTRUCTION:	$3,309,654.75	$ 871,793.00	$ -	$ 871,793.00	$2,437,861.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = $x xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 330,965.48	$ -	$ -	$ -	$ 330,965.48
TOTAL	$ 3,640,620.23	$ 871,793.00	$ -	$ 871,793.00	$2,768,827.23

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
A.	**EROSION CONTROL**												
1	Rock Construction Entrance	EA	3	$ 2,500.00	$ 7,500.00	3.00	$ 7,500.00		$ -	3.00	$ 7,500.00		$ -
2	Erosion Slope Matting (ECS-2B)	SY	1,541	$ 4.00	$ 6,164.00		$ -		$ -		$ -	1,541.00	$ 6,164.00
3	Temporary Slope Matting (NAG SC 150)	SY	3,183	$ 3.00	$ 9,549.00	2,891.00	$ 8,673.00		$ -	2,891.00	$ 8,673.00	292.00	$ 876.00
4	Compost Filter Sock	LF	1,391	$ 4.00	$ 5,564.00	1,391.00	$ 5,564.00		$ -	1,391.00	$ 5,564.00		$ -
5	Diversion Sock	LF	656	$ 12.00	$ 7,872.00	656.00	$ 7,872.00		$ -	656.00	$ 7,872.00		$ -
6	Inlet Protection	EA	52	$ 250.00	$ 13,000.00	52.00	$ 13,000.00		$ -	52.00	$ 13,000.00		$ -
7	Safety / Tree Fence	LF	1,185	$ 4.00	$ 4,740.00	1,185.00	$ 4,740.00		$ -	1,185.00	$ 4,740.00		$ -
8	Skimmer	EA	2	$ 2,100.00	$ 4,200.00	2.00	$ 4,200.00		$ -	2.00	$ 4,200.00		$ -
9	Compost Sediment Trap	LF	1,125	$ 4.00	$ 4,500.00	1,125.00	$ 4,500.00		$ -	1,125.00	$ 4,500.00		$ -
10	Sediment Baffle	LS	591	$ 35.00	$ 20,685.00	591.00	$ 20,685.00		$ -	591.00	$ 20,685.00		$ -
11	Concrete Washout	EA	2	$ 1,500.00	$ 3,000.00	2.00	$ 3,000.00		$ -	2.00	$ 3,000.00		$ -
12.	Sediment Basin De-Silt	LS	3	$ 5,000.00	$ 15,000.00	3.00	$ 15,000.00		$ -	3.00	$ 15,000.00		$ -
13	Temporary Seed & Mulch	LS	1	$ 10,000.00	$ 10,000.00	1.00	$ 10,000.00		$ -	1.00	$ 10,000.00		$ -
14	E&S Maintenance and Removal	LS	1	$ 35,000.00	$ 35,000.00		$ -		$ -		$ -	1.00	$ 35,000.00
B.	**EARTHWORK**												
1	Strip and Stockpile Topsoil	CY	7,300	2.00	$ 14,600.00	7,300.00	$ 14,600.00		$ -	7,300.00	$ 14,600.00		$ -
2	Toposoil Export	CY	5,700	$ 10.00	$ 57,000.00	5,700.00	$ 57,000.00		$ -	5,700.00	$ 57,000.00		$ -
3	Earth - Cut	CY	19,110	$ 4.00	$ 76,440.00	4,778.00	$ 19,112.00		$ -	4,778.00	$ 19,112.00	14,332.00	$ 57,328.00
4.	Earth - Fill	CY	19,110	$ 4.00	$ 76,440.00	4,778.00	$ 19,112.00		$ -	4,778.00	$ 19,112.00	14,332.00	$ 57,328.00
5.	Spread and Grade Topsoil	CY	7,300	$ 4.00	$ 29,200.00		$ -		$ -		$ -	7,300.00	$ 29,200.00
C.	**STORM SEWER**												
1	8 inch HDPE	LF	350	$ 16.00	$ 5,600.00		$ -		$ -		$ -	350.00	$ 5,600.00
2	15 inch HDPE	LF	2,611	$ 45.00	$ 117,495.00	906.00	$ 40,770.00		$ -	906.00	$ 40,770.00	1,705.00	$ 76,725.00
3	18 inch HDPE	LF	1,668	$ 50.00	$ 83,400.00	1,308.00	$ 65,400.00		$ -	1,308.00	$ 65,400.00	360.00	$ 18,000.00
4	24 inch HDPE	LF	222	$ 60.00	$ 13,320.00	83.00	$ 4,980.00		$ -	83.00	$ 4,980.00	139.00	$ 8,340.00
5.	30 inch HDPE	LF	115	$ 65.00	$ 7,475.00		$ -		$ -		$ -	115.00	$ 7,475.00
6	18 inch RCP	LF	200	$ 75.00	$ 15,000.00	53.00	$ 3,975.00		$ -	53.00	$ 3,975.00	147.00	$ 11,025.00
7	15 inch FES	EA	5	$ 800.00	$ 4,000.00		$ -		$ -		$ -	5.00	$ 4,000.00
8	18 inch FES	EA	1	$ 900.00	$ 900.00		$ -		$ -		$ -	1.00	$ 900.00
9	30 inch Endwall	EA	1	$ 3,500.00	$ 3,500.00		$ -		$ -		$ -	1.00	$ 3,500.00
10	Inlet	EA	47	$ 2,500.00	$ 117,500.00	21.00	$ 52,500.00		$ -	21.00	$ 52,500.00	26.00	$ 65,000.00
11	Manhole	EA	20	$ 3,500.00	$ 70,000.00	16.00	$ 56,000.00		$ -	16.00	$ 56,000.00	4.00	$ 14,000.00
12	Rip Rap	CY	122	$ 75.00	$ 9,150.00		$ -		$ -		$ -	122.00	$ 9,150.00
13	Trench Drain	LF	85	$ 225.00	$ 19,125.00	85.00	$ 19,125.00		$ -	85.00	$ 19,125.00		$ -
14	Spillway Woven Geotextile	SY	310	$ 3.00	$ 930.00		$ -		$ -		$ -	310.00	$ 930.00
15.	Jellyfish Filter (BMP ID 11)	EA	1	$ 60,000.00	$ 60,000.00	1.00	$ 60,000.00		$ -	1.00	$ 60,000.00		$ -
16.	Flexstorm Inlet Filter (BMP ID 12)	EA	1	$ 2,000.00	$ 2,000.00		$ -		$ -		$ -	1.00	$ 2,000.00

GILMORE & ASSOCIATES INC

ESCROW RELEASE NO.: 1

DATE PREPARED: Aug. 26, 2026

PROJECT NAME:	**Penn Medicine Montgomeryville**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 45,000 00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	The Trustees of the University of Pennsylvania	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000 00	TOWNSHIP NO :	LDS-23-005
ESCROW AGENT:	PNC Bank			G&A PROJECT NO :	2110085 03
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT (15%):	$ 496,448 21	AGREEMENT DATE:	7-Jan-2025

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	RELEASE REQUESTS PRIOR	RELEASE REQUESTS TOTAL	BALANCE
CONSTRUCTION	$3,309,654.75	$ 871,793 00	$ -	$ 871,793 00	$2,437,861 75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = $x.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 330,965 48	$ -	$ -	$ -	$ 330,965 48
TOTAL	$ 3,640,620.23	$ 871,793 00	$ -	$ 871,793 00	$2,768,827 23

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
	Subsurface Basins (BMPs 7 & 8)												
17	Excavation	CY	1,651	$ 7.00	$ 11,557.00	1,651 00	$ 11,557 00		$ -	1,651 00	$ 11,557.00		$ -
18.	Stone Backfill	CY	1,217	$ 11 00	$ 13,387.00	1,217.00	$ 13,387.00		$ -	1,217 00	$ 13,387.00		$ -
19	Woven Geotextile	SY	2,908	$ 4.00	$ 11,632 00	2,908.00	$ 11,632 00		$ -	2,908 00	$ 11,632 00		$ -
20	6 inch HDPE	LF	399	$ 12.00	$ 4,788 00	399 00	$ 4,788.00		$ -	399 00	$ 4,788.00		$ -
21	24 inch HDPE	LF	627	$ 40 00	$ 25,080 00	627 00	$ 25,080 00		$ -	627 00	$ 25,080 00		$ -
22	30 inch HDPE	LF	1,991	$ 45 00	$ 89,595 00	1,991 00	$ 89,595 00		$ -	1,991.00	$ 89,595.00		$ -
23.	Cleanout	EA	26	$ 300.00	$ 7,800 00	26 00	$ 7,800 00		$ -	26 00	$ 7,800.00		$ -
24.	Outlet Structure	EA	2	$ 5,000 00	$ 10,000 00	2 00	$ 10,000 00		$ -	2 00	$ 10,000.00		$ -
	Rain Gardens (BMPs 1 - 6 & 13)												
25	Excavation	CY	1,875	$ 7.00	$ 13,125 00		$ -		$ -		$ -	1,875 00	$ 13,125 00
26.	Stone Backfill	CY	307	$ 11.00	$ 3,377.00		$ -		$ -		$ -	307 00	$ 3,377.00
27.	Woven Geotextile	SY	1,012	$ 4 00	$ 4,048 00		$ -		$ -		$ -	1,012 00	$ 4,048.00
28	Amended Soil	CY	1,569	$ 15.00	$ 23,535.00		$ -		$ -		$ -	1,569 00	$ 23,535.00
29	6" HDPE	LF	859	$ 12 00	$ 10,308 00		$ -		$ -		$ -	859 00	$ 10,308.00
30	Cleanout	EA	26	$ 300 00	$ 7,800 00		$ -		$ -		$ -	26 00	$ 7,800 00
31	Outlet Structure	EA	7	$ 5,000 00	$ 35,000 00		$ -		$ -		$ -	7 00	$ 35,000.00
D.	**CONCRETE**												
1.	Concrete Curb	LF	1,359	$ 38 00	$ 51,642.00		$ -		$ -		$ -	1,359.00	$ 51,642.00
2	8 inch Heavy Duty Concrete (inc #5 rebar 12x12 CC)	SY	717	$ 150 00	$ 107,550 00		$ -		$ -		$ -	717.00	$ 107,550.00
3	4 inch Pedestrian Concrete (inc 2A subbase)	SY	2,205	$ 75 00	$ 165,375.00		$ -		$ -		$ -	2,205 00	$ 165,375 00
4	6 inch 2A subbase	SY	2,922	$ 6 00	$ 17,532 00		$ -		$ -		$ -	2,922 00	$ 17,532 00
5	Handicap Ramp (incl. DWS)	EA	10	$ 3,500 00	$ 35,000 00		$ -		$ -		$ -	10 00	$ 35,000.00
E.	**PAVING**												
	Heavy-Duty Pavement												
1	8 inch 2A subbase	SY	7,843	$ 8.00	$ 62,744.00		$ -		$ -		$ -	7,843.00	$ 62,744.00
2	4 inch 25mm Base PG 64-22	SY	7,843	$ 22 00	$ 172,546 00		$ -		$ -		$ -	7,843 00	$ 172,546.00
3	2 inch 19mm Binder PG 64-22	SY	7,843	$ 20 00	$ 156,860 00		$ -		$ -		$ -	7,843 00	$ 156,860 00
4	1.5 inch 9 5mm Wearing PG 64-22	SY	7,843	$ 12 00	$ 94,116 00		$ -		$ -		$ -	7,843 00	$ 94,116 00
5	Permeable Pavers (BMP ID 9)	SY	861	$ 100 00	$ 86,100 00		$ -		$ -		$ -	861 00	$ 86,100 00
6	Porous Pavement (BMP ID 9)	SY	1,850	$ 75 00	$ 138,750 00		$ -		$ -		$ -	1,850 00	$ 138,750 00
7	Grass Pavers	SY	767	$ 50 00	$ 38,350 00		$ -		$ -		$ -	767.00	$ 38,350 00
F.	**LIGHTS**												
1	L1 - Lithonia - Wedge 2 LED (Mount Height = 12 ft)	EA	6	$ 500.00	$ 3,000 00		$ -		$ -		$ -	6.00	$ 3,000 00
2	L1A - Lithonia - Wedge 2 LED (MH = 12 ft)	EA	3	$ 500.00	$ 1,500 00		$ -		$ -		$ -	3.00	$ 1,500 00
3	L17 - Gotham - ICO2 LED (MH = 12 ft)	EA	8	$ 3,350 00	$ 26,800.00		$ -		$ -		$ -	8.00	$ 26,800 00
4	P1 - Lithonia - RSX1 LED (MH = 13 ft)	EA	24	$ 4,500 00	$ 108,000.00		$ -		$ -		$ -	24 00	$ 108,000 00
5	P2 - Bega - Delta Star LED (MH = 25 ft)	EA	17	$ 550 00	$ 9,350 00		$ -		$ -		$ -	17 00	$ 9,350 00
6	P3 - Selux - Olivia Piccolo LED (MH = 14.5 ft)	EA	8	$ 500 00	$ 4,000.00		$ -		$ -		$ -	8.00	$ 4,000 00
7	D1 - Lithonia - D-Series Size 1 (garage) (MH = 5.5 ft)	EA	21	$ 500 00	$ 10,500 00		$ -		$ -		$ -	21.00	$ 10,500 00
8.	P1A - Lithonia - D-Series Size 0 (garage) (MH = 15 ft)	EA	16	$ 450 00	$ 7,200.00		$ -		$ -		$ -	16 00	$ 7,200 00

ESCROW RELEASE NO.: 1

DATE PREPARED: Aug. 26, 2026

PROJECT NAME:	**Penn Medicine Montgomeryville**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 45,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	The Trustees of the University of Pennsylvania	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LDS-23-005
ESCROW AGENT:	PNC Bank			G&A PROJECT NO.:	2110085.03
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT (15%):	$ 496,448.21	AGREEMENT DATE:	7-Jan-2025

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	$3,309,654.75	$ 871,793.00	$ -	$ 871,793.00	$2,437,861.75
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = $x.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 330,965.48	$ -	$ -	$ -	$ 330,965.48
TOTAL	$ 3,640,620.23	$ 871,793.00	$ -	$ 871,793.00	$2,768,827.23

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
						QTY	COST	QTY	COST	QTY	COST	QTY	COST
G.	**LANDSCAPING**												
1	Shade Trees 1.5 inch cal	EA	10	$ 400.00	$ 4,000.00		$ -		$ -		$ -	10.00	$ 4,000.00
2	Shade Trees 3 inch cal	EA	87	$ 600.00	$ 52,200.00	1.00	$ 1,200.00		$ -	2.00	$ 1,200.00	85.00	$ 51,000.00
3	Shade Trees 8 ft - 10 ft ht.	EA	5	$ 400.00	$ 2,000.00		$ -		$ -		$ -	5.00	$ 2,000.00
4	Columnar Tree 3 inch cal	EA	6	$ 600.00	$ 3,600.00		$ -		$ -		$ -	6.00	$ 3,600.00
5	Flowering Tree 8 ft - 10 ft ht.	EA	105	$ 400.00	$ 42,000.00		$ -		$ -		$ -	105.00	$ 42,000.00
6.	Evergreen Tree 8 ft - 10 ft ht.	EA	110	$ 550.00	$ 60,500.00	35.00	$ 24,200.00		$ -	44.00	$ 24,200.00	66.00	$ 36,300.00
7	Evergreen Tree 10 ft - 12 ft ht.	EA	158	$ 650.00	$ 102,700.00	71.00	$ 59,150.00		$ -	91.00	$ 59,150.00	67.00	$ 43,550.00
8.	Shrubs #5	EA	377	$ 95.00	$ 35,815.00		$ -		$ -		$ -	377.00	$ 35,815.00
9	Rain Garden Seed Mix	SF	35,660	$ 0.50	$ 17,830.00		$ -		$ -		$ -	35,660.00	$ 17,830.00
10	Meadow Seed Mix	SF	120,185	$ 0.75	$ 90,138.75		$ -		$ -		$ -	120,185.00	$ 90,138.75
11	Lawn Seed Mix	SF	59,400	$ 0.15	$ 8,910.00		$ -		$ -		$ -	59,400.00	$ 8,910.00
H.	**MISCELLANEOUS**												
1	Survey and Stakeout	LS	1	$ 10,000.00	$ 10,000.00		$ -		$ -		$ -	1.00	$ 10,000.00
2.	ADA Singage	EA	51	$ 250.00	$ 12,750.00		$ -		$ -		$ -	51.00	$ 12,750.00
3.	Traffic Signs	EA	42	$ 250.00	$ 10,500.00		$ -		$ -		$ -	42.00	$ 10,500.00
4	Sound Barrier	SF	1,185	$ 50.00	$ 59,250.00		$ -		$ -		$ -	1,185.00	$ 59,250.00
5	Retaining Wall	SF	1,501	$ 45.00	$ 67,545.00		$ -		$ -		$ -	1,501.00	$ 67,545.00
6	42 inch high Fence (Walls)	LF	475	$ 80.00	$ 38,000.00		$ -		$ -		$ -	475.00	$ 38,000.00
7	Pavement Striping (inc. garage)	LS	1	$ 10,000.00	$ 10,000.00		$ -		$ -		$ -	1.00	$ 10,000.00
8.	Pavement Symbol (Directional Arrows and Text)	EA	95	$ 150.00	$ 14,250.00		$ -		$ -		$ -	95.00	$ 14,250.00
9	8 ft Wood Fence - Property Line	LF	1,820	$ 66.00	$ 120,120.00	1,456.00	$ 96,096.00		$ -	1,456.00	$ 96,096.00	364.00	$ 24,024.00
10	Split Rail Fence - Basin	LF	690	$ 25.00	$ 17,250.00		$ -		$ -		$ -	690.00	$ 17,250.00
11	Guide Rail	LF	290	$ 50.00	$ 14,500.00		$ -		$ -		$ -	290.00	$ 14,500.00
12	Trash Enclosure (7 ft high chain link fence with slats)	LS	1	$ 8,000.00	$ 8,000.00		$ -		$ -		$ -	1.00	$ 8,000.00
13	As Builts	LS	1	$ 10,000.00	$ 10,000.00		$ -		$ -		$ -	1.00	$ 10,000.00
I.	**ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)**												
1	10% Annual Construction Cost Increase *(Balance as of m/d/y - $x.xx)*	LS	1	$ -	$ -		$ -		$ -		$ -	1.00	$ -
J.	**CONTINGENCY**												
1	10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	$ 330,965.48	$ 330,965.48		$ -		$ -		$ -	1.00	$ 330,965.48

☐ 3850 Sierra Circle, Suite 100 | **Center Valley**, PA 18034 | P: 610.366.8064 | F: 610.366.0433
☐ 12 Terry Drive, Suite 205 | **Newtown**, PA 18940 | P: 215.369.3955 | F: 610.968.1829
☒ 65 E. Butler Avenue, Suite 100 | **New Britain**, PA 18901 | P: 215.345.4330 | F: 215.948.9943
☐ 401 Plymouth Road, Suite 150 | **Plymouth Meeting**, PA 19462 | P: 610.489.4949 | F: 610.489.8447
☐ One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | **Philadelphia**, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date:	August 24, 2026
To:	Jim Dougherty, P.E., Gilmore & Associates Inc.
From:	Valerie Liggett, R.L.A., ASLA, Gilmore & Associates Inc.
cc:	Judith Stern Goldstein, R.L.A., ASLA, Gilmore & Associates Inc.
Reference:	Penn Medicine Escrow Release 1 Project No. 21-10085.04

Please be advised that on August 19, 2026, I conducted an escrow release inspection for landscape items requested for drawdown in the submitted Escrow Release No. 1., received on August 7, 2026. Following are my findings and recommendations for escrow release. Please see the attached inspection notes for detailing the locations of the trees referenced below.

1. A significant number of trees on the site that were specified as Eastern Red Cedar in the approved plans have been substituted with Arborvitae. We received no substitution requests to review. As discussed in the pre-construction meeting on December 19, 2024, all plant species substitutions must go through Gilmore & Associates for approval, prior to installation of the substitutions. While the substitution of Arborvitae in this instance is acceptable and we have no objection, any further substitutions MUST be submitted to Gilmore & Associates for review and approval prior to planting or they risk being rejected. Please also reference Planting Note 3.A(6) on sheet L601 of the approved landscape plans.

2. Several evergreen trees appear to have been relocated from the buffer section adjacent the access drive to elsewhere in the buffer due to spatial constraints (please see the accompanying inspection notes). While in this instance the relocation is acceptable as there is little additional room to plant adjacent the access drive, any further relocations beyond minor shifts due to utilities or other conflicts MUST be submitted to Gilmore & Associates for review as a field change, or the plantings risk being rejected. Please note that a significant amount of the plant material has been located on the plans so as to meet specific Montgomery Township ordinance requirements, and relocation without review risks non-compliance.

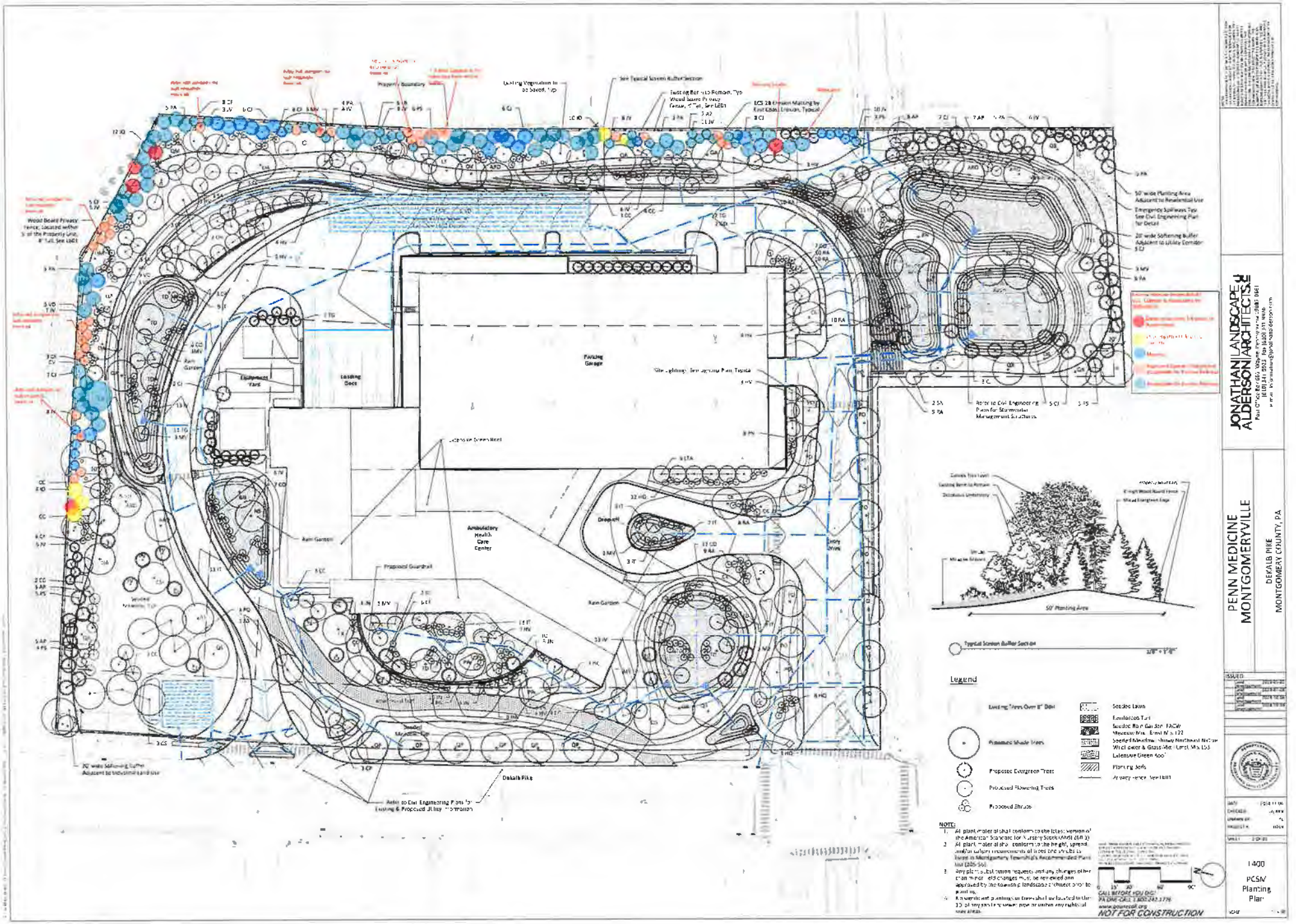
3. In addition, as the project draws closer to seeding and permanent stabilization, we wish to remind the developer and applicable subs that seed tags and/or order slips for the rain garden, meadow areas, and lawn seed mixes must be provided to confirm planting of the approved seed mixes.

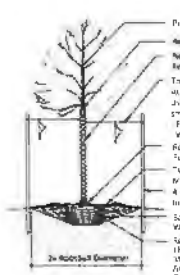
4. A total of (2) 3" caliper shade trees have been submitted for escrow release, which have been escrowed at $600 each. (1) American yellowwood (CK) tree was found and is acceptable for

escrow release. The second 3" caliper shade tree could not be located. Therefore, we recommend that **(1) tree ($600)** be released for this line item.

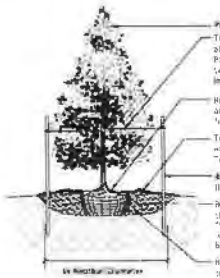
5. A total of (44) 8-10' ht. evergreen trees have been submitted for escrow release, which have been escrowed at $550 each.
    a. (26) American holly trees (IO), specified to be planted at 8-10' ht., were found.
        i. (4) American holly trees are dead or are more than ¼ dead and are not acceptable for escrow release.
        ii. (4) American holly trees are in poor health, appear unlikely to recover, and are not acceptable for escrow release.
        iii. (18) American holly trees are acceptable for escrow release.
    b. (17) Norway spruce trees (PA), specified to be planted at 8-10' ht., were found. (1) Norway spruce tree appears to be missing from the planted buffer area. Therefore, a total of (17) Norway spruce trees are acceptable for escrow release.
    c. A total of (35) 8-10' ht. evergreen trees are acceptable for escrow release. Therefore, we recommend that **(35) trees ($19,250)** be released for this line item.

6. A total of (91) 10-12' ht. evergreen trees have been submitted for escrow release, which have been escrowed at $650 each.
    a. (12) Yoshino incense cedar trees (CJ), specified to be planted at 10-12' ht., were found. (15) Yoshino incense cedar trees appear to be missing from the planted buffer area.
        i. (1) Yoshino incense cedar tree is dead (leader missing) and not acceptable for escrow release.
        ii. (11) Yoshino incense cedar trees are acceptable for escrow release.
    b. (56) Eastern red cedar trees (JV), specified to be planted at 10-21' ht., (or substituted Arborvitae) were found. (12) Eastern red cedar trees appear to be missing from the planted buffer area.
        i. (1) Eastern red cedar tree is in poor health, appears unlikely to recover, and is not acceptable for escrow release.
        ii. (55) Eastern red cedar/Arborvitae trees are acceptable for escrow release.
    c. (5) Eastern white pine trees (PS), specified to be planted at 10-12' ht., were found. All (5) trees are acceptable for escrow release.
    d. A total of (71) 10-12' ht. evergreen trees are acceptable for escrow release. Therefore, we recommend that **(71) trees ($46,150)** be released for this line item.


Existing Vegetation to be Saved, Typ
Existing Berm to Remain, Typ
Wood Board Privacy Fence, Located within 5' of the Property Line, 8' Tall, See L001
ECS 2B Erosion Matting by East Coast Erosion, Typical
Property Boundary
Existing Trees Over 8" DBH
Deciduous Understory
Mixed Evergreen Edge
Meadow Mix
50' Planting Area
Typical Screen Buffer Section
Legend
Seeded Lawn
Meadow Mix
Proposed Shade Trees
Proposed Evergreen Trees
Proposed Flowering Trees
Proposed Shrubs
Planting Beds
Property Lines
NOTE:
1. All plant material shall conform to the latest version of the American Standard for Nursery Stock (ANSI Z60.1).
2. All plant material shall conform to the height, spread, and/or caliper measurements of sizes and varieties listed in Montgomery Township's Recommended Plant List (205-56).
3. Any plant substitution requests and any changes after plan approval by the Township Landscape Architect prior to planting.
4. No significant plantings or trees shall be located within 10' of any sanitary sewer pipe or within any right-of-way areas.
CALL BEFORE YOU DIG!
PA ONE-CALL 1-800-242-1776
www.paonecall.org
NOT FOR CONSTRUCTION
JONATHAN LANDSCAPE ARCHITECTS
PENN MEDICINE
MONTGOMERYVILLE
DEKALB PIKE
MONTGOMERY COUNTY, PA
1400
PCSM
Planting
Plan



Deciduous Tree w/ Deer Protection



Evergreen Tree Detail


Prune Only Broken Or Dead Branches
Root Collar Shall Be Level or 1" Higher Than The Adjacent Finish Grade. Remove Excess Soil From Top Of Root Ball
Two Inches (2") Of Hardwood Bark Mulch Or Approved Equal. Do Not Mound Mulch Against Shrub. Mulch In A Continuous Ring Around Shrub Planting Area
Backfilling Specified Soil Mix. Water Thoroughly To Eliminate Air Pockets
Remove All Twine, Wire, Rope, And Burlap From The Top 1/3 Of Root Ball. Remove All Non-Organic Material From Root Ball. Cut Burlap Away From Top Of Root Ball
Set And Surrounding Shrubs. Remove All Twine, Wire, Rope, And Burlap From The Top 1/3 Of Root Ball. Remove All Non-Organic Material From Root Ball. Cut Burlap Away From Top Of Root Ball. Cut Burlap And Remove Completely From Sides Of Root Ball. Remove All Non-Organic Material From Entire

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT:	Volunteer Committee Applicant for BDP – BJ Breish
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:
We have received an application from BJ Breish of Habitat ReStore who is interested in serving on the Business Development Partnership. Mr. Breish's information is attached.

RECOMMENDATION:
Staff recommends the Board of Supervisors consider the appointment of Mr. Breish to the Business Development Partnership.

MOTION/RESOLUTION:
Motion to appoint BJ Breish to the Business Development Partnership to serve an existing one-year term to expire on January 1, 2028.

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

WILLIAM (BJ) BREISH

Lansdale, PA | (267) 471-1920 | WJBreish@gmail.com

EXECUTIVE SUMMARY

Resolute and experienced executive leader with over 20 years of expertise in non-profit thrift leadership and a decade of dedicated service in municipal governance and economic development. A proven turnaround specialist and servant leader with a track record of stabilizing operations, implementing rigorous fiscal controls, and fostering high-performing cultures. A compelling public advocate and inspirational communicator with a proven ability to mobilize crowds, articulate the mission to diverse stakeholders, and serve as the high-visibility voice for affordable housing advocacy in the public square. Recognized as a national subject matter expert in ReStore operations, with a unique ability to bridge the gap between operational logistics and high-level community strategy. Deeply committed to the mission of affordable housing, with a demonstrated ability to secure stability and drive mission-focused, transformative growth.

PROFESSIONAL EXPERIENCE

Habitat for Humanity of Montgomery and Delaware Counties (MontDelco) | May 2025 – Present *Vice President of Government Relations and Retail Operations*

- Operational Turnaround: Spearheaded the stabilization and revitalization of retail operations by introducing lean, data-driven processes. Successfully shuttered an underperforming location and orchestrated the launch of one of the largest ReStore facilities in the country within 24 months, significantly elevating revenue potential.
- Strategic Leadership: Serving as a core member of the leadership team, providing operational oversight and long-term vision during a critical inflection point for the affiliate.
- External Relations: Acting as the primary liaison between the organization and government stakeholders, leveraging deep municipal experience to secure support for affordable housing initiatives.
- National Thought Leadership: Serve as a trusted subject matter expert for Habitat for Humanity International, providing guidance on operational best practices for ReStore affiliates nationwide.

Habitat for Humanity of Bucks County | October 2014 – May 2025 *Director of ReStore Operations*

- Scale and Performance: Oversaw all operations for three high-volume retail locations responsible for generating over 4 million dollars in annual gross revenue. Grew the program into one of the top-performing Habitat retail operations in the country through strategic acquisitions and market expansions.
- Fiscal Oversight: Managed full P&L responsibility for multiple locations, consistently exceeding

revenue targets while maintaining rigorous cost controls.

- Change Management: Led complex facility relocations and organizational restructures, ensuring business continuity while elevating team culture, engagement, and output.

CIVIC LEADERSHIP & GOVERNANCE

Lansdale Borough Council | 2019 – Present *Councilman (Ward 1)*

- Fiscal Stewardship: Provide direct fiscal oversight and strategic planning for a $70M annual municipal budget, ensuring capital responsibility and long-term infrastructure health.
- Committee Leadership:
    - Chair, Parks and Recreation: Leading initiatives to expand and improve critical public assets.
    - Economic Development Committee: Collaborating with private and public stakeholders to drive sustainable local growth.
    - Public Works & Wastewater Treatment: Overseeing complex infrastructure budgets and operational policy.
- Stakeholder Engagement: Mastered the ability to navigate diverse political and community interests to achieve consensus on community-betterment initiatives.

Lansdale Fairmount Fire Company | 2004 – 2015 *Volunteer Firefighter and first responder*

- Demonstrated long-term commitment to community safety and emergency service.

CORE COMPETENCIES

- Leadership: Servant Leadership, Cultural Transformation, Team Mentorship.
- Operations: Retail Strategy, P&L Management, Logistics, Turnaround/Change Management.
- Governance: Public Policy, Budgeting, Zoning, Stakeholder Negotiation.
- Advocacy: Government Relations, Community Building, Strategic Partnerships, Public speaking.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #07

SUBJECT:	Recognition of Mary Griffith Alfarano, Recipient of the Woman of Excellence Award
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

The Chamber of Commerce for Greater Montgomery County recently announced that Mary Griffith Alfarano is this year's recipient of the Woman of Excellence award.

Included in your packet is a resolution recognizing her for this achievement.

Ms. Griffith-Alfarano is here this evening.

MOTION:

Motion to adopt Resolution No. 2026-18 recognizing Mary Griffith Alfarano for receiving the Chamber of Commerce of Greater Montgomery County Woman of Excellence Award.

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

RESOLUTION 2026-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONTGOMERY TOWNSHIP RECOGNIZING MARY GRIFFITH-ALFARANO AS THE RECIPIENT OF THE CHAMBER OF COMMERCE OF GREATER MONTGOMERY COUNTY WOMAN OF EXCELLENCE AWARD

WHEREAS, Montgomery Township is proud to recognize individuals whose leadership, service, and dedication enrich the community and inspire others through their accomplishments and commitment to the public good; and

WHEREAS, through more than a decade of experience in commercial finance, Mary has built a reputation for fostering meaningful client relationships, supporting entrepreneurs, and advancing the belief that strong local businesses are essential to thriving communities; and

WHEREAS, Mary has been a proud resident of Montgomery Township for forty-five years and, together with her husband, Carl, has raised two children while remaining deeply committed to family, community values, and service; and

WHEREAS, Mary's dedication to Montgomery Township and the surrounding region is reflected in her extensive community involvement, including her service as a Board Emeritus member of The Chamber of Commerce for Greater Montgomery County, Chair of the Montgomery Township Business Development Group, and founding committee member of the Power Your Potential Conference; and

WHEREAS, Mary has demonstrated exceptional leadership and compassion through more than thirteen years of service and support to Laurel House, including serving as Co-President, helping advance the organization's mission of supporting individuals and families affected by domestic abuse and strengthening the lives of countless children and families throughout Montgomery County; and

WHEREAS, through her professional excellence, volunteer leadership, mentorship, and unwavering commitment to strengthening the community, Mary Griffith-Alfarano exemplifies the qualities of service, leadership, and civic engagement that make this honor so well deserved;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Montgomery Township hereby congratulates and honors Mary Griffith-Alfarano as the recipient of the Chamber of Commerce for Greater Montgomery County's Woman of excellence Award, in recognition of her outstanding professional achievements, community leadership, mentorship, and dedicated service to Montgomery Township and the broader Montgomery County community.

RESOLVED at a duly convened meeting of the Board of Supervisors of Montgomery Township conducted on this 28th day of September 2026.

Tanya C. Bamford, Chairwoman

Beth A. Staab, Vice-Chairwoman

Candyce Fluehr Chimera, Member

Audrey R. Ware-Jones, Member

Eric S. Pelletier, Member

Attest: Carolyn McCreary, Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #08

SUBJECT:	Costco Building Expansion Land Development LDS-25-005
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Candyce Fluehr Chimera, Supervisor
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Costco Wholesale Corporation has submitted a land development application to expand their currently operating 140,383-square foot wholesale club by an additional 17,402 square feet via three separate building extensions. The building is on leased land owned by GH Wholesale Club, LP, and is located within the Limited Industrial (LI) Zoning District and the Expressway Corridor Preservation Overlay District (ECPOD) and is developed in accordance with the Township Retail Center Regulations. This site consists of Units 1 and 2, comprising 9.44 acres and 6.79 acres, respectively, and is part of the General Hancock Partnership Development Site. Unit 1 contains the existing Costco Wholesale Club, and Unit 2 contains the Costco Gasoline Fueling Station. The lots can be accessed through the General Hancock Shopping Center from Upper State Road and the Route 202 Parkway.

The building footprint is being adjusted, and minor changes to the store's parking lot and drainage areas are proposed, including the elimination of 24 parking spaces, and an expanded area for loading and unloading of trucks. The applicant is requesting five waivers; three related to off-property site condition notations on the plan set, one related to ADA parking specifications, and one related to circulation patterns.

The draft resolution, prepared by the Township Solicitor, is included in your packet. Township staff and consultants have had the opportunity to review the details of the plan, and the corresponding review letters and waiver requests are also included in your packet, along with the minutes of the January 15, 2026, Planning Commission meeting, when the application was presented and reviewed, and draft minutes of the September 18, 2026, Planning Commission meeting, when the applicant presented an additional waiver request.

If the Board chooses to grant this land development plan approval, they will need to do so by adopting the resolution drafted by the Township Solicitor's office. The requested waivers are for consideration by the Board.

MOTION/RESOLUTION:

MOTION to adopt Resolution No. 2026-19 conditionally approving the land development application, with requested waivers, submitted by Costco Wholesale Corporation.

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

Application for Subdivision & Land Development

Montgomery Township, Montgomery County, Pennsylvania

Date of application: _____

I. Type of Application - check one

- ☐ Minor Subdivision (checklist **not** required)
- ☐ Preliminary Subdivision (checklist required)
- ☐ Final Subdivision (checklist required)
- ☑ Preliminary Land Development (checklist required)
- ☑ Final Land Development (checklist required)
- ☐ Revised Approved Subdivision / Land Development (checklist required)

II. Applicant's Name (corp. name) Costco Wholesale Corporation c/o Nick Tose

Person making application (name) Nick Tose

Applicant's Address 999 Lake Drive, Issaquah, WA 98027

Phone # 703-885-4006 Fax # _____

E-Mail ntose@costco.com

Developer's Name (if different from applicant) _____

Developer's Address _____

Phone # _____ Fax # _____

E-Mail _____

Owner of Record (title holder) General Hancock Partnership
***attach copy of the last deed of record**
Equitable Owner _____
***attach copy of deed and agreement of sale (you may delete the sale price)**

NOTE: Final approved plans can only be recorded in the name of the actual property owner at the time of the recording.

III. Engineering Firm Name (corp. name) Bohler Engineering PA, LLC

Name of Engineer Handing this Development Matt Landro, P.E.

Engineer's Address 1600 Manor Drive, Suite 200, Chalfont, PA 18914

Phone # 215-996-9100 Fax # _____

E-Mail mlandro@bohlereng.com

IV. If this property had ever had any prior action before the Montgomery Township Board of Supervisors or the Montgomery Township Hearing Board, you must attach any action taken.

V. (Resolutions for Conditional Use, Cluster, any Variances, Special Exceptions, etc.)

List of Drawings

NO	Title	Date	Last Revision Date
1-22	Preliminary / Final Land Development Plans	09/23/2025	08/07/2026

List of Supporting Information

NO	Title	Date
	Traffic Impact Report (Traffic Planning & Design)	07/28/2026
	Stormwater Management Report (Bohler)	09/23/2025

Final approved plans can only be recorded in the name of the actual property owner at the time of the recording. This application must be signed by the owner of the last deed of record or by the individual, corporation or partnership who had equitable title by reason of an agreement of sale. If the person making application is a realtor, engineer, attorney, etc., a notarized letter signed by the owner or equitable owner must be attached authorizing that person or firm to make the application and to sign future reapplications, extensions, etc.

I hereby agree to submit the required escrow fees, as established by the Township, to cover the cost of reviews by various Township agencies. In the event that inspections and review costs exceed the deposited escrow amount, I hereby agree to make additional deposits to the escrow account. Should this balance fall below the minimum required amount, the Township had the authority to stop all reviews, without building permits, U&O's, or take any other action it deems necessary. Administrative fees – 7% of costs and charges incurred by the Township for approval of developer's plan review, final approval, and subsequent public improvement inspections. This fee is added to your monthly invoices sent by the Finance Department.

Please be advised that notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Montgomery Township Code, this letter will serve as notice to Montgomery Township that the requirement that action be taken on this proposal within ninety (90) days is hereby waived without limitation as to time. This waiver is granted to permit us to make adjustments or revisions to the plans as may be required during the plan review process.

Further, I agree that either party, upon written notification, certified mail, may request a decision and/or termination of this application within ninety (90) days of receipt of written notice.

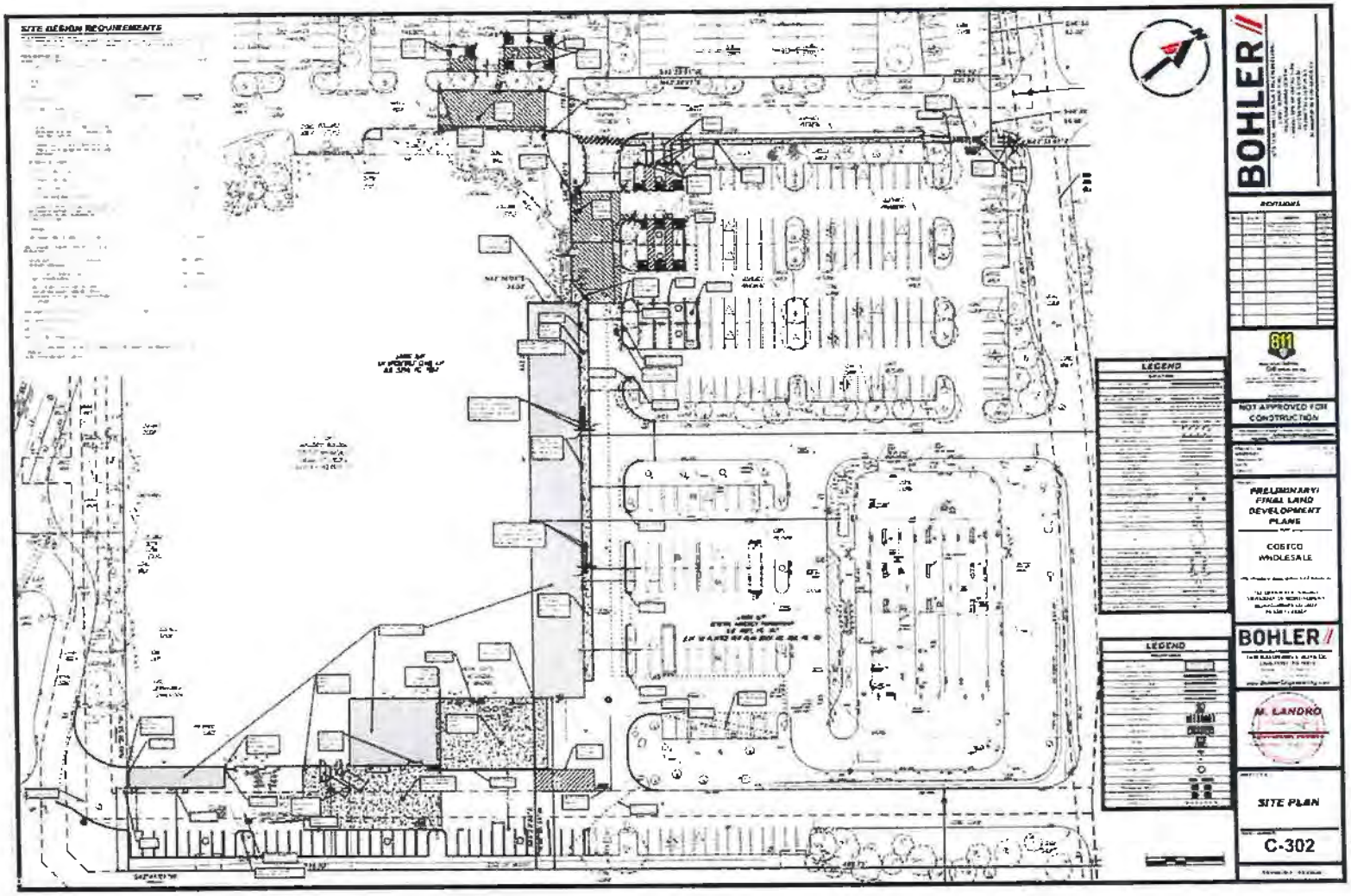
I verify that the statements made in the above application are true and correct. I understand that false statements herein are made subject to penalties of 18PACS S4904 relating to unsworn falsification to authorities.

Signature of Owner/Developer — Date Signed: 9/11/26

Corporation name, if applicable — Applicant's or Corporation Official's signature and title

Engineer's signature — Engineering firm: Bohler Engineering PA, LLC

Site Plan – 740 Upper State Road, Montgomery Township



BOHLER

1600 Manor Drive, Suite 200
Chalfont, PA 18914
215.996.9100

August 7, 2026
Via: Hand Delivery

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Attention: Jesse Hill, Director of Planning & Zoning

Re: Waiver Request Letter
740 Upper State Road
Montgomery Township
Montgomery County
PAA230180.00

Dear Jesse:

As part of their Land Development submission, Costco Wholesale Corporation is requesting the following waivers:

1. **A waiver from Section 205-10.H.(6)(e) which requires physical separation of the circulation pattern for service vehicles from automobile parking areas and parking access driveways for shopping centers and other large-scale uses having frequent truck deliveries or pickups.**

   A waiver is requested as the existing layout of the site does not separate service vehicle and automobile circulation. The additions proposed do not change the general location of loading areas.

2. **A waiver from Section 205-10.H.(7)(b) to allow ADA parking spaces to be 8 feet wide in lieu of the required 12 feet wide.**

   An eight (8.6') foot wide striped area is provided between the two (2) proposed eight (8.6') foot wide ADA spaces to comply per ADA standards. This overall effective width of 25.8' for two (2) ADA spaces meets the townships requirement of two (2) spaces at 12' each.

3. **A partial waiver from Section 205-78.B.(1) which requires the location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided or developed.**

   A partial waiver is requested to provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plans.

4. **A partial waiver from Section 205-78.B.(2) which requires the names, locations, widths and other dimensions, including center-line courses, distances, and curve data, paving widths and curblines, right-of-way and curbline radii at intersections and street location tie-ins by courses and distances to the nearest intersection of existing and planned streets and alleys, and the location and size of existing sanitary sewers and storm drains, watercourses and drainage flows and recreational areas within the land to be subdivided.**

   A partial waiver is requested to provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plans.

5. **A partial waiver from Section 205-78.C.(1)(f) which requires tentative grades to an existing street or to a point 400 feet beyond the boundaries of the subdivision.**

A partial waiver is requested to provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plans.

Should you have any questions or require any additional information regarding the above matter, please do not hesitate to contact our office at (215) 996-9100.

Sincerely,

BOHLER ENGINEERING PA, LLC

Thomas Knab, RLA
Project Manager

cc: Nicholas Tose (via Newforma)
Wendy Feiss McKenna (via Newforma)
Tung-To Lam (via Newforma)
Brian Kendell (Via Newforma)

EL/KEJ
P:\PA\2023\PAA230180.00\Admin\Correspondence\Township\PAA230180.00_2026-08-07_WRL.doc

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

REVISED September 14, 2026
September 4, 2026

File No. 2307018.02

Jesse Hill, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application (LDS-25-005)
Costco Wholesale – Building Expansion
740 & 760 Upper State Road
Tax Map Parcel Number: 46-00-3919-121, Block 13C, Unit 1
46-00-03919-148; Block 13C, Unit 2 (Lot 1B)

Dear Jesse:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the preliminary/final land development application referenced above.

A. Preliminary/Final Land Development Plans for Costco Wholesale Proposed Building Expansion (22 Sheets), prepared by Bohler Engineering, dated October 11, 2024, last revised August 7, 2026.
B. Land Use Area Plan, prepared by Schlosser & Clauss, dated August 5, 2003, last revised March 3, 2014.
C. Waiver Request Letter, prepared by Bohler Engineering, dated August 7, 2026.
D. Comment Response Letter, prepared by Bohler Engineering, dated August 7, 2026.
E. Costco Montgomeryville Traffic Report, prepared for Costco Wholesale Corporation, prepared by Traffic Planning and Design, dated September 23, 2025, last revised July 28, 2026.

The subject lots, Units 1 and 2, are 9.44 acres and 6.79 acres, respectively and are part of the General Hancock Partnership Development Site. The overall site is within the Limited Industrial (LI) Zoning District and the Expressway Corridor Preservation Overlay (ECPOD) Zoning District and is developed in accordance with the Township Retail Center Regulations. Unit 1 contains the existing Costco Wholesale. Unit 2 contains the Costco Gasoline Fueling Station. The lots can be accessed through the General Hancock Shopping Center from Upper State Road (S.R. 2012) and the U.S. Route 202 Parkway.

The Applicant, Costco Wholesale Corporation, proposes expansion of the existing building and retail use to the south and east totaling approximately 17,400 sf. Construction of the addition to the east will eliminate 24 parking spaces.

We offer the following comments for consideration by the Montgomery Township Board of Supervisors. Our review includes consistency with the Township Comprehensive Plan, Township Zoning Ordinance (Chapter 230), Township Land Subdivision Ordinance (Chpt. 205), Township Stormwater Management Ordinance (Chpt. 206), and the Township Street Lighting Requirements (Chpt. A237).

PLANNING REVIEW

1. Existing Conditions and Surrounding Land Uses
   a. The site consists of a Costco, and the plan proposes to expand the current structure.
   b. The site is located in the LI Limited Industrial District, and within the ECPOD Expressway Corridor Preservation Overlay District, and has frontage along Route 202 and Costco Drive. Costco Drive has access onto Upper State Road.
   c. The site is surrounded by a mix of residential and commercial uses.

2. Consistency with the Comprehensive Plan
   a. The proposed expansion is to an existing commercial use. Per the 2022 Comprehensive Plan, economic development is the "...manifestation of a community's fiscal, social, and physical resources as part of a long-term planning process aimed at preserving and improving its overall quality of life." The expansion of an existing commercial use improves the community by providing more employment opportunities, supporting, and growing the local tax base, and serving residents with needed goods and services. The proposed development is generally consistent with the Comprehensive Plan.

3. General Comments
   a. The proposed building expansion will eliminate 24 parking spaces including one ADA accessible parking space. It appears that the number of existing parking spaces is in excess of the minimum required number of spaces. Even with the removal of the 24 parking spaces, it appears the number of parking spaces will be more than the minimum number required.

LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

4. There are outstanding landscape punchlist items for the end of maintenance for the Costco Gas land development (LDS 712). It is our understanding that on July 23, 2024, the Montgomery Township Board of Supervisors authorized End of Maintenance contingent upon satisfactorily addressing the landscape punchlist items, or receipt of $2,355. Escrow is being held as cash for these replacements. It is also our understanding from the August 7, 2026 response letter that the Applicant intends to complete this work prior to closeout of the building expansion project:
   a. One (1) Honey Locust in the large planting island has stem/trunk canker and must be replaced.
   b. One (1) Red Maple in the island in front of the gas pumps has died and was removed, and must be replaced.
   c. Any remaining tree wrap should be removed from all of the trees.

   The landscape plans should be revised to show the location of the tree to be removed, and the locations, species and sizes of the trees to be planted, and to include a note regarding the removal of tree wrap.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

5. §205-10.H.(6)(e) – In the case of shopping centers and other large-scale uses having frequent truck deliveries or pickups, the circulation pattern for service vehicles shall be physically separated from automobile parking areas and parking access driveways. The Applicant is requesting a waiver of this requirement as the existing layout does not separate service vehicle and automobile circulation and the proposed expansion does not change the location of the loading areas.

General Comments

6. As stated previously, provide details for all signs (i.e. No Stopping or Standing – R7-4A-1).
7. Add a note to the stop bar and crosswalk details to indicate a minimum of four feet between the crosswalk and the stop bar.
8. Revise each of the proposed crosswalks to provide a minimum 6-foot width.
9. Label the two signs at the north end of the building along the new drive aisle (presumed to be proposed pedestrian crossing signs).

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

10. Except as identified elsewhere in this letter or by others, the plans, as currently presented, appear to be consistent with the Township's Zoning Ordinance.

Subdivision and Land Development Ordinance (Chapter 205)

11. §205-82 – Upon completion of improvement construction a completion certificate will be issued by the Township Secretary and the plan endorsed by the Township Engineer. The Applicant shall provide an as-built plan depicting construction of all improvements in sufficient detail to demonstrate conformance with the approved land development plans. The as-built plan shall be certified by a surveyor licensed in Pennsylvania.

Stormwater Management Ordinance (Chapter 206)

Development of this pad site was included in the original approval of the General Hancock Partnership development in the late 1990's and more recently in 2021 when the fueling station was added. While the currently proposed configuration of the site is different than the previous site designs; the parameters and conditions of the currently proposed configuration are equal to or are not in exceedance of the previous stormwater management designs. At the time of the fueling station addition to the site, a water quality feature was added to the overall General Hancock partnership development to address water quality requirements.

Based upon review of the current proposal and the existing stormwater facilities and BMPs associated with the overall General Hancock Partnership development, the plans, as currently presented, appear to be consistent with Township Stormwater Management Ordinance. The following stormwater related administrative items shall be addressed.

12. §206-13.B – The proposed earth disturbance is greater than 1 acre. It is our understanding that the NPDES permit for this site was renewed in 2024 and expires in December 2029. The applicant shall provide documentation to the Township that an active NPDES permit is in place.
13. §206-33, 34, 35, & 36 – The stormwater operation and maintenance agreement for the site should be reviewed and amended as needed to address this proposed development to the satisfaction of the Township Solicitor.

General

14. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
15. Site Accessibility review will be provided under separate cover.

To help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that revision and/or modification of the plans may require review and additional comment.

If you have any questions regarding the above, please contact this office.

Sincerely,

Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.

Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist
Senior Landscape Architect
Gilmore & Associates, Inc.

Gilmore & Associates, Inc.
Leslie S. Bogdnoff, P.E.
Senior Transportation Engineer

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

JSG/VLL/LSB/JPD/gja/sl

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Scheiter, Deputy Fire Marshal - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Nick Tose – Costco Wholesale Corporation
Wendy Feiss McKenna, Esq. – Robert L. Brant & Associates, LLC
Thomas Knab, RLA – Bohler Engineering
John R. Harter, P.E. – Traffic Planning & Design, Inc.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 4, 2026

File No. 2023-07018-02

Jesse Hill, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application (LDS-25-005)
Costco Wholesale – Building Expansion
740 & 760 Upper State Road
Tax Map Parcel Number: 46-00-3919-121, Block 13C, Unit 1
46-00-03919-148; Block 13C, Unit 2 (Lot 1B)

Dear Jesse:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Preliminary/Final Land Development Plan submission for the above-referenced project for accessibility. The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, or any interior elements, which we defer to the Building Code Official for review. We offer the following comments for consideration.

I. SUBMISSION

A. Preliminary/Final Land Development Plans for Costco Wholesale Proposed Building Expansion (22 Sheets), prepared by Bohler Engineering, dated October 11, 2024, last revised August 7, 2026.

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2018 International Building Code (IBC) and/or the ICC A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. IBC §1105.1 – Label the entrances (e.g. public, restricted, service) proposed at the stairs along the northern side of building expansion on the Site Plan, Sheet 5.

2. IBC §1106.1 – Revise the Costco Required ADA parking calculation included in the Parking Requirements (Premises A & B) table on the Overall Site Plan, Sheet 4, to be based on number of provided parking spaces (instead of the required number of parking spaces).

3. IBC §1111.1.5 – Add signage to the plans, including related details and proposed locations, to identify accessible entrances with the International Symbol of Accessibility.

4. IBC §1111.2.1 – Revise the accessible entrance directional signage details provided on the Detail Sheet, Sheet 20, to include a note indicating the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1-2009. Add the proposed sign locations to the Site Plan, Sheet 5, and include the signs in the Sign Key Legend.

To help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the

review comments should also be identified in the response letter. Please note that revision and/or modification of the plans may require review and additional comment.

If you have any questions regarding the above, please contact this office.

Sincerely,

Karen MacNair

Karen M. MacNair, P.E.
Accessibility Inspector/Plans Examiner, Certification #005027
Gilmore & Associates, Inc.

KMM/

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Scheiter, Deputy Fire Marshal - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Nick Tose – Costco Wholesale Corporation
Wendy Feiss McKenna, Esq. – Robert L. Brant & Associates, LLC
Thomas Knab, RLA – Bohler Engineering
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.

MONTGOMERY TOWNSHIP
DEPARTMENT OF FIRE SERVICES
1001 STUMP ROAD
MONTGOMERYVILLE, PA 1 18936-9605
Telephone 215-393-6970 • Fax: 215-699-1560
email: jscheiter@montgomerytwp.org
www montgomerytwp.org

John Scheiter
ACTING FIRE CHIEF
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR
FIRE MARSHALS OFFICE:
215-393 6936

September 4, 2026

Jesse Hill

Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Re: Costco Building Expansion

Dear Jesse:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: Costco Building Expansion.

Using the 2018 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.2.2 Authority.** The *fire code official* shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. **Comment: Shall provide a minimum of 26 feet around building for emergency access. This comment has been addressed on plans dated 8-7-26.**

2. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.
    - Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
    - Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

    Comment: Add 1 additional sign as indicated on attachment.

3. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official.* **Comment: Shall provide truck turning template of MTFD ladder truck maneuvering around building. This comment has been addressed on plans dated 8-7-26.**

4. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 26 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). **This comment has been addressed on plans dated 8-7-26.**

5. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height. **This comment has been addressed on plans dated 8-7-26.**

GENERAL COMMENTS

6 Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed. **This comment has been addressed on plans dated 8-7-26.**

7. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13. **This comment has been addressed on plans dated 8-7-26.**

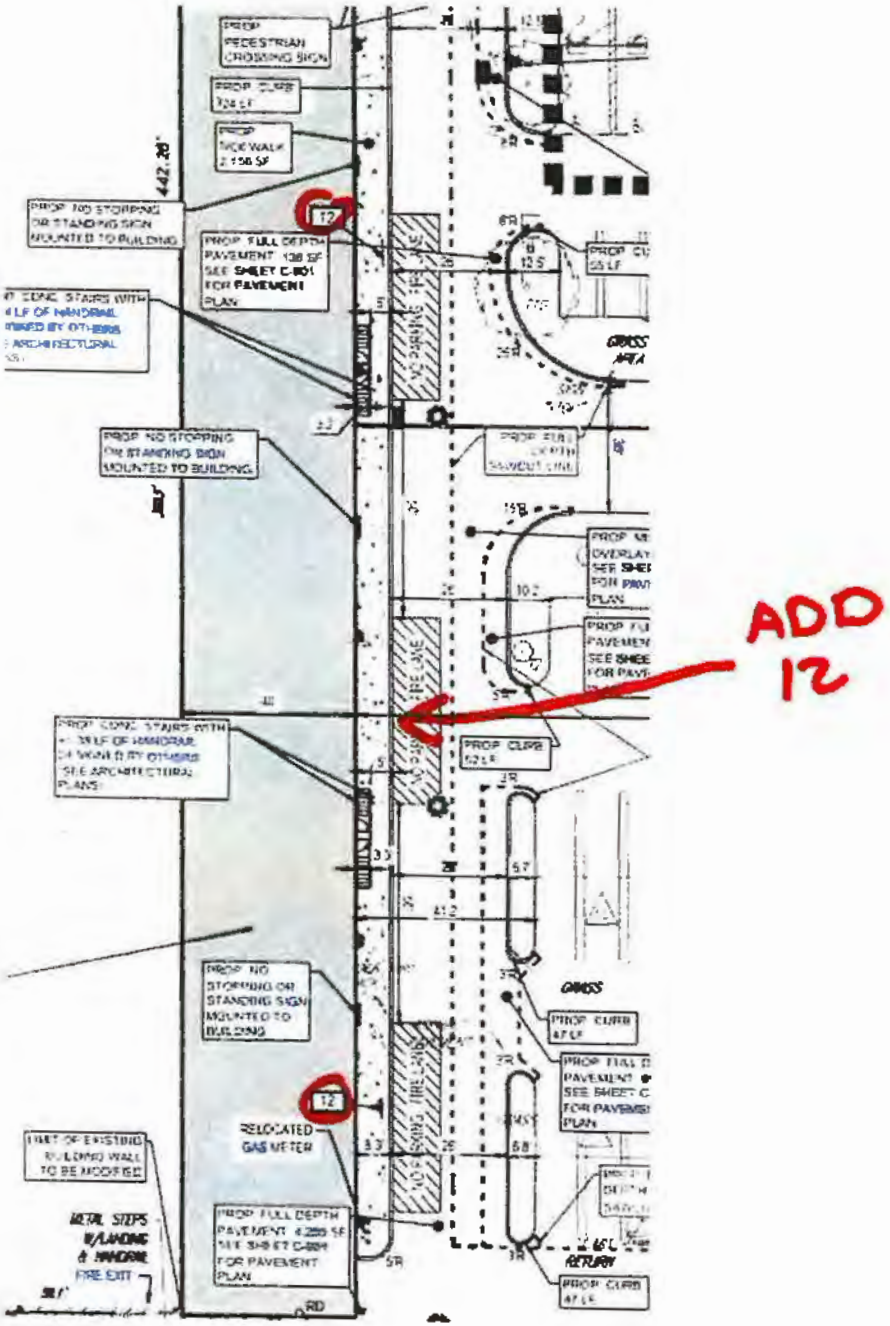
8. All buildings that are 5,000 square feet or more shall be fully sprinklered and the Fire Department Connection shall be shown to indicate exact location. **Comment: The new expansion shall be tied into the sprinkler system. This comment has been addressed on plans dated 8-7-26.**

The Fire Marshal's Office recommends that the proposed development be approved as submitted subject to the developer complying with the above referenced items.

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

Sincerely,

Reviewed by:
John Scheiter
Acting Chief / Deputy Fire Marshal


PROP PEDESTRIAN CROSSING SIGN
PROP CURB 328 LF
442.20'
PROP NO STOPPING OR STANDING SIGN MOUNTED TO BUILDING
12
PROP FULL DEPTH PAVEMENT 138 SF SEE SHEET C-801 FOR PAVEMENT PLAN
PROP NO STOPPING OR STANDING SIGN MOUNTED TO BUILDING
PROP CURB 52 LF
PROP CURB 47 LF
PROP NO STOPPING OR STANDING SIGN MOUNTED TO BUILDING
12
RELOCATED GAS METER
LINE OF EXISTING BUILDING WALL TO BE MODIFIED
METAL STEPS & HANDRAIL FIRE EXIT
PROP FULL DEPTH PAVEMENT 4,200 SF SEE SHEET C-801 FOR PAVEMENT PLAN
PROP CURB 47 LF
GRASS
ADD 12

MONTGOMERY TOWNSHIP POLICE DEPARTMENT

William R. Peoples
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936
215-362-2301 • Fax 215-362-6383

To: Marianne J. McConnell
Director of Planning and Zoning

From: William R. Peoples
Chief of Police

Date: October 17, 2025

Re: Costco Wholesale Corporation LDS-25-005

A review of the above-referenced Land Development Plan was conducted on this date. There are no areas of concern to the Police Department at this time. Thank you for the opportunity to review this Land Development Plan. Please contact me if you have any issues or concerns.

ARRO Consulting, Inc.
4259 West Swamp Road, Suite 410
Doylestown, PA 18902
P: 215.340.0600
www.arroconsulting.com

September 23, 2026
Ref: #8463-118

(via email)

Montgomery Township Municipal Sewer Authority
1001 Stump Road
Montgomeryville, PA 18936

Attention: Shannon Drosnock, Executive Director

Reference: 740 Upper State Road
Costco Wholesale
Proposed Sand Separator

Dear Shannon:

We have received the proposed Sanitary Sewer Plan pertaining to the proposed sand separator at the above-referenced property that you had forwarded to our office for review. The application includes Sanitary Sewer Permit Plans consisting of six (6) sheets prepared by Bohler Engineering, Inc., last revised August 31, 2026. Also included in the most recent submission was a Building Permit Issue Set produced by MG2, last revised September 10, 2026; MEP Plans prepared by T.E., Inc., last revised September 14, 2026; a cost estimate prepared by Bohler, Inc. dated September 1, 2026; and an MTMSA Application for Sanitary Sewer Construction and Connection to the Public Sewers.

Relative to this matter, we note that the proposed tenant modification is to occur within the existing Costco Wholesale property located at 740 Upper State Road (TMP 46-00-03919-12-1). The applicant is proposing to install a sand separator which will include modifications to the sanitary sewer lateral within the aforementioned tenant space. The existing commercial building on the site is served by a sanitary sewer system that discharges to the MTMSA's sanitary sewer collection system that ultimately flows to the Authority's Eureka WWTP.

Based on our review of the current plan submission, the following administrative and technical deficiencies pertaining to the sanitary sewage aspects of the proposed project were noted by our office as outlined below:

I. ADMINISTRATIVE ISSUES

1. The applicant must enter into a Sewer Services Agreement with the MTMSA for the proposed project. It is noted that there is no need for additional EDUs to be purchased by the applicant.

   In conjunction with the aforementioned Agreement, the applicant must post adequate financial security for the sanitary sewer system improvements/modifications that are to be constructed to service the proposed project.

   Relative to the above, the applicant should submit a cost/quantity estimate pertaining to the proposed sanitary sewer improvements/modifications that are to be constructed as well. It is noted that a cost estimate prepared by Bohler, Inc., last revised September 1, 2026, was included in the latest submission.

II. TECHNICAL ISSUES

1. The plan indicates a proposed drop cleanout as the connection to the existing sanitary sewer. Per MTMSA standards, no drop cleanouts are acceptable. Revise the plan and profile accordingly.

2. Show the connection to the existing sanitary sewer on the profile.

3. The profile on Sheet C-601 states the invert out of the wye connection is the same elevation as the invert into "A-40", but visually shows a change in elevation. Also, the invert out of "B-30" is higher than the invert in. Please ensure inverts are labeled correctly.

4. If a grade adjustment will no longer be used in the plan, remove SD-19 from Sheet C-901. All details pertaining to the sanitary sewer that are not MTMSA standard details should be removed from the plans.

We recommend that the above-noted issues/items be satisfactorily addressed by the applicant prior to the MTMSA's approval of the plans submitted for the proposed project and issuance of the Sewer Construction/Connection Permit.

If you should have any questions regarding any of the items above, please do not hesitate to contact me.

Very truly yours,
ARRO Consulting, Inc.
Authority Engineers

Shray Saxena, Ph.D., P.E.

SS/klk

cc: Joseph P. Walsh, Esq., Authority Solicitor
Ginny Solis, MTMSA
Gilmore & Associates Inc., Montgomery Township Engineer
Jesse Hill, Montgomery Township
Mary Gambino, Montgomery Township
Megan Danell, Applicant
Thomas Knab, Bohler
Justin Burns, ARRO Consulting, Inc.
File

ZONING REVIEW
Costco Building Expansion / 740 Upper State Road LDS-25-005

DATE: November 25, 2025
PROJECT NAME: Costco Building Expansion
LOCATION: 740 Upper State Road
ZONING DISTRICT: developed under ECPOD regulations Option 2 Overlay
PROPOSED USE: Retail Sales
ZONING HEARING BOARD APPROVAL REQUIRED? NO
CONDITIONAL USE APPROVAL REQUIRED? NO

Comments:

The applicant proposes a 17,402 square foot expansion to the existing 140,383 square foot retail building. Three additions are proposed; two on the rear of the building and one on the east side of the building. The addition on the side of the building includes the removal of 24 existing parking spaces and the installation of sidewalk.

Proposed plan meets the dimensional and parking requirements outlined in Ch 230, Article XXVIII, Retail Center Regulations within the ECPOD provision.

Must comply with provisions set forth in Chapter 230-206 through 230-213.

Letter requesting waivers noted on the plan shall be provided.

Zoning Officer

11/26/25.
DATE

MONTGOMERY TOWNSHIP
Planning Commission Meeting Minutes
January 15, 2026

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, January 15, 2026. The members of the Planning Commission in attendance included: Alex Rigney, Jay Glickman, Tom Borghetti, Rutuke Patel, and Leon McGuire. Also present: Candyce Chimera, Board Liaison; Mark Plachta, Township Solicitor; Marianne McConnell, Director of Planning and Zoning/Zoning Officer; and Mary Gambino, Land Development and Project Coordinator.

The meeting was called to order at 7:05 p.m. by Chairman Tom Borghetti.

After Roll Call, and the Pledge of Allegiance, a motion was made by Jay Glickman, and seconded by Alex Rigney, to approve the minutes of the November 20, 2025, meeting. All in favor.

Proposed Land Development Application LDS-25-005 – Costco Building Expansion
Attorney Wendy McKenna, of Robert L. Brant & Associates; Engineer Tom Knab, of Bohler Engineering, and Eric Kramer, of Traffic Design and Planning, Inc., addressed the commission regarding this application. Applicant Nick Tose, of Costco Inc., joined the meeting virtually via Zoom. Ms. McKenna introduced the project and explained that the current square footage at Costco, located at 740 Upper State Road, is approximately 144,000 square feet. The proposed three small additions total 17,800 square feet. The additions would eliminate 24 parking spaces, but the site still provides parking that is more than adequate and more than required. Mr. Knab presented the proposed land development plan and explained that the additions would provide more square footage in the loading, storage, and receiving areas. There would be no additions to the retail area. Mr. Knab then addressed the consultant and staff review letters and stated that most of the responses to the comments are "will comply". Ms. McConnell asked Mr. Knab to address the comments that won't comply. Mr. Knab stated that a waiver request would be submitted to address the Township Engineer's comment regarding Section 205-10(H)(e) which requires separate circulations patterns for truck deliveries or pickups, and automobile parking areas and parking access driveways. Mr. Kramer stated that the existing layout of the site does not separate these areas and the proposed additions do not change the general location of the loading areas. He further stated that major deliveries are coordinated with the warehouse general manager to take place during off-hours. If deliveries must be made during operating hours, they are scheduled during low volume hours. Mr. Knab stated that four loading dock spaces are proposed to address this issue. Mr. Knab then addressed the remaining waiver requests as follows:

1. From Section 205-78.B(1) to provide pertinent features within 400 feet of any part of the land to be developed on the plan:

   A waiver is requested to instead provide an aerial photo depicting pertinent information within 400 feet of the parcel that is not already provided on the plan.

2. From Section 205-78.B(2) to provide pertinent information at street intersections and existing sanitary sewers and storm drains, water courses and drainage flows and recreational areas within the land to be developed.

   A waiver is requested to instead provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plan.

3. From Section 205-78.C(1)(f) to provide tentative grades to an existing street or to a point 400 feet beyond the boundaries of the development.

   A waiver is requested to instead provide an aerial photo depicting pertinent information within 400 feet of the parcel that is not already provided on the plan.

Jay Glickman commented that there are a few punch list items in the Costco fuel facility land development (LDS-712) that are still outstanding. Mr. Knab indicated that these items will be addressed. Tom Borghetti stated that it is good to see a thriving business improving within the township.

Upon motion by Jay Glickman, and second by Rutuke Patel, the Planning Commission recommended approval of the land development application of Costco, for three small additions to the site at 740 Upper State Road, subject to the recommendations of township staff and consultants with waiver requests to be determined by the Board of Supervisors. All in favor.

The Reorganization Meeting was held. The members unanimously elected Tom Borghetti as Chairman of the Planning Commission upon a motion by Jay Glickman and second by Alex Rigney. The members unanimously elected Rutuke Patel as Vice Chairman of the Planning Commission upon a motion by Jay Glickman and second by Alex Rigney. The members unanimously elected Alex Rigney as Secretary, upon a motion by Jay Glickman and second by Rutuke Patel.

There being no further business to come before the Commission, a motion was made by Leon McGruire and seconded by Jay Glickman, to adjourn the meeting at 7:30 p.m.

MONTGOMERY TOWNSHIP
Planning Commission Meeting Minutes
September 17, 2026

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, September 17, 2026. The members of the Planning Commission in attendance included: Rutuke Patel, Jay Glickman, Alex Rigney, and Leon McGuire. Also present: Mark Plachta, of the Township Solicitor's office; Jesse Hill, Director of Planning and Zoning; and Mary Gambino, Land Development Project Coordinator.

The meeting was called to order at 7:00 p.m. by Jay Glickman.

After Roll Call, and the Pledge of Allegiance, a motion was made by Rutuke Patel, and seconded by Jay Glickman, to approve the minutes of the June 18, 2026, meeting. All in favor.

Proposed Land Development Application (Revised) LDS-25-005 – Costco Building Expansion
Tom Knab, of Bohler Engineering, addressed the commission regarding this application. He explained that the applicants had been working with the Township Engineer to address some technical issues regarding additional ADA parking spaces near the gas facility on site. The application had been before the Planning Commission in January, 2026, and received a recommendation to the Board of Supervisors for approval of the project. The proposed expansion includes three small additions totaling 17,800 square feet. The additions will eliminate 24 parking spaces, but the site still will provide parking that is more than what is required. Mr. Knab further discussed an additional requested waiver of Section 205-10.H(7)(b) to allow ADA parking spaces to be 8 feet wide in lieu of the required 12 feet. Alex Rigney questioned the location of the spaces. Mr. Knab replied that the spaces are in the vicinity of the gas facility, for patrons using the kiosk. Rutuke Patel questioned the safety of locating these spaces across from a busy internal driveway. Mr. Knab replied that high-visibility paint is to be used for the crosswalk, and pedestrian signs will be posted. Jesse Hill commented that the township requirements for ADA parking exceed the ADA standards. He further explained that the overall effective width of 25.8' for two 8.6' wide spaces, with an 8.6' wide striped area, meets the townships requirements of two spaces at 12' each.

Upon motion by Rutuke Patel, and second by Alex Rigney, the Planning Commission recommended approval of the land development application of Costco, for three small additions to the site at 740 Upper State Road as revised, subject to the recommendations of township staff and consultants, with waiver requests to be determined by the Board of Supervisors. All in favor.

There being no Public Comment, and no further business to come before the Commission, a motion was made by Alex Rigney, and seconded by Rutuke Patel, to adjourn the meeting at 7:12 p.m.

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 3, 2025

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #25-0222-001
Proposal Name: Costco Building Expansion
(1 lot on approximately 16.23 acres)
Situate: 740 Upper State Road/near Horsham Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced preliminary/final land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 15, 2025. We forward this letter as a report of our review.

BACKGROUND

Costco Wholesale Corporation has submitted a proposal to expand their currently operating 140,383-square foot wholesale club retail store by an additional 17,402 square feet via 3 separate building extensions. One of the extensions will be used for loading and unloading of trucks. As the building footprint is being adjusted, minor changes to the store's parking lot and drainage areas are also proposed. The building is on leased land owned by GH Wholesale Club, LP, and is located in the Expressway Corridor Preservation Overlay zoning district. The applicant is requesting three waivers, all related to showing off-property site condition notations on the plan set.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery Township's 2022 Comprehensive Plan shows this area as part of the "Mixed Use" core at the center of the township. As part of the township's economic development strategy, recommendations are provided that include "evaluate the feasibility of implementing physical improvements...within the commercial corridors" and "promote appropriate redevelopment options". We believe this development proposal is compatible with the township's comprehensive plan.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, shows the entire corridor along the 202 Parkway as located within the Regional Mixed-Use Center, and notes that over time, "the character of development might evolve" as these areas typically see the most intensive uses and retail activity. Additionally,

the County's plan pledges to "work with municipalities, developers, and property owners redeveloping older retail properties". In this instance, a retail property is expanding on its success with an additional building footprint that should better help it to serve its customers and continue to promote Montgomery Township as a strong destination for commercial activity. We believe this land development proposal is compatible with *Montco 2040*.

RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal without any further comments, as the changes to the site are minor and should be absorbed within the existing footprint without any issues.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#25-0222-001) on any plans submitted for final recording.

Sincerely,

Matthew Popek

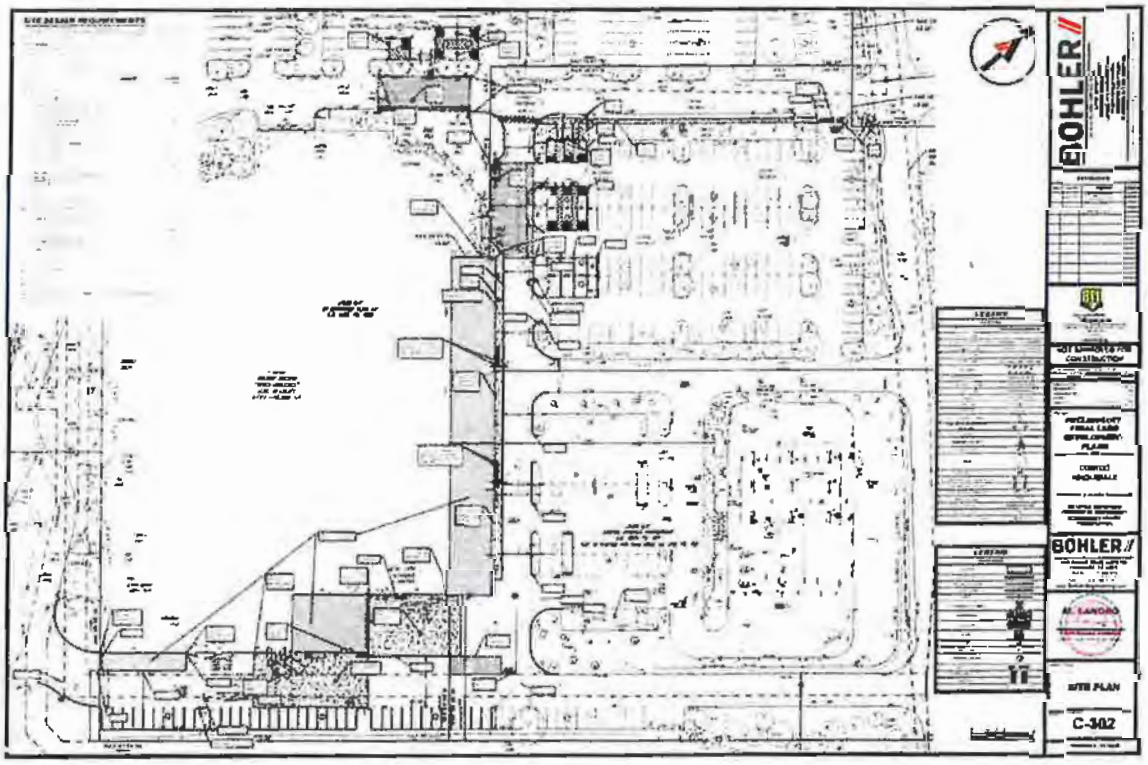
Matthew Popek, AICP
Transportation Planning Manager
matthew.popek@montgomerycountypa.gov - 610-278-3730

c: Nick Tose, Applicant
Thomas Knab, RLA, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission
Mary Gambino, Twp. Project

Attachments: 1. Reduced Copy of Site Plan
2. Aerial of Site

Ms. Marianne McConnell Attachment 1 - December 3, 2025

Site Plan – 740 Upper State Road, Montgomery Township



Aerial – 740 Upper State Road, Montgomery Township



Costco Building Expansion
MCPC#250222001

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD INFORMATION SUMMARY

Item #09

SUBJECT:	Proposed Parking Expansion at the Bharatiya Temple
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Candyce Fluehr Chimera
INITIATED BY:	Jesse Hill, Director of Planning & Zoning

BACKGROUND:

Tonight representatives from the Bharatiya Temple are here to share their plans for a proposed parking lot expansion. They have previously met with Township staff and professionals and it was deemed most appropriate to come to a Board of Supervisors meeting for feedback before pursuing this plan any further and incur any additional costs.

BHARATIYA TEMPLE

Ph 215-997-1181
Street Address | 1612 County Line Rd | Chalfont, PA. 18914
Mailing Address | P.O.BOX 463 | Montgomeryville, PA. 18936
www.b-temple.org

Executive Officers & Board of Directors

Nand Todi
(Founder & President)
nandtodi@gmail.com
215-205-5097

Praful Patel (Vice President)
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Jayesh Parmar
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Naveen Todi
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Nimish Sanghrajka
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Parimal Desai
845-269-5339

Ravi Kumar Raju Kalidindi
610-331-4757

Shailesh Shah
215-498-1629

Siv Ananatuni
215-290-7482

Vikranth Kamble
732-877-9796

To: Board of Supervisors @ Montgomery Township
From: Board of Trustees and Congregation at the Bharatiya Temple
Re: Proposal to Expand the Existing Parking at the Bharatiya Temple
Date: September 14, 2026- BOS Meeting

Introduction

- David J. Caracausa - Real Estate and Development Consultant to the Bharatiya Temple
- Nand Todi – Founder, President, and Trustee of the Bharatiya Temple, who has been a key member guiding and shepherding the Temple's growth and expansion.

Reason for Request to be before Board of Supervisors

- Reference: Bharatiya Temple on County Line Road
- Purpose/Objective: Open discussion for proposed parking lot expansion on vacant land adjacent to the Temple property
- Why:
  - Congregation's growth and attendance at services, educational classes, cultural and festive events
  - Overflow or additional parking is needed for the congregation
  - We understand the current situation puts a strain on the township's public safety, police force, and resources. We want to provide a solution for the Temple's parking needs and the strains it sometimes puts on township resources.
  - Safety and Traffic Control of the congregation when attending services, educational classes, cultural, and festive events
  - We met with staff, consultants, and 2 of the board members to discuss the parking needs, solutions, options, and alternatives. After those discussions, it was suggested that the next step is for us to come before the BOS to present our thoughts and possible options and solutions.
  - Our presentation should take more than 10-15 minutes of the BOS time

PART OF 73 SCHREINER DR.

1610 COUNTY LINE ROAD

1612 COUNTY LINE ROAD

1630 COUNTY LINE ROAD



EXISTING CONDITIONS



PROPOSED CONDITIONS

SKETCH PLAN

PROPOSED EXPANDED PARKING

BHARATIYA TEMPLE

Horizon Engineering

3100

01 of 01

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #10

SUBJECT:	Review of Zoning Hearing Board Applications
MEETING DATE:	September 28, 2026
BOARD LIAISON	Tanya C. Bamford, Chairwoman
INITIATED BY:	Jesse Hill, Zoning Officer

BACKGROUND:

Included in your packet is a summary of the applications before the Zoning Hearing Board for their October 7, 2026 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 any application. This action would require a motion, second, and vote of the Board.

Montgomery Township Zoning Hearing Board

Meeting Date: October 7, 2026 – 6:30 pm

The agenda for the scheduled hearing is as follows:

Application # 26080022 – Main Line Soles LLC / 804 Bethlehem Pike

Main Line Soles LLC is the applicant and lessee of suites 295 & 296 located in the Montgomery Mall. The property is in the RS Regional Shopping Center Zoning District. The current use of suites 295 & 296 includes processing, warehousing and storage. The current use is not permitted in the RS district.

The applicant requests a use variance from the provisions of Section 230-94 and Table 230-A of the Montgomery Township Zoning Ordinance to permit the limited industrial use. The applicant has also appealed the Zoning Officer's determination that the use being conducted is not a permitted Retail use.

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 INFORMATION SUMMARY

Item #11

SUBJECT:	Presentation of Fire Services Study
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
STAFF MEMBER:	Shannon Drosnock, Interim Township Manager

BACKGROUND:

At the August 25,2025 Board of Supervisors public meeting, the Board discussed the merits of having a third-party independent consultant evaluate the Township's fire services based on the discussions that took place in the public meetings about the need to add career staff. It was also suggested that a comprehensive study of fire operations be conducted. Consensus of the majority was to obtain quotes with the Board voting 4-1 to do so and report back.

At their January 5 public meeting, after reviewing three proposals, the Board of Supervisors selected the Center for Public Safety Management CPSM to perform a comprehensive study of fire operations within the Township.

Tonight representatives of CPSM are here to present their findings and recommendations to the Board of Supervisors.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #12

SUBJECT:	Consider Award of Contract for The Enclave at Montgomery Basin Conversion Project
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Eric Pelletier
INITIATED BY:	Greg Reiff, Director of Public Works

BACKGROUND:

The Township received and opened bids utilizing PennBid on September 1, 2026, at the Township building. Gilmore & Associates, the Township Engineer, reviewed the four (4) bids ranging from $314,425.00 to $410,255.00 and is recommending award of bid to Stonewood Landshaping, Inc., the lowest responsible bidder with a bid of $314,425.00. The recommendation letter and bid tabulation sheets are included in your packet.

PREVIOUS BOARD ACTION:

The Board authorized the advertisement of the bid at its public meeting on February 23, 2026.

BUDGET IMPACT:

A total of $319,000.00 is included in the 2026 Capital Investment Plan for the stormwater improvements to make the basin on Enclave Boulevard compliant.

RECOMMENDATION:

Award the bid as recommended to Stonewood Landshaping, Inc.

MOTION/RESOLUTION:

Motion to award the contract for The Enclave Basin Conversion Project to Stonewood Landshaping, Inc., the lowest responsible bidder, in the amount of $314,425.00 per the recommendation of Gilmore & Associates, Township Engineer.

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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 3, 2026

Project No. 2015-08010

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

Reference: The Enclave at Montgomery – Basin Conversion
Bid Tabulation & Award Recommendation

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids for the project referenced above. Bids were received and publicly opened on September 1, 2026, at 10:00 AM at the Township Building. Four bids were received. A copy of the bid tabulation is attached for your review.

Upon review, we recommend the contract for The Enclave at Montgomery – Basin Conversion Project be awarded to **Stonewood Landshaping, Inc.** in the amount of **$314,425.00**, subject to review by the Township Solicitor.

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

Sincerely,

Geoffrey J. Attanasio, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

GJA/sl

Enclosure: Bid Tabulation

cc: Greg Reiff, Director of Public Works, Montgomery Township
Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township
Deb Rivas, Administration Supervisor, Montgomery Township
James Dougherty, PE, Gilmore & Associates, Inc.

BID TABULATION

GILMORE & ASSOCIATES, INC.

CLIENT: Montgomery Township
PROJECT NAME: Enclave Basin Maintenance & Conversion
G&A PROJECT #: 2015-08010

Sep/03/2026

BID DATE: Sep/01/2026

		1	2	3	4
	CONTRACTOR	Stonewood Landshaping, Inc	Land-Tech Enterprises, Inc	James R Kenney Excavating & Paving Inc.	Associated Paving Contractors, Inc
	ADDRESS	358 E. 6th Street	3084 B. Bristol Road	3950 Germantown Pike	1525 Campu Drive
	CITY, STATE, ZIP	Red Hill, PA 18076	Warrington, PA 18976	Collegeville, PA 19426	Warminster, PA 18974
	PHONE	610-721-2447	215-491-1470		
	FAX				
	CONTACT	Rick Rachor	Andreas Haggmark	James Kenney	Mike Covino
	EMAIL	rick@stonewoodlandshaping.com	ahaggmark@landtechenterprises.com	jrkpaving@aol.com	mcovino@assocpaving.com

ITEM NO.	LOT	ITEM	UNIT	QUANTITY	BID UNIT COST	BID EXTENDED COST	BID UNIT COST	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST
BASE BID												
1	1-1	Basins A & B- Clear & Grub for access	LS	1	$ 15,000.00	$ 15,000.00	$ 60,000.00	$ 60,000.00	$ 40,000.00	$ 40,000.00	$ 20,000.00	$ 20,000.00
2	1-2	Basin A - Relocate Aquatic Life to Knapp Rd Basin	LS	1	$ 10,000.00	$ 10,000.00	$ 21,000.00	$ 21,000.00	$ 5,000.00	$ 5,000.00	$ 28,000.00	$ 28,000.00
3	1-3	Basin A - Dewater	LS	1	$ 20,000.00	$ 20,000.00	$ 16,950.00	$ 16,950.00	$ 20,000.00	$ 20,000.00	$ 18,000.00	$ 18,000.00
4	1-4	Basin A - Earthworks (Berm, Spillway & Basin Bottom)	CY	320	$ 100.00	$ 32,000.00	$ 150.00	$ 48,000.00	$ 65.62	$ 20,998.40	$ 240.00	$ 76,800.00
7	1-5	Basin A - Primary Spillway R-5 Rip-Rap Apron (inc. PennDOT Class 4, Type A NW geotextile)	TON	270	$ 75.00	$ 20,250.00	$ 95.00	$ 25,650.00	$ 100.00	$ 27,000.00	$ 110.00	$ 29,700.00
3	1-6	Basin A - Reconstruct R-5 Rip-Rap Water Quality Berm (inc. PennDOT Class 4, Type A NW geotextile)	TON	1290	$ 100.00	$ 129,000.00	$ 85.00	$ 109,650.00	$ 100.00	$ 129,000.00	$ 105.00	$ 135,450.00
4	1-7	Basin A & B - Outlet Conversion (Headwalls HW 11 and HW 31)	EA	2	$ 10,000.00	$ 20,000.00	$ 1,800.00	$ 3,600.00	$ 6,000.00	$ 12,000.00	$ 4,500.00	$ 9,000.00
5	1-8	Basin A - Basin Bottom Seeding (ERNMX-127, Cover Crop and Straw Mulch)	SF	35500	$ 0.25	$ 8,875.00	$ 0.26	$ 9,230.00	$ 0.40	$ 14,200.00	$ 0.30	$ 10,650.00
3	1-9	Basin A - Sideslope Seeding (ERNMX-154, Cover Crop and Straw Mulch)	SF	66500	$ 0.20	$ 13,300.00	$ 0.27	$ 17,955.00	$ 0.50	$ 33,250.00	$ 0.27	$ 17,955.00
4	1-10	Basin A - Upland Meadow Seeding (ERNMX-153, Cover Crop and Straw Mulch)	SF	58000	$ 0.20	$ 11,600.00	$ 0.29	$ 16,820.00	$ 0.18	$ 10,440.00	$ 0.30	$ 17,400.00
5	1-11	Development-wide Silt Fence Removal	LF	8500	$ 4.00	$ 34,400.00	$ 2.20	$ 18,920.00	$ 5.00	$ 43,000.00	$ 5.50	$ 47,300.00
TOTAL						$ 314,425.00		$ 347,775.00		$ 358,888.40		$ 410,255.00

COMPLETENESS REVIEW

Attended Mandatory Pre-bid Meeting	N/A	N/A	N/A	N/A
Bid Form (PennBid eBid Form or Document 00 41 00)	x	x	x	x
Bid Bond Form (Document 00 43 13) or other Bid Security	x	x	x	x
Bidder Acknowledgement Form (Document 00 45 10)	x	x	x	x
Bidder Qualification Statement Form (Document 00 45 13) or Construction Contractor's Qualification Statement for Engineered Construction (AGC Document No. 220)	x	x	x	x
Representations, Certifications and Other Statements of Bidders (Document 00 45 13.1)	N/A	N/A	N/A	N/A
Non-Collusion Affidavit of Prime Bidder (Document 00 45 19)	x	x	x	x
Public Works Employment Verification Form (Document 00 45 22)	x	x	x	x
Agreement of Surety Form (Document 00 45 53)	x	x	x	NO
List of Proposed Subcontractors, Proposed Suppliers, and other individuals and entities	N/A	N/A	N/A	NO

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #13

SUBJECT:	Consider Award of Contract for the Canterbury Lane Storm Sewer Pipe Replacement
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Eric Pelletier
INITIATED BY:	Greg Reiff, Director of Public Works

BACKGROUND:

The Township received and opened bids utilizing PennBid on September 1, 2026, at the Township building. Gilmore & Associates, the Township Engineer, reviewed the ten (10) bids ranging from $449,775.00 to $850,524.00 and is recommending award of bid to Land-Tech Enterprises, Inc., the lowest responsible bidder with a bid of $449,775.00. The recommendation letter and bid tabulation sheets are included in your packet.

PREVIOUS BOARD ACTION:

The Board authorized the advertisement of the bid at its public meeting on February 23, 2026.

BUDGET IMPACT:

A total of $455,200.00 is included in the 2026 Capital Investment Plan for the second phase of the Canterbury Lane storm sewer pipe replacement.

RECOMMENDATION:

Award the bid as recommended to Land-Tech Enterprises, Inc.

MOTION/RESOLUTION:

Motion to award the contract for the Canterbury Lane Storm Sewer Pipe Replacement to Land-Tech Enterprises, Inc., the lowest responsible bidder, in the amount of $449,775.00 per the recommendation of Gilmore & Associates, Township Engineer.

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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 3, 2026

Project No. 2025-00999

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

Reference: Canterbury Storm Pipe Replacement
Bid Tabulation & Award Recommendation

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids for the project referenced above. Bids were received and publicly opened on September 1, 2026, at 10:00 AM at the Township Building. Ten bids were received. A copy of the bid tabulation is attached for your review.

Upon review, we recommend the contract for the Canterbury Storm Pipe Replacement Project be awarded to **Land-Tech Enterprises, Inc.** in the amount of **$449,775.00**, subject to review by the Township Solicitor.

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

Sincerely,

Geoffrey J. Attanasio, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

GJA/sl

Enclosure: Bid Tabulation

cc: Greg Reiff, Director of Public Works, Montgomery Township
Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township
Deb Rivas, Administration Supervisor, Montgomery Township
James Dougherty, PE, Gilmore & Associates, Inc.

BID TABULATION

CLIENT: Montgomery Township
PROJECT NAME: Canterbury Storm Sewer Replacement
G&A PROJECT #: 2500999

GILMORE & ASSOCIATES, INC

Sep/03/2026

BID DATE: Sep/01/2026

		1	2	3	4
CONTRACTOR		Land-Tech Enterprises, Inc	KBC Construction, LLC	Jurich Inc	N. Abbonizio Contractors, Inc.
ADDRESS		3064 B Bristol Road	1475 Hampton Lane	80 Clayton Park Drive	1250 Conshohocken Road
CITY, STATE, ZIP		Warrington, PA 18976	Warminster PA 18974	Glen Mills, PA 19342	Conshohocken, PA 19428
PHONE		215-491-1470	215-397-5334	610-459-3236	610-275-8540
FAX					
CONTACT		Andreas Haggmark	Gerard Kehoe	Dewey Jurich	Kristen Abbonizio
EMAIL		ahaggmark@landtechenterprise	GKEHOE@KBCCON.ORG	richb@jurichinc.com	kabbonizio@nabbonizio.com

ITEM NO.	LOT	ITEM	UNIT	QUANTITY	BID UNIT COST	BID EXTENDED COST	BID UNIT COST	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST
BASE BID												
1	1-1	Remove 12" CMP & Replace with 12" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	0	$ 150.00	$ -	$ 132.00	$ -	$ -	$ -	$ -	$ -
2	1-2	Remove 15" CMP & Replace with 15" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	691	$ 155.00	$ 107,105.00	$ 132.00	$ 91,212.00	$ 184.00	$ 127,144.00	$ 201.60	$ 139,305.60
3	1-3	Remove 18" CMP & Replace with 18" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	128	$ 165.00	$ 21,120.00	$ 146.00	$ 18,688.00	$ 285.00	$ 36,480.00	$ 205.00	$ 26,240.00
4	1-4	Remove 18" CMP & Replace with 18" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 8 inches topsoil)	LF	161	$ 120.00	$ 19,320.00	$ 209.00	$ 33,649.00	$ 108.00	$ 17,388.00	$ 167.00	$ 26,887.00
5	1-5	Remove 24" CMP & Replace with 24" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	399	$ 185.00	$ 73,815.00	$ 175.00	$ 69,825.00	$ 237.00	$ 94,563.00	$ 232.00	$ 92,568.00
6	1-6	Remove 30" CMP & Replace with 30" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	54	$ 240.00	$ 12,960.00	$ 197.00	$ 10,638.00	$ 393.00	$ 21,222.00	$ 294.30	$ 15,892.20
7	1-7	Remove Elliptical CMP & Replace with 29"x45" PennDOT Type B Elliptical RCP (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	89	$ 410.00	$ 36,490.00	$ 360.00	$ 32,040.00	$ 525.00	$ 46,725.00	$ 527.45	$ 46,943.05
8	1-8	Remove Elliptical CMP & Replace with 38"x60" PennDOT Type B Elliptical RCP (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	24	$ 550.00	$ 13,200.00	$ 788.00	$ 18,912.00	$ 852.00	$ 20,448.00	$ 802.75	$ 19,266.00
9	1-9	Remove Elliptical CMP & Replace with 38"x60" PennDOT Type B Elliptical RCP (inc. 2A backfill, 8 inches topsoil)	LF	92	$ 395.00	$ 36,420.00	$ 487.00	$ 44,804.00	$ 446.00	$ 41,032.00	$ 469.45	$ 43,189.40
10	1-10	Remove & Replace PennDOT Standard Inlet Box, C-Top, Bicycle Safe Grate (<5 Feet Deep) (Inlet 45)	EA	1	$ 6,300.00	$ 6,300.00	$ 5,000.00	$ 5,000.00	$ 8,301.00	$ 8,301.00	$ 5,695.00	$ 5,695.00
11	1-11	Remove & Replace PennDOT Type 4 Inlet Box, C-Top, Bicycle Safe Grate (<5 Feet Deep) (Inlet 55)	EA	1	$ 7,100.00	$ 7,100.00	$ 6,500.00	$ 6,500.00	$ 11,396.00	$ 11,396.00	$ 6,465.00	$ 6,465.00
12	1-12	New PennDOT Type D-W Endwall for 18 inch HDPE (inc. R4 Rip-Rap Apron and geotextile)	EA	1	$ 3,750.00	$ 3,750.00	$ 12,500.00	$ 12,500.00	$ 12,411.00	$ 12,411.00	$ 6,950.00	$ 6,950.00
13	1-13	Remove & Replace Vertical Curb	LF	741	$ 100.00	$ 74,100.00	$ 95.00	$ 70,395.00	$ 66.00	$ 48,906.00	$ 94.00	$ 69,654.00
14	1-14	Remove & Replace Depressed Curb	LF	75	$ 125.00	$ 9,375.00	$ 95.00	$ 7,125.00	$ 122.00	$ 9,150.00	$ 94.00	$ 7,050.00
15	1-15	Remove & Replace Sidewalk	SF	144	$ 25.00	$ 3,600.00	$ 45.00	$ 6,480.00	$ 57.00	$ 8,208.00	$ 25.00	$ 3,600.00
16	1-16	Remove & Replace Curb Ramp (inc DWS)	SF	128	$ 40.00	$ 5,120.00	$ 70.00	$ 8,960.00	$ 74.00	$ 9,472.00	$ 75.00	$ 9,600.00
17	1-17	Remove & Replace Split Rail Fence	LF	220	$ 35.00	$ 7,700.00	$ 60.00	$ 13,200.00	$ 47.00	$ 10,340.00	$ 50.00	$ 11,000.00
18	1-18	Remove & Reinstall Shadow Box Fence	LF	0	$ 200.00	$ -	$ 100.00	$ -	$ -	$ -	$ -	$ -
19	1-19	Pavement Markings (PennDOT Type C - Ladder Crosswalk)	LS	1	$ 1,800.00	$ 1,800.00	$ 2,500.00	$ 2,500.00	$ 1,832.00	$ 1,832.00	$ 1,900.00	$ 1,900.00
20	1-20	Maintenance & Protection of Traffic	LS	1	$ 11,500.00	$ 11,500.00	$ 5,000.00	$ 5,000.00	$ 33,866.00	$ 33,866.00	$ 36,455.00	$ 36,455.00
TOTAL						$ 449,775.00		$ 457,428.00		$ 558,884.00		$ 568,644.05

COMPLETENESS REVIEW

Attended Mandatory Pre-bid Meeting	N/A	N/A	N/A	N/A
Bid Form (PennBid eBid Form or Document 00 41 00)	x	x	x	
Bid Bond Form (Document 00 43 13) or other Bid Security	x	x	x	
Bidder Acknowledgement Form (Document 00 45 10)	x	x	x	
Statement for Engineered Construction (AGC Document No. 220)	x	x	x	
Representations, Certifications and Other Statements of Bidders (Document 00 45 13.1)	N/A	N/A	N/A	
Non-Collusion Affidavit of Prime Bidder (Document 00 45 19)	x	x	x	
Public Works Employment Verification Form (Document 00 45 22)	x	x	x	
Agreement of Surety Form (Document 00 45 53)	x	x	x	
List of Proposed Subcontractors, Proposed Suppliers, and other individuals and entities	N/A	N/A	x	

BID TABULATION

CLIENT: Montgomery Township
PROJECT NAME: Canterbury Storm Sewer Replacement
G&A PROJECT #: 2500999

BID DATE: Sep/01/2026

Sep/03/2026

					5		6		7		8	
					CONTRACTOR: Bartlett		NJS Concrete		Associated Paving Contractors, Inc		Joseph J Daniello LLC	
					ADDRESS: 1501 W Main Street		37 Terry Drive		1525 Campus Drive		710 Trainer Street	
					CITY, STATE, ZIP: Collegeville, PA 19426		Feasterville, PA 19053		Warminster, PA 18974		Trainer, PA 19013	
					PHONE: 610-489-3196		267-355-8235				610-364-1700	
					FAX							
					CONTACT: Daniel Bartlett		Daniel Ventresca		Mike Covino		Joseph Perry	
					EMAIL: office@bartlettpavinginc.com		dan@njsconcrete.com		mcovino@assocpaving.com		jperry@josephjdaniello.com	
ITEM NO.	LOT	ITEM	UNIT	QUANTITY	UNIT PRICE	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST
BASE BID												
1	1-1	Remove 12" CMP & Replace with 12" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	0	$ 1.00	$ -	$ 226.50	$ -	$ -	$ -	$ 218.81	$ -
2	1-2	Remove 15" CMP & Replace with 15" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	691	$ 184.00	$ 127,144.00	$ 226.50	$ 156,511.50	$ 180.00	$ 124,380.00	$ 228.15	$ 157,651.65
3	1-3	Remove 18" CMP & Replace with 18" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	128	$ 220.00	$ 28,160.00	$ 247.50	$ 31,680.00	$ 210.00	$ 26,880.00	$ 283.12	$ 36,239.36
4	1-4	Remove 18" CMP & Replace with 18" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 8 inches topsoil)	LF	161	$ 210.00	$ 33,810.00	$ 247.50	$ 39,847.50	$ 150.00	$ 24,150.00	$ 187.13	$ 30,127.93
5	1-5	Remove 24" CMP & Replace with 24" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	399	$ 220.00	$ 87,780.00	$ 292.50	$ 116,707.50	$ 210.00	$ 83,790.00	$ 296.07	$ 118,131.93
6	1-6	Remove 30" CMP & Replace with 30" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	54	$ 300.00	$ 16,200.00	$ 332.50	$ 17,955.00	$ 325.00	$ 17,550.00	$ 321.05	$ 17,336.70
7	1-7	Remove Elliptical CMP & Replace with 29"x45" PennDOT Type B Elliptical RCP (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	89	$ 460.00	$ 40,940.00	$ 518.50	$ 46,146.50	$ 550.00	$ 48,950.00	$ 630.57	$ 56,120.73
8	1-8	Remove Elliptical CMP & Replace with 38"x60" PennDOT Type B Elliptical RCP (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	24	$ 750.00	$ 18,000.00	$ 632.50	$ 15,180.00	$ 1,500.00	$ 36,000.00	$ 865.62	$ 20,774.88
9	1-9	Remove Elliptical CMP & Replace with 38"x60" PennDOT Type B Elliptical RCP (inc. 2A backfill, 8 inches topsoil)	LF	92	$ 650.00	$ 59,800.00	$ 652.50	$ 60,030.00	$ 1,250.00	$ 115,000.00	$ 715.98	$ 65,870.16
10	1-10	Remove & Replace PennDOT Standard Inlet Box, C-Top, Bicycle Safe Grate (<5 Feet Deep) (Inlet 45)	EA	1	$ 10,000.00	$ 10,000.00	$ 3,330.00	$ 3,330.00	$ 6,900.00	$ 6,900.00	$ 5,685.24	$ 5,685.24
11	1-11	Remove & Replace PennDOT Type 4 Inlet Box, C-Top, Bicycle Safe Grate (<5 Feet Deep) (Inlet 55)	EA	1	$ 10,000.00	$ 10,000.00	$ 4,350.00	$ 4,350.00	$ 6,250.00	$ 6,250.00	$ 7,980.05	$ 7,980.05
12	1-12	New PennDOT Type D-W Endwall for 18 inch HDPE (inc. R4 Rip-Rap Apron and geotextile)	EA	1	$ 15,000.00	$ 15,000.00	$ 4,750.00	$ 4,750.00	$ 8,900.00	$ 8,900.00	$ 3,965.31	$ 3,965.31
13	1-13	Remove & Replace Vertical Curb	LF	741	$ 100.00	$ 74,100.00	$ 45.00	$ 33,345.00	$ 90.00	$ 66,690.00	$ 142.19	$ 105,362.79
14	1-14	Remove & Replace Depressed Curb	LF	75	$ 100.00	$ 7,500.00	$ 45.00	$ 3,375.00	$ 90.00	$ 6,750.00	$ 139.24	$ 10,443.00
15	1-15	Remove & Replace Sidewalk	SF	144	$ 50.00	$ 7,200.00	$ 25.00	$ 3,600.00	$ 35.00	$ 5,040.00	$ 21.96	$ 3,162.24
16	1-16	Remove & Replace Curb Ramp (inc DWS)	SF	128	$ 75.00	$ 9,600.00	$ 42.00	$ 5,376.00	$ 42.00	$ 5,376.00	$ 61.80	$ 7,910.40
17	1-17	Remove & Replace Split Rail Fence	LF	220	$ 75.00	$ 16,500.00	$ 33.00	$ 7,260.00	$ 73.65	$ 16,203.00	$ 51.80	$ 11,396.00
18	1-18	Remove & Reinstall Shadow Box Fence	LF	0	$ -	$ -	$ 70.00	$ -	$ -	$ -	$ 105.12	$ -
19	1-19	Pavement Markings (PennDOT Type C - Ladder Crosswalk)	LS	1	$ 1,000.00	$ 1,000.00	$ 2,100.00	$ 2,100.00	$ 1,824.00	$ 1,824.00	$ 2,815.00	$ 2,815.00
20	1-20	Maintenance & Protection of Traffic	LS	1	$ 10,000.00	$ 10,000.00	$ 25,000.00	$ 25,000.00	$ 11,250.00	$ 11,250.00	$ 6,918.05	$ 6,918.05
TOTAL						$ 572,734.00		$ 576,544.00		$ 611,883.00		$ 667,891.42

COMPLETENESS REVIEW

Attended Mandatory Pre-bid Meeting	N/A	N/A	N/A	N/A
Bid Form (PennBid eBid Form or Document 00 41 00)				
Bid Bond Form (Document 00 43 13) or other Bid Security				
Bidder Acknowledgement Form (Document 00 45 10)				
Statement for Engineered Construction (AGC Document No. 220)				
Representations, Certifications and Other Statements of Bidders (Document 00 45 13.1)				
Non-Collusion Affidavit of Prime Bidder (Document 00 45 19)				
Public Works Employment Verification Form (Document 00 45 22)				
Agreement of Surety Form (Document 00 45 53)				
List of Proposed Subcontractors, Proposed Suppliers, and other individuals and entities				

BID TABULATION

CLIENT: Montgomery Township
PROJECT NAME: Canterbury Storm Sewer Replacement
G&A PROJECT #: 2500999

BID DATE: Sep/01/2026

Sep/03/2026

					9		10	
					CONTRACTOR	Empire Services	Wolverine Contractors	
					ADDRESS	1440 Carbon Street	145 Pacific Drive	
					CITY, STATE, ZIP	Reading, PA 19061	Quakertown PA 18951	
					PHONE		215-536-7370	
					FAX			
					CONTACT	Elias Long	Ron Dugan	
					EMAIL	elong@esreading.com	ron@wolverine1.net	
ITEM NO.	LOT	ITEM	UNIT	QUANTITY	UNIT PRICE	BID EXTENDED COST	UNIT PRICE	BID EXTENDED COST
BASE BID								
1	1-1	Remove 12" CMP & Replace with 12" PennDOT Group III, Corrugated Smooth HDPE (inc 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	0	$ -	$ -	$ -	$ -
2	1-2	Remove 15" CMP & Replace with 15" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	691	$ 201.61	$ 139,312.51	$ 284.00	$ 196,244.00
3	1-3	Remove 18" CMP & Replace with 18" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	128	$ 243.25	$ 31,136.00	$ 289.00	$ 36,992.00
4	1-4	Remove 18" CMP & Replace with 18" PennDOT Group III, Corrugated, Smooth HDPE (inc 2A backfill, 6 inches topsoil)	LF	161	$ 203.16	$ 32,708.76	$ 234.00	$ 37,674.00
5	1-5	Remove 24" CMP & Replace with 24" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	399	$ 243.74	$ 97,252.26	$ 304.00	$ 121,296.00
6	1-6	Remove 30" CMP & Replace with 30" PennDOT Group III, Corrugated, Smooth HDPE (inc. 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	54	$ 640.42	$ 34,582.68	$ 470.00	$ 25,380.00
7	1-7	Remove Elliptical CMP & Replace with 29"x45" PennDOT Type B Elliptical RCP (inc 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	89	$ 525.38	$ 46,758.82	$ 600.00	$ 53,400.00
8	1-8	Remove Elliptical CMP & Replace with 38"x60" PennDOT Type B Elliptical RCP (inc 2A backfill, 6.5 inches 19mm WMA Binder Course)	LF	24	$ 974.53	$ 23,388.72	$ 1,035.00	$ 24,840.00
9	1-9	Remove Elliptical CMP & Replace with 38"x60" PennDOT Type B Elliptical RCP (inc 2A backfill, 6 inches topsoil)	LF	92	$ 786.80	$ 72,385.60	$ 607.00	$ 55,844.00
10	1-10	Remove & Replace PennDOT Standard Inlet Box, C-Top, Bicycle Safe Grate (<5 Feet Deep) (Inlet 45)	EA	1	$ 7,168.44	$ 7,168.44	$ 12,800.00	$ 12,800.00
11	1-11	Remove & Replace PennDOT Type 4 Inlet Box, C-Top, Bicycle Safe Grate (<5 Feet Deep) (Inlet 55)	EA	1	$ 7,831.35	$ 7,831.35	$ 13,550.00	$ 13,550.00
12	1-12	New PennDOT Type D-W Endwall for 18 inch HDPE (inc R4 Rip-Rap Apron and geotextile)	EA	1	$ 11,350.51	$ 11,350.51	$ 9,950.00	$ 9,950.00
13	1-13	Remove & Replace Vertical Curb	LF	741	$ 132.74	$ 98,360.34	$ 150.00	$ 111,150.00
14	1-14	Remove & Replace Depressed Curb	LF	75	$ 281.87	$ 21,140.25	$ 270.00	$ 20,250.00
15	1-15	Remove & Replace Sidewalk	SF	144	$ 150.69	$ 21,699.36	$ 97.00	$ 13,968.00
16	1-16	Remove & Replace Curb Ramp (inc DWS)	SF	128	$ 117.67	$ 15,061.76	$ 152.00	$ 19,456.00
17	1-17	Remove & Replace Split Rail Fence	LF	220	$ 73.47	$ 16,163.40	$ 147.00	$ 32,340.00
18	1-18	Remove & Reinstall Shadow Box Fence	LF	0	$ -	$ -	$ -	$ -
19	1-19	Pavement Markings (PennDOT Type C - Ladder Crosswalk)	LS	1	$ 1,437.51	$ 1,437.51	$ 3,340.00	$ 3,340.00
20	1-20	Maintenance & Protection of Traffic	LS	1	$ 109,150.99	$ 109,150.99	$ 62,050.00	$ 62,050.00
TOTAL						$ 786,889.26		$ 850,524.00

COMPLETENESS REVIEW

Attended Mandatory Pre-bid Meeting	N/A	N/A
Bid Form (PennBid eBid Form or Document 00 41 00)		
Bid Bond Form (Document 00 43 13) or other Bid Security		
Bidder Acknowledgement Form (Document 00 45 10)		
Statement for Engineered Construction (AGC Document No. 220)		
Representations, Certifications and Other Statements of Bidders (Document 00 45 13.1)		
Non-Collusion Affidavit of Prime Bidder (Document 00 45 19)		
Public Works Employment Verification Form (Document 00 45 22)		
Agreement of Surety Form (Document 00 45 53)		
List of Proposed Subcontractors, Proposed Suppliers, and other Individuals and entities		

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #14

SUBJECT:	Approval of Change Order for Whistlestop Park Sitework
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Bath A. Staab, Vice Chair
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Jim Dougherty, with Gilmore & Associates, the Township's municipal engineer informed staff that the contractor discovered that due to the depth of the proposed basin and the location of the existing electric lines and conduit they must reroute the new electric to the field lights.

The new conduit involves multiple cables. It was noted that the price of conduit and copper continue to be very volatile.

BUDGET IMPACT:

The change order will be accounted for in the construction contingency for the project and be offset by savings realized in other 2026 capital projects and purchases that came in under budget.

RECOMMENDATION:

Staff recommends the Board approve the change order so the sitework may continue uninterrupted.

MOTION/RESOLUTION:

Motion to approve the change order for the Whistlestop Park Improvement Project in the amount of $80,515.00.

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

AH CORNELL & SON

ESTIMATING@AHCORNELL.COM
P.O.BOX 311 JAMISON, PA 18929
AHCORNELL.COM
215-343-1830

"BUILT BY FAMILY, TRUSTED FOR GENERATIONS"

To:	Montgomery Township	**Contact:**	Jim Dougherty
Address:	1001 Stump Rd	**Phone:**	(267) 718-9614
	Montgomeryville, PA 18936 USA	**Email:**	jdougherty@gilmore-assoc.com
Project Name:	Whistle Stop Park	**Bid Number:**	
Project Location:		**Bid Date:**	

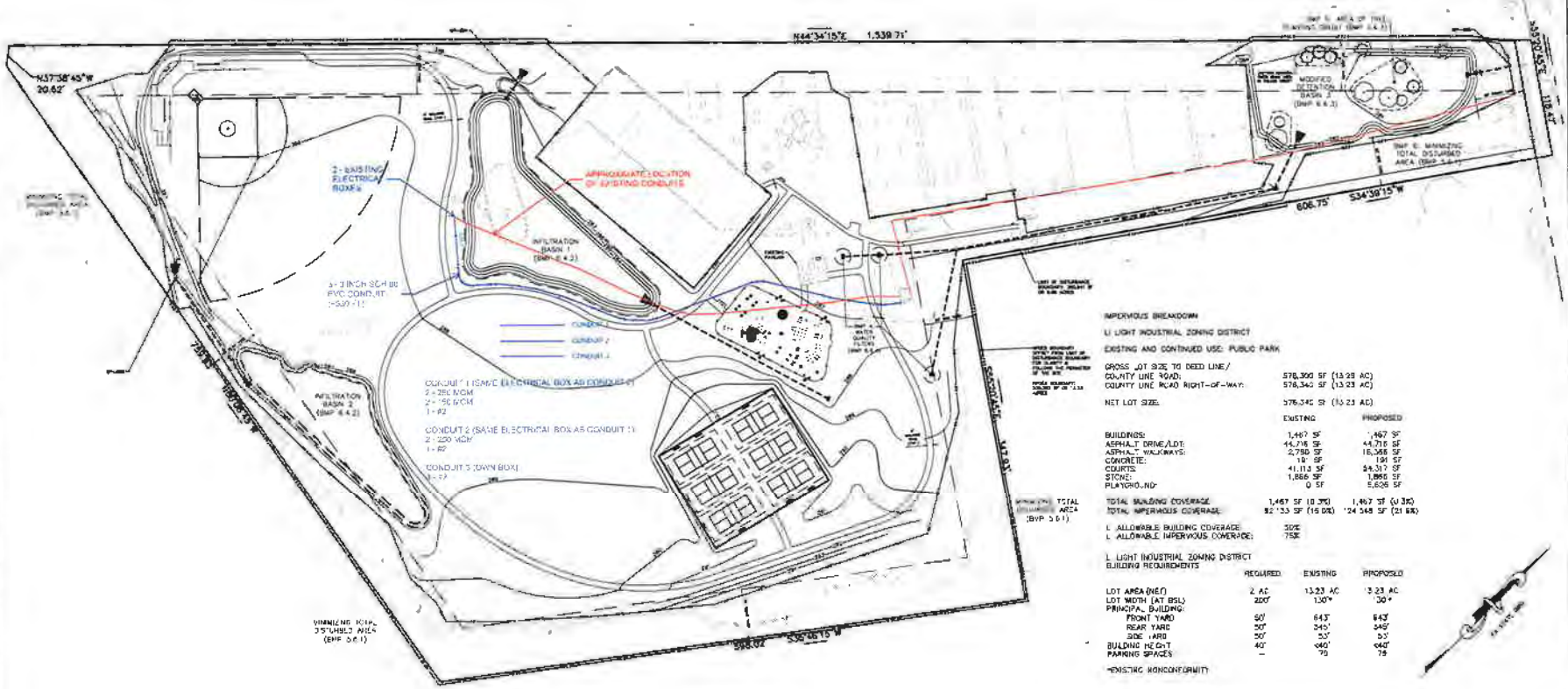
Item Description	Estimated Quantity	Unit	Total Price
Materials Of New Conduit Run Listed Below - 1590 LF SCH80 Conduit With Associated Fittings - 44 Ton Screenings For Stone Envelope - Copper Cable For 3 Conduit Pulls Per Gilmore Drawing Spec	1.00	LS	$52,765.00
Labor Associated With Installing New Conduit Runs	1.00	LS	$27,750.00

Total Bid Price: $80,515.00

Notes:

- This proposal is valid for 30 calendar days from issuance.
- All material costs associated with the above scope of work are subject to change due to market conditions. Prices will only be locked with a signed agreement, approved submittals, and the ability to bill for stored materials.
- Asphalt material costs contained in this proposal is based on the index of the month that the proposal is dated, Asphalt material costs will be adjusted at the time of installation based on the index at that time.
- This proposal does not include any costs associated with a payment and/or performance bond, if required an additional cost will be incurred.
- Prevailing Wage, Davis Bacon, or any prescribed labor rate is not included in the above costs.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.	**CONFIRMED:** **A.H. Cornell And Son, Inc.**
Buyer: _____	
Signature: _____	**Authorized Signature:** _____
Date of Acceptance: _____	**Estimator:**



IMPERVIOUS BREAKDOWN

LI LIGHT INDUSTRIAL ZONING DISTRICT

EXISTING AND CONTINUED USE: PUBLIC PARK

GROSS LOT SIZE TO DEED LINE/		
COUNTY LINE ROAD:	578,390 SF (13.28 AC)	
COUNTY LINE ROAD RIGHT-OF-WAY:	578,340 SF (13.23 AC)	
NET LOT SIZE:	578,340 SF (13.23 AC)	
	EXISTING	PROPOSED
BUILDINGS:	1,467 SF	1,467 SF
ASPHALT DRIVE/LOT:	44,716 SF	44,716 SF
ASPHALT WALKWAYS:	2,780 SF	16,366 SF
CONCRETE:	191 SF	191 SF
COURTS:	41,112 SF	34,317 SF
STONE:	1,866 SF	1,866 SF
PLAYGROUND:	0 SF	5,826 SF
TOTAL BUILDING COVERAGE:	1,467 SF (0.3%)	1,467 SF (0.3%)
TOTAL IMPERVIOUS COVERAGE:	92,133 SF (15.9%)	124,548 SF (21.5%)
L ALLOWABLE BUILDING COVERAGE:	30%	
L ALLOWABLE IMPERVIOUS COVERAGE:	75%	

L LIGHT INDUSTRIAL ZONING DISTRICT
BUILDING REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN)	2 AC	13.23 AC	13.23 AC
LOT WIDTH (AT BSL)	200'	1,140'+	1,140'+
PRINCIPAL BUILDING:			
FRONT YARD	50'	643'	643'
REAR YARD	50'	548'	548'
SIDE YARD	50'	53'	53'
BUILDING HEIGHT	40'	<40'	<40'
PARKING SPACES	–	79	79

*EXISTING NONCONFORMITY

LEGEND

- CONTOUR
- BOUNDARY LINE
- PROPOSED SPOT ELEVATION
- EXISTING TREE
- SOIL TYPE
- SOIL BOUNDARY
- EARTHEN FENCE
- UNDERGROUND UTILITY
- EARTHEN UNDERGROUND UTILITY
- EARTHEN ELECTRIC LINE
- EXISTING WOOD FENCE
- EXISTING WALL

PENNSYLVANIA ONE CALL SYSTEM, INC.

811

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ALL OF SUBURBAN

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE, ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS, ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF 73 P.S. §§ 2, NO LATER DECEMBER 7TH, 1974, AS LAST AMENDED ON APRIL 28, 2008 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES, INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

SERIAL NO. 20230300524, 20230300519 & 20230300520

GENERAL SURVEY NOTES:

1. PROPERTY SHOWN AS BLOCK 30, UNIT 17 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.

2. CONTAINING 578,273 ± SQ FT OR 13.28 ACRES (GROSS), MORE OR LESS.

3. PARCEL LINES WERE OBTAINED FROM REFERENCES LISTED HEREON AND ARE ADJUSTED TO PHYSICAL EVIDENCE FOUND.

4. THE EXISTING FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN FEBRUARY OF 2023. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.

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

6. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEMS (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.

7. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.

8. THE PROPERTY SHOWN HEREON LIES WITHIN AN AREA DESIGNATED "ZONE X" (AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) #42091C0015G, DATED MARCH 2, 2016).

9. AT THE TIME OF ON-SITE INFILTRATION TESTING, IT WAS DETERMINED THAT WETLANDS DO NOT EXIST ONSITE. PLEASE SEE THE ACCOMPANYING MEMO PROVIDED BY GILMORE & ASSOCIATES.

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.

2. PLAN ENTITLED "PARK PLAN OF EXISTING PLAN, NOT PARK PREPARED FOR MONTGOMERY TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA" PREPARED BY CHAMBERS ASSOCIATES, INC., DATED MAY 8, 1985 AND LAST REVISED SEPTEMBER 3, 1986, AND FILED IN THE MONTGOMERY COUNTY RECORDER OF DEED OFFICE ON NOVEMBER 14, 1986 IN PLAN BOOK A66, PAGE 12

a. DEED BOOK 4756, PAGE 293 & BLOCK 30, UNIT 17

b. DEED BOOK 3245, PAGE 955 & BLOCK 30, UNIT 13

ENGINEER ACKNOWLEDGEMENT

I, _____, ON THIS DATE, _____ HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF HATFIELD TOWNSHIP.

APPLICANT ACKNOWLEDGEMENTS:

WE (APPLICANT) ACKNOWLEDGE THAT ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLAN, THAT THE STORMWATER MANAGEMENT FACILITIES CONTAINED IN THIS PLAN ARE A PERMANENT FEATURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF THE REVISED PLAN BY HATFIELD TOWNSHIP OR ITS DESIGNEE, AND THAT WE ARE RESPONSIBLE FOR THE PROPER MAINTENANCE AND INSPECTION OF THESE STORMWATER MANAGEMENT FACILITIES, BOTH DURING AND AFTER CONSTRUCTION, FOR THE MAINTENANCE SCHEDULE CONTAINED IN THIS PLAN. WE FURTHER ACKNOWLEDGE THAT SHOULD ALL SUBSEQUENT REAL ESTATE TRANSACTIONS, THE EXISTENCE OF THESE STORMWATER FACILITIES AND THEIR MAINTENANCE RESPONSIBILITIES SHALL BE DISCLOSED TO THE NEW OWNERS. ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP AND A REVISED E&S CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CONSERVATION DISTRICT OR TOWNSHIP FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE PERMANENT AND ARE NOT TO BE REMOVED OR FILLED. THE APPLICANT (OR OWNER, HEIRS, HEIRS, ASSIGNS OR SUCCESSORS SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE BMP FACILITIES. THE TOWNSHIP MAINTAINS THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER SAID PREMISES TO INSPECT OR CORRECT ANY FUNCTIONING OF THESE FACILITIES. IF ANY PROPERTY OWNER, (OR HEIRS, ASSIGNS OR SUCCESSORS) FAILS IN ANY WAY TO MAINTAIN THE BMP FACILITIES OR CAUSES THESE FACILITIES TO BE ALTERED OR REMOVED, UPON WRITTEN NOTIFICATION BY THE TOWNSHIP, THE DEFECTS SHALL PROMPTLY BE CORRECTED BY THE PROPERTY OWNER. UPON THE OWNER'S FAILURE TO CORRECT THE DEFECTS WITHIN TIME SPECIFIED BY THE TOWNSHIP, THE OWNERS (OR HEIRS, ASSIGNS OR SUCCESSORS OR HEREIN ALTERED) THE TOWNSHIP MAY ENTER UPON THE SAID PROPERTY AND CAUSE THE REPAIR, MAINTENANCE, AND/OR CORRECTION TO BE MADE. A LIEN MAY BE FILED AGAINST THE PROPERTY FOR THE COST OF ALL TOWNSHIP EXPENDITURES INCLUDING REASONABLE ATTORNEY'S FEES. THE TOWNSHIP IS UNDER NO OBLIGATION TO TAKE ANY ACTION.

TOWNSHIP MANAGER, MONTGOMERY TOWNSHIP

SCALE: 1" = 50'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

NO.	DESCRIPTION	DATE
8	REVISED PER MPC QUESTIONS	04/20/23
7	REVISED PER MPC QUESTIONS	04/07/23
6	ADDED PERMIT REQUIREMENTS	03/27/23
5	ADDED PERMIT REQUIREMENTS	03/09/23
4	ADDED PERMIT REQUIREMENTS	02/23/23
3	ADDED PERMIT REQUIREMENTS	02/03/23
2	REVISED PER MPC QUESTIONS	01/27/23
1	REVISED PER MPC QUESTIONS	01/20/23
NO.	DESCRIPTION	DATE

LAND DEVELOPMENT PLAN

WHITESTOP PARK

OVERALL SITE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No. 220-20687

OWNER'S INFO:
MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936
215-393-6900

MUNICIPAL FILE No.
23-01756-01

TAX MAP PARCEL No.
30000310800

TOTAL AREA: 13.23 AC	TOTAL LOTS: 1
DATE: 02/03/2023	SCALE: 1"=50'
DRAWN BY: DJF	CHECKED BY: KL

SHEET NO.
4 OF 25

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #15

SUBJECT:	Consider Certification of 2027 Minimum Municipal Obligation (MMO) for the Police Pension Fund and Non-Uniform Employees' Pension Fund
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Audrey Ware, Supervisor
INITIATED BY:	Blaine Bergey, Director of Finance

BACKGROUND:

The Minimum Municipal Obligation (MMO) is the calculated funding obligation to the Township's Police and Non-Uniformed Employee Pension Plans. Act 20S, Section 304 requires that the Chief Administrative Officer submit the MMO for the upcoming budget year to the Board on or before the last business day in September. Upon acceptance, the amount of the MMOs must be incorporated into the budget for the next year and funded. Based on the instructions from Ashley Wise, Conrad Siegel Actuaries, staff has prepared the 2027 MMOs for both the Police Pension Plan and the Non-Uniformed Pension Plan, which are attached.

BUDGET IMPACT:

The MMO will be placed in the 2027 budget.

MOTION/RESOLUTION:

Motion to accept the 2027 Minimum Municipal Obligation for the Montgomery Township Police Pension Fund in the amount of $399,109, and

Motion to accept the 2027 Minimum Municipal Obligation for the Montgomery Township Non-Uniformed Employees' Pension Fund in the amount of $390,677.

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

Montgomery Township Police Pension Plan

2027 Minimum Municipal Obligation

1	Normal Cost Percentage [1]	13.7%
2	Administrative Expense Percentage [1]	1.1%
3	Total Percentage (1 + 2)	14.8%
4	Estimated 2026 Total Gross W-2 Payroll	$ 5,560,000
5	Annual Cost (3 x 4)	$ 822,880
6	Amortization Contribution Requirement [1]	$ 0
7	Financial Requirements (5 + 6)	$ 822,880
8	Member Contributions Anticipated	$ 280,000
9	10% of Negative Unfunded Liability [1]	$ 143,771
10	**Minimum Municipal Obligation (7 - 8 - 9)** (Due Before 12-31-2027)	$ 399,109

Authorized Signature

Date

[1] Based upon 01/01/2025 Actuarial Valuation

Montgomery Township Non-Uniformed Pension Plan

2027 Minimum Municipal Obligation

1	Employer Contribution Percentage	8.0%
2	Administrative Expense Percentage	0.0%
3	Total Percentage (1 + 2)	8.0%
4	Estimated 2027 Covered Payroll	$4,883,458
5	Financial Requirements (3 x 4)	$390,677
6	Advance Employer Contribution	
7	**Minimum Municipal Obligation (5 - 6)** (Due Before 12-31-2027)	**$390,677**

Authorized Signature

Date

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #16

SUBJECT:	Consider Approval of 2025 Distribution of Act 205 Pension State Aid
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Audrey R. Ware
INITIATED BY:	Blaine Bergey, Finance Director

BACKGROUND:
The annual General Municipal Pension System State Aid allocation for 2026 has been received in the amount of $735,116.35. This is an *increase* of 6.2% from the 2025 State Aid allocation.

The State requires that the Board of Supervisors adopt a resolution approving the allocation of the State Aid to the pension systems for its employees. Based on the 2026 Minimum Municipal (MMO) Obligations to the Police and Non-Uniformed Pension Plans and based on the AG-385 State certifications, it is recommended that the 2026 Act 205 General Municipal Pension System State Aid be allocated as follows:

Police Pension Plan	$436,475.33
Non-Uniformed Pension Plan	298,641.02
	$735,116.35

BUDGET IMPACT:
The State Aid provides the Township with assistance in meeting its annual pension funding obligation and was factored into the Township's budget for 2026.

RECOMMENDATION:
Accept the recommended allocation and approve the distribution.

MOTION/RESOLUTION:
Motion to accept the recommendation to allocate the 2026 Act 205 General Municipal Pension System State Aid to the Police Pension Plan in the amount of $436,475.33 and to the Non-Uniformed Employee Pension Plan in the amount of $298,641.02.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #17

SUBJECT:	Award of 2026 - 2030 Audit Bid
MEETING DATE:	September 28, 2026
BOARD LIAISON:	Audrey Ware-Jones, Supervisor
INITIATED BY:	Blaine Bergey, Director of Finance

BACKGROUND:

At the January 26, 2026 Board of Supervisors meeting the Board was informed that a Request for Proposal (RFP) would be issued for the 2026 - 2030 Township audit per the recommendation of Montgomery Township's elected auditors. The RFP was sent to four CPA firms, with three returning bids, with the current auditing firm, Maillie LLP, being the lowest bid at $35,000 for 2026 and increasing $1,000 per year for the remainder of the bid.

RECOMMENDATION:

Based on the quote as well as the high quality of their work in the past for the Township and their excellent reputation, it is recommended that Maillie LLP be awarded the bid.

MOTION/RESOLUTION:

Motion to award the bid for the 2026 - 2030 audits to Maillie LLP.

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

Montgomery Township

Summary of Audit RFP for 2026 - 2030

	2026	2027	2028	2029	2030
Maillie	35,000	36,000	37,000	38,000	39,000
Dunlap SLK	55,000	57,500	60,500	63,500	66,750
Brown Plus	60,000	63,000	66,100	69,400	72,900
Bee Bergvall	can not bid b/c not independent from bookkeeping services				

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #18

SUBJECT:	Ratification of Real Estate Tax Appeal Settlement - 277 DeKalb Pike
MEETING DATE:	September 28, 2026
BOARD LIAISON:	
INITIATED BY:	Blaine Bergey, Director of Finance

BACKGROUND:

The property at issue is situated on 49,455 square feet, is identified as Parcel #46-00-00709-01-8, with address of 277 DeKalb Pike, Montgomery Township, and is owned by Welsh Road Retail LP ("the Taxpayer"). This property is improved with a commercial condominium.

The Taxpayer filed an appeal for the property tax for the 2025 tax year. The assessed value of 277 DeKalb Pike was $2,262,000.00. On November 1, 2024, after the Taxpayer presented its evidence, the Board of Assessment Appeals ("BOAA") issued a "Notice of Assessment Reduction" reducing the assessed value to $1,451,200.00. Based upon the applicable Common Level Ratio, the current implied market value for the property is $4,410,942.25 for tax year 2025 (CLR of 32.9%); $4,717,815.34 for tax year 2026 (CLR of 30.76%); and, $4,869,798.66 for tax year 2027 (CLR of 29.8%). The Taxpayer thereafter filed an appeal with the Court of Common Pleas.

BUDGET IMPACT:

The proposed settlement negotiated between the School District and the Taxpayer is a fair market value of $3,000,000.00 for tax year 2025. Applying the applicable Common Level Ratio, the assessed value would become $987,000.00, resulting in a decrease of the assessed value of $464,200.00 for 2025.

The fair market value for 2026 would become $2,800,000.00. Applying the applicable Common Level Ratio, the assessed value would become $861,280.00, resulting in a decrease of the assessed value of $589,920.00 for 2026.

The fair market value for 2027 would become $2,800,000.00. Applying the applicable Common Level Ratio, the assessed value would become $834,400.00, resulting in a decrease of the assessed value of $616,800.00 for 2027.

The proposed settlement has been negotiated between the Taxpayer and the School District in an effort to avoid litigation. Based on the proposed settlement, Should the Township agree to the settlement, the Taxpayer will be owed a refund of $3,689.03 for the 2025-2026 tax years. Additionally, the assessed value of the property will decrease by $616,800.00 for tax year 2027

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

RECOMMENDATION:

The Solicitor's office has reviewed the proposed settlement and recommends the Board of Supervisors approve the settlement.

MOTION/RESOLUTION:

Motion to approve the stipulated settlement for 277 DeKalb Pike and authorize the Township Solicitor to execute the document on behalf of the Township.

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

MONTGOMERY COUNTY COURT OF COMMON PLEAS

WELSH ROAD RETAIL LP	:	NO. 2024-26495
	:	
VS.	:	REAL ESTATE
	:	ASSESSMENT APPEAL
MONTGOMERY COUNTY BOARD OF	:	
ASSESSMENT APPEALS	:	PARCEL NO. 46-00-00709-01-8

ORDER

AND NOW, this _____ day of _____ 2026, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted, adopted and incorporated herein, as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate decrease in assessments as agreed to in the attached Stipulation to settle and that the Prothonotary shall mark the above-captioned action "Settled, Discontinued and Ended."

BY THE COURT:

_____

J.

Copies of the above Order mailed on _____ to:
Alexander M. Glassman, Esquire
Samantha Magee, Esquire
Faith C. Hammes, Esquire
Brian O. Phillips, Esquire
James Gallagher, Esquire
Court Administration – Civil

_____
Judicial Secretary

CLARKE GALLAGHER BARBIERO AMUSO & GLASSMAN LAW
BY: Alexander M. Glassman, Esquire
Attorney I.D. #314530
1300 Virginia Drive, Suite 405
Fort Washington, PA 19034
215-633-1890

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PA
CIVIL ACTION - LAW

WELSH ROAD RETAIL LP	:	NO. 2024-26495
VS.	:	REAL ESTATE ASSESSMENT APPEAL
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS	:	PARCEL NO. 46-00-00709-01-8

SETTLEMENT STIPULATION

Parties

1. Appellant is Welsh Road Retail LP ("Property Owners").

2. Appellees are the Montgomery County Board of Assessment Appeals, Montgomery County and Montgomery Township.

3. Intervenor is North Penn School District ("School District").

Property

4. The Property, which consists of approximately 49,455 square feet is located on 277 DeKalb Pike, within the Township of Montgomery, and is further identified as Tax Parcel No. 46-00-00709-01-8 ("Property").

5. The Property's current assessment is 1,451,200.

Appeal

6. In 2024, the Property Owner filed an assessment appeal with the Board of Assessment Appeals challenging the Property's amount of 2,262,000 for the taxable year beginning January 1, 2025

7. On November 1, 2024, after conducting a hearing on the Appeal, the Board issued a "Notice of Assessment Reduction" determination, reducing the assessed value to 1,451,200.

8. On November 19, 2024, the Property Owner appealed to this Court from the Board's "Notice of Assessment Reduction" seeking a further reduction.

Settlement Terms

9. Based upon the risks and costs of litigation, the parties have decided it is in their best interests to settle this matter based upon the terms and conditions set forth in this Stipulation.

10. Accordingly, the parties, intending to be legally bound, and to bind their respective clients, agree to the following settlement terms:

2025 Assessment: Effective January 1, 2025 for County and Township tax years and July 1, 2025 for the School District tax year, the assessment on the Property shall be **decreased** from its assessment of 1,451,200 to 987,000. Applying the County's 2025 common level ratio of .329 this assessment results in an indicated market value of $3,000,000.

2026 Assessment: Effective January 1, 2026 for County and Township tax years and July 1, 2026 for the School District tax year, the assessment on the Property shall be **decreased** from its assessment of 1,451,200 to 861,280. Applying the County's 2026 common level ratio of .3076 this assessment results in an indicated market value of $2,800,000.

2027 Assessment: Effective January 1, 2027 for County and Township tax years and July 1, 2027 for the School District tax year, the assessment on the Property shall be **decreased** from its assessment of 1,451,200 to 834,400. Applying the County's 2027 common level ratio of .298 this assessment results in an indicated market value of $2,800,000.

11. The Property's assessment shall remain at 834,400 for each subsequent tax year after 2027, and tax bills will be issued in accordance with this assessment.

12. The taxing authorities and the Property Owner mutually agree that this stipulation contains no prohibitions and all parties have the right to file an appeal.

13. Based upon the assessments established in this Stipulation, the Taxing Authorities owe the Property Owner the following overpayment amounts.

NORTH PENN SCHOOL DISTRICT

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Amounts Owing
2025	1,451,200	987,000	464,200	.032204	$14,949.10
2026	1,451,200	861,280	589,920	.033328	$19,660.85
				Total	**$34,609.95**

MONTGOMERY COUNTY

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Amounts Owing
2025	1,451,200	987,000	464,200	.005252	$2,437.98
2026	1,451,200	861,280	589,920	.005462	$3,222.14
				Total	**$5,660.12**

MONTGOMERY COUNTY COMMUNITY COLLEGE (MCCC)

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Amounts Owing
2025	1,451,200	987,000	464,200	.00039	$181.04
2026	1,451,200	861,280	589,920	.00049	$289.06
				Total	**$470.10**

MONTGOMERY TOWNSHIP

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Amounts Owing
2025	1,451,200	987,000	464,200	.00294	$1,364.75
2026	1,451,200	861,280	589,920	.00394	$2,324.28
				Total	**$3,689.03**

14. These calculations are subject to verification by the tax collector and/or treasurers of each taxing authority and their determinations are final.

15. The tax collector shall provide the necessary information to calculate the proper amount of refunds for all tax years at issue, including whether the prior year taxes were paid at face, discount or penalty, to the respective taxing authorities within thirty (30) days from the date of entry of the attached order.

16. The County, Township and MCCC agree that all overpayments set forth in Paragraph 134, as verified by the tax collector and/or business manager of each taxing authority in according with Paragraph 14, shall be paid directly to Property Owner within sixty (60) calendar days of the Court's approval of this Settlement Stipulation. The taxing authorities shall forward such payments to the Property Owner at the following address:

Welsh Road Retail LP
1800 Pennbrook Pkwy. Suite 200
Lansdale PA 19446-3860.

17. That based on the decrease in assessments established by this Stipulation and Order of Settlement, all counsel agree that the Taxing Authorities are authorized to refund the Amounts Owning to the Taxpayer.

18. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.

19. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.

20. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.

21. Each party shall bear its own costs as incurred.

22. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.

[Signatures on Next Page]

President of the North Penn School District

SAMANTHA MAGEE, ESQUIRE
Attorney for Montgomery County
Board of Assessment Appeals



FAITH C. HAMMES, ESQUIRE
Attorney for Property Owner

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Attorney for Montgomery Township

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #19

SUBJECT:	Digital Accessibility Update and Approval of Policies and Procedures
MEETING DATE:	September 28, 2026
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Per the Department of Justice's 2024 ruling, Montgomery Township is pursuing digital accessibility for all digital assets in accordance with WCAG 2.1 Level AA guidelines. Township staff are working to establish a comprehensive accessibility program ahead of the April 26, 2028, federal compliance deadline, including a partnership with Level Access that began in July 2026. Level Access evaluated the Township's current digital accessibility practices and developed a plan for continued improvement.

As part of this effort, staff developed a Digital Accessibility Policy (16a), Procurement Best Practices (16b), and Issue Resolution Process (16c) based on Level Access recommendations and tailored to the Township's operations. The documents have been reviewed by the Township Solicitor. The Digital Accessibility Policy is being presented to the Board for consideration, while the Procurement Best Practices and Issue Resolution Process are provided for the Board's information and visibility.

Community Engagement Manager Ava Komasz will provide a brief update on the Township's digital accessibility program and an overview of the aforementioned documents.

MOTION/RESOLUTION:

Motion to approve the Digital Accessibility Policy.

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

August 2026

Montgomery Township

Montgomery Township – Internal Digital Accessibility Policy

MONTGOMERY TOWNSHIP

1001 Stump Road
Montgomeryville, PA 18936
www.montgomerytwp.org

Policy Name:	Digital Accessibility Policy
Replaces:	New Policy
Reviewed:	August 2026
Effective:	September 28, 2026
Distribution:	BOS, Staff, Contractors, Vendors, Public
Other Policies Affected:	

PURPOSE:

Montgomery Township is working to ensure our websites and online services are accessible for all and are committed to following the W3C Web Content Accessibility Guidelines and other applicable web accessibility laws.

To accomplish this, we have partnered with Level Access to leverage their digital accessibility platform and 25 years of experience to achieve and sustain conformance to accessibility standards. Their digital accessibility platform is used to evaluate our digital assets in accordance with best practices and is supported by a diverse team of accessibility professionals, including users with disabilities.

Through this partnership, Montgomery Township continues to develop our digital accessibility program and capabilities so that we are designing, developing, and testing our websites and online services for conformance to accessibility standards.

GENERAL:

1. This policy applies primarily to public-facing digital assets created, maintained, published, procured, or managed by Montgomery Township.

2. Covered digital assets include Township websites, web applications, online forms, digital documents, social media content, multimedia content, and third-party systems used to provide information or services to the public.

3. Montgomery Township adopts the Web Content Accessibility Guidelines (WCAG) 2.1 Level A and AA as the accessibility standard for covered digital assets. The Township may revise this standard as laws, regulations, and industry best practices evolve.

4. Accessibility shall be considered throughout the lifecycle of digital assets, including planning, design, development, procurement, content creation, publication, maintenance, and replacement.

5. Montgomery Township has established a Digital Accessibility Team consisting of representatives from Township departments. The Team serves as a collaborative forum for accessibility planning, resource sharing, process development, training coordination, and progress monitoring across the organization.

6. Accessibility is a shared responsibility. Departments are responsible for ensuring accessibility of the digital content, documents, services, and communications they create, maintain, or publish.

7. Responsibility for accessibility generally resides with the department generating the content or service.

8. New or substantially revised public-facing digital assets should be reviewed for accessibility prior to publication or deployment whenever practical.

9. Legacy content should be made accessible when significantly updated, actively used to provide Township information or services, or when access is requested by a user with a disability.

10. Where immediate remediation is not feasible, Montgomery Township shall provide an accessible alternative format or other effective means of access when appropriate.

11. The Township may use automated testing tools, manual review, assistive technology testing, third-party assessments, user feedback, and other evaluation methods to assess accessibility. Exclusive reliance on artificial intelligence is not permitted. Human review is necessary to identify accessibility barriers that AI tools may not detect, may inaccurately assess, or improperly remediate.

12. Departments shall document accessibility-related activities, remediation efforts, testing results, accessibility concerns, and accessibility decisions as appropriate to support compliance efforts and continuous improvement.

13. Montgomery Township shall maintain a public Digital Accessibility Statement that communicates the Township's commitment to accessibility and provides a method for users to report accessibility barriers or request assistance. This statement shall be directly available via a footer link on all Montgomery Township-owned websites and outline the commitment to digital accessibility, clarify technical standards, and provide an accessible means by which users with disabilities can submit inquiries.

14. Accessibility-related feedback should be reviewed and routed to the appropriate Township department for response and resolution.

15. Employees, contractors, and vendors whose responsibilities include creating, maintaining, procuring, publishing, or supporting digital content should be informed of this policy and provided access to accessibility guidance and training as appropriate.

16. Accessibility will be considered during the procurement, renewal, and evaluation of digital products and services. Vendors will be asked to provide accessibility documentation, including Accessibility Conformance Reports (ACRs), VPATs, remediation plans, or other evidence of accessibility conformance.

17. Temporary exceptions to this policy may be granted in limited circumstances where accessibility is not currently feasible. Approved exceptions should be documented and include an alternative access approach when appropriate.

18. The Township reserves the right to delay publication, require remediation, or remove digital content or services that present significant accessibility barriers or are inconsistent with this policy.

19. Questions regarding this policy shall be directed to the Community Engagement Manager.

20. This policy shall be reviewed periodically and updated as needed to reflect changes in technology, regulations, accessibility standards, and Township operations.

level access

2026

MONTGOMERY TOWNSHIP

Digital Accessibility Procurement Best Practices



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Digital Accessibility Procurement

Purpose

The purpose of this document is to guide Montgomery Township to ensure that third-party products, components, and services procured by Montgomery Township are accessible and usable by everyone, including users with disabilities. It contains best practices for accessibility in procurement, which can be utilized by those within Montgomery Township responsible for procuring products. It is extensive in nature, therefore, best to consider it as a planning document all parties responsible for procurement for the Township.

This document contains best practices outlined by Level Access and has been reviewed by Montgomery Township's Legal Counsel prior to implementation.

Why Build Accessibility into Procurement

Montgomery Township assumes the responsibility for ensuring the accessibility of all digital assets. Ultimately, the responsibility for compliance lies with the organization purchasing the product, not the vendor. However, Montgomery Township can influence vendors by emphasizing accessibility as a crucial business requirement and working collaboratively towards a common goal of ensuring all users can benefit from their products and services.

Including accessibility in procurement:

- Ensures accessibility for all your users.
- Is the right thing to do.
- Makes good business sense, considering the impact to users.
- Reduces legal risk.
- Ensures the vendor owns accessibility compliance costs, not Montgomery Township.

Procurement Phases

Phase 1: Solicitation and Accessibility Inquiries for Vendors

Accessibility Documentation and Evidence of Vendor Maturity

During the solicitation phase, the goal is to gather enough accurate information from potential vendors about the accessibility of their products and services, as well as their ability to meet business needs and be good accessibility partners.

Considerations:

- Include a request for Accessibility Conformance Reports (ACRs), also interchangeably called completed Voluntary Product Accessibility Reports (VPATs).
- Request additional information such as accessibility policies, statements, test results, etc. to evaluate the vendor's level of maturity, potentially weeding out those with little evidence of a commitment to accessibility.
- Consider accessibility requirements not only for software and websites, but also for professional services that produce public-facing digital content such as engineering plans, studies, maps, construction documents, public meeting materials, board packet content, and downloadable PDFs.
- Avoid asking questions that lead to "Yes/No" answers without requiring the vendor to provide much tangible information (i.e. – "Do you have a VPAT?").
- Ask for responses to more open-ended inquiries, allowing the vendor to provide comprehensive details about their process, commitment, roadmaps, testing procedures, and initiatives.
- Vendors who genuinely prioritize accessibility will appreciate the opportunity to demonstrate their investment and how accessibility sets them apart.
- Vendors with limited knowledge may offer insubstantial answers without any detail, which can be an indication that they are not actively engaged in creating accessible products.

Initial Accessibility Vendor Inquiries

The following initial vendor inquiries about accessibility may be added during the solicitation process to help gather more information upfront about a vendor's accessibility maturity beyond ACRs.

Montgomery Township is committed to meeting the needs of all our users, including those with disabilities. We strive to make our products and services accessible for all our users.

Accessibility holds significant importance in our selection process, and your answers to the following statements will assist us in evaluating whether your products and services can meet the organization's requirements.

- *Please provide information regarding your organization's dedication to digital accessibility and the measures you currently undertake to ensure that your products and services are accessible to all users, including those with disabilities.*
- *Elaborate on any recent accessibility testing conducted, such as Accessibility Conformance Reports (ACR) or completed Voluntary Product Accessibility Templates (VPAT), along with providing testing results or any other documentation that verifies the accessibility of your products.*
- *Please share any existing accessibility features, roadmaps, or forthcoming enhancements that are planned.*

Accessibility Follow-up Questions for Vendors

After receiving initial responses, you may decide to ask vendors for additional details using any of the questions below, if needed. This could include requesting a demo, work samples, or a meeting to further discuss their claims, particularly if you believe they are still worth considering as a potential solution.

Please share additional information and any relevant documentation regarding your organization's accessibility statement, policy, or commitment.

Does your organization have a dedicated office, or roles specifically focused on digital accessibility?

Please provide more details about the statements mentioned in your Accessibility Conformance Reports (ACR) or testing results. Who completed the ACR, and what qualifications do they possess?

Are you aware of any existing accessibility issues, or have you received any complaints regarding the accessibility of your product?

How frequently do you conduct accessibility testing on your product, and when was the most recent testing performed? Have all identified issues been resolved?

Please provide more information about your automated accessibility testing. What aspects do you test, what tools do you use, and what is your testing process?

Tell us more about your manual accessibility testing. Which assistive technologies do you employ for testing purposes?

Do you engage individuals with disabilities to participate in testing your product?

What platforms or tools does your company utilize for developing accessible deliverables? (If procuring services)

Can you provide examples of accessible websites or components developed by your organization? (If procuring services)

Describe any specific accessibility training that your team undergoes to ensure the production of accessible deliverables. (If procuring services)

If our users encounter any accessibility issues, what is your process and timeline for addressing and responding to requests or concerns?

Do your customer service support staff receive training on accessibility and supporting users with disabilities?

Phase 2: Review RFPs and Assess Vendor Accessibility Maturity

Will they be a good accessibility partner?

During the internal review phase, it is crucial for the Montgomery Township team of stakeholders to consider various factors presented in the submitted proposals that extend beyond the Accessibility Conformance Reports (ACRs). The following questions will help determine whether a vendor will be a good accessibility partner moving forward:

a) *Have they demonstrated responsiveness, transparency, and acted as reliable business partners?*
b) *Is the product currently accessible or planned to be made accessible soon?*
c) *Can they provide evidence of baking accessibility into their processes and allocating dedicated resources to ensure ongoing accessibility maintenance of their product?*
d) *Have they presented any evidence of their commitment, such as an accessibility statement or policy?*
e) *Do they adopt a philosophy of continuous improvement?*
f) *Are they open to receiving input to enhance their product?*
g) *Are they willing to provide updates on remediation efforts and the current accessibility status of their product within a reasonable timeframe upon request?*
h) *If their product is not fully accessible, do they exhibit a willingness to support users experiencing accessibility issues through effective customer support and a well-defined process to report issues or suggest improvements?*
i) *Are they willing to prioritize prompt remediation of user-reported issues that are deemed urgent?*
j) *In the case of services, are they willing to share accessibility test results prior to accepting the final deliverable?*
k) *Regarding services, does the vendor's own public website pass a quick accessibility scan?*

How to verify vendor VPAT Claims...what is a "Good" VPAT?

The accuracy of Voluntary Product Accessibility Templates (VPATs) and Accessibility Conformance Reports (ACRs) can vary among vendors, and it is common to come across inaccurate claims. Therefore, it is crucial to verify the accessibility test results claimed by vendors as an important step in the procurement process.

- Verify the Version of the VPAT® report – Check for the most current version from ITI. An outdated version would be a red flag.
- Examine the Summary information section located at the beginning of the document, ensuring it includes a recent date, a precise product description, confirmation of the utilized standard and that all fields are completed accurately. Any missing or incorrect information should raise concerns and require further inquiry.
- Assess the validity of the evaluation methodology described. Testing conducted by accessibility-trained testers or reputable accessibility companies serves as positive indicators.
- Evaluate the information provided regarding the testing tools employed. Sole reliance on automated testing without any manual testing is cause for concern, whereas specific details about manual testing conducted indicate a positive approach.
- If necessary, follow up with the vendor to inquire about the testers, tools used, methodology employed, and any plans for remediating identified accessibility issues. A vendor willing to provide comprehensive details regarding their testing practices is a positive sign.
- Scrutinize the sections in the report that are marked with Remarks and Explanations, particularly for self-reported "partially supports" or "does not support" conformance levels. A thorough description of the remaining issues and a proposed timeline for remediation indicate the potential for a reliable partner. Vague or nonexistent remarks may suggest that the vendor lacks awareness of the identified issues.
- Exercise skepticism towards a VPAT that exclusively lists "Supports" without any accompanying remarks or evidence, as this may overstate the level of conformance. In such cases, it is appropriate to request additional clarification.
- If necessary, request a product demonstration that includes testing features such as keyboard-only navigation or interaction with assistive technology. Alternatively, inquire about the availability of an evaluation license, enabling an Digital Accessibility Lead and/or Technical Lead to verify the product's accessibility, if feasible. A vendor's willingness to be transparent in providing these opportunities is a positive indicator.

Phase 3: Selection and Contracting Considerations

During the Selection and Contracting Phase, the Procurement Lead and other relevant stakeholders engage in a thorough review process, considering recommendations and utilizing an overall scoring system that incorporates accessibility criteria. The team aims to assess risk and select the most

qualified vendor. Throughout this phase, the Procurement Lead may consult with the Digital Accessibility Lead for guidance as needed.

As part of their evaluation, the Evaluation Team should carefully document any exceptions made for the purchase of products or services that are not yet fully accessible. This documentation should include a justification for the exception, the efforts made to obtain the most accessible option available, plans for providing alternate means of access, and the vendor's timeline for remediation.

Justifications for exceptions can be based on various factors, such as technical infeasibility, unavailability of accessible options, undue burden, limited usage, fundamental alteration requirements, nearing end of life cycle, or ongoing remediation efforts.

Once the vendor selection is made, Montgomery Township proceeds to award the contract. It is essential to include accessibility clauses within the contract to ensure vendor accountability and ongoing commitment to accessibility. These clauses should outline the vendor's documented remediation schedule and provide provisions for interim workarounds if needed. By incorporating these measures, Montgomery Township can enforce accessibility standards and ensure the vendor's continued compliance.

What if a vendor will not agree to accessibility contract clauses?

When it comes to purchase requirements, negotiating contract terms with vendors is often necessary. Some vendors may readily agree to all terms, while others may be resistant to any agreements. If a vendor is unwilling to meet a specific technical requirement, it is worth exploring if they are open to being a reliable partner by taking actions that promote accessibility best practices and maturity. Actions such as providing biannual updates on remediation progress or training their customer support staff on accessibility can contribute to the development of more accessible products and services.

Ultimately, Montgomery Township must assess the risk and potential cost associated with procuring inaccessible products or services while seeking ways to minimize such risks and meet procurement needs. Montgomery Township may consider the following options:

a) Continue negotiating the contract terms until both parties reach an agreement. It may be possible to adjust the remediation timeline, modify the type of commitments, prioritize the most impactful issues, or assign temporary responsibilities for workarounds to Montgomery Township.
b) Agree to a shorter contract during the renewal cycle and inform the vendor that, in the meantime, the company will continue exploring other vendors until accessibility improves. For instance, opting for a one-year contract instead of a multi-year commitment.
c) Recognize that the risk is significant and decide to explore alternative solutions. Inform the vendor that, due to compliance risks for the company, the contract cannot be signed until the vendor becomes accessible or agrees to the terms. While not an ideal scenario, this approach may be necessary if vendors are unwilling to commit to accessibility presently or in the future.

Phase 4: Deployment and Monitoring

During the deployment phase, Montgomery Township collaborates with the vendor, Digital Accessibility Lead, and other relevant stakeholders to execute the remediation plan and implement any interim workarounds as necessary. This collaborative effort ensures that accessibility improvements are effectively integrated into the product or service.

Once the remediation plan is implemented, Montgomery Township deploys the Information and Communication Technology (ICT) product or service, along with any provided workarounds. This step involves making the accessible solution available to users and ensuring its functionality.

To ensure ongoing accessibility, Montgomery Township monitors the progress of accessibility remediation and promptly addresses any reported access issues. This monitoring process helps to identify and resolve any accessibility barriers that may arise, ensuring a consistently accessible experience for users.

For ICT contract renewals, the Procurement Lead and the Business Unit take the responsibility to reengage with vendors, at least three months prior to the decision deadlines, to evaluate the current state of accessibility. By reassessing the accessibility status, the Evaluation Team, Procurement Lead, and Business Unit can determine whether any approved exceptions need to be revisited. This annual reassessment ensures that accessibility remains a priority and that exceptions align with Montgomery Township's evolving accessibility goals.

Appendix A: Contract Clauses

This section includes clauses that can be included in procurement templates used by Montgomery Township in engaging third-party suppliers and vendors. These clauses represent best practices recommended by Level Access, and have been reviewed and approved by Legal Counsel for contract use.

Requirements and Standards

Digital accessibility requirements should be included in contracts with any third-party suppliers of products, components or services in scope. This may include but is not limited to providers of websites, mobile applications, desktop applications, marketing sites, social media, electronic documents, digital communications, platforms, kiosks, software, and hardware.

Example clause:

> ***Accessibility Requirements.*** *Each third-party product, component or service furnished under this contract shall be accessible to, and usable by, individuals with disabilities. [Vendor Name] hereby warrants that the product(s), component(s) or service(s) to be provided under this agreement supports applicable success criteria in the Web Content Accessibility Guidelines (WCAG) 2.x Level A and Level AA, and Conformance Requirements, unless a valid exception applies.*

Documentation

Montgomery Township bidders and vendors shall be required to provide documentation of how the products, components and services they provide conform to, or address, each of the applicable Accessibility Requirements. Bidders and vendors may do so by providing either; (1) An independent third-party evaluation from an accessibility consultancy; or (2) A Voluntary Product Accessibility Template® (VPAT®).

The VPAT® template is available at no cost from the Information Technology Industry Council, and is an industry standard in documenting the extent that products meet technical accessibility standards

such as the Web Content Accessibility Guidelines (WCAG) 2.x. If a VPAT® is used, the most current VPAT® template should be required. Once a VPAT® template has been completed by the vendor, it is called an Accessibility Conformance Report (ACR) and the terms VPAT and ACR are often used interchangeably.

Example clause:

> ***Documentation of Accessibility.*** *[Vendor Name] shall maintain and retain, subject to review by the Montgomery Township entity procuring the product, component or service, full documentation of the measures taken to ensure the product, component or service meets the Accessibility Requirements, including records of any testing or simulations conducted. One of the following two instruments may be used to meet this documentation standard:*
> *(1) An independent third-party evaluation from an accessibility consultancy; or*
> *(2) A Voluntary Product Accessibility Template® (VPAT®). If a VPAT® is used, it must use the most current VPAT® template, which documents conformance with the Web Content Accessibility Guidelines (WCAG) 2.x Level A and Level AA. The VPAT® template is available from the Information Technology Industry Council at: http://www.itic.org/policy/accessibility/.*

Maintenance and Remediation

Even if it is determined that the product, component or service fully satisfies the Accessibility Requirements, it is recommended to include language that assures that the vendor will maintain accessibility as the product or component is updated.

Also, if ultimately the best product, component or service for meeting a particular Montgomery Township business need is one that fails to fully satisfy the Accessibility Requirements, it is recommended to require vendors to commit to making improvements over a specified timeline. Montgomery Township may decide to include language that specifically documents how satisfactory progress on accessibility will be measured. For example, the vendor may provide a roadmap as an addendum to the contract with an agreed upon list of accessibility issues to remediate and a timeline for addressing each issue. Then, contract extensions might be contingent upon satisfactory progress toward resolving the issues identified in the roadmap.

Example clause:

> ***Accessibility Remediation.*** *If [Vendor Name] claims its product, component or service conforms to the Accessibility Requirements, and it is later determined by Montgomery*

Township that any furnished product(s), component(s) or service(s) do not satisfy the Accessibility Requirements, Montgomery Township will promptly inform [Vendor Name] in writing of the non-compliance. [Vendor Name] shall, at no cost to Montgomery Township repair or replace the non-compliant product(s), component(s) or service(s) within the period specified by Montgomery Township. If the repair or replacement is not completed within the specified time, Montgomery Township may cancel the contract, delivery or task order, or purchase or line item without termination liabilities or have any necessary changes made or repairs performed by employees of the entity or by another vendor, and [Vendor Name] shall reimburse Montgomery Township for any expenses incurred thereby.

Vendor Assistance

It is in the best interest of Montgomery Township to require the cooperation and timely response from the vendor in the event that a user reports an accessibility issue to Montgomery Township related to the product, component or service. Vendor assistance may be required to resolve an urgent user-reported issue, including investigating, confirming, and remediating the identified issue. It may also be necessary for the vendor to assist with an alternative means of access for the user until remediation is complete. In some situations, Montgomery Township may need to temporarily modify the vendor product to provide the user with an alternative means of access.

Example clause:

Vendor Assistance. *In the event that Montgomery Township discovers an issue of non-conformance with WCAG 2.x. Level A and Level AA, Montgomery Township will, at its option, notify [Vendor Name]. Within [#] days of [Vendor Name] receiving a notification of non-conformance with WCAG standards identified by Montgomery Township, [Vendor Name] will assess the issue and provide a remediation plan that (i) provides details regarding the deficiencies identified and (ii) sets forth commercially reasonable timeframes for the resolution of such deficiencies.*

In addition, [Vendor Name] will cooperate in a timely manner with Montgomery Township 's reasonable requests for assistance or workarounds to resolve user-reported accessibility issues. Nothing in this Agreement shall limit Montgomery Township from making lawful, noninfringing uses to facilitate access to the product for a user with disabilities.

Indemnification

Existing indemnification clauses may need to be modified to include a requirement that the vendor is liable for all legal costs and awards for either direct or third-party claims made against either Montgomery Township or the vendor for failure to meet the Accessibility Requirements.

Example clause:

> ***Indemnification.*** *[Vendor Name] further agrees to indemnify and hold harmless Montgomery Township and [the entity procuring the product, component, or service] from any claims arising out of its failure to comply with the Accessibility Requirements. Failure to comply with these Accessibility Requirements shall constitute a material breach of this Agreement and shall be grounds for termination of this Agreement by Montgomery Township as set forth in Section [section number of contract describing termination].*

Liquidated Damages

Montgomery Township may consider including language on how it will assess and recover liquidated damages against the vendor, if the product, component or service as delivered fail to meet the Accessibility Requirements by a determined delivery date.

Example clause:

> ***Liquidated Damages.*** *It is acknowledged that [Vendor Name]'s failure to meet the Accessibility Requirements in its delivered product(s), component(s) and service(s) by the Delivery Date established in this Agreement will cause Montgomery Township to incur substantial economic damages and losses of types and in amounts which are impossible to compute and ascertain with certainty as a basis for recovery by the Owner of actual damages, and that liquidated damages represent a fair, reasonable and appropriate estimate thereof, excluding any amounts which may be recoverable through Indemnification. Accordingly, in lieu of actual damages for such delay, [Vendor Name] agrees that liquidated damages may be assessed and recovered by Montgomery Township against Vendor and its Surety, in the event that goods or services are delivered which fail to meet the Accessibility Requirements by Delivery Date and without the Owner being required to present any evidence of the amount or character of actual damages sustained by reason thereof; therefore Vendor shall be liable to the Owner for payment of liquidated damages in the amount of [Insert dollar amount here] Dollars ($XXXX) for each day that the delivered product(s), component(s) and service(s) remain non-compliant with Accessibility Requirements beyond the Delivery Date. Such liquidated damages are intended to represent estimated actual damages and are not intended as a*

penalty, and Vendor shall pay them to Owner without limiting Owner's right to terminate this agreement for default or make claims for indemnification as provided elsewhere herein.

Appendix B: Definitions

Term	Definition
Accessibility	The degree to which an environment, service, or product allows access by as many people as possible, in particular, people with disabilities.
Accessibility Conformance Report (ACR)	A standardized report completed using a VPAT template that documents how ICT products such as software, hardware, electronic content, and support documentation meet technical accessibility standards. An ACR is a completed VPAT, and the terms ACR and VPAT are often used interchangeably. ACRs help buyers make initial assessments of how commercial ICT products support accessibility and empower them to make more informed decisions.
Accessibility Standards	Conventions, norms, or requirements intended to provide access to an environment, product, or service, particularly by people with disabilities. The principle of accessibility may be mandated in law, and then specified in detail per regulations, standards, or codes.
Assistive Technology (AT)	Any item, piece of equipment, or product system, whether acquired commercially off the shelf, modified, or customized, that is used to increase, maintain, or improve functional capabilities of individuals with disabilities.
Commercial off the Shelf (COTS) Products	A software and/or hardware product that is commercially ready-made and available for sale, lease, or license to the public.
Digital Accessibility	The degree to which a digital product such as software, hardware, web content, electronic documents, can be used and understood by individuals with disabilities.
Exceptions Request	A request to an organization's legal and leadership team to temporarily waive accessibility compliance requirements under specific limited

	circumstances in order to proceed with a procurement purchase that is not fully accessible.
Fundamental Alteration	A change so significant that it compromises the essential nature of a digital product, service, or activity. An exception to an organization's policy and moving forward with an inaccessible third-party solution may be justified if making it accessible results in changing a fundamental characteristic or purpose. Providing captions for an online hearing assessment could be considered a fundamental alteration, for example.
Information & Communications Technology (ICT)	Any information technology, equipment, or interconnected system or subsystem of equipment for which the principal function is the creation, conversion, duplication, automatic acquisition, storage, analysis, evaluation, manipulation, management, movement, control, display, switching, interchange, transmission, reception, or broadcast of data or information. Examples of ICT are electronic content, telecommunications products, computers and ancillary equipment, software, information kiosks and transaction machines, videos, IT services, and multifunction office machines which copy, scan, and fax documents. (Section 508 definition)
Information Technology Industry (ITI) Council	The ITI is a global advocate network group of 60+ tech businesses that promotes public policies and industry standards, over 100 years. ITI is a long-time advocate for accessible technology and offers the VPAT free of charge, no membership required. The VPAT name and report format are ITI registered service marks and should not be altered without written permission.
Non-Commercial off the Shelf (COTS) offerings	ICT software, that is developed or customized for a client by a vendor that performs such services for a fee. Examples: websites, web applications, client applications, etc.
Not Commercially Available	An accessible solution which also meets the business requirements is not commercially available. An exception to an organization's policy and procuring an inaccessible third-party solution may be justified if

	after comprehensive research, it is determined that none of the existing products on the market are fully compliant.
Not Technically Feasible	When full compliance with accessibility standards is not technically possible yet. An exception to an organization's policy and procuring an inaccessible third-party solution may be justified if existing technical limitations make accessibility impossible to achieve.
Undue Burden	When providing an accessible digital product or service would result in an undue financial or administrative burden for an organization. An exception to an organization's policy and procuring an inaccessible third-party solution may be justified in rare circumstances. It is extremely difficult to demonstrate, but an organization may be able to prove substantial obstacles to achieving full compliance.
Voluntary Product Accessibility Template (VPAT®)	A standardized accessibility conformance report (ACR) template that documents how ICT products such as software, hardware, electronic content, and support documentation meet technical accessibility standards. A completed VPAT is an ACR, and the terms ACR and VPAT are often used interchangeably. VPATs help buyers make initial assessments of how commercial ICT products/services support accessibility and empower them to make more informed decisions. It is best practice to use ITI's current VPAT version. There are four templates based on different technical standards (WCAG 2.X, Revised Section 508, EN 301 549 and combined).
WCAG 2.X (A & AA)	Refers to the latest World Wide Web Consortium (W3C) Web Content Accessibility Guidelines (WCAG) 2.X Levels A and AA, which are the Montgomery Township digital accessibility conformance standards.
Website & Web Apps	Includes, but is not limited to, electronic or digital content, communications or applications that are accessed over the Internet through a web browser. Includes HTML, non-HTML, mobile platform formats, products and services information, customer account information, customer support mechanisms such as chat, email, etc., digital marketing as well as social media content.

Appendix C: Roles and Responsibilities in Procurement

Role	Responsibilities in Procurement
Business Unit (BU) or Product / Project Owner	• Identifies ICT procurement needs and requirements. • Conducts Market Research for ICT solutions that meet requirements. • Requests accurate ACRs from vendors and documentation of accessibility commitment, maturity, policy, statements, roles, testing results, and roadmaps. Submits with purchase request. • Leads selection process to determine the most accessible ICT product that meets business needs. • Submits an Exception Request, if needed. • Works with vendor to create Remediation Plan and a workaround if product is not fully accessibility is not yet achievable.
Procurement Lead	• Oversees overall procurement process and contracting, helping prioritize vendors and contract renewals with most accessibility compliance risk. • Works with Digital Accessibility Lead to develop standardized procurement processes and accessibility contract language. • Assists with VPAT and vendor documentation reviews. • Assists with Exception Request process and documentation. • Retains procurement records, including accessibility status, market research, Exception Requests, signoffs, Remediation Plans, and renewal dates, tracking in Contract Management Software or other system. • Notifies Business Unit of Exception Request decision and partners on exploring alternate solutions, if denied.
Digital Accessibility Lead, Consultant, or Program Lead	• Consulting throughout all phases of procurement lifecycle. • Works with Procurement Lead to develop standardized procurement processes and accessibility language. • Assists with reviewing ACRs, vendor documentation, and demos. • Partners with Business Unit and Procurement Lead in determining if identified solutions best meet business needs. • Reviews potential ADA compliance risk with Legal to determine if Exception Request is needed. Helps Business Unit submit requests.

	• Partners with Legal, Leadership and Procurement Lead to review and make recommendations on Exception Requests decisions. • Determines if a Remediation Plan from the vendor is needed and collaborates with Business Unit, Legal, and Vendor to develop it. • Tracks and maintains VPATs and Exception Requests. • Oversees alignment of procurement accessibility with internal digital accessibility policies.
Technical Lead	• Supports any technical reviews needed of ACRs, vendor documentation, product demo reviews, Exception Requests, vendor Remediation Plans, and workarounds.
Vendor	• Provides ACRs detailing accessibility of COTS products. • Provides documented evidence of ability to produce accessible non-COTS deliverables and services (websites, custom apps, etc.). • Works with Business Unit and Accessibility Lead on Remediation Plan to address accessibility issues.
Legal & Compliance	• Supports review of Market Research and vendor documentation claims, as needed. • Assesses potential ADA compliance risk of procurement solution. • Partners with Leadership, Procurement Lead, and Digital Accessibility Lead to review and make Exception Request decisions. • Determines if a Remediation Plan from the vendor is needed and collaborates with Business Unit, Legal, and Vendor to develop it. • Leads contract negotiations.
Evaluation Team	• A small team of people, 3-5, is recommended. • Should include technical, financial, and purchasing expertise. • Reviews recommendations, follows overall scoring process, including accessibility criteria to assess risk & select best qualified vendor.

Effective: November 17, 2026

Montgomery Township

V.1

Digital Accessibility Issue Resolution Process

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Montgomery Township Digital Accessibility Issue Resolution Process

Purpose

This purpose of this document is to outline Montgomery Township's principles and procedures for the resolution of user- and staff-reported digital accessibility related issues. Researching and responding to a user request to address an access issue needs to be prioritized and resolved with a sense of urgency. The intended audience for this document is the Montgomery Township Digital Accessibility Lead, GIS Staff, IT Staff, and all customer support staff to use in establishing a repeatable, efficient approach to managing reported issues and documenting outcomes.

This Issue Resolution Process contains recommendations by Level Access and has been reviewed by Montgomery Township's Legal Counsel prior to implementation on November 17, 2026.

Implementing an issue resolution process will:

- funnel reported issues into one consistent process.
- address compliance risks in a timely manner before they potentially escalate into legal action.
- document issue resolutions and increase consistency for how complaints are handled.
- inform prioritization of remediation efforts and act as a feedback loop to development lifecycle teams.

Digital Accessibility Lead

The Montgomery Township Digital Accessibility Lead will be responsible for organizing the review of accessibility issues. Responsibilities of the Accessibility Lead include triaging all issues to determine appropriate actions, coordinating with stakeholders for issue resolution, maintaining records of all grievances, and ensuring that awareness and training is provided for all Montgomery Township employees that may be involved in accessibility matters.

Scope

This Issue Resolution Process applies to all reported issues or complaints from individuals (referred to from here on as "Requestor") related to Montgomery Township's digital assets.

This process does not apply to the following types of accessibility complaints:

- Accessibility complaints or issues related to compliance with the Americans with Disabilities Act ("ADA"), Title I (29 CFR §1630), and pertaining to equal employment opportunities for persons with disabilities, which should be handled by Montgomery Township's Human Resources processes.
- Any accessibility issues where the requestor has formally retained an attorney, or where a government authority has been involved and a formal complaint is in play. These formal complaints should be escalated directly to the Montgomery Township Legal Team.

Principles

Montgomery Township approaches digital accessibility issue resolution, and devises resolution processes according to the following guiding principles.

1. The resolution of digital accessibility issues will be handled informally, when possible, with a goal of removing barriers as quickly as possible. Requestors who are formally represented by an attorney in this matter should seek to participate in the accessibility mediation process managed by the Department of Justice or other authority.
2. Issues will be resolved expeditiously and with due regard for confidentiality. Requestors should feel secure in the knowledge that they will not suffer any form of disadvantage because of making a complaint.
3. Digital accessibility issues will be regarded by Montgomery Township's employees as valuable input to the continuous improvement of digital assets and content.
4. Accessibility issue resolution procedures and support available to requestors will be widely publicized internally to facilitate access to the issue resolution process. In addition, requestors will be informed of the steps and timelines of the process as well as updates to their request.

5. The authority of the Montgomery Township Accessibility Lead to decide issues and appeals will be final, except as provided elsewhere in this document.

Procedures

With this document, Montgomery Township establishes an issue resolution process for accessibility or accommodations matters in relation to digital assets that aligns with existing intake document processes and Service Level Agreements (SLAs). Examples of digital assets include, but are not limited to, electronic or digital content, communications or applications that are:

- Websites, web applications, online services, and mobile platform digital formats including products and services information, account information, etc.
- Public support mechanisms including chat, email, etc.
- Digital marketing and social media content.

A complaint pertaining to one or more accessibility issues other than digital assets, including items like barriers to access or physical site configuration should be reported to the Montgomery Township Human Resources Department for employee issues.

Step 1: Initial Outreach

A requestor may seek resolution of any accessibility matter concerning digital assets by contacting Montgomery Township. Montgomery Township will use a Digital Accessibility Feedback Form as it's primary method for accepting, managing, and reporting on requests. All customer support staff will be provided with training, resources, and scripts for collecting the right information.

While initial outreach will primarily occur via the Digital Accessibility Feedback Form, it is possible staff maybe be contacted via phone or direct email. Should a requestor not use the form, staff should fill out the form on the requestors behalf for tracking purposes.

To effectively consider the request in a timely manner, the initial request method should ideally collect as much of the following information as possible:

- Date of request.
- Detailed description of the issue or request.
- URL or location of issue.
- Details about any pertinent devices, browsers, versions, settings, and/or assistive technology tools used.
- Contact information of requestor.

Upon submission, the requestor will receive an automatic replay acknowledging their submission which will be initially reviewed by the Digital Accessibility Lead or their designee.

Step 2: Research and Attempt to Resolve

1. Upon notification that an inquiry/request has been received, the Montgomery Township Accessibility Lead will conduct an initial review.
2. The Montgomery Township Accessibility Lead or other designee will assign the request to relevant parties within three business days. Once assigned, the requestor will receive an automatic response that informs them of the assignment and provides contact information should they have questions or additional information to provide.
3. During the initial review, those assigned to the task should research the request, contact the requestor if additional information is required, recreate the issue, if possible, identify other owners of the digital content, and determine the root cause or possible resolution.
4. Once the root cause has been determined and if a solution is feasible, the team should work with owners to resolve the issue as quickly as possible and provide an update to the requestor with an estimated timeline to resolution.
5. Staff may need to research implications of certain requests that may elongate the process. It may require coordination with various stakeholders and leadership to consider the needs of the requestor, the feasibility of making the accommodation or change requested, the risk of not addressing the request, and alternatives if the request is not feasible.
6. If alternatives need to be considered, the requestor should be engaged to help identify an optimal solution with regular communication to apprise them of the status.

Step 3: Resolution and Documentation

Resolutions should be communicated to the requestor immediately. Details of the resolution should be provided as appropriate. Once the issue is resolved and marked as such in the Digital Accessibility Management Center, the requestor will receive an automatic email with a Digital Accessibility Request Satisfaction Survey providing the opportunity to outline their experience with the entire process, ensuring continuous improvement and transparency.

All issue resolutions should be documented, at minimum, with the following information:

- Date of resolution
- Description of how issue was resolved
- Time taken from reporting to resolution
- Resolution Owner
- Any additional notes

Resolution Timelines

Researching and responding to access issues need to be addressed with a sense of urgency. The time involved in resolving an issue may vary, depending on the complexity of the issue. However, the Lead will assign the reported issue no later than three business days after it is received and the staff assigned to the task will provide regular updates. Should the issue resolution process take more than five business days, updates should be provided to the requestor weekly.

Escalations

If a requestor is dissatisfied with Montgomery Township's initial decision, the issue may need to be escalated. Expressed dissatisfaction should be acknowledged within three business days and updates about course of action should be provided regularly. The Digital Accessibility Lead should consider any new information provided and consult with the Township Legal Team and leadership to ensure a thorough review. If at any point the requestor indicates legal action, the issue needs to be escalated to the Montgomery Township Legal Team. Ensure that all decisions made during the escalation review

process are communicated in writing to the requestor, including clear reasons for the decision and any actions planned as a result.

All escalations should be directed to the Digital Accessibility Lead at digitalaccess@montgomerytwp.org.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #20

SUBJECT:	New Business – Department Reports
MEETING DATE:	September 28, 2026
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

BACKGROUND:

The Township staff has prepared reports for the month of August. 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 of interest to the Board of Supervisors for which they need input or direction.

ADMINISTRATION REPORT
August 2026

Administrative Matters (Township Manager)

- Met with Suzanne Ryan (PECO) to discuss 2027 infrastructure projects.
- Met with the new owners of the Joseph Ambler Inn to discuss the Powerline Trail and their future business plans.
- Attended SEPTA virtual meeting regarding regional transit changes to bus network
- Met with Jenna Bertoti to discuss Autumn Festival outstanding issues.
- Met with HR Manager to review outstanding matters and discuss Staff Development Day.
- Met with Relief Association Treasurer at Battalion 2.
- Attended staff meeting regarding Water Tower Square Shopping Center.
- Attended virtual meeting of the Wissahickon Watershed Technical Subcommittee.
- Attended staff meeting for Autumn Festival preparations.
- Attended virtual meeting of the Wissahickon Watershed Management Committee (Co-Chair).
- Attended DVHT Executive Committee monthly meeting.
- Attended library services planning meeting with Board of Supervisors Chair, the Director of the North Wales Area Library and Floyd Shaffer.
- Attended virtual meeting for preparation of the DVT lunch and learn session on emergency services with Chief Pat Malloy, Chief Adam Selisker and Stephanie Teoli Kuhls.
- Attended meeting with Planning/Zoning Director and Director of MTMSA to discuss processes.
- Attended virtual meeting of the APMM Program Committee.
- Participated in active shooter training with staff and follow up for administration suite.
- Attended Board of Supervisors Executive Session to discuss personnel matters.
- Met with Ava Komasz to review the digital accessibility progress.
- Attended VMSC EMS pre-board meeting.
- Participated in virtual meeting of the Montgomery County Consortium Executive Committee.
- Participated in the ICMA 2027 Conference Education Committee meeting with ICMA staff.
- Participated in panel discussion on emergency services for DVT staff lunch and learn program.
- Attended staff meeting with Bharatiya Temple to discuss proposed parking expansion.
- Attended the VMSC monthly board meeting.
- Attended special Board of Directors meeting for new members of the Partnership for Transportation.
- Met with Finance Director to review various matters including the 2027 budget preparation.
- Met with members of the International Union of Operating Engineers and Township staff to begin contract negotiations.
- Met with Board of Supervisors Chairwoman and Interim Manager to discuss transition.
- Participated in the monthly virtual ICMA Credentialing Advisory Board Committee meeting.
- Assisted the Director of the Partnership for Transportation with interviews for their project coordinator position.
- Held separate meetings with the Township Engineer, Traffic Engineer, and Solicitor to review and provide updates on outstanding matters.

- Held agenda preparation meeting with the Department Heads.
- Met with Chairwoman and Vice Chairwoman to review agenda in advance of public meeting.

Community Engagement

Ongoing Initiatives

- Continued communication with Township residents, businesses, and staff through various channels.
- Developed and refined communication and community engagement strategies.
- Promoted Recreation & Community events and programs.
- Worked toward improved digital accessibility in accordance with WCAG 2.1 Level AA
    - Made initial changes, as recommended by Govstack, to the new website to improve accessibility.
    - Provided the Staff Safety Committee with an overview of digital accessibility.
    - Met with the Planning & Zoning and Finance Departments to discuss their webpages and accessibility concerns.
    - Continued self-guided staff training with Level Access Academy
    - Provided the Township Manager with an update on digital accessibility and discussed future needs.
    - Worked with GIS Analyst, Jen Ames, to create a Digital Accessibility Feedback Form, which, when completed, will be made publicly available for residents to submit requests.
    - Posted a Digital Accessibility Statement to the Township website.
    - Drafted, from Level Access's resources, a Digital Accessibility Policy, an Issue Resolution Process, and a Procurement Best Practices document. All documents were sent to the Township Manager to pass along for legal review.

Content Development and Projects

- Continued developing website content on Govstack with accessibility and an easier user experience in mind.
    - Continued to meet with various departments about webpage design and updated content.
- Prompted and planned for the Annual Autumn Festival
    - Posted to social media
    - Planned future social content
    - Ordered giveaways
- Continued to work on a LinkedIn Playbook to outline expectations and guidelines for this business-oriented platform.
- Assisted with promoting Montgomery County events and programs.
- Developed a content plan alongside MTPD for a Car Seat Safety Check Event.

Professional Training and Development

- Attended the following Committee Meetings
    - Environmental Advisory Committee – 8/25/2026
- PIO Consortium Meeting
- Webinars/Trainings
    - Accessible PDF Documents
    - Closing the Trust Gap: Research-Backed Communications Strategies

Human Resources

- Met with Township Manager and A Department head about a personnel issue.
- Attended the Safety Committee Meeting to continue discussions of Safety Committee Certifications.
- Met with Township Manager to plan the annual staff development day.
- Met with a retiring police officer to conduct an exit interview
- Facilitated the 2*nd* Lunch n Learn for all staff
- Onboarded a new PT employee for the CRC
- Attended the Digital Accessibility meeting
- Met with Chief of Police on a personnel matter
- Coordinated with a guest speaker for the Staff Development Day.
- Met with Kids U counselors to gather feedback on Kids U 2026 and an interest in returning for summer 2027.
- Attended Active Shooter Training presented by Officer English
- Met with an employee on a personal matter
- Met with a third-party consultant for the Fire Chief position
- Met with the IUOE for the first negotiation meeting

Community and Recreation Center Report
August 2026

The Montgomery Township Community Recreation Center (Mont CRC) continued to fill the parking throughout the month of August.

Below is a review of programming activity and facility usage for August 2026:

- Kids University concluded its summer 2026 season on Friday August 14th. Brian Sullivan and his staff were nothing short of amazing throughout the entire eight weeks.

- The Spray Pad dropped the curtain on summer water fun on Friday August 30th. The popular accessible playground stays open year-round, weather permitting.

- The Montgomery Township Concert Series concluded summer concerts on Wednesday August 5th. The Mother Nature cooperated with 6 outdoor concerts this Summer.

- Three *"Extended Summer Specialty "Camps"* were offered in August. The programs: August:

    1) Chess Camp II – August 18th to 22nd. 18 attendees
    2) Playmakers Flag Football – August 17th -21st – 51 playmakers
    3) Young Rembrandts K-POP – August 26th and 27th – 19 artists.

- The monthly Red Cross CPR class attracted 6 participants on August 11th.

- A Jr. Firefighter Academy took place at Spring Valley Park on August 21st for 6- to 16-year-olds at Spring Valley Park. 24 Jr. Firefighters were enrolled.

- The Red Cross held a Blood Drive on Wednesday August 27th.

- Summer Fundamental Tennis Lessons at Spring Valley Park ended on August 8th.

- Police Training took place on August 19th and 20th in the Full Event Room.

- The North Penn School District conducted New Teacher Training sessions on August 19th and 20th . The In-service training filled all first-floor rooms of the CRC.

Fall 2026 promises to be an extremely active recreation program season at the CRC. The diverse activities, healthy fitness programs, and unique Special Events will begin the week of September 8th. Our lineup of opportunities continues to increase with each upcoming season. Please visit your Township's Community Center.

Planning and preparation for the **Annual Autumn Festival 2026** was in full swing during August. The Markey Special Event in Montgomery Township takes place on **Saturday October 17th from noon to 5:00pm. Fireworks will follow at approximately 7:05pm.**

Fall and Winter Operating Hours are as follows:

Monday through Friday - 5:30 am to 9:00 pm
Saturday and Sunday – 8:00 am to 5:00 pm

Floyd S. Shaffer, Community Recreation Center Director

Montgomery Township, PA

Budget Report
Account Summary
For Fiscal: 2026 Period Ending: 08/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 01 - General Fund							
Revenue							
Department: 301 - Real Estate Taxes							
01-301-100	Real Estate Taxes - Current Year	3,130,000.00	2,518,000.00	41,656.45	2,347,251.28	-170,748.72	6.78 %
01-301-200	Real Estate Taxes - Prior Year	10,000.00	10,000.00	625.86	28,348.25	18,348.25	283.48 %
	Department: 301 - Real Estate Taxes Total:	**3,140,000.00**	**2,528,000.00**	**42,282.31**	**2,375,599.53**	**-152,400.47**	**6.03%**
Department: 310 - Local Enabling (Act 511) Taxes							
01-310-100	Real Estate Transfer Tax	500,000.00	500,000.00	184,059.08	736,944.20	236,944.20	147.39 %
01-310-210	Earned Income Taxes	6,544,500.00	6,544,500.00	1,214,126.14	5,198,505.37	-1,345,994.63	20.57 %
01-310-310	Mercantile Taxes	2,225,000.00	2,225,000.00	57,894.51	2,278,196.61	53,196.61	102.39 %
01-310-360	Business Privilege Taxes	1,145,000.00	1,145,000.00	15,006.83	913,159.72	-231,840.28	20.25 %
01-310-510	Local Services Taxes	584,000.00	584,000.00	118,866.83	439,226.27	-144,773.73	24.79 %
01-310-600	Amusement/Admissions Taxes	75,000.00	75,000.00	9,671.51	45,694.58	-29,305.42	39.07 %
	Department: 310 - Local Enabling (Act 511) Taxes Total:	**11,073,500.00**	**11,073,500.00**	**1,599,624.90**	**9,611,726.75**	**-1,461,773.25**	**13.20%**
Department: 321 - Business Licenses & Permits							
01-321-350	Contractor Licenses	25,000.00	25,000.00	850.00	9,800.00	-15,200.00	60.80 %
01-321-355	Temporary Licenses	1,000.00	1,000.00	0.00	800.00	-200.00	20.00 %
01-321-800	Cable Television Franchise	445,000.00	445,000.00	102,496.71	311,491.46	-133,508.54	30.00 %
	Department: 321 - Business Licenses & Permits Total:	**471,000.00**	**471,000.00**	**103,346.71**	**322,091.46**	**-148,908.54**	**31.62%**
Department: 331 - Fines							
01-331-130	Police Fines	100,000.00	100,000.00	7,371.13	67,572.23	-32,427.77	32.43 %
	Department: 331 - Fines Total:	**100,000.00**	**100,000.00**	**7,371.13**	**67,572.23**	**-32,427.77**	**32.43%**
Department: 341 - Interest Earnings							
01-341-100	Interest Earnings	350,000.00	350,000.00	23,849.92	223,525.86	-126,474.14	36.14 %
	Department: 341 - Interest Earnings Total:	**350,000.00**	**350,000.00**	**23,849.92**	**223,525.86**	**-126,474.14**	**36.14%**
Department: 354 - State Grants							
01-354-150	Recycling/Act 101	40,000.00	40,000.00	0.00	63,500.58	23,500.58	158.75 %
01-354-300	State Government	0.00	0.00	-4,565.95	11,415.39	11,415.39	0.00 %
	Department: 354 - State Grants Total:	**40,000.00**	**40,000.00**	**-4,565.95**	**74,915.97**	**34,915.97**	**87.29%**
Department: 355 - State Shared Revenue & Entitlements							
01-355-040	Alcoholic Beverages Licenses	7,000.00	7,000.00	0.00	900.00	-6,100.00	87.14 %
01-355-100	Public Utility Realty Tax (PURTA)	15,000.00	15,000.00	0.00	0.00	-15,000.00	100.00 %
01-355-500	General Municipal Pension System ...	692,000.00	692,000.00	0.00	0.00	-692,000.00	100.00 %
01-355-700	Foreign Fire Insurance Premium Tax	235,000.00	235,000.00	0.00	0.00	-235,000.00	100.00 %
	Department: 355 - State Shared Revenue & Entitlements Total:	**949,000.00**	**949,000.00**	**0.00**	**900.00**	**-948,100.00**	**99.91%**
Department: 361 - Charges for Services							
01-361-100	General Government	7,500.00	7,500.00	0.00	24,756.77	17,256.77	330.09 %
01-361-330	Zoning Permit	15,000.00	15,000.00	3,350.00	14,656.00	-344.00	2.29 %
01-361-335	Land Development	10,000.00	10,000.00	0.00	11,185.00	1,185.00	111.85 %
01-361-340	Zoning Hearing Board	15,000.00	15,000.00	3,600.00	7,700.00	-7,300.00	48.67 %
01-361-341	Conditional Use Hearing	500.00	500.00	0.00	0.00	-500.00	100.00 %
01-361-343	Building Codes Appeal Board	500.00	500.00	0.00	0.00	-500.00	100.00 %
01-361-500	Zoning Maps and Books	500.00	500.00	0.00	0.00	-500.00	100.00 %
01-361-550	GIS Update	2,000.00	2,000.00	0.00	350.00	-1,650.00	82.50 %
	Department: 361 - Charges for Services Total:	**51,000.00**	**51,000.00**	**6,950.00**	**58,647.77**	**7,647.77**	**15.00%**
Department: 362 - Public Safety							
01-362-100	Police Services	100,000.00	100,000.00	4,474.16	79,484.69	-20,515.31	20.52 %
01-362-155	ARLE Revenue	500,000.00	500,000.00	38,900.00	520,059.00	20,059.00	104.01 %
01-362-410	Building Permit	350,000.00	350,000.00	20,680.47	401,207.02	51,207.02	114.63 %
01-362-415	HVAC Permit	40,000.00	40,000.00	3,760.00	105,085.15	65,085.15	262.71 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
01-362-420	Electrical Permit	35,000.00	35,000.00	4,380.00	78,075.50	43,075.50	223.07 %
01-362-425	Sign Permit	10,000.00	10,000.00	2,955.00	10,785.00	785.00	107.85 %
01-362-430	Plumbing Permit	12,000.00	12,000.00	1,250.00	14,350.00	2,350.00	119.58 %
01-362-440	Street Permit	7,500.00	7,500.00	150.00	3,770.00	-3,730.00	49.73 %
01-362-450	Fence Permit	7,500.00	7,500.00	700.00	6,550.00	-950.00	12.67 %
01-362-460	Use and Occupancy Permit	10,000.00	10,000.00	2,150.00	13,175.00	3,175.00	131.75 %
01-362-470	Roofing and Siding Permit	30,000.00	30,000.00	3,592.35	20,552.35	-9,447.65	31.49 %
01-362-480	Grading Permit	3,000.00	3,000.00	1,500.00	6,000.00	3,000.00	200.00 %
01-362-490	Demolition Permit	15,000.00	15,000.00	931.00	19,946.25	4,946.25	132.98 %
	Department: 362 - Public Safety Total:	**1,120,000.00**	**1,120,000.00**	**85,422.98**	**1,279,039.96**	**159,039.96**	**14.20%**
	Department: 389 - Miscellaneous Revenue						
01-389-100	Miscellaneous Revenue	5,000.00	5,000.00	3,883.30	7,066.67	2,066.67	141.33 %
	Department: 389 - Miscellaneous Revenue Total:	**5,000.00**	**5,000.00**	**3,883.30**	**7,066.67**	**2,066.67**	**41.33%**
	Department: 395 - Refunds of Prior Year Expenditures						
01-395-100	Refunds of Prior Year Expenditures	0.00	0.00	0.00	9,926.86	9,926.86	0.00 %
	Department: 395 - Refunds of Prior Year Expenditures Total:	**0.00**	**0.00**	**0.00**	**9,926.86**	**9,926.86**	**0.00%**
	Revenue Total:	**17,299,500.00**	**16,687,500.00**	**1,868,165.30**	**14,031,013.06**	**-2,656,486.94**	**15.92%**
	Expense						
	Department: 401 - Executive						
01-401-112	Salaries and Wages	680,000.00	680,000.00	52,133.13	439,751.00	240,249.00	35.33 %
01-401-180	Overtime	1,000.00	1,000.00	0.00	100.98	899.02	89.90 %
01-401-187	Education	0.00	0.00	0.00	3,081.00	-3,081.00	0.00 %
01-401-192	FICA	52,100.00	52,100.00	3,940.56	39,647.86	12,452.14	23.90 %
01-401-196	Employee Benefits	228,000.00	228,000.00	15,590.26	114,165.82	113,834.18	49.93 %
01-401-210	Office Supplies	7,500.00	7,500.00	789.53	3,329.03	4,170.97	55.61 %
01-401-231	Vehicle Fuel	1,000.00	1,000.00	0.00	301.56	698.44	69.84 %
01-401-317	Software License Fees	16,700.00	16,700.00	3,744.83	21,647.22	-4,947.22	-29.62 %
01-401-340	Advertising/Printing/Public Info	45,000.00	45,000.00	4,601.85	28,906.85	16,093.15	35.76 %
01-401-374	Machinery and Equipment	0.00	0.00	0.00	-1.00	1.00	0.00 %
01-401-375	Vehicle Maintenance	1,000.00	1,000.00	0.00	1,256.26	-256.26	-25.63 %
01-401-384	Equipment Rental	7,100.00	7,100.00	674.24	7,830.43	-730.43	-10.29 %
01-401-390	Bank Service Charges/Fees	0.00	0.00	0.00	155.82	-155.82	0.00 %
01-401-420	Dues, Subscriptions and Membersh...	17,000.00	17,000.00	0.00	5,651.03	11,348.97	66.76 %
01-401-450	Contracted Services	5,000.00	5,000.00	0.00	9,241.19	-4,241.19	-84.82 %
01-401-460	Training, Meetings, Conferences	25,000.00	25,000.00	1,480.24	18,443.34	6,556.66	26.23 %
01-401-480	HR Hiring Expenses	12,000.00	12,000.00	530.80	9,897.59	2,102.41	17.52 %
01-401-540	Contributions	16,000.00	16,000.00	463.75	3,963.75	12,036.25	75.23 %
	Department: 401 - Executive Total:	**1,114,400.00**	**1,114,400.00**	**83,949.19**	**707,369.73**	**407,030.27**	**36.52%**
	Department: 402 - Financial Administration						
01-402-112	Salaries and Wages	340,800.00	340,800.00	25,088.02	226,122.57	114,677.43	33.65 %
01-402-180	Overtime	500.00	500.00	0.00	46.79	453.21	90.64 %
01-402-192	FICA	26,100.00	26,100.00	1,890.20	17,012.59	9,087.41	34.82 %
01-402-196	Employee Benefits	111,000.00	111,000.00	7,586.21	63,111.63	47,888.37	43.14 %
01-402-210	Office Supplies	5,000.00	5,000.00	45.47	4,014.63	985.37	19.71 %
01-402-311	Auditing Services	48,000.00	48,000.00	2,508.00	61,549.70	-13,549.70	-28.23 %
01-402-317	Software License Fees	60,400.00	60,400.00	0.00	1,212.02	59,187.98	97.99 %
01-402-384	Equipment Rental	2,100.00	2,100.00	0.00	0.00	2,100.00	100.00 %
01-402-420	Dues, Subscriptions and Membersh...	500.00	500.00	0.00	1,190.00	-690.00	-138.00 %
01-402-450	Contracted Services	5,000.00	5,000.00	0.00	17,982.00	-12,982.00	-259.64 %
01-402-460	Training, Meetings, Conferences	2,000.00	2,000.00	0.00	1,719.72	280.28	14.01 %
	Department: 402 - Financial Administration Total:	**601,400.00**	**601,400.00**	**37,117.90**	**393,961.65**	**207,438.35**	**34.49%**
	Department: 403 - Tax Collection						
01-403-112	Salaries and Wages	20,000.00	20,000.00	0.00	16,735.00	3,265.00	16.33 %
01-403-192	FICA	1,500.00	1,500.00	0.00	1,280.23	219.77	14.65 %
01-403-210	Office Supplies	500.00	500.00	0.00	0.00	500.00	100.00 %
01-403-312	Consulting Services	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
01-403-340	Advertising and Printing	10,000.00	10,000.00	268.15	7,605.74	2,394.26	23.94 %
01-403-384	Equipment Rental	1,200.00	1,200.00	168.56	1,407.15	-207.15	-17.26 %
01-403-450	Contracted Services	180,000.00	180,000.00	0.00	29,286.27	150,713.73	83.73 %
	Department: 403 - Tax Collection Total:	**214,200.00**	**214,200.00**	**436.71**	**56,314.39**	**157,885.61**	**73.71%**
Department: 404 - Legal Services							
01-404-300	Legal Services	80,000.00	80,000.00	7,329.50	68,499.95	11,500.05	14.38 %
01-404-301	Special Legal Services	37,500.00	37,500.00	5,582.50	132,772.50	-95,272.50	-254.06 %
	Department: 404 - Legal Services Total:	**117,500.00**	**117,500.00**	**12,912.00**	**201,272.45**	**-83,772.45**	**-71.30%**
Department: 407 - Information Technology							
01-407-112	Salaries and Wages	216,800.00	216,800.00	16,844.32	151,598.88	65,201.12	30.07 %
01-407-180	Overtime	1,500.00	1,500.00	0.00	417.38	1,082.62	72.17 %
01-407-192	FICA	16,700.00	16,700.00	1,276.76	11,522.78	5,177.22	31.00 %
01-407-196	Employee Benefits	41,500.00	41,500.00	3,419.88	27,137.78	14,362.22	34.61 %
01-407-210	Office Supplies	2,500.00	2,500.00	1,511.61	4,438.55	-1,938.55	-77.54 %
01-407-312	Consulting Services	55,000.00	55,000.00	7,826.86	39,380.72	15,619.28	28.40 %
01-407-317	Software License Fees	20,000.00	20,000.00	704.83	19,658.32	341.68	1.71 %
01-407-374	Machinery and Equipment	29,000.00	29,000.00	0.00	23,354.14	5,645.86	19.47 %
01-407-460	Training, Meetings, Conferences	7,000.00	7,000.00	0.00	697.44	6,302.56	90.04 %
	Department: 407 - Information Technology Total:	**390,000.00**	**390,000.00**	**31,584.26**	**278,205.99**	**111,794.01**	**28.67%**
Department: 408 - Engineering							
01-408-305	General Engineering	70,000.00	70,000.00	2,461.76	20,380.02	49,619.98	70.89 %
01-408-306	Traffic Engineering	1,000.00	1,000.00	626.01	9,700.03	-8,700.03	-870.00 %
01-408-307	Stormwater Engineering	35,000.00	35,000.00	891.58	18,815.62	16,184.38	46.24 %
01-408-450	Planning Services	10,000.00	10,000.00	1,189.85	37,444.59	-27,444.59	-274.45 %
	Department: 408 - Engineering Total:	**116,000.00**	**116,000.00**	**5,169.20**	**86,340.26**	**29,659.74**	**25.57%**
Department: 409 - Buildings and Grounds							
01-409-320	Communications	65,500.00	65,500.00	7,365.15	51,132.49	14,367.51	21.94 %
01-409-360	Public Utilities	200,000.00	200,000.00	10,247.04	206,728.50	-6,728.50	-3.36 %
01-409-373	Building Maintenance	70,000.00	70,000.00	3,032.02	44,438.12	25,561.88	36.52 %
01-409-450	Contracted Services	17,500.00	17,500.00	1,018.90	6,800.30	10,699.70	61.14 %
	Department: 409 - Buildings and Grounds Total:	**353,000.00**	**353,000.00**	**21,663.11**	**309,099.41**	**43,900.59**	**12.44%**
Department: 410 - Police Services							
01-410-112	Salaries and Wages	6,717,500.00	6,717,500.00	515,914.72	4,282,807.02	2,434,692.98	36.24 %
01-410-180	Overtime	136,000.00	136,000.00	9,464.57	125,437.49	10,562.51	7.77 %
01-410-181	ARLE Wages	200,000.00	200,000.00	1,828.80	20,835.12	179,164.88	89.58 %
01-410-187	Education	25,000.00	25,000.00	3,927.27	12,271.77	12,728.23	50.91 %
01-410-192	FICA	539,600.00	539,600.00	40,419.22	338,656.52	200,943.48	37.24 %
01-410-196	Employee Benefits	1,157,800.00	1,157,800.00	83,281.08	672,330.41	485,469.59	41.93 %
01-410-197	Post Retirement Medical	7,800.00	7,800.00	3,514.78	28,151.17	-20,351.17	-260.91 %
01-410-210	Office Supplies	12,500.00	12,500.00	704.92	6,999.24	5,500.76	44.01 %
01-410-220	Operating Supplies	26,500.00	26,500.00	847.87	14,344.88	12,155.12	45.87 %
01-410-231	Vehicle Fuel	36,000.00	36,000.00	0.00	13,103.38	22,896.62	63.60 %
01-410-238	Uniforms	52,300.00	52,300.00	5,408.52	51,975.23	324.77	0.62 %
01-410-239	Weapons and Ammunition	16,200.00	16,200.00	0.00	1,253.20	14,946.80	92.26 %
01-410-249	Canine Unit	20,000.00	20,000.00	1,548.17	5,424.30	14,575.70	72.88 %
01-410-317	Software License Fees	232,000.00	232,000.00	7,282.86	83,849.35	148,150.65	63.86 %
01-410-319	DARE Program	5,500.00	5,500.00	-2,303.31	5,134.74	365.26	6.64 %
01-410-340	Advertising and Printing	16,000.00	16,000.00	367.70	9,362.31	6,637.69	41.49 %
01-410-374	Machinery and Equipment	26,000.00	26,000.00	1,323.76	8,918.11	17,081.89	65.70 %
01-410-375	Vehicle Maintenance	50,500.00	50,500.00	2,066.10	41,727.13	8,772.87	17.37 %
01-410-384	Equipment Rental	6,100.00	6,100.00	505.68	4,221.44	1,878.56	30.80 %
01-410-420	Dues, Subscriptions and Membersh...	12,400.00	12,400.00	-5,883.53	10,591.58	1,808.42	14.58 %
01-410-450	Contracted Services	0.00	0.00	2,155.54	22,202.32	-22,202.32	0.00 %
01-410-460	Training, Meetings, Conferences	26,500.00	26,500.00	1,370.12	23,968.26	2,531.74	9.55 %
01-410-530	ARLE - Expenses & PennDot Reimb	300,000.00	300,000.00	29,775.00	191,228.57	108,771.43	36.26 %
	Department: 410 - Police Services Total:	**9,622,200.00**	**9,622,200.00**	**703,519.84**	**5,974,793.54**	**3,647,406.46**	**37.91%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 411 - Fire Protection							
01-411-540	Contributions	16,000.00	16,000.00	0.00	18,635.00	-2,635.00	-16.47 %
01-411-560	Foreign Fire Insurance Premium Tax	235,000.00	235,000.00	0.00	0.00	235,000.00	100.00 %
	Department: 411 - Fire Protection Total:	**251,000.00**	**251,000.00**	**0.00**	**18,635.00**	**232,365.00**	**92.58%**
Department: 414 - Planning and Zoning							
01-414-112	Salaries and Wages	271,800.00	271,800.00	24,923.14	211,220.61	60,579.39	22.29 %
01-414-180	Overtime	2,000.00	2,000.00	0.00	875.02	1,124.98	56.25 %
01-414-192	FICA	20,900.00	20,900.00	1,908.80	16,197.35	4,702.65	22.50 %
01-414-196	Employee Benefits	75,400.00	75,400.00	2,583.95	27,554.95	47,845.05	63.45 %
01-414-210	Office Supplies	3,000.00	3,000.00	65.13	2,106.44	893.56	29.79 %
01-414-231	Vehicle Fuel	1,500.00	1,500.00	0.00	473.78	1,026.22	68.41 %
01-414-317	Software License Fees	55,200.00	55,200.00	0.00	763.56	54,436.44	98.62 %
01-414-340	Advertising and Printing	10,000.00	10,000.00	3,375.26	10,858.86	-858.86	-8.59 %
01-414-374	Machinery and Equipment	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
01-414-375	Vehicle Maintenance	2,500.00	2,500.00	9.67	218.61	2,281.39	91.26 %
01-414-384	Equipment Rental	7,500.00	7,500.00	216.72	1,962.19	5,537.81	73.84 %
01-414-420	Dues, Subscriptions and Membersh...	2,000.00	2,000.00	44.15	1,780.91	219.09	10.95 %
01-414-450	Contracted Services	195,000.00	195,000.00	11,188.10	113,116.90	81,883.10	41.99 %
01-414-460	Training, Meetings, Conferences	2,000.00	2,000.00	0.00	685.46	1,314.54	65.73 %
	Department: 414 - Planning and Zoning Total:	**649,800.00**	**649,800.00**	**44,314.92**	**387,814.64**	**261,985.36**	**40.32%**
Department: 415 - Emergency Management							
01-415-540	Contributions	200,000.00	200,000.00	0.00	200,000.00	0.00	0.00 %
	Department: 415 - Emergency Management Total:	**200,000.00**	**200,000.00**	**0.00**	**200,000.00**	**0.00**	**0.00%**
Department: 430 - Public Works							
01-430-112	Salaries and Wages	1,490,000.00	1,490,000.00	98,958.35	837,775.72	652,224.28	43.77 %
01-430-180	Overtime	36,000.00	36,000.00	1,244.87	21,194.32	14,805.68	41.13 %
01-430-187	Education	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
01-430-192	FICA	116,700.00	116,700.00	7,586.02	64,896.79	51,803.21	44.39 %
01-430-196	Employee Benefits	357,500.00	357,500.00	26,964.08	213,722.47	143,777.53	40.22 %
01-430-210	Office Supplies	4,500.00	4,500.00	894.04	3,168.27	1,331.73	29.59 %
01-430-220	Operating Supplies	31,000.00	31,000.00	1,134.75	21,604.84	9,395.16	30.31 %
01-430-231	Vehicle Fuel	73,000.00	73,000.00	15,728.44	96,278.85	-23,278.85	-31.89 %
01-430-238	Uniforms	26,000.00	26,000.00	3,414.29	12,131.13	13,868.87	53.34 %
01-430-240	Other Operating Supplies	4,000.00	4,000.00	0.00	6,501.35	-2,501.35	-62.53 %
01-430-260	Small Tools and Equipment	7,500.00	7,500.00	350.43	3,865.45	3,634.55	48.46 %
01-430-317	Software License Fees	9,000.00	9,000.00	0.00	811.72	8,188.28	90.98 %
01-430-340	Advertising and Printing	5,000.00	5,000.00	4,247.96	9,869.56	-4,869.56	-97.39 %
01-430-374	Machinery and Equipment	21,500.00	21,500.00	185.32	13,456.25	8,043.75	37.41 %
01-430-375	Vehicle Maintenance	60,000.00	60,000.00	2,813.63	46,713.43	13,286.57	22.14 %
01-430-384	Equipment Rental	16,500.00	16,500.00	337.12	3,144.29	13,355.71	80.94 %
01-430-420	Dues, Subscriptions and Membersh...	3,500.00	3,500.00	0.00	2,503.00	997.00	28.49 %
01-430-450	Contracted Services	17,000.00	17,000.00	1,900.00	10,603.33	6,396.67	37.63 %
01-430-460	Training, Meetings, Conferences	15,000.00	15,000.00	2,600.00	4,445.80	10,554.20	70.36 %
	Department: 430 - Public Works Total:	**2,296,700.00**	**2,296,700.00**	**168,359.30**	**1,372,686.57**	**924,013.43**	**40.23%**
Department: 432 - Snow and Ice Removal							
01-432-112	Salaries and Wages	38,000.00	38,000.00	0.00	69,300.36	-31,300.36	-82.37 %
01-432-180	Overtime	12,000.00	12,000.00	0.00	48,146.72	-36,146.72	-301.22 %
01-432-192	FICA	3,800.00	3,800.00	0.00	8,767.02	-4,967.02	-130.71 %
01-432-220	Operating Supplies	3,000.00	3,000.00	0.00	4,655.16	-1,655.16	-55.17 %
01-432-374	Machinery and Equipment	27,000.00	27,000.00	928.12	18,899.86	8,100.14	30.00 %
01-432-384	Rentals	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
01-432-450	Contracted Services	10,000.00	10,000.00	0.00	12,266.70	-2,266.70	-22.67 %
	Department: 432 - Snow and Ice Removal Total:	**101,800.00**	**101,800.00**	**928.12**	**162,035.82**	**-60,235.82**	**-59.17%**
Department: 433 - Traffic Control Devices							
01-433-220	Operating Supplies	65,000.00	65,000.00	11,675.72	41,750.16	23,249.84	35.77 %
01-433-260	Small Tools	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
01-433-374	Machinery and Equipment	10,000.00	10,000.00	1,159.00	2,896.64	7,103.36	71.03 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
01-433-376	Repair of Knockdowns	1,000.00	1,000.00	0.00	58,192.39	-57,192.39	-5,719.24 %
01-433-450	Contracted Services	60,000.00	60,000.00	646.80	11,345.00	48,655.00	81.09 %
	Department: 433 - Traffic Control Devices Total:	**138,500.00**	**138,500.00**	**13,481.52**	**114,184.19**	**24,315.81**	**17.56%**
Department: 434 - Street Lighting							
01-434-220	Operating Supplies	5,000.00	5,000.00	0.00	-65.43	5,065.43	101.31 %
01-434-376	Repair of Knockdowns	1,000.00	1,000.00	0.00	345.70	654.30	65.43 %
01-434-450	Contracted Services	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
	Department: 434 - Street Lighting Total:	**8,000.00**	**8,000.00**	**0.00**	**280.27**	**7,719.73**	**96.50%**
Department: 436 - Storm Sewers and Drains							
01-436-220	Operating Supplies	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
	Department: 436 - Storm Sewers and Drains Total:	**20,000.00**	**20,000.00**	**0.00**	**0.00**	**20,000.00**	**100.00%**
Department: 438 - R&M of Roads and Bridges							
01-438-220	Operating Supplies	60,000.00	60,000.00	4,125.02	49,628.02	10,371.98	17.29 %
01-438-384	Equipment Rental	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
	Department: 438 - R&M of Roads and Bridges Total:	**65,000.00**	**65,000.00**	**4,125.02**	**49,628.02**	**15,371.98**	**23.65%**
Department: 456 - Libraries							
01-456-540	Contributions	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00 %
	Department: 456 - Libraries Total:	**35,000.00**	**35,000.00**	**0.00**	**0.00**	**35,000.00**	**100.00%**
Department: 483 - Employer Paid Benefits							
01-483-060	To Police Pension Fund	440,700.00	440,700.00	36,725.00	293,794.00	146,906.00	33.33 %
01-483-065	To 401(a) Non-Uniformed Pension ...	328,000.00	328,000.00	18,815.66	178,773.79	149,226.21	45.50 %
01-483-066	To 457 Pension Fund	4,000.00	4,000.00	362.52	3,262.68	737.32	18.43 %
01-483-196	Other Employee Services	9,000.00	9,000.00	2,155.43	5,393.31	3,606.69	40.07 %
01-483-354	Worker's Compensation	241,500.00	241,500.00	0.00	246,203.64	-4,703.64	-1.95 %
	Department: 483 - Employer Paid Benefits Total:	**1,023,200.00**	**1,023,200.00**	**58,058.61**	**727,427.42**	**295,772.58**	**28.91%**
Department: 486 - Insurance							
01-486-350	Property and Liability	233,000.00	233,000.00	0.00	201,978.27	31,021.73	13.31 %
	Department: 486 - Insurance Total:	**233,000.00**	**233,000.00**	**0.00**	**201,978.27**	**31,021.73**	**13.31%**
Department: 491 - Miscellaneous Expenditures							
01-491-498	Prior Year Expense	0.00	0.00	0.00	11,310.87	-11,310.87	0.00 %
	Department: 491 - Miscellaneous Expenditures Total:	**0.00**	**0.00**	**0.00**	**11,310.87**	**-11,310.87**	**0.00%**
Department: 492 - Interfund Transfers							
01-492-030	To Cap Res Fund - Fund Balance	2,647,000.00	2,594,000.00	0.00	4,089,225.00	-1,495,225.00	-57.64 %
01-492-031	To Cap Res Fund - R/E Taxes	853,000.00	0.00	0.00	0.00	0.00	0.00 %
01-492-040	To Autumn Festival Fund	100,000.00	100,000.00	0.00	100,000.00	0.00	0.00 %
	Department: 492 - Interfund Transfers Total:	**3,600,000.00**	**2,694,000.00**	**0.00**	**4,189,225.00**	**-1,495,225.00**	**-55.50%**
	Expense Total:	**21,150,700.00**	**20,244,700.00**	**1,185,619.70**	**15,442,563.49**	**4,802,136.51**	**23.72%**
	Fund: 01 - General Fund Surplus (Deficit):	**-3,851,200.00**	**-3,557,200.00**	**682,545.60**	**-1,411,550.43**	**2,145,649.57**	**60.32%**
Fund: 02 - Street Light Fund							
Revenue							
Department: 301 - Real Estate Taxes							
02-301-100	Real Estate Taxes - Current Year	137,500.00	137,500.00	2,050.00	133,329.51	-4,170.49	3.03 %
02-301-200	Real Estate Taxes - Prior Year	0.00	0.00	0.00	396.00	396.00	0.00 %
	Department: 301 - Real Estate Taxes Total:	**137,500.00**	**137,500.00**	**2,050.00**	**133,725.51**	**-3,774.49**	**2.75%**
Department: 341 - Interest Earnings							
02-341-100	Interest Earnings	15,000.00	15,000.00	1,593.86	11,533.72	-3,466.28	23.11 %
	Department: 341 - Interest Earnings Total:	**15,000.00**	**15,000.00**	**1,593.86**	**11,533.72**	**-3,466.28**	**23.11%**
Department: 361 - Charges for Services							
02-361-100	General Government	500.00	500.00	0.00	0.00	-500.00	100.00 %
	Department: 361 - Charges for Services Total:	**500.00**	**500.00**	**0.00**	**0.00**	**-500.00**	**100.00%**
	Revenue Total:	**153,000.00**	**153,000.00**	**3,643.86**	**145,259.23**	**-7,740.77**	**5.06%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense							
Department: 409 - Buildings and Grounds							
02-409-360	Public Utilities	100,000.00	100,000.00	15,158.41	77,835.11	22,164.89	22.16 %
	Department: 409 - Buildings and Grounds Total:	**100,000.00**	**100,000.00**	**15,158.41**	**77,835.11**	**22,164.89**	**22.16%**
Department: 430 - Public Works							
02-430-112	Salaries and Wages	1,500.00	1,500.00	0.00	357.90	1,142.10	76.14 %
02-430-180	Overtime	0.00	0.00	221.79	459.21	-459.21	0.00 %
02-430-192	FICA	100.00	100.00	16.70	61.76	38.24	38.24 %
	Department: 430 - Public Works Total:	**1,600.00**	**1,600.00**	**238.49**	**878.87**	**721.13**	**45.07%**
Department: 434 - Street Lighting							
02-434-220	Operating Supplies	15,000.00	15,000.00	0.00	8,191.64	6,808.36	45.39 %
02-434-374	Machinery and Equipment	500.00	500.00	0.00	0.00	500.00	100.00 %
02-434-376	Repair of Knockdowns	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
02-434-450	Contracted Services	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
	Department: 434 - Street Lighting Total:	**19,500.00**	**19,500.00**	**0.00**	**8,191.64**	**11,308.36**	**57.99%**
Department: 483 - Employer Paid Benefits							
02-483-065	To 401(a) Non-Uniformed Pension ...	0.00	0.00	17.74	17.74	-17.74	0.00 %
	Department: 483 - Employer Paid Benefits Total:	**0.00**	**0.00**	**17.74**	**17.74**	**-17.74**	**0.00%**
Department: 486 - Insurance							
02-486-350	Property and Liability	5,000.00	5,000.00	0.00	2,899.56	2,100.44	42.01 %
	Department: 486 - Insurance Total:	**5,000.00**	**5,000.00**	**0.00**	**2,899.56**	**2,100.44**	**42.01%**
	Expense Total:	**126,100.00**	**126,100.00**	**15,414.64**	**89,822.92**	**36,277.08**	**28.77%**
	Fund: 02 - Street Light Fund Surplus (Deficit):	**26,900.00**	**26,900.00**	**-11,770.78**	**55,436.31**	**28,536.31**	**-106.08%**
Fund: 03 - Fire Protection Fund							
Revenue							
Department: 301 - Real Estate Taxes							
03-301-100	Real Estate Taxes - Current Year	3,604,000.00	2,015,000.00	33,329.12	1,878,457.87	-136,542.13	6.78 %
03-301-200	Real Estate Taxes - Prior Year	5,000.00	5,000.00	501.49	14,079.63	9,079.63	281.59 %
	Department: 301 - Real Estate Taxes Total:	**3,609,000.00**	**2,020,000.00**	**33,830.61**	**1,892,537.50**	**-127,462.50**	**6.31%**
Department: 310 - Local Enabling (Act 511) Taxes							
03-310-210	Earned Income Taxes	327,000.00	327,000.00	0.00	155,000.00	-172,000.00	52.60 %
03-310-510	Local Services Taxes	191,000.00	191,000.00	39,622.28	145,238.24	-45,761.76	23.96 %
	Department: 310 - Local Enabling (Act 511) Taxes Total:	**518,000.00**	**518,000.00**	**39,622.28**	**300,238.24**	**-217,761.76**	**42.04%**
Department: 341 - Interest Earnings							
03-341-100	Interest Earnings	10,000.00	10,000.00	4,327.41	20,230.60	10,230.60	202.31 %
	Department: 341 - Interest Earnings Total:	**10,000.00**	**10,000.00**	**4,327.41**	**20,230.60**	**10,230.60**	**102.31%**
Department: 354 - State Grants							
03-354-300	State Government	0.00	0.00	0.00	16,136.55	16,136.55	0.00 %
	Department: 354 - State Grants Total:	**0.00**	**0.00**	**0.00**	**16,136.55**	**16,136.55**	**0.00%**
Department: 360 - Charges for Services							
03-360-100	Departmental Services	110,000.00	110,000.00	14,365.00	65,717.12	-44,282.88	40.26 %
	Department: 360 - Charges for Services Total:	**110,000.00**	**110,000.00**	**14,365.00**	**65,717.12**	**-44,282.88**	**40.26%**
	Revenue Total:	**4,247,000.00**	**2,658,000.00**	**92,145.30**	**2,294,860.01**	**-363,139.99**	**13.66%**
Expense							
Department: 404 - Legal Services							
03-404-300	Legal Services	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
	Department: 404 - Legal Services Total:	**2,500.00**	**2,500.00**	**0.00**	**0.00**	**2,500.00**	**100.00%**
Department: 407 - Information Technology							
03-407-317	Software License Fees	7,300.00	3,900.00	0.00	1,161.52	2,738.48	70.22 %
03-407-374	Machinery & Equipment	8,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
	Department: 407 - Information Technology Total:	**15,300.00**	**7,900.00**	**0.00**	**1,161.52**	**6,738.48**	**85.30%**
Department: 409 - Buildings and Grounds							
03-409-320	Communications	37,000.00	37,000.00	3,261.84	18,160.09	18,839.91	50.92 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
03-409-360	Public Utilities	30,000.00	30,000.00	10,348.74	39,452.93	-9,452.93	-31.51 %
03-409-373	Building Maintenance	41,500.00	41,500.00	4,020.85	20,811.71	20,688.29	49.85 %
03-409-450	Contracted Services	4,200.00	4,200.00	550.00	3,750.00	450.00	10.71 %
	Department: 409 - Buildings and Grounds Total:	**112,700.00**	**112,700.00**	**18,181.43**	**82,174.73**	**30,525.27**	**27.09%**
Department: 411 - Fire Protection							
03-411-112	Salaries and Wages	2,186,500.00	1,532,400.00	90,018.92	734,476.17	797,923.83	52.07 %
03-411-180	Overtime	150,000.00	50,000.00	6,353.63	35,589.17	14,410.83	28.82 %
03-411-187	Education	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
03-411-192	FICA	168,000.00	71,400.00	5,358.31	46,232.26	25,167.74	35.25 %
03-411-196	Employee Benefits	426,600.00	176,900.00	10,734.55	87,497.40	89,402.60	50.54 %
03-411-210	Office Supplies	15,000.00	15,000.00	172.50	574.30	14,425.70	96.17 %
03-411-220	Operating Supplies	60,000.00	55,000.00	-9.69	11,269.16	43,730.84	79.51 %
03-411-221	Fire Fighting Equipment	250,000.00	30,000.00	240.00	27,751.23	2,248.77	7.50 %
03-411-231	Vehicle Fuel	17,000.00	17,000.00	0.00	5,506.39	11,493.61	67.61 %
03-411-238	Uniforms	50,000.00	20,000.00	30,752.56	34,202.11	-14,202.11	-71.01 %
03-411-312	Consulting Services	65,000.00	65,000.00	18,250.00	65,402.89	-402.89	-0.62 %
03-411-317	Software License Fees	30,000.00	30,000.00	0.00	17,741.38	12,258.62	40.86 %
03-411-340	Advertising and Printing	20,000.00	20,000.00	0.00	10,000.00	10,000.00	50.00 %
03-411-374	Machinery and Equipment	55,000.00	55,000.00	1,336.20	20,403.96	34,596.04	62.90 %
03-411-375	Vehicle Maintenance	50,000.00	50,000.00	54.10	34,691.44	15,308.56	30.62 %
03-411-384	Equipment Rental	5,000.00	5,000.00	144.48	1,206.12	3,793.88	75.88 %
03-411-420	Dues, Subscriptions and Membersh...	25,000.00	15,000.00	395.00	1,068.00	13,932.00	92.88 %
03-411-460	Training, Meetings, Conferences	60,000.00	60,000.00	940.89	12,985.06	47,014.94	78.36 %
03-411-480	HR Hiring Expenses	15,000.00	0.00	0.00	0.00	0.00	0.00 %
	Department: 411 - Fire Protection Total:	**3,688,100.00**	**2,307,700.00**	**164,741.45**	**1,146,597.04**	**1,161,102.96**	**50.31%**
Department: 483 - Employer Paid Benefits							
03-483-065	To 401 (a) Non-Uniformed Pension ...	65,600.00	65,600.00	4,614.30	42,706.87	22,893.13	34.90 %
03-483-066	To 457 Pension Fund	38,700.00	15,600.00	1,200.00	10,800.00	4,800.00	30.77 %
03-483-354	Worker's Compensation	156,000.00	73,000.00	0.00	51,598.65	21,401.35	29.32 %
03-483-400	Other Services and Charges	30,000.00	30,000.00	0.00	38,807.00	-8,807.00	-29.36 %
	Department: 483 - Employer Paid Benefits Total:	**290,300.00**	**184,200.00**	**5,814.30**	**143,912.52**	**40,287.48**	**21.87%**
Department: 486 - Insurance							
03-486-350	Property and Liability	43,000.00	43,000.00	0.00	39,156.33	3,843.67	8.94 %
	Department: 486 - Insurance Total:	**43,000.00**	**43,000.00**	**0.00**	**39,156.33**	**3,843.67**	**8.94%**
	Expense Total:	**4,151,900.00**	**2,658,000.00**	**188,737.18**	**1,413,002.14**	**1,244,997.86**	**46.84%**
	Fund: 03 - Fire Protection Fund Surplus (Deficit):	**95,100.00**	**0.00**	**-96,591.88**	**881,857.87**	**881,857.87**	**0.00%**
Fund: 04 - Parks and Recreation Fund							
Revenue							
Department: 301 - Real Estate Taxes							
04-301-100	Real Estate Taxes - Current Year	512,500.00	544,000.00	8,999.90	507,117.02	-36,882.98	6.78 %
04-301-200	Real Estate Taxes - Prior Year	2,500.00	2,500.00	136.23	5,555.29	3,055.29	222.21 %
	Department: 301 - Real Estate Taxes Total:	**515,000.00**	**546,500.00**	**9,136.13**	**512,672.31**	**-33,827.69**	**6.19%**
Department: 341 - Interest Earnings							
04-341-100	Interest Earnings	25,000.00	25,000.00	3,885.27	27,175.40	2,175.40	108.70 %
	Department: 341 - Interest Earnings Total:	**25,000.00**	**25,000.00**	**3,885.27**	**27,175.40**	**2,175.40**	**8.70%**
Department: 342 - Rents and Royalties							
04-342-200	Park Facility Rental	1,000.00	1,000.00	0.00	45.00	-955.00	95.50 %
	Department: 342 - Rents and Royalties Total:	**1,000.00**	**1,000.00**	**0.00**	**45.00**	**-955.00**	**95.50%**
Department: 387 - Donations							
04-387-100	Donations	1,000.00	1,000.00	0.00	0.00	-1,000.00	100.00 %
	Department: 387 - Donations Total:	**1,000.00**	**1,000.00**	**0.00**	**0.00**	**-1,000.00**	**100.00%**
	Revenue Total:	**542,000.00**	**573,500.00**	**13,021.40**	**539,892.71**	**-33,607.29**	**5.86%**
Expense							
Department: 409 - Buildings and Grounds							
04-409-320	Communications	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
04-409-360	Public Utilities	54,000.00	54,000.00	2,371.29	29,912.21	24,087.79	44.61 %
04-409-373	Building Maintenance	23,000.00	23,000.00	182.82	5,252.44	17,747.56	77.16 %
	Department: 409 - Buildings and Grounds Total:	**79,500.00**	**79,500.00**	**2,554.11**	**35,164.65**	**44,335.35**	**55.77%**
Department: 430 - Public Works							
04-430-112	Salaries and Wages	210,000.00	210,000.00	21,635.96	122,478.86	87,521.14	41.68 %
04-430-180	Overtime	5,000.00	5,000.00	0.00	677.79	4,322.21	86.44 %
04-430-192	FICA	16,400.00	16,400.00	1,624.53	9,269.55	7,130.45	43.48 %
	Department: 430 - Public Works Total:	**231,400.00**	**231,400.00**	**23,260.49**	**132,426.20**	**98,973.80**	**42.77%**
Department: 450 - Recreation							
04-450-220	Operating Supplies	80,000.00	80,000.00	1,761.77	41,126.66	38,873.34	48.59 %
04-450-260	Small Tools and Equipment	5,500.00	5,500.00	639.98	3,764.20	1,735.80	31.56 %
04-450-374	Machinery and Equipment	35,000.00	35,000.00	-1,431.23	10,535.52	24,464.48	69.90 %
04-450-377	Grounds Maintenance	40,000.00	40,000.00	0.00	597.50	39,402.50	98.51 %
04-450-384	Equipment Rental	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
04-450-420	Dues, Subscriptions and Membersh...	500.00	500.00	0.00	62.50	437.50	87.50 %
04-450-450	Contracted Services	50,000.00	50,000.00	225.00	48,131.60	1,868.40	3.74 %
	Department: 450 - Recreation Total:	**212,500.00**	**212,500.00**	**1,195.52**	**104,217.98**	**108,282.02**	**50.96%**
Department: 483 - Employer Paid Benefits							
04-483-065	To 401(a) Non-Uniformed Pension ...	12,000.00	12,000.00	1,434.89	9,032.55	2,967.45	24.73 %
	Department: 483 - Employer Paid Benefits Total:	**12,000.00**	**12,000.00**	**1,434.89**	**9,032.55**	**2,967.45**	**24.73%**
Department: 486 - Insurance							
04-486-350	Property and Liability	43,000.00	43,000.00	0.00	26,195.91	16,804.09	39.08 %
	Department: 486 - Insurance Total:	**43,000.00**	**43,000.00**	**0.00**	**26,195.91**	**16,804.09**	**39.08%**
	Expense Total:	**578,400.00**	**578,400.00**	**28,445.01**	**307,037.29**	**271,362.71**	**46.92%**
	Fund: 04 - Parks and Recreation Fund Surplus (Deficit):	**-36,400.00**	**-4,900.00**	**-15,423.61**	**232,855.42**	**237,755.42**	**4,852.15%**
Fund: 05 - Replacement Tree Fund							
Revenue							
Department: 341 - Interest Earnings							
05-341-100	Interest Earnings	17,000.00	17,000.00	1,306.07	10,451.72	-6,548.28	38.52 %
	Department: 341 - Interest Earnings Total:	**17,000.00**	**17,000.00**	**1,306.07**	**10,451.72**	**-6,548.28**	**38.52%**
Department: 387 - Donations							
05-387-100	Donations	5,000.00	5,000.00	0.00	0.00	-5,000.00	100.00 %
	Department: 387 - Donations Total:	**5,000.00**	**5,000.00**	**0.00**	**0.00**	**-5,000.00**	**100.00%**
	Revenue Total:	**22,000.00**	**22,000.00**	**1,306.07**	**10,451.72**	**-11,548.28**	**52.49%**
Expense							
Department: 401 - Executive							
05-401-210	Office Supplies	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
05-401-312	Consulting Services	15,000.00	15,000.00	392.25	8,545.17	6,454.83	43.03 %
05-401-340	Advertising and Printing	500.00	500.00	0.00	0.00	500.00	100.00 %
05-401-460	Training, Meetings, Conferences	500.00	500.00	0.00	0.00	500.00	100.00 %
	Department: 401 - Executive Total:	**17,500.00**	**17,500.00**	**392.25**	**8,545.17**	**8,954.83**	**51.17%**
Department: 430 - Public Works							
05-430-220	Operating Supplies	38,000.00	38,000.00	0.00	23,823.50	14,176.50	37.31 %
	Department: 430 - Public Works Total:	**38,000.00**	**38,000.00**	**0.00**	**23,823.50**	**14,176.50**	**37.31%**
	Expense Total:	**55,500.00**	**55,500.00**	**392.25**	**32,368.67**	**23,131.33**	**41.68%**
	Fund: 05 - Replacement Tree Fund Surplus (Deficit):	**-33,500.00**	**-33,500.00**	**913.82**	**-21,916.95**	**11,583.05**	**34.58%**
Fund: 09 - Community Recreation Center Fund							
Revenue							
Department: 310 - Local Enabling (Act 511) Taxes							
09-310-210	Earned Income Taxes	148,000.00	148,000.00	0.00	70,000.00	-78,000.00	52.70 %
	Department: 310 - Local Enabling (Act 511) Taxes Total:	**148,000.00**	**148,000.00**	**0.00**	**70,000.00**	**-78,000.00**	**52.70%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 342 - Rents and Royalties							
09-342-200	Rent of Buildings	45,000.00	45,000.00	3,254.00	31,815.00	-13,185.00	29.30 %
Department: 342 - Rents and Royalties Total:		**45,000.00**	**45,000.00**	**3,254.00**	**31,815.00**	**-13,185.00**	**29.30%**
Department: 367 - Recreation Program Fees							
09-367-200	Recreation Program Fees	165,000.00	165,000.00	22,602.00	146,661.00	-18,339.00	11.11 %
09-367-300	Kids U Revenue	380,000.00	380,000.00	4,195.00	424,912.50	44,912.50	111.82 %
09-367-400	Membership	200,000.00	200,000.00	16,452.75	152,800.08	-47,199.92	23.60 %
09-367-500	Insurance Revenue	50,000.00	50,000.00	5,383.00	45,911.00	-4,089.00	8.18 %
09-367-600	Miscellanous Sales	7,000.00	7,000.00	0.00	6,759.87	-240.13	3.43 %
Department: 367 - Recreation Program Fees Total:		**802,000.00**	**802,000.00**	**48,632.75**	**777,044.45**	**-24,955.55**	**3.11%**
Department: 387 - Donations							
09-387-100	Donations	1,000.00	1,000.00	897.88	897.88	-102.12	10.21 %
Department: 387 - Donations Total:		**1,000.00**	**1,000.00**	**897.88**	**897.88**	**-102.12**	**10.21%**
Department: 392 - Interfund Transfers							
09-392-023	From Debt Service Fund	324,000.00	324,000.00	0.00	0.00	-324,000.00	100.00 %
Department: 392 - Interfund Transfers Total:		**324,000.00**	**324,000.00**	**0.00**	**0.00**	**-324,000.00**	**100.00%**
Revenue Total:		**1,320,000.00**	**1,320,000.00**	**52,784.63**	**879,757.33**	**-440,242.67**	**33.35%**
Expense							
Department: 407 - Information Technology							
09-407-317	Software License Fees	21,400.00	21,400.00	0.00	10,106.76	11,293.24	52.77 %
Department: 407 - Information Technology Total:		**21,400.00**	**21,400.00**	**0.00**	**10,106.76**	**11,293.24**	**52.77%**
Department: 409 - Buildings and Grounds							
09-409-370	Communications	16,000.00	16,000.00	1,388.11	10,747.51	5,252.49	32.83 %
09-409-360	Public Utilities	24,500.00	24,500.00	12,888.28	35,818.80	-11,318.80	-46.20 %
09-409-373	Building Maintenance	40,200.00	40,200.00	7,649.76	34,578.13	5,621.87	13.98 %
09-409-450	Contracted Services	10,800.00	10,800.00	656.90	27,883.40	-17,083.40	-158.18 %
Department: 409 - Buildings and Grounds Total:		**91,500.00**	**91,500.00**	**22,583.05**	**109,027.84**	**-17,527.84**	**-19.16%**
Department: 451 - Parks & Rec Administration							
09-451-112	Salaries and Wages	484,000.00	484,000.00	82,242.42	421,269.47	62,730.53	12.96 %
09-451-180	Overtime	2,000.00	2,000.00	625.67	2,897.70	-897.70	-44.89 %
09-451-192	FICA	37,200.00	37,200.00	6,331.44	32,376.97	4,823.03	12.97 %
09-451-196	Employee Benefits	55,900.00	55,900.00	4,613.54	36,606.44	19,293.56	34.51 %
09-451-210	Office Supplies	4,400.00	4,400.00	301.69	3,342.38	1,057.62	24.04 %
09-451-220	Operating Supplies	11,000.00	11,000.00	164.80	10,795.36	204.64	1.86 %
09-451-231	Vehicle Fuel	200.00	200.00	0.00	0.00	200.00	100.00 %
09-451-310	Professional Services	70,000.00	70,000.00	6,085.00	43,920.00	26,080.00	37.26 %
09-451-340	Advertising and Printing	400.00	400.00	0.00	642.98	-242.98	-60.75 %
09-451-374	Machinery and Equipment	29,400.00	29,400.00	16.99	3,156.02	26,243.98	89.27 %
09-451-375	Vehicle Maintenance	500.00	500.00	0.00	7.73	492.27	98.45 %
09-451-384	Equipment Rental	5,000.00	5,000.00	361.20	3,091.86	1,908.14	38.16 %
09-451-390	Bank Service Charges/Fees	22,000.00	22,000.00	2,161.00	29,684.14	-7,684.14	-34.93 %
09-451-420	Dues, Subscriptions and Membersh...	900.00	900.00	0.00	985.00	-85.00	-9.44 %
09-451-450	Contracted Services	170,000.00	170,000.00	18,329.00	104,425.95	65,574.05	38.57 %
09-451-455	Snow Plowing	0.00	0.00	0.00	26,405.00	-26,405.00	0.00 %
09-451-460	Training, Meetings, Conferences	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
Department: 451 - Parks & Rec Administration Total:		**894,900.00**	**894,900.00**	**121,232.75**	**719,607.00**	**175,293.00**	**19.59%**
Department: 452 - Recreation - Kids U							
09-452-112	Salaries and Wages	132,000.00	132,000.00	40,150.30	105,120.50	26,879.50	20.36 %
09-452-192	FICA	10,100.00	10,100.00	3,071.52	8,041.78	2,058.22	20.38 %
09-452-210	Office Supplies	1,000.00	1,000.00	284.12	855.47	144.53	14.45 %
09-452-320	Communications	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
09-452-450	Contracted Services	75,000.00	75,000.00	19,693.38	62,010.66	12,989.34	17.32 %
Department: 452 - Recreation - Kids U Total:		**220,600.00**	**220,600.00**	**63,199.32**	**176,028.41**	**44,571.59**	**20.20%**
Department: 483 - Employer Paid Benefits							
09-483-065	To 401 (a) Non-Uniformed Pension ...	0.00	0.00	1,861.16	15,367.22	-15,367.22	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
09-483-354	Worker's Compensation	1,000.00	1,000.00	0.00	415.71	584.29	58.43 %
	Department: 483 - Employer Paid Benefits Total:	**1,000.00**	**1,000.00**	**1,861.16**	**15,782.93**	**-14,782.93**	**-1,478.29%**
Department: 486 - Insurance							
09-486-350	Property and Liability	109,000.00	109,000.00	0.00	71,322.18	37,677.82	34.57 %
	Department: 486 - Insurance Total:	**109,000.00**	**109,000.00**	**0.00**	**71,322.18**	**37,677.82**	**34.57%**
Department: 492 - Interfund Transfers							
09-492-023	To Debt Service Fund	99,000.00	99,000.00	7,655.85	71,275.95	27,724.05	28.00 %
	Department: 492 - Interfund Transfers Total:	**99,000.00**	**99,000.00**	**7,655.85**	**71,275.95**	**27,724.05**	**28.00%**
	Expense Total:	**1,437,400.00**	**1,437,400.00**	**216,532.13**	**1,173,151.07**	**264,248.93**	**18.38%**
Fund: 09 - Community Recreation Center Fund Surplus (Deficit):		**-117,400.00**	**-117,400.00**	**-163,747.50**	**-293,393.74**	**-175,993.74**	**-149.91%**
Fund: 23 - Debt Service Fund							
Revenue							
Department: 301 - Real Estate Taxes							
23-301-100	Real Estate Taxes - Current Year	980,000.00	1,048,000.00	17,337.59	976,945.37	-71,054.63	6.78 %
23-301-200	Real Estate Taxes - Prior Year	5,000.00	5,000.00	260.62	10,781.89	5,781.89	215.64 %
	Department: 301 - Real Estate Taxes Total:	**985,000.00**	**1,053,000.00**	**17,598.21**	**987,727.26**	**-65,272.74**	**6.20%**
Department: 341 - Interest Earnings							
23-341-100	Interest Earnings	22,000.00	22,000.00	4,454.00	22,521.88	521.88	102.37 %
	Department: 341 - Interest Earnings Total:	**22,000.00**	**22,000.00**	**4,454.00**	**22,521.88**	**521.88**	**2.37%**
Department: 392 - Interfund Transfers							
23-392-009	From Community Recreation Center..	94,000.00	94,000.00	7,655.85	71,275.95	-22,724.05	24.17 %
	Department: 392 - Interfund Transfers Total:	**94,000.00**	**94,000.00**	**7,655.85**	**71,275.95**	**-22,724.05**	**24.17%**
	Revenue Total:	**1,101,000.00**	**1,169,000.00**	**29,708.06**	**1,081,525.09**	**-87,474.91**	**7.48%**
Expense							
Department: 471 - Debt Principal							
23-471-071	Debt Principal	413,000.00	413,000.00	0.00	0.00	413,000.00	100.00 %
	Department: 471 - Debt Principal Total:	**413,000.00**	**413,000.00**	**0.00**	**0.00**	**413,000.00**	**100.00%**
Department: 472 - Debt Interest							
23-472-072	Debt Interest	230,000.00	230,000.00	26,945.66	217,543.03	12,456.97	5.42 %
	Department: 472 - Debt Interest Total:	**230,000.00**	**230,000.00**	**26,945.66**	**217,543.03**	**12,456.97**	**5.42%**
Department: 492 - Interfund Transfers							
23-492-009	To Community Recreation Fund	324,000.00	324,000.00	0.00	0.00	324,000.00	100.00 %
	Department: 492 - Interfund Transfers Total:	**324,000.00**	**324,000.00**	**0.00**	**0.00**	**324,000.00**	**100.00%**
	Expense Total:	**967,000.00**	**967,000.00**	**26,945.66**	**217,543.03**	**749,456.97**	**77.50%**
Fund: 23 - Debt Service Fund Surplus (Deficit):		**134,000.00**	**202,000.00**	**2,762.40**	**863,982.06**	**661,982.06**	**-327.71%**
Fund: 30 - Capital Reserve Fund							
Revenue							
Department: 301 - Real Estate Taxes							
30-301-100	Real Estate Taxes - Current Year	0.00	1,813,000.00	29,993.18	1,690,078.58	-122,921.42	6.78 %
30-301-200	RE Taxes - Prior Year	0.00	0.00	450.15	5,048.12	5,048.12	0.00 %
	Department: 301 - Real Estate Taxes Total:	**0.00**	**1,813,000.00**	**30,443.33**	**1,695,126.70**	**-117,873.30**	**6.50%**
Department: 341 - Interest Earnings							
30-341-100	Interest Earnings	350,000.00	350,000.00	33,641.15	200,118.58	-149,881.42	42.82 %
	Department: 341 - Interest Earnings Total:	**350,000.00**	**350,000.00**	**33,641.15**	**200,118.58**	**-149,881.42**	**42.82%**
Department: 354 - State Grants							
30-354-300	State Government	2,814,200.00	2,814,200.00	0.00	500,566.55	-2,313,633.45	82.21 %
30-354-400	County Government	195,000.00	195,000.00	0.00	0.00	-195,000.00	100.00 %
	Department: 354 - State Grants Total:	**3,009,200.00**	**3,009,200.00**	**0.00**	**500,566.55**	**-2,508,633.45**	**83.37%**
Department: 383 - Special Assessments							
30-383-160	Stormwater Management Fee	0.00	0.00	0.00	5,635.50	5,635.50	0.00 %
	Department: 383 - Special Assessments Total:	**0.00**	**0.00**	**0.00**	**5,635.50**	**5,635.50**	**0.00%**

Budget Report **For Fiscal: 2026 Period Ending: 08/31/2026**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 391 - Sale of Fixed Assets							
30-391-100	Sale of Fixed Assets	0.00	0.00	0.00	101,867.01	101,867.01	0.00 %
Department: 391 - Sale of Fixed Assets Total:		**0.00**	**0.00**	**0.00**	**101,867.01**	**101,867.01**	**0.00%**
Department: 392 - Interfund Transfers							
30-392-001	From General Fund	3,500,000.00	2,594,000.00	0.00	4,089,225.00	1,495,225.00	157.64 %
Department: 392 - Interfund Transfers Total:		**3,500,000.00**	**2,594,000.00**	**0.00**	**4,089,225.00**	**1,495,225.00**	**57.64%**
Revenue Total:		**6,859,200.00**	**7,766,200.00**	**64,084.48**	**6,592,539.34**	**-1,173,660.66**	**15.11%**
Expense							
Department: 401 - Executive							
30-401-700	Capital Purchases	55,000.00	55,000.00	0.00	19,144.80	35,855.20	65.19 %
Department: 401 - Executive Total:		**55,000.00**	**55,000.00**	**0.00**	**19,144.80**	**35,855.20**	**65.19%**
Department: 407 - Information Technology							
30-407-700	Capital Purchases	72,000.00	72,000.00	0.00	47,968.57	24,031.43	33.38 %
Department: 407 - Information Technology Total:		**72,000.00**	**72,000.00**	**0.00**	**47,968.57**	**24,031.43**	**33.38%**
Department: 409 - Buildings and Grounds							
30-409-700	Capital Purchases	372,600.00	372,600.00	16,070.28	119,584.28	253,015.72	67.91 %
Department: 409 - Buildings and Grounds Total:		**372,600.00**	**372,600.00**	**16,070.28**	**119,584.28**	**253,015.72**	**67.91%**
Department: 410 - Police Services							
30-410-700	Capital Purchases	324,400.00	324,400.00	0.00	354,145.65	-29,745.65	-9.17 %
Department: 410 - Police Services Total:		**324,400.00**	**324,400.00**	**0.00**	**354,145.65**	**-29,745.65**	**-9.17%**
Department: 411 - Fire Protection							
30-411-700	Capital Purchases	294,000.00	294,000.00	0.00	475,525.09	-181,525.09	-61.74 %
Department: 411 - Fire Protection Total:		**294,000.00**	**294,000.00**	**0.00**	**475,525.09**	**-181,525.09**	**-61.74%**
Department: 414 - Planning and Zoning							
30-414-700	Capital Purchases	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00 %
Department: 414 - Planning and Zoning Total:		**35,000.00**	**35,000.00**	**0.00**	**0.00**	**35,000.00**	**100.00%**
Department: 430 - Public Works							
30-430-700	Capital Purchases	637,000.00	637,000.00	32,998.00	477,851.75	159,148.25	24.98 %
Department: 430 - Public Works Total:		**637,000.00**	**637,000.00**	**32,998.00**	**477,851.75**	**159,148.25**	**24.98%**
Department: 433 - Traffic Control Devices							
30-433-305	General Engineering	20,000.00	20,000.00	3,755.00	24,908.26	-4,908.26	-24.54 %
30-433-700	Capital Purchases	1,176,200.00	1,176,200.00	831.51	1,301,327.27	-125,127.27	-10.64 %
Department: 433 - Traffic Control Devices Total:		**1,196,200.00**	**1,196,200.00**	**4,586.51**	**1,326,235.53**	**-130,035.53**	**-10.87%**
Department: 436 - Storm Sewers and Drains							
30-436-305	General Engineering	385,000.00	385,000.00	12,219.01	56,048.89	328,951.11	85.44 %
30-436-700	Capital Purchases	874,200.00	874,200.00	0.00	44,011.80	830,188.20	94.97 %
Department: 436 - Storm Sewers and Drains Total:		**1,259,200.00**	**1,259,200.00**	**12,219.01**	**100,060.69**	**1,159,139.31**	**92.05%**
Department: 439 - Highway Construction & Rebuilding							
30-439-305	General Engineering	111,500.00	111,500.00	15,561.70	81,026.06	30,473.94	27.33 %
30-439-450	Contracted Services	524,000.00	524,000.00	0.00	333,027.34	190,972.66	36.45 %
Department: 439 - Highway Construction & Rebuilding Total:		**635,500.00**	**635,500.00**	**15,561.70**	**414,053.40**	**221,446.60**	**34.85%**
Department: 440 - Parks & Rec							
30-440-305	General Engineering	296,200.00	296,200.00	5,608.38	85,037.99	211,162.01	71.29 %
30-440-700	Capital Purchases	4,230,700.00	4,230,700.00	394,566.79	589,427.05	3,641,272.95	86.07 %
Department: 440 - Parks & Rec Total:		**4,526,900.00**	**4,526,900.00**	**400,175.17**	**674,465.04**	**3,852,434.96**	**85.10%**
Department: 450 - Recreation							
30-450-700	Capital Purchases	480,500.00	480,500.00	0.00	164,197.41	316,302.59	65.83 %
Department: 450 - Recreation Total:		**480,500.00**	**480,500.00**	**0.00**	**164,197.41**	**316,302.59**	**65.83%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 499 - Bad Debt							
30-499-999	Bad Debt Expense (Recovery)	0.00	0.00	0.00	-76,638.11	76,638.11	0.00 %
	Department: 499 - Bad Debt Total:	**0.00**	**0.00**	**0.00**	**-76,638.11**	**76,638.11**	**0.00%**
	Expense Total:	**9,888,300.00**	**9,888,300.00**	**481,610.67**	**4,096,594.10**	**5,791,705.90**	**58.57%**
	Fund: 30 - Capital Reserve Fund Surplus (Deficit):	**-3,029,100.00**	**-2,122,100.00**	**-417,526.19**	**2,495,945.24**	**4,618,045.24**	**217.62%**
Fund: 31 - Park and Recreation Capital Fund							
Revenue							
Department: 341 - Interest Earnings							
31-341-100	Interest Earnings	500.00	500.00	65.45	457.21	-42.79	8.56 %
	Department: 341 - Interest Earnings Total:	**500.00**	**500.00**	**65.45**	**457.21**	**-42.79**	**8.56%**
Department: 387 - Donations							
31-387-100	Donations	0.00	0.00	2,000.00	4,150.00	4,150.00	0.00 %
	Department: 387 - Donations Total:	**0.00**	**0.00**	**2,000.00**	**4,150.00**	**4,150.00**	**0.00%**
	Revenue Total:	**500.00**	**500.00**	**2,065.45**	**4,607.21**	**4,107.21**	**821.44%**
	Fund: 31 - Park and Recreation Capital Fund Total:	**500.00**	**500.00**	**2,065.45**	**4,607.21**	**4,107.21**	**821.44%**
Fund: 35 - Highway Aid Fund							
Revenue							
Department: 341 - Interest Earnings							
35-341-100	Interest Earnings	35,000.00	35,000.00	8,843.36	66,620.40	31,620.40	190.34 %
	Department: 341 - Interest Earnings Total:	**35,000.00**	**35,000.00**	**8,843.36**	**66,620.40**	**31,620.40**	**90.34%**
Department: 354 - State Grants							
35-354-400	County Government	676,300.00	676,300.00	0.00	691,230.50	14,930.50	102.21 %
	Department: 354 - State Grants Total:	**676,300.00**	**676,300.00**	**0.00**	**691,230.50**	**14,930.50**	**2.21%**
	Revenue Total:	**711,300.00**	**711,300.00**	**8,843.36**	**757,850.90**	**46,550.90**	**6.54%**
Expense							
Department: 430 - Public Works							
35-430-700	Capital Purchases	130,000.00	130,000.00	0.00	96,360.00	33,640.00	25.88 %
	Department: 430 - Public Works Total:	**130,000.00**	**130,000.00**	**0.00**	**96,360.00**	**33,640.00**	**25.88%**
Department: 432 - Snow and Ice Removal							
35-432-220	Operating Supplies	100,000.00	100,000.00	0.00	79,107.27	20,892.73	20.89 %
	Department: 432 - Snow and Ice Removal Total:	**100,000.00**	**100,000.00**	**0.00**	**79,107.27**	**20,892.73**	**20.89%**
Department: 439 - Highway Construction & Rebuilding							
35-439-450	Contracted Services	1,454,000.00	1,454,000.00	0.00	139,749.66	1,314,250.34	90.39 %
	Department: 439 - Highway Construction & Rebuilding Total:	**1,454,000.00**	**1,454,000.00**	**0.00**	**139,749.66**	**1,314,250.34**	**90.39%**
	Expense Total:	**1,684,000.00**	**1,684,000.00**	**0.00**	**315,216.93**	**1,368,783.07**	**81.28%**
	Fund: 35 - Highway Aid Fund Surplus (Deficit):	**-972,700.00**	**-972,700.00**	**8,843.36**	**442,633.97**	**1,415,333.97**	**145.51%**
Fund: 40 - Township Events Fund							
Revenue							
Department: 341 - Interest Earnings							
40-341-100	Interest Earnings	0.00	0.00	108.88	298.69	298.69	0.00 %
	Department: 341 - Interest Earnings Total:	**0.00**	**0.00**	**108.88**	**298.69**	**298.69**	**0.00%**
Department: 387 - Donations							
40-387-100	Autumn Fest Donations	10,000.00	10,000.00	6,650.00	13,775.00	3,775.00	137.75 %
	Department: 387 - Donations Total:	**10,000.00**	**10,000.00**	**6,650.00**	**13,775.00**	**3,775.00**	**37.75%**
Department: 392 - Interfund Transfers							
40-392-001	From General Fund	100,000.00	100,000.00	0.00	100,000.00	0.00	0.00 %
	Department: 392 - Interfund Transfers Total:	**100,000.00**	**100,000.00**	**0.00**	**100,000.00**	**0.00**	**0.00%**
	Revenue Total:	**110,000.00**	**110,000.00**	**6,758.88**	**114,073.69**	**4,073.69**	**3.70%**
Expense							
Department: 401 - Executive							
40-401-220	Special Event Operating Supplies	0.00	0.00	0.00	57.66	-57.66	0.00 %
	Department: 401 - Executive Total:	**0.00**	**0.00**	**0.00**	**57.66**	**-57.66**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 450 - Recreation							
40-450-220	Vietnam TWTH Operating Supplies	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
40-450-221	Event Supplies - National Night Out	0.00	0.00	190.00	16,668.78	-16,668.78	0.00 %
40-450-239	Stars and Stripes Operating Supplies	10,000.00	10,000.00	28.87	16,910.65	-6,910.65	-69.11 %
	Department: 450 - Recreation Total:	**25,000.00**	**25,000.00**	**218.87**	**33,579.43**	**-8,579.43**	**-34.32%**
Department: 452 - Recreation - Kids U							
40-452-220	Autumn Festival Operating Supplies	30,000.00	30,000.00	2,473.00	16,058.16	13,941.84	46.47 %
	Department: 452 - Recreation - Kids U Total:	**30,000.00**	**30,000.00**	**2,473.00**	**16,058.16**	**13,941.84**	**46.47%**
	Expense Total:	**55,000.00**	**55,000.00**	**2,691.87**	**49,695.25**	**5,304.75**	**9.65%**
	Fund: 40 - Township Events Fund Surplus (Deficit):	**55,000.00**	**55,000.00**	**4,067.01**	**64,378.44**	**9,378.44**	**-17.05%**
Fund: 80 - Environmental Fund							
Revenue							
Department: 341 - Interest Earnings							
80-341-100	Interest Earnings	500.00	500.00	0.00	0.00	-500.00	100.00 %
	Department: 341 - Interest Earnings Total:	**500.00**	**500.00**	**0.00**	**0.00**	**-500.00**	**100.00%**
	Revenue Total:	**500.00**	**500.00**	**0.00**	**0.00**	**-500.00**	**100.00%**
Expense							
Department: 354 - State Grants							
80-354-150	Recycling/Act 101	-40,000.00	-40,000.00	0.00	0.00	-40,000.00	100.00 %
	Department: 354 - State Grants Total:	**-40,000.00**	**-40,000.00**	**0.00**	**0.00**	**-40,000.00**	**100.00%**
Department: 401 - Executive							
80-401-450	Contracted Services	60,000.00	60,000.00	0.00	26,625.00	33,375.00	55.63 %
	Department: 401 - Executive Total:	**60,000.00**	**60,000.00**	**0.00**	**26,625.00**	**33,375.00**	**55.63%**
Department: 430 - Public Works							
80-430-220	Operating Supplies	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
	Department: 430 - Public Works Total:	**3,000.00**	**3,000.00**	**0.00**	**0.00**	**3,000.00**	**100.00%**
	Expense Total:	**23,000.00**	**23,000.00**	**0.00**	**26,625.00**	**-3,625.00**	**-15.76%**
	Fund: 80 - Environmental Fund Surplus (Deficit):	**-22,500.00**	**-22,500.00**	**0.00**	**-26,625.00**	**-4,125.00**	**-18.33%**
	Report Surplus (Deficit):	**-7,751,300.00**	**-6,545,900.00**	**-3,862.32**	**3,288,210.40**	**9,834,110.40**	**150.23%**

Group Summary

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 01 - General Fund						
Revenue						
301 - Real Estate Taxes	3,140,000.00	2,528,000.00	42,282.31	2,375,599.53	-152,400.47	6.03%
310 - Local Enabling (Act 511) Taxes	11,073,500.00	11,073,500.00	1,599,624.90	9,611,726.75	-1,461,773.25	13.20%
321 - Business Licenses & Permits	471,000.00	471,000.00	103,346.71	322,091.46	-148,908.54	31.62%
331 - Fines	100,000.00	100,000.00	7,371.13	67,572.23	-32,427.77	32.43%
341 - Interest Earnings	350,000.00	350,000.00	23,849.92	223,525.86	-126,474.14	36.14%
354 - State Grants	40,000.00	40,000.00	-4,565.95	74,915.97	34,915.97	87.29%
355 - State Shared Revenue & Entitlements	949,000.00	949,000.00	0.00	900.00	-948,100.00	99.91%
361 - Charges for Services	51,000.00	51,000.00	6,950.00	58,647.77	7,647.77	15.00%
362 - Public Safety	1,120,000.00	1,120,000.00	85,422.98	1,279,039.96	159,039.96	14.20%
389 - Miscellaneous Revenue	5,000.00	5,000.00	3,883.30	7,066.67	2,066.67	41.33%
395 - Refunds of Prior Year Expenditures	0.00	0.00	0.00	9,926.86	9,926.86	0.00%
Revenue Total:	**17,299,500.00**	**16,687,500.00**	**1,868,165.30**	**14,031,013.06**	**-2,656,486.94**	**15.92%**
Expense						
401 - Executive	1,114,400.00	1,114,400.00	83,949.19	707,369.73	407,030.27	36.52%
402 - Financial Administration	601,400.00	601,400.00	37,117.90	393,961.65	207,438.35	34.49%
403 - Tax Collection	214,200.00	214,200.00	436.71	56,314.39	157,885.61	73.71%
404 - Legal Services	117,500.00	117,500.00	12,912.00	201,272.45	-83,772.45	-71.30%
407 - Information Technology	390,000.00	390,000.00	31,584.26	278,205.99	111,794.01	28.67%
408 - Engineering	116,000.00	116,000.00	5,169.20	86,340.26	29,659.74	25.57%
409 - Buildings and Grounds	353,000.00	353,000.00	21,663.11	309,099.41	43,900.59	12.44%
410 - Police Services	9,622,200.00	9,622,200.00	703,519.84	5,974,793.54	3,647,406.46	37.91%
411 - Fire Protection	251,000.00	251,000.00	0.00	18,635.00	232,365.00	92.58%
414 - Planning and Zoning	649,800.00	649,800.00	44,314.92	387,814.64	261,985.36	40.32%
415 - Emergency Management	200,000.00	200,000.00	0.00	200,000.00	0.00	0.00%
430 - Public Works	2,296,700.00	2,296,700.00	168,359.30	1,372,686.57	924,013.43	40.23%
432 - Snow and Ice Removal	101,800.00	101,800.00	928.12	162,035.82	-60,235.82	-59.17%
433 - Traffic Control Devices	138,500.00	138,500.00	13,481.52	114,184.19	24,315.81	17.56%
434 - Street Lighting	8,000.00	8,000.00	0.00	280.27	7,719.73	96.50%
436 - Storm Sewers and Drains	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00%
438 - R&M of Roads and Bridges	65,000.00	65,000.00	4,125.02	49,628.02	15,371.98	23.65%
456 - Libraries	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00%
483 - Employer Paid Benefits	1,023,200.00	1,023,200.00	58,058.61	727,427.42	295,772.58	28.91%
486 - Insurance	233,000.00	233,000.00	0.00	201,978.27	31,021.73	13.31%
491 - Miscellaneous Expenditures	0.00	0.00	0.00	11,310.87	-11,310.87	0.00%
492 - Interfund Transfers	3,600,000.00	2,694,000.00	0.00	4,189,225.00	-1,495,225.00	-55.50%
Expense Total:	**21,150,700.00**	**20,244,700.00**	**1,185,619.70**	**15,442,563.49**	**4,802,136.51**	**23.72%**
Fund: 01 - General Fund Surplus (Deficit):	**-3,851,200.00**	**-3,557,200.00**	**682,545.60**	**-1,411,550.43**	**2,145,649.57**	**60.32%**
Fund: 02 - Street Light Fund						
Revenue						
301 - Real Estate Taxes	137,500.00	137,500.00	2,050.00	133,725.51	-3,774.49	2.75%
341 - Interest Earnings	15,000.00	15,000.00	1,593.86	11,533.72	-3,466.28	23.11%
361 - Charges for Services	500.00	500.00	0.00	0.00	-500.00	100.00%
Revenue Total:	**153,000.00**	**153,000.00**	**3,643.86**	**145,259.23**	**-7,740.77**	**5.06%**
Expense						
409 - Buildings and Grounds	100,000.00	100,000.00	15,158.41	77,835.11	22,164.89	22.16%
430 - Public Works	1,600.00	1,600.00	238.49	878.87	721.13	45.07%
434 - Street Lighting	19,500.00	19,500.00	0.00	8,191.64	11,308.36	57.99%
483 - Employer Paid Benefits	0.00	0.00	17.74	17.74	-17.74	0.00%
486 - Insurance	5,000.00	5,000.00	0.00	2,899.56	2,100.44	42.01%
Expense Total:	**126,100.00**	**126,100.00**	**15,414.64**	**89,822.92**	**36,277.08**	**28.77%**
Fund: 02 - Street Light Fund Surplus (Deficit):	**26,900.00**	**26,900.00**	**-11,770.78**	**55,436.31**	**28,536.31**	**-106.08%**

Budget Report **For Fiscal: 2026 Period Ending: 08/31/2026**

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 03 - Fire Protection Fund						
Revenue						
301 - Real Estate Taxes	3,609,000.00	2,020,000.00	33,830.61	1,892,537.50	-127,462.50	6.31%
310 - Local Enabling (Act 511) Taxes	518,000.00	518,000.00	39,622.28	300,238.24	-217,761.76	42.04%
341 - Interest Earnings	10,000.00	10,000.00	4,327.41	20,230.60	10,230.60	102.31%
354 - State Grants	0.00	0.00	0.00	16,136.55	16,136.55	0.00%
360 - Charges for Services	110,000.00	110,000.00	14,365.00	65,717.12	-44,282.88	40.26%
Revenue Total:	**4,247,000.00**	**2,658,000.00**	**92,145.30**	**2,294,860.01**	**-363,139.99**	**13.66%**
Expense						
404 - Legal Services	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00%
407 - Information Technology	15,300.00	7,900.00	0.00	1,161.52	6,738.48	85.30%
409 - Buildings and Grounds	112,700.00	112,700.00	18,181.43	82,174.73	30,525.27	27.09%
411 - Fire Protection	3,688,100.00	2,307,700.00	164,741.45	1,146,597.04	1,161,102.96	50.31%
483 - Employer Paid Benefits	290,300.00	184,200.00	5,814.30	143,912.52	40,287.48	21.87%
486 - Insurance	43,000.00	43,000.00	0.00	39,156.33	3,843.67	8.94%
Expense Total:	**4,151,900.00**	**2,658,000.00**	**188,737.18**	**1,413,002.14**	**1,244,997.86**	**46.84%**
Fund: 03 - Fire Protection Fund Surplus (Deficit):	**95,100.00**	**0.00**	**-96,591.88**	**881,857.87**	**881,857.87**	**0.00%**
Fund: 04 - Parks and Recreation Fund						
Revenue						
301 - Real Estate Taxes	515,000.00	546,500.00	9,136.13	512,672.31	-33,827.69	6.19%
341 - Interest Earnings	25,000.00	25,000.00	3,885.27	27,175.40	2,175.40	8.70%
342 - Rents and Royalties	1,000.00	1,000.00	0.00	45.00	-955.00	95.50%
387 - Donations	1,000.00	1,000.00	0.00	0.00	-1,000.00	100.00%
Revenue Total:	**542,000.00**	**573,500.00**	**13,021.40**	**539,892.71**	**-33,607.29**	**5.86%**
Expense						
409 - Buildings and Grounds	79,500.00	79,500.00	2,554.11	35,164.65	44,335.35	55.77%
430 - Public Works	231,400.00	231,400.00	23,260.49	132,426.20	98,973.80	42.77%
450 - Recreation	212,500.00	212,500.00	1,195.52	104,217.98	108,282.02	50.96%
483 - Employer Paid Benefits	12,000.00	12,000.00	1,434.89	9,032.55	2,967.45	24.73%
486 - Insurance	43,000.00	43,000.00	0.00	26,195.91	16,804.09	39.08%
Expense Total:	**578,400.00**	**578,400.00**	**28,445.01**	**307,037.29**	**271,362.71**	**46.92%**
Fund: 04 - Parks and Recreation Fund Surplus (Deficit):	**-36,400.00**	**-4,900.00**	**-15,423.61**	**232,855.42**	**237,755.42**	**4,852.15%**
Fund: 05 - Replacement Tree Fund						
Revenue						
341 - Interest Earnings	17,000.00	17,000.00	1,306.07	10,451.72	-6,548.28	38.52%
387 - Donations	5,000.00	5,000.00	0.00	0.00	-5,000.00	100.00%
Revenue Total:	**22,000.00**	**22,000.00**	**1,306.07**	**10,451.72**	**-11,548.28**	**52.49%**
Expense						
401 - Executive	17,500.00	17,500.00	392.25	8,545.17	8,954.83	51.17%
430 - Public Works	38,000.00	38,000.00	0.00	23,823.50	14,176.50	37.31%
Expense Total:	**55,500.00**	**55,500.00**	**392.25**	**32,368.67**	**23,131.33**	**41.68%**
Fund: 05 - Replacement Tree Fund Surplus (Deficit):	**-33,500.00**	**-33,500.00**	**913.82**	**-21,916.95**	**11,583.05**	**34.58%**
Fund: 09 - Community Recreation Center Fund						
Revenue						
310 - Local Enabling (Act 511) Taxes	148,000.00	148,000.00	0.00	70,000.00	-78,000.00	52.70%
342 - Rents and Royalties	45,000.00	45,000.00	3,254.00	31,815.00	-13,185.00	29.30%
367 - Recreation Program Fees	802,000.00	802,000.00	48,632.75	777,044.45	-24,955.55	3.11%
387 - Donations	1,000.00	1,000.00	897.88	897.88	-102.12	10.21%
392 - Interfund Transfers	324,000.00	324,000.00	0.00	0.00	-324,000.00	100.00%
Revenue Total:	**1,320,000.00**	**1,320,000.00**	**52,784.63**	**879,757.33**	**-440,242.67**	**33.35%**
Expense						
407 - Information Technology	21,400.00	21,400.00	0.00	10,106.76	11,293.24	52.77%
409 - Buildings and Grounds	91,500.00	91,500.00	22,583.05	109,027.84	-17,527.84	-19.16%
451 - Parks & Rec Administration	894,900.00	894,900.00	121,232.75	719,607.00	175,293.00	19.59%
452 - Recreation - Kids U	220,600.00	220,600.00	63,199.32	176,028.41	44,571.59	20.20%

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
483 - Employer Paid Benefits	1,000.00	1,000.00	1,861.16	15,782.93	-14,782.93	-1,478.29%
486 - Insurance	109,000.00	109,000.00	0.00	71,322.18	37,677.82	34.57%
492 - Interfund Transfers	99,000.00	99,000.00	7,655.85	71,275.95	27,724.05	28.00%
Expense Total:	**1,437,400.00**	**1,437,400.00**	**216,532.13**	**1,173,151.07**	**264,248.93**	**18.38%**
Fund: 09 - Community Recreation Center Fund Surplus (Deficit):	**-117,400.00**	**-117,400.00**	**-163,747.50**	**-293,393.74**	**-175,993.74**	**-149.91%**
Fund: 23 - Debt Service Fund						
Revenue						
301 - Real Estate Taxes	985,000.00	1,053,000.00	17,598.21	987,727.26	-65,272.74	6.20%
341 - Interest Earnings	22,000.00	22,000.00	4,454.00	22,521.88	521.88	2.37%
392 - Interfund Transfers	94,000.00	94,000.00	7,655.85	71,275.95	-22,724.05	24.17%
Revenue Total:	**1,101,000.00**	**1,169,000.00**	**29,708.06**	**1,081,525.09**	**-87,474.91**	**7.48%**
Expense						
471 - Debt Principal	413,000.00	413,000.00	0.00	0.00	413,000.00	100.00%
472 - Debt Interest	230,000.00	230,000.00	26,945.66	217,543.03	12,456.97	5.42%
492 - Interfund Transfers	324,000.00	324,000.00	0.00	0.00	324,000.00	100.00%
Expense Total:	**967,000.00**	**967,000.00**	**26,945.66**	**217,543.03**	**749,456.97**	**77.50%**
Fund: 23 - Debt Service Fund Surplus (Deficit):	**134,000.00**	**202,000.00**	**2,762.40**	**863,982.06**	**661,982.06**	**-327.71%**
Fund: 30 - Capital Reserve Fund						
Revenue						
301 - Real Estate Taxes	0.00	1,813,000.00	30,443.33	1,695,126.70	-117,873.30	6.50%
341 - Interest Earnings	350,000.00	350,000.00	33,641.15	200,118.58	-149,881.42	42.82%
354 - State Grants	3,009,200.00	3,009,200.00	0.00	500,566.55	-2,508,633.45	83.37%
383 - Special Assessments	0.00	0.00	0.00	5,635.50	5,635.50	0.00%
391 - Sale of Fixed Assets	0.00	0.00	0.00	101,867.01	101,867.01	0.00%
392 - Interfund Transfers	3,500,000.00	2,594,000.00	0.00	4,089,225.00	1,495,225.00	57.64%
Revenue Total:	**6,859,200.00**	**7,766,200.00**	**64,084.48**	**6,592,539.34**	**-1,173,660.66**	**15.11%**
Expense						
401 - Executive	55,000.00	55,000.00	0.00	19,144.80	35,855.20	65.19%
407 - Information Technology	72,000.00	72,000.00	0.00	47,968.57	24,031.43	33.38%
409 - Buildings and Grounds	372,600.00	372,600.00	16,070.28	119,584.28	253,015.72	67.91%
410 - Police Services	324,400.00	324,400.00	0.00	354,145.65	-29,745.65	-9.17%
411 - Fire Protection	294,000.00	294,000.00	0.00	475,525.09	-181,525.09	-61.74%
414 - Planning and Zoning	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00%
430 - Public Works	637,000.00	637,000.00	32,998.00	477,851.75	159,148.25	24.98%
433 - Traffic Control Devices	1,196,200.00	1,196,200.00	4,586.51	1,326,235.53	-130,035.53	-10.87%
436 - Storm Sewers and Drains	1,259,200.00	1,259,200.00	12,219.01	100,060.69	1,159,139.31	92.05%
439 - Highway Construction & Rebuilding	635,500.00	635,500.00	15,561.70	414,053.40	221,446.60	34.85%
440 - Parks & Rec	4,526,900.00	4,526,900.00	400,175.17	674,465.04	3,852,434.96	85.10%
450 - Recreation	480,500.00	480,500.00	0.00	164,197.41	316,302.59	65.83%
499 - Bad Debt	0.00	0.00	0.00	-76,638.11	76,638.11	0.00%
Expense Total:	**9,888,300.00**	**9,888,300.00**	**481,610.67**	**4,096,594.10**	**5,791,705.90**	**58.57%**
Fund: 30 - Capital Reserve Fund Surplus (Deficit):	**-3,029,100.00**	**-2,122,100.00**	**-417,526.19**	**2,495,945.24**	**4,618,045.24**	**217.62%**
Fund: 31 - Park and Recreation Capital Fund						
Revenue						
341 - Interest Earnings	500.00	500.00	65.45	457.21	-42.79	8.56%
387 - Donations	0.00	0.00	2,000.00	4,150.00	4,150.00	0.00%
Revenue Total:	**500.00**	**500.00**	**2,065.45**	**4,607.21**	**4,107.21**	**821.44%**
Fund: 31 - Park and Recreation Capital Fund Total:	**500.00**	**500.00**	**2,065.45**	**4,607.21**	**4,107.21**	**821.44%**
Fund: 35 - Highway Aid Fund						
Revenue						
341 - Interest Earnings	35,000.00	35,000.00	8,843.36	66,620.40	31,620.40	90.34%
354 - State Grants	676,300.00	676,300.00	0.00	691,230.50	14,930.50	2.21%
Revenue Total:	**711,300.00**	**711,300.00**	**8,843.36**	**757,850.90**	**46,550.90**	**6.54%**
Expense						
430 - Public Works	130,000.00	130,000.00	0.00	96,360.00	33,640.00	25.88%

Budget Report **For Fiscal: 2026 Period Ending: 08/31/2026**

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
432 - Snow and Ice Removal	100,000.00	100,000.00	0.00	79,107.27	20,892.73	20.89%
439 - Highway Construction & Rebuilding	1,454,000.00	1,454,000.00	0.00	139,749.66	1,314,250.34	90.39%
Expense Total:	**1,684,000.00**	**1,684,000.00**	**0.00**	**315,216.93**	**1,368,783.07**	**81.28%**
Fund: 35 - Highway Aid Fund Surplus (Deficit):	**-972,700.00**	**-972,700.00**	**8,843.36**	**442,633.97**	**1,415,333.97**	**145.51%**
Fund: 40 - Township Events Fund						
Revenue						
341 - Interest Earnings	0.00	0.00	108.88	298.69	298.69	0.00%
387 - Donations	10,000.00	10,000.00	6,650.00	13,775.00	3,775.00	37.75%
392 - Interfund Transfers	100,000.00	100,000.00	0.00	100,000.00	0.00	0.00%
Revenue Total:	**110,000.00**	**110,000.00**	**6,758.88**	**114,073.69**	**4,073.69**	**3.70%**
Expense						
401 - Executive	0.00	0.00	0.00	57.66	-57.66	0.00%
450 - Recreation	25,000.00	25,000.00	218.87	33,579.43	-8,579.43	-34.32%
452 - Recreation - Kids U	30,000.00	30,000.00	2,473.00	16,058.16	13,941.84	46.47%
Expense Total:	**55,000.00**	**55,000.00**	**2,691.87**	**49,695.25**	**5,304.75**	**9.65%**
Fund: 40 - Township Events Fund Surplus (Deficit):	**55,000.00**	**55,000.00**	**4,067.01**	**64,378.44**	**9,378.44**	**-17.05%**
Fund: 80 - Environmental Fund						
Revenue						
341 - Interest Earnings	500.00	500.00	0.00	0.00	-500.00	100.00%
Revenue Total:	**500.00**	**500.00**	**0.00**	**0.00**	**-500.00**	**100.00%**
Expense						
354 - State Grants	-40,000.00	-40,000.00	0.00	0.00	-40,000.00	100.00%
401 - Executive	60,000.00	60,000.00	0.00	26,625.00	33,375.00	55.63%
430 - Public Works	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00%
Expense Total:	**23,000.00**	**23,000.00**	**0.00**	**26,625.00**	**-3,625.00**	**-15.76%**
Fund: 80 - Environmental Fund Surplus (Deficit):	**-22,500.00**	**-22,500.00**	**0.00**	**-26,625.00**	**-4,125.00**	**-18.33%**
Report Surplus (Deficit):	**-7,751,300.00**	**-6,545,900.00**	**-3,862.32**	**3,288,210.40**	**9,834,110.40**	**150.23%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
01 - General Fund	-3,851,200.00	-3,557,200.00	682,545.60	-1,411,550.43	2,145,649.57
02 - Street Light Fund	26,900.00	26,900.00	-11,770.78	55,436.31	28,536.31
03 - Fire Protection Fund	95,100.00	0.00	-96,591.88	881,857.87	881,857.87
04 - Parks and Recreation Fund	-36,400.00	-4,900.00	-15,423.61	232,855.42	237,755.42
05 - Replacement Tree Fund	-33,500.00	-33,500.00	913.82	-21,916.95	11,583.05
09 - Community Recreation Cente	-117,400.00	-117,400.00	-163,747.50	-293,393.74	-175,993.74
23 - Debt Service Fund	134,000.00	202,000.00	2,762.40	863,982.06	661,982.06
30 - Capital Reserve Fund	-3,029,100.00	-2,122,100.00	-417,526.19	2,495,945.24	4,618,045.24
31 - Park and Recreation Capital Fi	500.00	500.00	2,065.45	4,607.21	4,107.21
35 - Highway Aid Fund	-972,700.00	-972,700.00	8,843.36	442,633.97	1,415,333.97
40 - Township Events Fund	55,000.00	55,000.00	4,067.01	64,378.44	9,378.44
80 - Environmental Fund	-22,500.00	-22,500.00	0.00	-26,625.00	-4,125.00
Report Surplus (Deficit):	**-7,751,300.00**	**-6,545,900.00**	**-3,862.32**	**3,288,210.40**	**9,834,110.40**

Montgomery Township

Inter-Office Memo

To: Carolyn McCreary, Township Manager

From: Richard Grier, Director of IT

Date: September 17, 2026

Subject: IT Activities for August 2026

Summary of Accomplishments

- **Finance System Migration (Tyler to BS&A):** Completed all three preliminary data reviews with the BS&A implementation team — Payroll (employee year-to-date balances reconciled and in balance), Accounts Payable / General Ledger / Purchasing (converted general ledger and fund balances validated), and Community Development (permit, inspection, and contractor records reconciled to within roughly $250, with only three minor conversion corrections). Completed the second preliminary data extraction and handed it to the BS&A conversion team, finalized the chart-of-accounts and crosswalk structure, and began building the payroll configuration (employer setup, pay codes, leave accruals, deductions, and rate tables). Confirmed the October 26 go-live and the September 14–17 on-site user setup, began disabling the Tyler/InCode online public intake ahead of the Community Development cutover, and closed the outstanding parcel-number data discrepancies.

- **Cybersecurity — Penetration Testing (Cirrus / Stratus IP):** Reviewed the Township security-assessment findings and completed the Police-network penetration test by month end, following pre-test hardening that included patching, service-account cleanup, and removal of a stale vendor support account. Preliminary results were favorable and the formal findings read-out was scheduled for early September. *[Findings severity to be confirmed after the Police scan.]*

- **Cameras, CCTV & Access Control (CM3 / Avigilon):** Signed the co-termed CM3 cloud-camera and access-control renewals covering Public Works and the Rec Center, and advanced the Avigilon police video-system cutover — completed the Township and Police lobby cabling drop and largely stood up single sign-on and read-only cross-venue camera access for police dispatch.

- **Identity & Access Modernization (Microsoft Entra ID / Passkeys):** Scoped the Entra ID identity migration and staged a phased passkey and Windows Hello for Business rollout ahead of Microsoft's February 1 retirement of SMS (text) and voice multifactor authentication, including a managed passkey-registration campaign and the supporting licensing and staff-certification requirements.

- **Digital Accessibility (Level Access):** Attended the Township's baseline accessibility maturity assessment through Level Access's Program Builder, which set the starting maturity level and defined the remediation roadmap to follow. Enrolled in Level Access Academy training.

- **Audiovisual & Vendor Agreements:** Renewed the Cenero audiovisual maintenance coverage for the Rec Center event room, and requested 2027 audiovisual upgrade quotes from New Era Technology.
- **Staff Onboarding & Offboarding:** Provisioned accounts and access for new hires — including two FDMT volunteer firefighters and an interim Administrator supporting the Township Manager's office — and completed offboarding for departing Police personnel, including one separation and one retirement effective September 30.
- **Data Governance (Microsoft Purview):** Began a Microsoft Purview data-loss-prevention configuration for Microsoft 365 Copilot to govern how AI tools access and handle Township data.

Items in Progress

- **BS&A finance migration:** payroll configuration and the second payroll data review (targeted September 29), final data extractions (payroll October 7; AP/GL/PO and Community Development October 19), the October parallel payroll run, and the October 26 go-live; Community Development conversion corrections and chart-of-accounts finalization continuing.
- **Penetration test follow-up:** Police-network findings read-out and remediation in early September.
- **Identity modernization:** Entra ID migration and the passkey / Windows Hello for Business rollout ahead of the February 1 multifactor-authentication change, including Intune licensing and staff certification.
- **Server migration:** remaining production servers to the new hardware and Windows Server 2022 by year-end; the Rec Center host and workstation rebuild is blocked by a Windows Server 2022 memory-reservation defect.
- **Cameras & CCTV:** Avigilon dispatcher view templates and Rec Center door-to-camera linking, plus the 2027 firehouse camera and door budget with CM3.
- **Website redesign (GovStack):** go-live sequenced after the BS&A cutover, with BS&A form integration and form accessibility.
- **Voice migration (legacy PBX to Microsoft Teams Phone):** retiring the remaining IP Office / Mitel systems and resolving the Rec Center port issue with Omega.
- **Rec Center wireless:** switch and access-point replacement (kickoff held; Wi-Fi reliability still being addressed).
- **New Era COSTARS contract:** resolving the lapsed contract and the 2027 audiovisual quotes. IT wanted to move AV support for Rec to New Era but the COSTARS issue is slowing that down
- **EKOS fuel management:** outstanding fuel-encoder host-communication fix and reporting follow-ups (no material change during the month).

- **Microsoft cloud administration**: open Microsoft support case on the legacy Azure Government subscription billing and Copilot credit management.

DEPARTMENT OF PLANNING & ZONING

August 2026

Permit Applications Received – 114
Permits Issued – 85
Fees Collected - $50,958.07
YTD Permit Applications Received – 663
YTD Fees Collected- $733,253.17

Violations / Complaints Investigated – *42*

Non-Residential Building Permit Applications Under Review:

Balaji Supermarket – *741 Bethlehem Pike –Permit Approved pending MTMSA Sewer Agreement*
Rivian – *92 County Line Road – Building Permit Approved pending MTMSA Sewer Agreement*
Connect Vet Surgery Center – *1008 Upper State Rd – Permit Approved (Escrow & Agreements)*
LA Fitness -*120 Garden Golf Blvd.- Interior Alteration*

Non-Residential Building Permits Issued / Under Construction:

Costco – *740 Upper State Road – Interior Remodel*
Balisto Bistro – *411 Doylestown Road – Tenant fit-out with electric/alarm/plumbing*
Bhavani Food Market – *951 North Wales Road – Interior Alterations*
Penn Medicine – *200 Dekalb Pike – Core & Shell*
Penn Medicine – *200 Dekalb Pike – Interior Fit Out*
MTMSA – *1485 Lower State Road – New 1,600 s.f. UV Building*
92 County Line Road – *Building Shell work prior to tenant fit out*
Montgomeryville Mitsubishi – *1011 Bethlehem Pike – New Construction of 24,000 s.f. building*
T Mobile – *770 Bethlehem Pike – Interior Renovation*
Panera Bread – *Airport Square – New Construction*
The Village - *515 Stump Road – Renovation to construct 16 apartments on 2nd floor*
Lloyd Industries – *231 Commerce Drive – 10,000 square foot Addition*
Penn Medicine – *200 Dekalb Pike – Sprinkler*
AT&T – *751 Horsham Road – Equipment upgrade on existing wireless communications facility*
Assi Grocery – *1222 Welsh Road – Interior Renovation*
Ellie Mental Health – *124 Dekalb Pike – Interior Alteration*
PNC Bank 1216 Welsh Road – *Interior Alteration*
Ihsan Human Services – *705 Bethlehem Pike – Tenant Fit Out*

New Single Family Dwelling Permits Submitted / Under Review: 1

Non-Residential Certificates of Occupancy Issued:

Indulge Boutique – *804 Bethlehem Pike- Retail Sales*
Spirit Halloween- 804 Bethlehem Pike – Retail Sales
Awaken Center – 804 Bethlehem Pike -Retail Sales
Saving Spaces Cleaning, LLC – 587 Bethlehem Pike – Office Space
Tobacco Convenience – 779 Bethlehem Pike – Retail Sales

Zoning Hearing Board Applications heard:

109 Cove Circle – *Zoning Relief Denied*

142 Canterbury Lane – *Zoning Relief Granted*

LAND DEVELOPMENT

PROJECT NAME	#	LOCATION	APP. DATE	MTPC	STATUS	
Higher Rock – Phase 1 & 2	694	Bethlehem Pike	12/18/17		Phase 1 Completed Phase 2 Under Construction	Design Center completed. Awaiting revised plans for Office Bldg & amended DEP approval?
Village at Windsor	704	Horsham and North Wales – Vacant Lot	3/22/19		Under Review	Preliminary Approved July 2022, Resolution extended to 7/25/28
Antonucci 2 lot Subdivision	715	311 Stump Road				Finalizing DEP Sewer Module
Taco Bell	LD-23-004	North Wales Road	4/28/23	6/20/24	BOS 7/8/24	Approved. Finalizing LD
Penn Medicine	LD-23-005 (C-79)	Dekalb Pike	5/4/23		BOS 8/28/23	Under Construction
Lloyd Industries	LD-23-008	231 Commerce Drive	9/1/2023	5/15/25	BOS 6/23/25	Approved. Finalizing LD, Bldg permit approved
Panera Bread	LD-23-009	801 Bethlehem Pike	11/6/23	8/15/24	BOS 9/23/24	Under Construction
Panera Bread	C-24-001	801 Bethlehem Pike	2/29/24	4/18/24	BOS 4/25/24	Under Construction
309 Autovest Properties, LP / Mitsubishi	C-81	1011 Bethlehem Pike	10/3/23	11/16/23	BOS 11/27/23	Under Construction
309 Autovest Properties, LP / Mitsubishi	LD-23-011	1011 Bethlehem Pike	12/27/23	6/20/24	BOS 7/8/24	Under Construction
Harry Hassan / Village Shopping Center	C-82	511 Stump Road	11/16/23	done	BOS 12/11/23	Approved.
Harry Hassan / Village Shopping Center	LDS-24-002	511-521 Stump Rd	2/15/24	6/20/24	BOS 9/9/24	Approved
109 Holly Drive	LDS-24-004	Holly Drive	4/25/24	7/18/24	BOS 9/23/24	Under Construction
92 County Line Rd Associates	C-24-002	92 County Line Rd	11/12/24	1/16/25	BOS 1/27/25	Approved with conditions
Caracausa – 2 lot subdivision	LDS-24-010	107 Knapp Rd	12/02/24	1/16/25	BOS 2/10/25	Approved
Pecan Drive – 4 lot subdivision	LDS-25-001	Pecan & Beechwood	1/28/25	9/15/25	BOS 10/27/25	Approved, Awaiting water & sewer agreements
Knightsbridge – 3 lot subdivision	LDS-25-002	Sycamore Drive	3/24/25	7/15/25	BOS 9/22/2025	Approved. Finalizing LD
Connect Vet Services / Salas	CU-25-0001	1008 Upper State Rd	4/28/25	5/15/25	BOS 6/23/25	Approved. Building permit Approved Pending escrow
Stein	LDS-25-003	510 Bethlehem Pike	4/29/25			Finalizing LD
Connect Vet Services	LDS-25-004	1008 Upper State Rd	7/18/2025	11/20/25	BOS 12/15/25	BP approved pending Escrows & agreements
Costco Building Expansion	LDS-25-005	740 Upper State Rd	10/15/2025	01/15/26	BOS 03/23/26	Planning Comm. 9/17/26
101 Commerce Drive Holding Company	LDS-26-006	101 Commerce Drive	03/20/2026	5/21/26	BOS 5/26/26	Approved.

MONTGOMERY TOWNSHIP POLICE DEPARTMENT









MONTHLY ACTIVITY REPORT

AUGUST 2026

MONTGOMERY TOWNSHIP POLICE DEPARTMENT

August Activity Report for 2026

Crime Data:	Total Calls for Service:	2,465
	Total Part I Crimes:	37
	Total Part II Crimes:	106
	Total Criminal Arrests:	59
Crash Data:	Total Crashes:	64
	Reportable Crashes:	16
	Non Reportable Crashes:	48
	Injuries:	15
Traffic Enforcement Activities:	Traffic Stops:	662
	Traffic Citations:	309
	Warning Notices:	9
	Field Contact Cards:	513
	Traffic Complaints Received	31
	Selective Enforcements:	99
Other Police Activities:	Assist Fire Department:	19
	Building Alarms:	69
	Direct Patrols:	408
	Lockouts:	12
	Medical Assistance:	142
	School Walk-Through:	0
	Vacant Home Checks:	10
	Training Hours:	513.8
Specality Unit Usage:	Canine Unit:	8
	Mobile Incident Response Team:	0
	Montgomery County SWAT-CR:	0
Bus Patrol Violations	Violations reviewed	16
	Civil Citations Issued	12
Red Light Camera Violations	Violations reviewed	249
	Civil Citations Issued	231

Violation Statistics - Workflow (Law Enforcement)

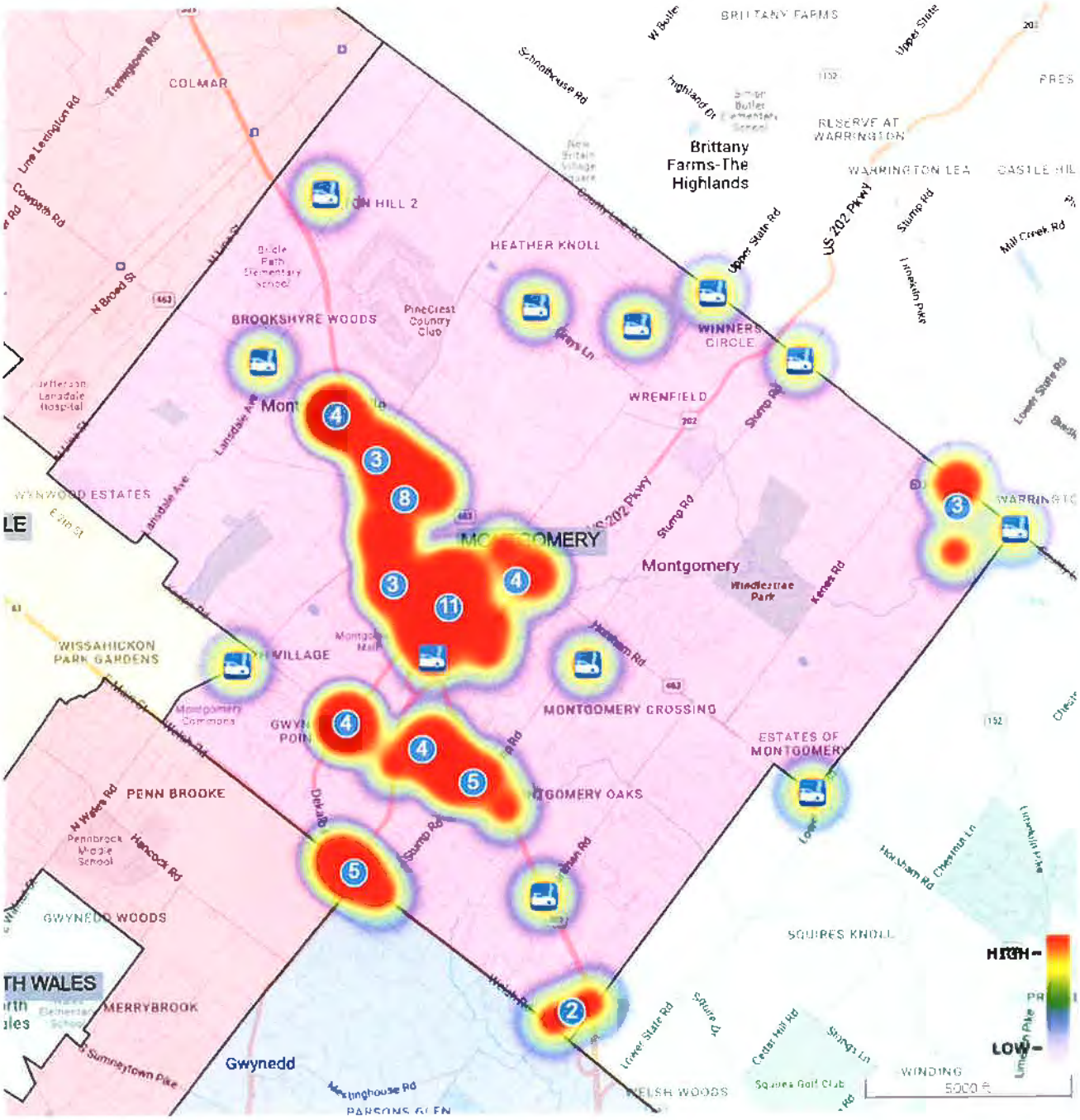
Selection Criteria:

Violation Event Date From: 08/01/2026
Violation Event Date To: 08/31/2026

Law Enforcement Stage Review:

Total Accepted Events (Backoffice)		435	
Violation Not Processed			
New Violations	186		42,76%
In Review	0		0%
		186	
Violation Processed			
Rejected Violations	18		4,14%
Accepted Violations	231		53,1%
		249	

AUGUST 2026 CRASH HEAT MAP



MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2026 August

Code	Call for Service	Totals
0510	BURGLARY	**2**
0610	THEFT	**1**
0613	THEFT SHOPLIFTING	**16**
0615	THEFT AUTO PARTS AND ACCESSORIES	**1**
0617	THEFT FROM BUILDING	**4**
0619	THEFT ALL OTHERS	**8**
0710	MOTOR VEHICLE THEFT	**2**
0800	SIMPLE ASSAULT	**2**
1130	FRAUD ALL OTHERS	**21**
1342	RECOVER STOLEN PROPERTY NOT FOR LOCAL THEFTS	**3**
1440	CRIMINAL MISCHIEF ALL	**3**
1445	PROPERTY DAMAGE REPORT	**6**
1810	DRUG POSSESSION OFFENSE	**18**
1850	OVERDOSE	**1**
2040	FAMILY OFFENSES - DOMESTIC	**11**
2111	DUI-ALCOHOL/UNDER INFL	**5**
2420	DISORDERLY CONDUCT / HARASSMENT	**1**
2450	NOISE COMPLAINT	**6**
2619	PFA/ICC VIOLATION	**2**
2640	MUN ORD VIOLATIONS	**2**

MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2026 August

Code	Call for Service	Totals
2654	DISTURBANCE	**15**
2656	THREATS	**1**
2657	HARASSMENT	**10**
2660	TRESPASSING	**1**
2665	FIREWORKS	**1**
2670	ALL OTHER OFFENSES (EXCEPT TRAFFIC)	**2**
4014	OPEN DOORS/WINDOWS GENERAL POLICE	**3**
4020	SUSPICIOUS AUTO	**37**
4021	SUSPICIOUS ACTIVITY	**32**
4022	SUSPICIOUS PERSON	**2**
4023	SHOTS FIRED - REPORTS	**1**
4026	DOWN-WIRES / POLES /TREES / LIMBS	**1**
4051	ALARM BURGLARY OR HOLD UP RESIDENCE	**53**
4052	ALARM BURGLARY OR HOLDUP NON RESIDENCE	**8**
4081	JUVENILE MATTER (NON CRIMINAL ONLY)	**1**
4100	ALARMS (FIRE ALARMS)	**7**
4102	ALARM - CARBON MONOXIDE ALARM	**1**
4504	ATTEMPTED SUICIDES	**1**
4510	UNATTENDED DEATHS	**1**
5004	FOUND ARTICLES	**9**

MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2026 August

Code	Call for Service	Totals
5008	LOST ARTICLES	**5**
5010	MISSING PERSON	**3**
5502	BARKING DOG/ANIMAL NOISE	**3**
5506	LOST / FOUND / STRAY ANIMALS	**4**
5510	ANIMAL COMPLAINTS ALL	**23**
6006	REPORTABLE MV CRASH W/INJURY	**8**
6008	REPORTABLE MV CRASH NO INJURIES	**6**
6016	NON REPORTABLE MV CRASH	**39**
6017	NON REPORTABLE MV CRASH HIT & RUN	**10**
6305	SELECTIVE ENFORCEMENT TRAFFIC	**99**
6308	TRAFFIC MV COMPLAINT	**31**
6310	TRAFFIC ENFORCE / STOP	**633**
6335	TRAFFIC HAZARD	**15**
6336	DISABLED MV	**27**
6510	PARKING ENFORCEMENT	**10**
6511	PARKING VIOLATION COMPLAINT	**9**
6602	ABANDONED IMPOUND/TOWAWAY	**12**
6612	SIGNALS SIGNS OUT	**7**
6615	TRAFFIC COUNTER DEPLOYMENT / RADAR SIGN	**5**
7004	VACANT HOME CHECK	**10**

MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2026 August

Code	Call for Service	Totals
7006	LOCK OUT	**12**
7008	MEDICAL ASSISTANCE	**142**
7010	NOTIFICATIONS	**8**
7014	OTH PUB SERV/WELFARE CHK	**40**
7015	ASSIST CITIZEN	**56**
7025	EMOTIONALLY DISTURBED PERSON (EDP)	**5**
7502	ASSISTING-FIRE DEPT	**19**
7504	ASSISTING-OTHER POLICE DP	**26**
7506	ASSISTING-OTHER AGENCIES	**14**
7522	ASSISTING OTHER OFFICER	**1**
7552	PROCESS OTHER AGENCY PRISONER	**1**
7818	K9 MEDICAL TREATMENT / VET VISIT	**1**
8110	WARRANTS-OTHER AGENCIES	**8**
8252	WARRANT ATTEMPT TO SERVE	**6**
8504	PRISONER WATCH /JAIL DUTY/TRANSPORT	**17**
9002	ADMINISTRATIVE DUTIES	**133**
9003	COMMUNITY POLICING	**5**
9008	COURT	**25**
9016	LOCAL ADMIN USE	**50**

MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2026 August

Code	Call for Service	Totals
9020	POLICE INFORMATION	**39**
9021	TRAINING	**26**
9025	FIELD CONTACT INFORMATION	**3**
9028	FINGERPRINT	**7**
9029	CIVIL MATTER	**4**
9030	SPECIAL DETAIL ASSIGNMENT	**12**
9031	DARE / DRUG AWARENESS	**1**
9033	MUNICIPAL PERMIT APPLICATION	**1**
9034	REPOSSESSION	**2**
9050	BACKGROUND CHECK	**11**
9052	PFA INFORMATION	**8**
9060	SPECIAL RESPONSE TEAM	**4**
9068	COMMUNITY RELATIONS ACTIVITY	**1**
9071	DIRECTED PATROL	**408**
9085	SURRENDER OF PROPERTY (NOT RECOVERY)	**1**
911	911 HANG UP / CHK WELFARE	**94**
9112	FOOT PATROL	**18**
9115	FOLLOW UP	**29**
9118	CHILDSEAT INSPECTIION	**2**
9119	CHILD LINE / CYS	**2**

MONTGOMERY TOWNSHIP POLICE DEPARTMENT

Calls for Service

Year 2026 August

Code	Call for Service	Totals
9192	VEHICLE MAINTENANCE	**28**
9193	DAMAGE TO PATROL CAR	**1**
9988	RETURN TO STATION	**1**
9989	CALL BY PHONE	**38**
9998	DAILY ASSIGNMENTS	**58**
9999	NON-CAT DATA	**11**
	Grand Total	**2651**

Montgomery Township Police Department
Monthly Activity Report
August 2026

COMMENDATIONS:

On August 17, 2026, the department received a card from B. Kwak thanking Officer Mason Strauss for his assistance during a call for service.

EDUCATION AND TRAINING:

On August 5th and 6th, 2026, Detective Seydel attended Swat Training in Montgomery County.

On August 17th and 18th, 2026, Officer Thomas attended Drone Search and Rescue Training in Towamencin Township.

On August 19, 2026, Sgt. Woch, Officer Haber, and Officer Eufrassio attended Canine Training in Montgomery Township.

On August 30 , 2026 – September 4, 2026, Sgt. Rushin attended National Tactical Officers Association (NTOA) Law Enforcement Conference in Nashville, TN.

On August 31, 2026, Sgt. Woch, Officer Haber, and Officer Eufrassio attended Canine Training in Montgomery Township.

NOTABLE INCIDENTS AND ENFORCEMENT ACTIVITY

During August 2026, Montgomery Township Police Department officers responded to a variety of incidents involving criminal activity, domestic disputes, mental health crises, drugs, traffic-related offenses, and emergency medical situations. The following represents notable incidents and enforcement activity during the month.

Retail Theft — August 10, 2026
Officers responded to Target for a reported retail theft in progress. The suspect selected and concealed approximately $326.72 in merchandise before exiting the store without rendering payment. The suspect fled in a black Honda Accord before officers arrived. Through investigative follow-up, the suspect was identified based on prior retail theft incidents. On August 14, an officer located the vehicle and conducted a traffic stop, resulting in the suspect's arrest. The suspect had two prior retail theft convictions, making the current offense a felony.

Domestic Assault — August 2, 2026
Officers responded to the 1200 block of Welsh Road for a reported domestic assault. The victim reported that the suspect arrived at the residence intoxicated, entered the bedroom, and encroached on her personal space while she was with her infant child. After the victim pushed

the suspect away, the suspect struck her in the face and back and grabbed her arm. Officers observed visible injuries, including a swollen eyelid and redness to the victim's cheek. The suspect was arrested and charged with simple assault and harassment.

Cardiac Arrest / Life-Saving Measures — August 24, 2026
Officers responded to the Spring Valley Park tennis courts for a reported cardiac arrest. A bystander had initiated CPR prior to officers' arrival. Officers immediately took over CPR and continued life-saving measures until EMS arrived. Multiple AED shocks were administered, and a pulse was restored prior to transport to the hospital. A subsequent follow-up indicated that the victim was in stable condition and expected to survive.

Threats With a Crossbow — August 24, 2026
Officers responded to the Willow Lane area for a report of a subject threatening a neighbor with a crossbow. Officers secured the area and detained the suspect without incident. The suspect admitted making the threats and was identified as a mental health consumer. During a protective sweep of the residence, officers located a cocked and loaded crossbow with the safety off in plain view near a rear door. The suspect was taken into custody for criminal charges and transported for a mental health evaluation after being determined to present a danger to themselves and others.

Suicidal Subject / Mental Health Crisis — August 14, 2026
Officers responded to the Stump Road area after Montgomery County Dispatch received a text message from a subject reporting that they had engaged in self-harm and were experiencing difficulty breathing. The subject initially declined to provide their location. Officers used investigative resources to identify the individual and determine their residence. Officers made contact at the residence, where the subject acknowledged the self-harm. EMS transported the individual to the hospital for treatment and a mental health evaluation.

Wanted Person / Narcotics Warrant — August 6, 2026
While conducting routine patrol at the Knights Inn motel, an officer observed suspicious behavior and identified a male subject. An NCIC inquiry revealed an active felony warrant for possession of drugs with intent to deliver issued by another Pennsylvania police department. Officers contacted the subject at his room and detained him without incident. After confirmation of the warrant, he was transported to the Montgomery County Correctional Facility pending transfer to the issuing authority.

Mental Health Incident / Assaultive Behavior — August 4, 2026
Officers responded to Clear Creek Court for a domestic-related incident involving an autistic male. During the interaction, the male became agitated and threw electronic equipment at an officer and attempted to strike the officer. Officers were able to initially deescalate the situation. When VMSC personnel arrived, the male became agitated again, struck a VMSC paramedic, and charged at an officer while attempting to strike him with a video game controller. Officers restrained the male, who was transported to Lansdale Hospital. A mental health involuntary commitment was subsequently completed.

Wanted Person / Disabled Vehicle — August 17, 2026
Officers responded to North Wales Road near Jamestown Drive for a disabled vehicle. No owner was present at the scene. An investigation determined that the vehicle's owner had an active warrant from Upper Gwynedd Police Department for indecent exposure. The vehicle was towed, and the owner later responded to Montgomery Township Police Department. He was detained and subsequently turned over to Upper Gwynedd Police Department.

Retail Theft / Outstanding Warrants — August 23, 2026
On August 23, 2026, an officer observed a Buick sedan displaying an expired temporary registration that was registered to a different vehicle. The vehicle was subsequently located in the Target parking lot. Based on the circumstances, Target Loss Prevention was notified and reviewed store CCTV footage, which identified the operator of the vehicle. The individual was located inside the store and was observed selecting numerous items of merchandise before leaving the store without paying. Officers stopped the suspect as she entered the Buick and took her into custody for a felony retail theft. Further investigation determined that she also had three active arrest warrants for failure to appear in previous retail theft charges. The total value of the merchandise stolen and recovered was approximately $1,631.91.

Drug Arrest — August 27, 2026
An officer conducted a traffic stop for motor vehicle violations. During the traffic stop, the officer observed indicators of possible criminal activity and requested consent to search the vehicle. Consent was provided. During the search, officers located 38 vials of crack cocaine and seven bags of cocaine inside a passenger's purse. The passenger was arrested and charged with narcotics violations.

DUI / Hit-and-Run — August 31, 2026
Officers responded to Stump Road near Welsh Road for a reported hit-and-run collision in progress. A description of the striking vehicle was broadcast, and an officer subsequently located the vehicle concealed from view off the roadway. The officer contacted the operator and observed signs of alcohol impairment. A DUI investigation was conducted, resulting in the operator's arrest and charges for DUI and leaving the scene of an accident with the vehicle attended.

Montgomery Township Public Works Department
Monthly Report – August 2026

PARKS/OPEN SPACE:

- Routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- Continued watering the soccer fields (Kenas Road) at William F. Maule Park at Windlestrae.
- The following tree work was done by Scott D., Scott Y., Anthony, J. Gormley, L. Knechel & Garrett:
  - Cleaned up a fallen tree on Township property behind a resident's house on Davis Drive
  - Removed a decaying walnut tree from Spring Valley Park (upper)
  - Cleared a fallen tree from across the roadway on Lower State Road
  - Removed two (2) dying oak trees from the Public Works building
- Larry K. performed the roadside arm-mowing operations throughout the Township.
- Anthony, J. Gormley & Garrett performed sickle bar/flail mowing at Spring Valley Park (upper & lower) trails and hedgerows.
- Scott D. seeded bare spots in the baseball fields at William F. Maule Park at Windlestrae.
- Anthony, J. Gormley & Garrett repaired a washout at the walking bridge between William F. Maule Park at Windlestrae & Windlestrae Park - Rose Twig.
- Anthony & Garrett were called in to remove a fallen tree limb from the roadway on Twining Road.
- On 8/17/26, renovations began at Whistlestop Park. Park closed until completion.
- Larry K. & Scott Y. finished curb spraying with weed control on Township owned roads.

ROADS:

- Bill performed weekly tot-lot inspections at all Township owned parks.
- Joe, Bryan & Chris continued sweeping Township roads as part of the MS4 Stormwater requirements.
- Bill & Bryan televised more storm sewer pipes throughout the Township.
- Scott S. handled several resident complaints throughout the Township.
- Bill collected the park trash twice a week at all Township owned parks.
- Bill downloaded the storm sewer pipe videos to the GIS.
- Scott S. & Todd attended the Safety Committee meetings and worked on developing a plan for shop safety compliance.
- Bill inspected road occupancy permits for completion.
- Took delivery of the new Peterbilt Dump Truck (#19).
- JDM finished milling and paving Township roads.
- Bryan, Joe, Chris, Matt, Scott S. & J. Gross finished curb sealing the newly paved roads.
- Country Tyme Sheds delivered the shed at William F. Maule Park at Windlestrae.
- Bryan, Chris, Matt & Joe performed routine drainage maintenance/inspections prior to the expected inclement weather as part of the MS4 Stormwater requirements.
- Bryan & Matt rebuilt deteriorated storm sewer inlets on Buckingham Lane.
- Bryan, Scott S., J. Gross, Joe, Chris & Matt continued painting several intersections throughout the Township.
- Matt & Bryan repaired several sinkholes that formed throughout the Township.
- In an effort to reduce the number of pipe replacements needed, Joe & Chris performed several concrete repairs to storm sewer pipes throughout the Canterbury development.
- Bill sanded and painted the dugout structures at William F. Maule Park at Windlestrae.
- Scott S., Bryan, Chris & Matt utilized the thermoplastic line striping machine to install "skip lines" at the Eureka intersection.
- Scott S. monitored ongoing projects being done by contractors for Montgomery Township.
- J. Gross performed the annual services, routine maintenance, and annual inspections on several Township vehicles/trailers.

FACILITIES:

- Jeff cleaned the Administration & Police Department complex.
- Larry N., Don & Dave began replacing light fixtures with LED fixtures in the parking lot and tot-lot at William F. Maule Park at Windlestrae as part of a 2026 Capital Replacement plan.
- Atlas Copco performed the annual preventative maintenance on the air compressors at Battalions I and II.
- Shapiro Fire Protection performed the annual fire extinguisher inspections throughout the Township.

- The entire Facilities Crew along with Gilmore & Associates performed a pre-inspection of the 5-Points intersection project to create a punch list for the contractors.
- Larry N. rekeyed the locks to the restrooms at Spring Valley Park, Windlestrae Park – Rose Twig and William F. Maule Park at Windlestrae to have the same key as the utility room doors.
- K. J. Doors replaced rotted man doors at Battalion II (1) and the Public Works Garage (2) as part of the Capital Replacement plan.
- Don and Larry removed graffiti from partition walls in the men's restroom at Spring Valley Park.
- The new maglocks were installed on the restroom doors at Spring Valley Park to replace the old, automatic locks.
- On 8/31/26 the men's restroom at William F. Maule Park at Windlestrae was closed indefinitely due to vandalism of fecal matter being strewn on the walls and floor of the restroom. Servpro was called for cleanup.
- Todd & Don pressure washed the pavilion and concrete at William F. Maule Park at Windlestrae.
- Todd, Dave & Larry N. made minor building repairs and improvements to the Administration & Police Department Complex, CRC, both firehouses, and the park restrooms.
- Staff responded to a total of 140 PA One Calls throughout the month.
- Dave worked with Gilmore, Rhythm Engineering, Signal Control and Tony Still to address ongoing traffic signal issues.

Project Tracking Montgomery Township					
Job Name	***Job Number***	***Status***	***Task***	***PennDOT #***	***Last Update***
North Wales & Harbob	2303013	Complete	Final payment recommended	321552	9/21/2026
Stump Road RRFB	2307039	In Construction	Awaiting final inspection and closeout	335709	9/21/2026
Route 309 Emergency Preemption	2500884	Complete	Final payment recommended		9/21/2026
Bethlehem Pike & English Village Signal Upgrades	220206901	In Construction	Awaiting final inspection and closeout	352572	9/21/2026
2026 Emergency Preemption	2600512	In Progress	Awarded to Armour. NTP issued 9/10/26.		9/21/2026
Lansdale Avenue/Taylor Road and Cowpath Road Signal Upgrades	2400517	In Progress	ADA discussion to be scheduled with PennDOT.	384626	9/21/2026
Bethlehem Pike and North Wales Road Signal Upgrade	2103021	On Hold	On hold per Village of Windsor and Chase Bank.	281180	

VMSC Montgomery Township EMS Report

Emergency Medical Services

August 2026

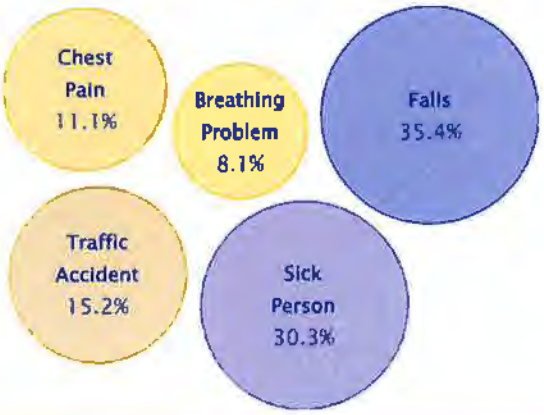
NPV All 911 Calls: **1066**

161	0m 35s	6m 29s	54m 13s	100%
Municipal Responses	Chute Time	Response Time	Call Time	Agency On-Status

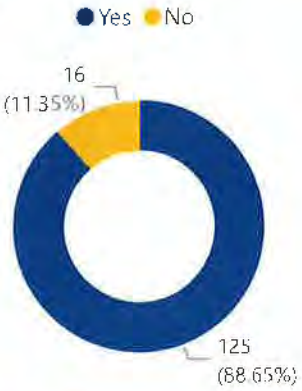
Did the Patient's Condition Improve because of our Care?



Top 5 Call Types



Was the Patient Transported?

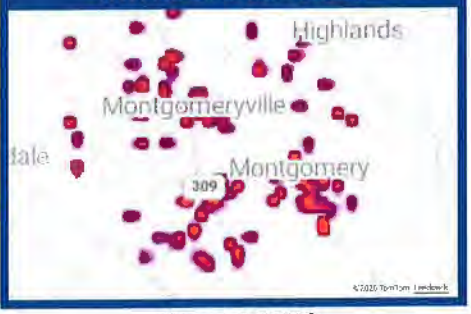


VMSC Critical Response Triad

VMSC emphasizes its review of the Critical Response Triad—cardiac, trauma, and stroke-related calls—because timely intervention in these cases can significantly improve patient outcomes and survival rates.



Where are our calls?



VMSC's August Global Scale

Mental Health | Responded to **66** behavioral health-related calls.

Community Harm | Handled **45**Overdoses, up from 37last month, resulting in **7** Narcan administration by EMS. Also responded to **45** incidents involving deliberate injury, up from 37 last month.

Climate | Dispatched to **5** weather related motor vehicle crashes.

Diversity | 86 patients had language barriers. **27** patients were morbidly obese. **32** were in a state of emotional distress. And **31** were developmentally impaired.

August 2026 Patient Satisfaction Rating



"Your team was caring, kind, professional, personable and easy for me to trust. They listened as I explained how I got injured... Every step they were taking, they explained as they did them."

This month VMSC provided Mutual Aid 88 times: NPV Total= 43,
Chal-Brit=10, Ambler=9, Penndel-Middletown=7, Cheltenham=4, Horsham=4, Grandview=3, Others=5.
DelCo Total=45, Brookhaven=10, Broomall=7, Ridley Park=5, Eddystone=4, Essington=3, Aston=2, Others=14

This month VMSC received Mutual Aid 19 times in NPV: Grandview=4, Freedom Valley=4, Plymouth=3, Chal-Brit=3, Second Alarmers=2, Ambler=1, Skippack=1

VMSC provides the public with opportunities to learn lifesaving skills throughout our entire service area. Follow us on social media or call to find out when and where you can learn with us!



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #21

SUBJECT:	New Business – Committee Board Liaison Reports
MEETING DATE:	September 28, 2026
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

BACKGROUND:

This is an opportunity for any Supervisors who are liaisons to volunteer committees or boards that met in August to provide an update on those meetings.