



AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
NOVEMBER 25, 2024
7:00 P.M.

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Tanya C. Bamford
Candyce Fluehr Chimera
Annette M. Long
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. Announcement of Executive Session
6. Consent Agenda:
 - Minutes of the November 11, 2024 Meeting
 - Payment of Bills for November 25, 2024
 - Escrow Release #4 – Bharatiya Temple Cultural and Learning Center
 - Escrow Release #14 – Higher Rock Partners, LP Higher Rock Phase 2
 - Escrow Release #4 – Walnut Knoll 2-Lot Subdivision

Recognition:

7. Promotion of Sergeant Glenn Davis to Lieutenant

Presentations:

8. Annual Donations:
 - a. North Wales Area Library
 - b. Montgomery County Public Library
 - c. Montgomery Township Historical Society
 - d. MontCo Anti-Hunger Network
 - e. The PEAK Center

Public Safety:

9. Authorization to Purchase a New HVAC System for Battalion 1

Planning and Zoning:

10. Approval of Sanitary Sewer Easement Agreement – Horsham Road

Administration and Finance:

11. Authorization to Purchase AV Upgrades for the Police EOC Room
12. Adoption of Resolution supporting Application to the Local Share Account Grant Program

13. Ratification of the Memorandum of Understanding for Glenn Davis

Old Business:

New Business:

14. Department Reports

15. Committee Liaison Reports

16. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #03

SUBJECT: Announcements
MEETING DATE: November 25, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

- Township Manager Carolyn McCreary has a special announcement to share this evening.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #04

SUBJECT: Public Comment
MEETING DATE: November 25, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

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

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #05

SUBJECT: Announcement of Executive Session
MEETING DATE: November 25, 2024
BOARD LIAISON:
INITIATED BY: Township Solicitor

BACKGROUND:

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

The Board of Supervisors met in Executive Session immediately after their public meeting adjourned on November 11, 2024, to discuss a personnel matter.

The Board of Supervisors met in Executive Session earlier this evening at 6:30 p.m. to discuss personnel matters.

The topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT: Consent Agenda
MEETING DATE: November 25, 2024
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

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

- Minutes of the November 11, 2024 Board meeting
- Payment of Bills for November 25, 2024
- Escrow Release #4 – Bharatiya Temple Cultural and Learning Center
- Escrow Release #14 – Higher Rock Partners, LP Higher Rock Phase 2
- Escrow Release #4 – Walnut Knoll 2-Lot Subdivision

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

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
NOVEMBER 11, 2024**

1. Call to Order: The November 11, 2024 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Candyce Fluehr Chimera called the meeting to order at 7:07 p.m.

IN ATTENDANCE:

Chair Candyce Fluehr Chimera
Supervisor Tanya C. Bamford
Supervisor Beth A. Staab
Vice-Chair Audrey R. Ware-Jones
Township Solicitor John Walko, Esq.

ALSO IN ATTENDANCE:

Police Chief William R. Peoples
Fire Chief William Wiegman
Director of Planning & Zoning Marianne McConnell
Director of Public Works Greg Reiff
Director of IT Richard Grier
Public Information Coordinator Derek Muller
Recording Secretary Deborah Rivas

ABSENT:

Supervisor Annette M. Long

2. & 3. Pledge of Allegiance and Public Comment: Following the Pledge of Allegiance, Ms. Chimera called for public comment and there was none. Ms. Chimera made the following announcement regarding Veterans Day: Thank you to the veterans of the Montgomery Township community and across the nation for your honorable service, sacrifice, and bravery. We are incredibly proud of our veterans here at the police department. Thank you for all your dedication and commitment to our country: Chief Peoples – US Army, Detective Sergeant Benner – US Marine Corps, Sergeant Wagner – US Navy, Detective Walter – US Army, Officer McGuigan – US Marine Corps, Detective DeJesus – US Marine Corps, Officer Rose – US Marine Corps/US Army, Officer Duessing – US Coast Guard, Officer Beebe – US Army, Officer Long – US Marine Corps, Officer Rardin – US Army, Officer Poekert – US Army, and Staff Services Sarnocinski – US Air Force.

4. Announcement of Executive Session: Township Solicitor John Walko, Esquire, announced that the Board of Supervisors met in Executive Session earlier this evening at 6:30 p.m. in the Township building to discuss personnel matters. Mr. Walko stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania’s Sunshine Law.

5. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the minutes of the October 28, 2024 Board meeting, the minutes of the October 25, 2024 Budget Worksession and the Payment of Bills for November 11, 2024 in the amount of \$763,567.90 were approved as submitted.

Recognition:

6. Autumn Festival – Celebration of Staff: Ms. Bamford stated that Montgomery Township is fortunate to have an amazing team of staff members who go above and beyond to create community events that engage and entertain residents and visitors. Many hours of planning and execution are involved in having a successful event. The Board acknowledged and celebrated the staff who planned and executed a very successful Autumn Festival event on Saturday, October 19, 2024. Angelina Cappozzi, Jenna Bertolli and Derek Muller were present and thanked for their efforts to plan and create the event.

Introduction:

7. Swearing In of Police Chief William R. Peoples: Ms. McCreary reported that Chief J. Scott Bendig retired effective September 20, 2024. Tonight we will be formally swearing in William R. Peoples to serve as the Chief of Police for Montgomery Township. Bill Peoples was hired as a patrol officer in the Montgomery Township Police Department in September of 1997. During his 27-year career, he has served in various roles, including DARE instructor, Expandable Baton Instructor, Bicycle Officer, JNET Coordinator, Citizens Police Academy Instructor, Field Training Officer, Field Training Supervisor and PLEAC Accreditation Manager. He was promoted to the rank of Officer in Charge in 2002, to Corporal in 2008, to Sergeant in 2010 and Lieutenant in 2012, and has been serving as the Acting Chief since September 20, 2024. Born and raised in West Chester, PA, Chief Peoples served in the United States Army from 1989 to 1994 as an M1A1 Abrams Tank Crewman and is a Veteran of Operation Desert Shield and Desert Storm. He has a Bachelor of Science Degree in Administration of Justice and a Master of Science Degree in Criminal Justice and he attended the FBI National Academy in 2018. Ms. McCreary stated that he brings a wealth of knowledge, management skills, abilities and vision to the Police Department that will well serve the department, the Township and the residents of Montgomery Township. The Honorable Stanley R. Ott (Ret.) was in attendance to administer the loyalty oath of law enforcement to Chief Peoples.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the Board approved Resolution 2024-22, authorizing the appointment of William R. Peoples as the Chief of Police of Montgomery Township.

8. Appointment of Shade Tree Commission Member – James Rall:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the Board appointed James Rall to the Shade Tree Commission for the remainder of the five-year term which expires on January 1, 2027.

Planning and Zoning:

9. Advertisement of Proposed Ordinance #24-346 – BP Zoning Text Amendment: Ms. McConnell reported that Daniel Dunleavy owns the two adjacent properties located at 1008 Upper State Road. In 2008, these properties and several adjoining parcels along Horsham Road were re-zoned from Residential (R2) to BP – Business Professional with a corresponding zoning text amendment, Special Regulations, where a BP property abuts a residential zoning district. The applicant is proposing the following text amendments to this provision of the ordinance:

1. A text amendment to the 5,000 sq ft building size provision; specifically increasing it to a single floor area of 10,000 square feet provided that (1) the property provides a minimum lot area of 70,000 square feet, (2) the lot sits wholly within the BP zoning district, (3) complies with regulations set forth in 230-79, (4) vehicular access adequate for emergency services and daily ingress and egress, and (5) off-street parking is provided as required by Section 230-83B.
2. Include parallel and temporary sign provisions.
3. Add Animal Hospital use allowed by Conditional Use (Veterinarian use is currently allowed by Conditional Use within the BP District).
4. Provide parking requirements for Animal Hospital Use.

The proposed amendments would also apply to each property within the BP-Business Professional zoning designation.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the Board authorized staff to advertise the proposed amendments to Chapter 230-83K of the Code of Montgomery Township as presented.

10. Re Plus Airport Square/Panera Bread Preliminary/Final Land Development – Amendment to Approved Resolution: Ms. McConnell reported that at the September 23, 2024 Board meeting, the Supervisors adopted a resolution approving the Re Plus Airport Square / Panera Bread Preliminary/Final Land Development. The applicant has requested that the approval resolution be amended to provide further details and clarification to the conditions discussed during the September 23rd meeting. Specifically, the discussion surrounding the location of the requested sidewalk installation along Bethlehem Pike.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab, and unanimously carried (4-0), the Board adopted Resolution No. 2024-23, approving the amended preliminary/final land development application, with requested waivers, submitted by Re Plus Airport Square, LLC c/o The Wilder Companies, LTD.

Presentations:

11. 2025 Proposed Montgomery Township Municipal Sewer Authority: Shannon Drosnock, Executive Director, presented the proposed 2025 budget. Ms. Drosnock indicated that the Authority Board has discussed Major Operating Goals for 2025, which include Personnel – Major attention to training, Personnel – Year Four of Region One Internship Program, Treatment – Implementation of new disinfection system and Plant – Warehouse Building. Ms. Drosnock was pleased to announce that investment in personnel was a goal for 2024 and the authority has achieved that goal with a full staff of 12 personnel at the Eureka Plant. Ms. Drosnock also indicated that the current budget is on track with steady revenues and net expenses approximately 4% under budget. The authority is seeing increased costs in every aspect of its operation. Capital projects were discussed, including the need to move several projects into 2025 and later years. The operating budget for 2025 is expected to be \$6,292,250.00, with operating expenses at \$6,074,700.00. No fee increases are necessary this year.

12. 2025 Proposed Township Budget and Authorization to Advertise: Ms. McCreary reviewed details of the 2025 budget process, noting the detailed discussion held during the presentations made at the budget worksession held on October 25th, which highlighted current operations and Department goals for 2025 and how some of the proposed capital expenditures tied into these goals. She stated tonight's presentation would be more of an overview because of the level of detail provided at the worksessions. An Executive Session was held on October 28 to discuss personnel matters.

Ms. McCreary stated a budget is a tool for the staff, reflecting the Board's priorities and who we are, and what we value. It also reflects the Township's obligations to provide public safety, emergency services, public works, and recreational/quality of life opportunities residents expect.

She noted the 2025 budget process began earlier this year as the Department Heads focused on long-term expenditures relating to both capital and operations. This laid the groundwork for the preliminary discussions she had with the Department Heads.

Four funds account for 93% of the \$31.0 million proposed expenditures for 2025, including the General Fund (\$16,250,980), Fire Fund (\$2,008,140), Community and Recreation Center Fund (\$1,345,400), and the Capital Reserves Fund (\$9,408,124).

General Fund operating expenditures are increasing by 8.9%, which is due in part to continuing inflationary pressures we are experiencing across all sectors of the economy. In the General Fund, the largest expenditure is for Police services which account for 53% of the budget. Chief Peoples is moving forward with the plan to hire two new officers in addition to replacing one officer as a result of the recent promotions within the Department. Ms. McCreary noted 86% of the operating revenue is comprised of property and Act 511 taxes. She stated that Act 511 taxes include earned income, business privilege, and mercantile taxes. These estimates are provided by Berkheimer Associates, the tax collection agency responsible for collecting them. She also pointed out that due to recent property tax appeals and negotiated settlements, the Township's

total valuation has decreased by about \$5 million. This is something that will continue to be monitored. Ms. McCreary pointed out that the current millage rate of 2.94 ranks the Township 19 out of 38 Townships in the County.

The Fire Protection Fund comprises dedicated real estate and earned income tax revenue to pay for the career staff, stipends paid to the volunteer firefighters and other operating expenditures. Ms. McCreary stated in 2025 she and Chief Wiegman will continue to discuss the transition to a fully paid 24/7 career staff that is supplemented by volunteers.

The Community and Recreation Center (CRC) is expected to see a 5.0% increase in revenues and a 6% increase in expenditures. She noted per the Board's direction at the budget worksession, staff will make a recommendation to increase fees for CRC members and other users.

The Capital Reserves Fund has fully committed or expended the \$15 million borrowed in 2021 at a rate of 1.76% to pay for the purchases and projects outlined in the Capital Investment Program. Ms. McCreary reminded the Board that the Township no longer can rely on General Fund surpluses or developer fees in lieu of replenishing the fund which is why the Board increased the real estate tax. The increase will provide a consistent revenue stream into the Capital Fund. However, projects and expenditures will need to be prioritized across all Departments and then reprioritized based on the needs of the Township as a whole. Ms. McCreary stated with the budgeted transfer of \$2 million from the General Fund it would still leave the fund balance at the level recommended by the Government Finance Officers Association (GFOA).

Ms. McCreary completed her presentation and answered questions from the Board, noting they need to adopt the budget by December 31st.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the Board authorized the advertisement of the proposed 2025 budget (all funds) as being available for public inspection.

Administration and Finance:

13. Renewal Agreement with Constellation Energy to Supply National Gas: Ms. McCreary reported that the current two-year contract with Constellation Energy for natural gas for five Township locations is set to expire in November of 2024. The Township has contacted Constellation to procure new rates. The current price is \$0.77530 per ccf. On average, the Township uses 35,562 ccf per year for all five locations at the cost of \$27,571.22. Constellation provided a fixed price quote of \$0.6055 for a 36-month term. Based on current usage, this would decrease the Township's cost by \$6,038.43 for a total of \$21,532.79 per year. Discussion followed, and the Board agreed to enter into a 36-month agreement.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab, and unanimously carried (4-0), the Board authorized staff to execute all necessary documents to lock in natural gas prices for all locations in the Township for a period of 36 months.

New Business:

14. Adjournment: Upon motion by Ms. Chimera and seconded by Ms. Bamford, the meeting was adjourned at 8:36 p.m. The Board then entered into an Executive Session to discuss personnel matters.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 11/12/2024 - 11/21/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT003077	PECO Energy	11/19/2024	Regular	0.00	5,874.01	100080
	Void	11/19/2024	Regular	0.00	0.00	100081
MT003077	PECO Energy	11/19/2024	Regular	0.00	16,613.14	100082
MT000006	21st Century Media Newspapers LLC	11/21/2024	Regular	0.00	1,160.44	100083
MT000022	A. Bruce Weikel	11/21/2024	Regular	0.00	491.00	100084
MT000040	Acme Uniforms For Industry	11/21/2024	Regular	0.00	571.86	100085
MT000050	Adam Zwislewski	11/21/2024	Regular	0.00	280.00	100086
MT000167	Amazon.com Services, Inc	11/21/2024	Regular	0.00	4,495.02	100087
MT000222	Andrew Benner	11/21/2024	Regular	0.00	94.50	100088
MT000220	Andrew Wilbur	11/21/2024	Regular	0.00	50.00	100089
MT000233	Angel G. Mejias	11/21/2024	Regular	0.00	450.00	100090
MT000320	AT&T	11/21/2024	Regular	0.00	123.66	100091
MT000372	BCCC	11/21/2024	Regular	0.00	5,500.00	100092
MT000388	Bergey's	11/21/2024	Regular	0.00	23.89	100093
MT000435	Bishop Wood Products, Inc	11/21/2024	Regular	0.00	90.30	100094
MT000467	Brandi Blusiewicz	11/21/2024	Regular	0.00	300.00	100095
MT000469	Brandon Uzdzienski	11/21/2024	Regular	0.00	100.00	100096
MT000511	Britton Industries, Inc.	11/21/2024	Regular	0.00	2,102.96	100097
MT004464	Brooke R. Mullen	11/21/2024	Regular	0.00	240.00	100098
MT000580	Carl F. Herr	11/21/2024	Regular	0.00	150.00	100099
MT000585	Carlos A. Gonzalez Jr	11/21/2024	Regular	0.00	350.00	100100
MT000632	CDW Government, Inc.	11/21/2024	Regular	0.00	1,980.06	100101
MT000637	Cenero, LLC	11/21/2024	Regular	0.00	525.00	100102
MT000784	Colrom LLC	11/21/2024	Regular	0.00	14,400.00	100103
MT000786	COMCAST	11/21/2024	Regular	0.00	31.53	100104
MT000786	COMCAST	11/21/2024	Regular	0.00	539.76	100105
MT000787	Comcast Business	11/21/2024	Regular	0.00	1,822.04	100106
MT000941	Davidheiser's Inc.	11/21/2024	Regular	0.00	345.00	100107
MT000979	Dell Marketing L.P.	11/21/2024	Regular	0.00	1,411.40	100108
MT001033	Dog Town	11/21/2024	Regular	0.00	374.97	100109
MT001035	Dolan Consulting Group	11/21/2024	Regular	0.00	125.00	100110
MT001068	Drumheller Construction, Inc.	11/21/2024	Regular	0.00	39,750.50	100111
MT001082	Dyan Krajnikovich	11/21/2024	Regular	0.00	300.00	100112
MT001096	Eagle Power and Equipment Corp	11/21/2024	Regular	0.00	111.12	100113
MT001159	Elite 3 Facilities Maintenance, LLC	11/21/2024	Regular	0.00	4,755.00	100114
MT004476	Elite Pickleball	11/21/2024	Regular	0.00	240.00	100115
MT001220	Established Traffic Control	11/21/2024	Regular	0.00	2,074.16	100116
MT001338	Fulton Cardmember Services	11/21/2024	Regular	0.00	256.50	100117
MT001381	George T. Bisel Co., Inc	11/21/2024	Regular	0.00	309.27	100118
MT001412	Glick Fire Equipment Company Inc	11/21/2024	Regular	0.00	2,499.58	100119
PAYR-EIT WAGE	HAB EIT	11/21/2024	Regular	0.00	19.45	100120
MT001473	Hajoca Corporation	11/21/2024	Regular	0.00	184.90	100121
MT001527	Herman Goldner Company, Inc.	11/21/2024	Regular	0.00	753.96	100122
MT001548	Home Depot Credit Services	11/21/2024	Regular	0.00	2,929.14	100123
MT001554	Horsham Car Wash	11/21/2024	Regular	0.00	336.00	100124
MT004239	Imagine That Arts LLC	11/21/2024	Regular	0.00	366.00	100125
MT001610	Interstate Battery Systems	11/21/2024	Regular	0.00	4.95	100126
MT001635	J.P. Mascaro and Sons	11/21/2024	Regular	0.00	825.00	100127
MT004448	Jack Gormley	11/21/2024	Regular	0.00	15.00	100128
MT001636	Jack Gross	11/21/2024	Regular	0.00	150.00	100129
MT001842	Joe Cardamone	11/21/2024	Regular	0.00	150.00	100130
MT001856	John Bereschak	11/21/2024	Regular	0.00	350.00	100131
MT001868	John H. Mogensen	11/21/2024	Regular	0.00	150.00	100132
MT001923	Josh Gotwals	11/21/2024	Regular	0.00	150.00	100133

Check Report

Date Range: 11/12/2024 - 11/21/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT001952	Julius Mack	11/21/2024	Regular	0.00	160.00	100134
MT004308	Justin Tohanczyn	11/21/2024	Regular	0.00	330.00	100135
MT002038	Keith Grierson	11/21/2024	Regular	0.00	100.00	100136
MT002072	Kershaw and Fritz Tire Service Inc.	11/21/2024	Regular	0.00	2,002.56	100137
MT002089	Keystone Municipal Services, Inc.	11/21/2024	Regular	0.00	7,200.00	100138
MT002128	Knox Associates, Inc.	11/21/2024	Regular	0.00	11,793.00	100139
MT002170	Kyle W. Stump	11/21/2024	Regular	0.00	200.00	100140
MT002255	Lenni Electric Corp	11/21/2024	Regular	0.00	26,940.17	100141
MT004480	Lisa Pfeil	11/21/2024	Regular	0.00	65.00	100142
MT002341	Lowe's Companies Inc.	11/21/2024	Regular	0.00	606.48	100143
MT002450	Marquis Barefield	11/21/2024	Regular	0.00	200.00	100144
MT002451	Marriott's Emergency Equipment	11/21/2024	Regular	0.00	360.00	100145
MT002496	Mastertech Auto Service, LLC.	11/21/2024	Regular	0.00	1,067.68	100146
MT002549	McDonald's	11/21/2024	Regular	0.00	51.60	100147
MT002609	Michael Bean	11/21/2024	Regular	0.00	150.00	100148
MT002624	Michael J. Kunzig	11/21/2024	Regular	0.00	100.00	100149
MT002628	Michael Jenkins	11/21/2024	Regular	0.00	62.10	100150
MT002636	Michael Shearer	11/21/2024	Regular	0.00	100.00	100151
MT002698	MJ Earl	11/21/2024	Regular	0.00	474.90	100152
MT002727	Montco AntiHunger Network	11/21/2024	Regular	0.00	5,000.00	100153
MT002745	Montgomery County Public Library	11/21/2024	Regular	0.00	10,000.00	100154
MT002772	Montgomery Township Historical	11/21/2024	Regular	0.00	6,000.00	100155
PAYR-IAFF	Montgomery Township Professional	11/21/2024	Regular	0.00	250.33	100156
MT002796	Moyer Indoor / Outdoor	11/21/2024	Regular	0.00	166.95	100157
MT004138	Napa Auto Parts	11/21/2024	Regular	0.00	213.14	100158
MT004303	NJ E-Z Pass	11/21/2024	Regular	0.00	3.00	100159
MT002929	North Penn Visiting Nurses Assoc.	11/21/2024	Regular	0.00	1,500.00	100160
MT002935	North Wales Library	11/21/2024	Regular	0.00	10,000.00	100161
MT002937	North Wales Water Authority	11/21/2024	Regular	0.00	97.19	100162
MT002957	Occupational Health Centers	11/21/2024	Regular	0.00	330.00	100163
MT002961	ODP Business Solutions, LLC	11/21/2024	Regular	0.00	419.36	100164
MT002974	Omega Systems Consultants, Inc.	11/21/2024	Regular	0.00	4,486.25	100165
MT002986	Otto A. Gaylord	11/21/2024	Regular	0.00	80.00	100166
MT003003	PA Dept of Agriculture	11/21/2024	Regular	0.00	25.00	100167
MT003008	PA Turnpike Commission	11/21/2024	Regular	0.00	880.00	100168
MT003044	Patrick Kerr	11/21/2024	Regular	0.00	200.00	100169
MT003077	PECO Energy	11/21/2024	Regular	0.00	63.28	100170
MT003109	Pennsylvania One Call System, Inc.	11/21/2024	Regular	0.00	457.48	100171
MT004415	Pilot Thomas Logistics, LLC	11/21/2024	Regular	0.00	8,682.66	100172
MT003227	Rachel Brick	11/21/2024	Regular	0.00	300.00	100173
MT003269	Ready Refresh	11/21/2024	Regular	0.00	196.97	100174
MT003334	Richter Drafting and Office Supply Co. Inc	11/21/2024	Regular	0.00	288.35	100175
MT004329	Roger T. Perry	11/21/2024	Regular	0.00	240.00	100176
MT004478	Ronald Zawlocki	11/21/2024	Regular	0.00	200.00	100177
MT003436	Ryan Allison	11/21/2024	Regular	0.00	100.00	100178
MT003444	Ryan W. Irvin	11/21/2024	Regular	0.00	150.00	100179
MT003499	Scatton's Heating and Cooling, Inc.	11/21/2024	Regular	0.00	165.00	100180
MT003510	Scott Deiley	11/21/2024	Regular	0.00	150.00	100181
MT003574	Shoen Safety and Training	11/21/2024	Regular	0.00	1,005.00	100182
MT003624	Spencer D. Borine	11/21/2024	Regular	0.00	280.00	100183
MT004475	Stacy Showmaker	11/21/2024	Regular	0.00	55.00	100184
MT003655	Standard Insurance Company	11/21/2024	Regular	0.00	8,748.49	100185
MT003663	Stardust Entertainment	11/21/2024	Regular	0.00	800.00	100186
MT003768	Syrena Towing	11/21/2024	Regular	0.00	75.00	100187
MT003843	The Peak Center	11/21/2024	Regular	0.00	3,000.00	100188
MT003880	Thomson Reuters	11/21/2024	Regular	0.00	317.67	100189
MT004458	Trevor J, Bradley	11/21/2024	Regular	0.00	100.00	100190
MT003964	Triad Truck Equipment	11/21/2024	Regular	0.00	50.00	100191
MT004006	Unwined and Paint	11/21/2024	Regular	0.00	420.00	100192
MT004051	Verizon	11/21/2024	Regular	0.00	104.33	100193
MT004051	Verizon	11/21/2024	Regular	0.00	299.00	100194

Check Report

Date Range: 11/12/2024 - 11/21/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004051	Verizon	11/21/2024	Regular	0.00	73.02	100195
MT004080	Vinay P. Setty	11/21/2024	Regular	0.00	470.00	100196
MT004189	William Tuttle	11/21/2024	Regular	0.00	100.00	100197
MT004481	Zabree Smith	11/21/2024	Regular	0.00	80.00	100198
PAYR-PBA	Police Benevolent Association	11/21/2024	Bank Draft	0.00	1,439.00	DFT0000402
PAYR-POL PEN	U.S. Bank	11/21/2024	Bank Draft	0.00	8,627.19	DFT0000403
PAYR-PA SCDU	PA SCDU	11/21/2024	Bank Draft	0.00	530.77	DFT0000404
PAYR-401	Empower Retirement	11/21/2024	Bank Draft	0.00	17,875.38	DFT0000405
PAYR-457	Empower Retirement	11/21/2024	Bank Draft	0.00	17,248.13	DFT0000406
PAYR-PHILA	City of Philadelphia	11/21/2024	Bank Draft	0.00	293.40	DFT0000407
PAYR-SITW	State of Pennsylvania	11/21/2024	Bank Draft	0.00	10,588.08	DFT0000408

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	288	118	0.00	236,881.03
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	7	7	0.00	56,601.95
EFT's	0	0	0.00	0.00
	295	126	0.00	293,482.98

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	288	118	0.00	236,881.03
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	7	7	0.00	56,601.95
EFT's	0	0	0.00	0.00
	295	126	0.00	293,482.98

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	11/2024	293,482.98
			293,482.98

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06c

SUBJECT: Bharatiya Temple Cultural and Learning Center LDS#707
1612 County Line Road
MEETING DATE: November 25, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release requested by Bharatiya Temple for the Cultural and Learning Center, located at 1612 County Line Road, as recommended by the Township Engineer.

The original amount of escrow was \$1,144,826.10, held as cash with the Township. This is the fourth release requested, in the amount of \$47,390.00. The new balance would be \$844,332.60.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 19, 2024

File No. 2013-04061-01

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

Reference: Bharatiya Temple Phase 2 - Cultural and Learning Center – LDS#707
Escrow Release 4

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$47,390.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Requested line item H.2 was not recommended for release as it was not completed at the time of our review.

Requested line items D.1-4 were not recommended for release as they were released with Escrow Release #3.

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

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

Sincerely,

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

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

JPD/gja

Enclosure: Release of Escrow Form (11/19/24), Summary of Improvement Escrow Account (11/19/24),
Developer's Request (10/31/24)

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Praful Patel – Bharatiya Temple, Inc.
Krutee Shah, AIA, LEED AP – Paradigm
Bobby Patel – ICON Construction LLC
Rick Mast, P.E., Project Manager – Richard C. Mast Associates, P.C.

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: 10/31/2024

Development: Bharatiya Temple Cultural and Learning Center Ph II - LDS-707
Release #: 4

G&A Project #: 2013-04061-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$43,477.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 11/19/2024

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$47,390.00 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 11/19/2024
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Bharatiya Temple, Inc. for Bharatiya Temple Cultural and Learning Center Ph II - LDS-707, in the amount of \$43,477.00, 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 \$47,390.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$47,390.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$1,144,826.10 pursuant to a signed Land Development Agreement and that \$253,103.50 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$844,332.60 in escrow.

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

VOTE: _____



ESCROW RELEASE NO.: 4

DATE PREPARED: 19-Nov-2024

PROJECT NAME: Bharatiya Temple Cultural and Learning Center Ph II	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2013-04061-01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 1,040,751.00	\$ 47,390.00	\$ 253,103.50	\$ 300,493.50	\$ 740,257.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 47,390.00	\$ 253,103.50	\$ 300,493.50	\$ 844,332.60

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. SOIL EROSION AND SEDIMENT CONTROL												
1. Construction Entrance	EA	3	\$ 3,500.00	\$ 10,500.00		\$ -	3.00	\$ 10,500.00	3.00	\$ 10,500.00		\$ -
2. Concrete Washout	EA	1	\$ 850.00	\$ 850.00		\$ -	1.00	\$ 850.00	1.00	\$ 850.00		\$ -
3. 12 inch Filter Sock	LF	666	\$ 8.50	\$ 5,661.00		\$ -	666.00	\$ 5,661.00	666.00	\$ 5,661.00		\$ -
4. NAG S75 Erosion Control Matting	SY	4,030	\$ 2.25	\$ 9,067.50		\$ -	4,030.00	\$ 9,067.50	4,030.00	\$ 9,067.50		\$ -
5. Filter Bag Inlet Protection	EA	19	\$ 150.00	\$ 2,850.00		\$ -	19.00	\$ 2,850.00	19.00	\$ 2,850.00		\$ -
6. Temporary Seeding-Topsoil Stockpiles	LS	1	\$ 500.00	\$ 500.00		\$ -		\$ -		\$ -	1.00	\$ 500.00
B. DEMOLITION AND CLEARING												
1. Clearing and Grubbing	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00		\$ -
2. Existing Curb Removal and Disposal	LF	1,462	\$ 5.00	\$ 7,310.00		\$ -	1,462.00	\$ 7,310.00	1,462.00	\$ 7,310.00		\$ -
3. Existing Sidewalk Removal and Disposal	SF	2,377	\$ 4.00	\$ 9,508.00		\$ -	2,377.00	\$ 9,508.00	2,377.00	\$ 9,508.00		\$ -
4. Existing Paving Removal and Disposal	SY	2,750	\$ 3.00	\$ 8,250.00		\$ -	2,750.00	\$ 8,250.00	2,750.00	\$ 8,250.00		\$ -
5. Existing Stone Area Regrading/Removal	SY	4,840	\$ 0.50	\$ 2,420.00		\$ -	4,840.00	\$ 2,420.00	4,840.00	\$ 2,420.00		\$ -
6. Existing Inlet Removal and Disposal	EA	3	\$ 800.00	\$ 2,400.00		\$ -	3.00	\$ 2,400.00	3.00	\$ 2,400.00		\$ -
7. Existing Storm Piping Removal and Disposal	LF	257	\$ 4.00	\$ 1,028.00		\$ -	257.00	\$ 1,028.00	257.00	\$ 1,028.00		\$ -
C. EARTHWORK												
1. Strip Topsoil and Stockpile	LS	1	\$ 4,000.00	\$ 4,000.00		\$ -	1.00	\$ 4,000.00	1.00	\$ 4,000.00		\$ -
2. Cut Fill & Compact	CY	5,400	\$ 3.00	\$ 16,200.00	1,350.00	\$ 4,050.00	4,050.00	\$ 12,150.00	5,400.00	\$ 16,200.00		\$ -
3. Rough Grade Site	SF	72,700	\$ 0.05	\$ 3,635.00		\$ -	36,350.00	\$ 1,817.50	36,350.00	\$ 1,817.50	36,350.00	\$ 1,817.50
4. Respread Topsoil	LS	1	\$ 5,400.00	\$ 5,400.00		\$ -		\$ -		\$ -	1.00	\$ 5,400.00
D. SANITARY SEWER												
1. Tie into Existing Main	EA	1	\$ 1,500.00	\$ 1,500.00		\$ -	1.00	\$ 1,500.00	1.00	\$ 1,500.00		\$ -
2. 6" SDR-26 Laterals	LF	347	\$ 25.00	\$ 8,675.00		\$ -	347.00	\$ 8,675.00	347.00	\$ 8,675.00		\$ -
3. Stone Envelope	TON	97	\$ 26.00	\$ 2,522.00		\$ -	97.00	\$ 2,522.00	97.00	\$ 2,522.00		\$ -
4. Grease Trap	EA	1	\$ 5,000.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	1.00	\$ 5,000.00		\$ -
5. Testing (Air, Madrel and Vacuum)	LS	1	\$ 1,000.00	\$ 1,000.00		\$ -	1.00	\$ 1,000.00	1.00	\$ 1,000.00		\$ -
E. STORMWATER												
1. 15 in. HDPE	LF	1,356	\$ 40.00	\$ 54,240.00		\$ -	1,356.00	\$ 54,240.00	1,356.00	\$ 54,240.00		\$ -
2. Modifications to Ex. Outfall Structure	LS	1	\$ 1,300.00	\$ 1,300.00		\$ -		\$ -		\$ -	1.00	\$ 1,300.00
3. Type C Inlet	EA	5	\$ 2,450.00	\$ 12,250.00		\$ -	5.00	\$ 12,250.00	5.00	\$ 12,250.00		\$ -
4. Type M Inlet	EA	3	\$ 2,350.00	\$ 7,050.00		\$ -	3.00	\$ 7,050.00	3.00	\$ 7,050.00		\$ -
5. Type M Inlet w/Mod. Box and Weir	EA	1	\$ 5,100.00	\$ 5,100.00		\$ -	1.00	\$ 5,100.00	1.00	\$ 5,100.00		\$ -
6. Yard Inlet 2'x2'	EA	6	\$ 1,500.00	\$ 9,000.00		\$ -	6.00	\$ 9,000.00	6.00	\$ 9,000.00		\$ -
7. Type DW Endwall	EA	1	\$ 3,000.00	\$ 3,000.00		\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00		\$ -
8. Stone Envelope	TON	380	\$ 15.00	\$ 5,700.00		\$ -	380.00	\$ 5,700.00	380.00	\$ 5,700.00		\$ -
9. Infiltration Bed (Basin A)	EA	1	\$ 40,200.00	\$ 40,200.00		\$ -	1.00	\$ 40,200.00	1.00	\$ 40,200.00		\$ -
10. Sawcut Existing Pavement	LF	129	\$ 2.00	\$ 258.00		\$ -	129.00	\$ 258.00	129.00	\$ 258.00		\$ -
11. Temporary Trench Restoration	SY	27	\$ 20.00	\$ 540.00		\$ -	27.00	\$ 540.00	27.00	\$ 540.00		\$ -
12. Permanent Roadway Restoration	SY	27	\$ 40.00	\$ 1,080.00		\$ -	27.00	\$ 1,080.00	27.00	\$ 1,080.00		\$ -
13. Rip Rap Apron	TON	13	\$ 150.00	\$ 1,950.00		\$ -	13.00	\$ 1,950.00	13.00	\$ 1,950.00		\$ -



PROJECT NAME: Bharatiya Temple Cultural and Learning Center Ph II	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2013-04061-01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 1,040,751.00	\$ 47,390.00	\$ 253,103.50	\$ 300,493.50	\$ 740,257.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 47,390.00	\$ 253,103.50	\$ 300,493.50	\$ 844,332.60

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
F. PAVING AND PARKING AREA												
1. Excavate and Backfill for Curb	LF	2,892	\$ 2.00	\$ 5,784.00	2,167.00	\$ 4,334.00		\$ -	2,167.00	\$ 4,334.00	725.00	\$ 1,450.00
2. Concrete Curb, inc. curb line sealing	LF	2,892	\$ 18.00	\$ 52,056.00	2,167.00	\$ 39,006.00		\$ -	2,167.00	\$ 39,006.00	725.00	\$ 13,050.00
3. Fine Grade Paving	SY	7,656	\$ 2.75	\$ 21,054.00		\$ -		\$ -		\$ -	7,656.00	\$ 21,054.00
4. 6 in. 2A Subbase	SY	7,656	\$ 7.00	\$ 53,592.00		\$ -		\$ -		\$ -	7,656.00	\$ 53,592.00
5. 3.5 in. 25mm Base Course	SY	7,656	\$ 18.00	\$ 137,808.00		\$ -		\$ -		\$ -	7,656.00	\$ 137,808.00
6. 2.0 in. 19mm Binder Course	SY	7,656	\$ 11.00	\$ 84,216.00		\$ -		\$ -		\$ -	7,656.00	\$ 84,216.00
7. Sweep and Tack Coat	SY	7,656	\$ 0.50	\$ 3,828.00		\$ -		\$ -		\$ -	7,656.00	\$ 3,828.00
8. 1.5 in. 9.5mm Wearing Course	SY	7,656	\$ 10.00	\$ 76,560.00		\$ -		\$ -		\$ -	7,656.00	\$ 76,560.00
9. Joint Seal	EA	3,025	\$ 0.75	\$ 2,268.75		\$ -		\$ -		\$ -	3,025.00	\$ 2,268.75
G. ACCESS CONNECTION DRIVEWAY												
1. Strip Topsoil and Stockpile	CY	78	\$ 10.00	\$ 780.00		\$ -		\$ -		\$ -	78.00	\$ 780.00
2. Fine Grade Paving	SY	193	\$ 2.75	\$ 530.75		\$ -		\$ -		\$ -	193.00	\$ 530.75
3. 6 in. 2A Subbase	SY	193	\$ 7.00	\$ 1,351.00		\$ -		\$ -		\$ -	193.00	\$ 1,351.00
4. 3.5 in. 25mm Base Course	SY	193	\$ 18.00	\$ 3,474.00		\$ -		\$ -		\$ -	193.00	\$ 3,474.00
5. 2.0 in. 19mm Binder Course	SY	193	\$ 11.00	\$ 2,123.00		\$ -		\$ -		\$ -	193.00	\$ 2,123.00
6. Sweep and Tack Coat	SY	193	\$ 0.50	\$ 96.50		\$ -		\$ -		\$ -	193.00	\$ 96.50
7. 1.5 in. 9.5mm Wearing Course	SY	193	\$ 10.00	\$ 1,930.00		\$ -		\$ -		\$ -	193.00	\$ 1,930.00
8. Bollards and Chain	LS	1	\$ 1,600.00	\$ 1,600.00		\$ -		\$ -		\$ -	1.00	\$ 1,600.00
H. CONCRETE SIDEWALK AND APRONS												
1. 4 ft wide Concrete Sidewalk - Internal Site	SF	4,823	\$ 18.00	\$ 86,814.00		\$ -		\$ -		\$ -	4,823.00	\$ 86,814.00
2. 4 ft wide Concrete Sidewalk - County Line Road	SF	1,778	\$ 18.00	\$ 32,004.00		\$ -		\$ -		\$ -	1,778.00	\$ 32,004.00
3. Concrete Driveway Aprons - County Line Road	SF	195	\$ 25.00	\$ 4,875.00		\$ -		\$ -		\$ -	195.00	\$ 4,875.00
4. ADA Curb Ramp, inc. DWS	EA	10	\$ 2,500.00	\$ 25,000.00		\$ -		\$ -		\$ -	10.00	\$ 25,000.00
I. LANDSCAPING												
1. Eastern White Pine	EA	18	\$ 550.00	\$ 9,900.00		\$ -		\$ -		\$ -	18.00	\$ 9,900.00
2. Sweetbay Magnolia	EA	22	\$ 400.00	\$ 8,800.00		\$ -		\$ -		\$ -	22.00	\$ 8,800.00
3. Saucer Magnolia	EA	10	\$ 400.00	\$ 4,000.00		\$ -		\$ -		\$ -	10.00	\$ 4,000.00
4. Burgundy Star Magnolia	EA	10	\$ 400.00	\$ 4,000.00		\$ -		\$ -		\$ -	10.00	\$ 4,000.00
5. Vossil Goldenchain Tree	EA	21	\$ 400.00	\$ 8,400.00		\$ -		\$ -		\$ -	21.00	\$ 8,400.00
6. Autumn Gold Ginko	EA	6	\$ 600.00	\$ 3,600.00		\$ -		\$ -		\$ -	6.00	\$ 3,600.00
7. Red Maple (Native)	EA	15	\$ 600.00	\$ 9,000.00		\$ -		\$ -		\$ -	15.00	\$ 9,000.00
8. London Plane Tree	EA	3	\$ 600.00	\$ 1,800.00		\$ -		\$ -		\$ -	3.00	\$ 1,800.00
9. Green Pillar Pin Oak (Native)	EA	4	\$ 600.00	\$ 2,400.00		\$ -		\$ -		\$ -	4.00	\$ 2,400.00
10. Japanese Zelkova	EA	3	\$ 600.00	\$ 1,800.00		\$ -		\$ -		\$ -	3.00	\$ 1,800.00
11. Blue Atlas Cedar	EA	1	\$ 550.00	\$ 550.00		\$ -		\$ -		\$ -	1.00	\$ 550.00
12. American Holly	EA	18	\$ 550.00	\$ 9,900.00		\$ -		\$ -		\$ -	18.00	\$ 9,900.00
13. Green Giant Arborvitae	EA	43	\$ 250.00	\$ 10,750.00		\$ -		\$ -		\$ -	43.00	\$ 10,750.00
14. Inkberry	EA	13	\$ 95.00	\$ 1,235.00		\$ -		\$ -		\$ -	13.00	\$ 1,235.00
15. Chesapeake Viburnum	EA	5	\$ 95.00	\$ 475.00		\$ -		\$ -		\$ -	5.00	\$ 475.00
16. Privacy Fencing	EA	175	\$ 45.00	\$ 7,875.00		\$ -		\$ -		\$ -	175.00	\$ 7,875.00
17. Detention Basin Fencing	EA	350	\$ 35.00	\$ 12,250.00		\$ -		\$ -		\$ -	350.00	\$ 12,250.00
18. Tree Protection Fencing	EA	1,558	\$ 1.75	\$ 2,726.50		\$ -	1,558.00	\$ 2,726.50	1,558.00	\$ 2,726.50		\$ -



ESCROW RELEASE NO.: 4

DATE PREPARED: 19-Nov-2024

PROJECT NAME: Bharatiya Temple Cultural and Learning Center Ph II	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2013-04061-01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 1,040,751.00	\$ 47,390.00	\$ 253,103.50	\$ 300,493.50	\$ 740,257.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy = \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 47,390.00	\$ 253,103.50	\$ 300,493.50	\$ 844,332.60

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. LIGHTING												
1. Misc. Existing Fixture Removal	LS	1	\$ 1,000.00	\$ 1,000.00	\$ -	-	1.00	\$ 1,000.00	1.00	\$ 1,000.00	\$ -	-
2. Provide Back Shield on Existing Fixtures	EA	4	\$ 300.00	\$ 1,200.00	\$ -	-	\$ -	-	\$ -	-	4.00	\$ 1,200.00
3. Fixture A on Existing Pole	EA	2	\$ 650.00	\$ 1,300.00	\$ -	-	\$ -	-	\$ -	-	2.00	\$ 1,300.00
4. Fixture A on New Pole	EA	5	\$ 3,000.00	\$ 15,000.00	\$ -	-	\$ -	-	\$ -	-	5.00	\$ 15,000.00
5. Fixture B on New Pole	EA	4	\$ 3,000.00	\$ 12,000.00	\$ -	-	\$ -	-	\$ -	-	4.00	\$ 12,000.00
6. Fixture C on New Pole	EA	3	\$ 3,000.00	\$ 9,000.00	\$ -	-	\$ -	-	\$ -	-	3.00	\$ 9,000.00
7. Fixture D on New Pole	EA	1	\$ 3,650.00	\$ 3,650.00	\$ -	-	\$ -	-	\$ -	-	1.00	\$ 3,650.00
8. Fixture E on Building	EA	4	\$ 550.00	\$ 2,200.00	\$ -	-	\$ -	-	\$ -	-	4.00	\$ 2,200.00
9. Fixture F on New Pole	EA	1	\$ 3,000.00	\$ 3,000.00	\$ -	-	\$ -	-	\$ -	-	1.00	\$ 3,000.00
10. Fixture G on New Pole	EA	4	\$ 3,000.00	\$ 12,000.00	\$ -	-	\$ -	-	\$ -	-	4.00	\$ 12,000.00
K. MISCELLANEOUS												
1. Construction Stakeout	LS	1	\$ 7,500.00	\$ 7,500.00	\$ -	-	1.00	\$ 7,500.00	1.00	\$ 7,500.00	\$ -	-
2. As-Built Plans	LS	1	\$ 5,500.00	\$ 5,500.00	\$ -	-	\$ -	-	\$ -	-	1.00	\$ 5,500.00
3. Dumpster Area (Pad & Fence)	LS	1	\$ 5,000.00	\$ 5,000.00	\$ -	-	\$ -	-	\$ -	-	1.00	\$ 5,000.00
4. Signage	EA	23	\$ 250.00	\$ 5,750.00	\$ -	-	\$ -	-	\$ -	-	23.00	\$ 5,750.00
5. Pavement Markings	LS	1	\$ 2,500.00	\$ 2,500.00	\$ -	-	\$ -	-	\$ -	-	1.00	\$ 2,500.00
6. Concrete Monuments	EA	5	\$ 250.00	\$ 1,250.00	\$ -	-	\$ -	-	\$ -	-	5.00	\$ 1,250.00
7. Iron Pins	LS	1	\$ 750.00	\$ 750.00	\$ -	-	\$ -	-	\$ -	-	1.00	\$ 750.00
L. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC \$509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)	LS	1	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	-	1.00	\$ -
M. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 104,075.10	\$ 104,075.10	\$ -	-	\$ -	-	\$ -	-	1.00	\$ 104,075.10

DEVELOPER'S REQUEST

SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 31-Oct-2024

PROJECT NAME: Bharatiya Temple Cultural and Learning Center	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2013-04061-01
TYPE OF SECURITY: Financial Security	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 43,477.00	\$ 238,976.50	\$ -	\$ 1,040,751.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 43,477.00	\$ 238,976.50	\$ -	\$ 1,144,826.10

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. SOIL EROSION AND SEDIMENT CONTROL												
1. Construction Entrance	EA	3	\$ 3,500.00	\$ 10,500.00			3.00	\$ 10,500.00	\$ -		3.00	\$ 10,500.00
2. Concrete Washout	EA	1	\$ 850.00	\$ 850.00			1.00	\$ 850.00	\$ -		1.00	\$ 850.00
3. 12 inch Filter Sock	LF	666	\$ 8.50	\$ 5,661.00			666.00	\$ 5,661.00	\$ -		666.00	\$ 5,661.00
4. NAG S75 Erosion Control Matting	SY	4,030	\$ 2.25	\$ 9,067.50			4,030.00	\$ 9,067.50	\$ -		4,030.00	\$ 9,067.50
5. Filter Bag Inlet Protection	EA	19	\$ 150.00	\$ 2,850.00			19.00	\$ 2,850.00	\$ -		19.00	\$ 2,850.00
6. Temporary Seeding-Topsoil Stockpiles	LS	1	\$ 500.00	\$ 500.00				\$ -	\$ -		1.00	\$ 500.00
B. DEMOLITION AND CLEARING												
1. Clearing and Grubbing	LS	1	\$ 5,000.00	\$ 5,000.00			1.00	\$ 5,000.00	\$ -		1.00	\$ 5,000.00
2. Existing Curb Removal and Disposal	LF	1,462	\$ 5.00	\$ 7,310.00			1,462.00	\$ 7,310.00	\$ -		1,462.00	\$ 7,310.00
3. Existing Sidewalk Removal and Disposal	SF	2,377	\$ 4.00	\$ 9,508.00			2,377.00	\$ 9,508.00	\$ -		2,377.00	\$ 9,508.00
4. Existing Paving Removal and Disposal	SY	2,750	\$ 3.00	\$ 8,250.00			2,750.00	\$ 8,250.00	\$ -		2,750.00	\$ 8,250.00
5. Existing Stone Area Regrading/Removal	SY	4,840	\$ 0.50	\$ 2,420.00			4,840.00	\$ 2,420.00	\$ -		4,840.00	\$ 2,420.00
6. Existing Inlet Removal and Disposal	EA	3	\$ 800.00	\$ 2,400.00			3.00	\$ 2,400.00	\$ -		3.00	\$ 2,400.00
7. Existing Storm Piping Removal and Disposal	LF	257	\$ 4.00	\$ 1,028.00			257.00	\$ 1,028.00	\$ -		257.00	\$ 1,028.00
C. EARTHWORK												
1. Strip Topsoil and Stockpile	LS	1	\$ 4,000.00	\$ 4,000.00			1.00	\$ 4,000.00	\$ -		1.00	\$ 4,000.00
2. Cut Fill & Compact	CY	5,400	\$ 3.00	\$ 16,200.00	1,350.00	\$ 4,050.00	4,050.00	\$ 12,150.00	\$ -		5,400.00	\$ 16,200.00
3. Rough Grade Site	SF	72,700	\$ 0.05	\$ 3,635.00			36,350.00	\$ 1,817.50	\$ -		72,700.00	\$ 3,635.00
4. Respread Topsoil	LS	1	\$ 5,400.00	\$ 5,400.00				\$ -	\$ -		1.00	\$ 5,400.00
D. SANITARY SEWER												
1. Tie into Existing Main	EA	1	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00		\$ -	\$ -		1.00	\$ 1,500.00
2. 6" SDR-26 Laterals	LF	347	\$ 25.00	\$ 8,675.00	237.00	\$ 5,925.00	110.00	\$ 2,750.00	\$ -		347.00	\$ 8,675.00
3. Stone Envelope	TON	97	\$ 26.00	\$ 2,522.00	77.00	\$ 2,002.00	20.00	\$ 520.00	\$ -		97.00	\$ 2,522.00
4. Grease Trap	EA	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00		\$ -	\$ -		1.00	\$ 5,000.00
5. Testing (Air, Madrel and Vacuum)	LS	1	\$ 1,000.00	\$ 1,000.00				\$ -	\$ -		1.00	\$ 1,000.00
E. STORMWATER												
1. 15 in. HDPE	LF	1,356	\$ 40.00	\$ 54,240.00			1,356.00	\$ 54,240.00	\$ -		1,356.00	\$ 54,240.00
2. Modifications to Ex. Outfall Structure	LS	1	\$ 1,300.00	\$ 1,300.00			1.00	\$ 1,300.00	\$ -		1.00	\$ 1,300.00
3. Type C Inlet	EA	5	\$ 2,450.00	\$ 12,250.00			5.00	\$ 12,250.00	\$ -		5.00	\$ 12,250.00
4. Type M Inlet	EA	3	\$ 2,350.00	\$ 7,050.00			3.00	\$ 7,050.00	\$ -		3.00	\$ 7,050.00
5. Type M Inlet w/Mod. Box and Weir	EA	1	\$ 5,100.00	\$ 5,100.00			1.00	\$ 5,100.00	\$ -		1.00	\$ 5,100.00
6. Yard Inlet 2'x2'	EA	6	\$ 1,500.00	\$ 9,000.00			6.00	\$ 9,000.00	\$ -		6.00	\$ 9,000.00
7. Type DW Endwall	EA	1	\$ 3,000.00	\$ 3,000.00			1.00	\$ 3,000.00	\$ -		1.00	\$ 3,000.00
8. Stone Envelope	TON	380	\$ 15.00	\$ 5,700.00			380.00	\$ 5,700.00	\$ -		380.00	\$ 5,700.00
9. Infiltration Bed (Basin A)	EA	1	\$ 40,200.00	\$ 40,200.00			1.00	\$ 40,200.00	\$ -		1.00	\$ 40,200.00
10. Sawcut Existing Pavement	LF	129	\$ 2.00	\$ 258.00			129.00	\$ 258.00	\$ -		129.00	\$ 258.00
11. Temporary Trench Restoration	SY	27	\$ 20.00	\$ 540.00			27.00	\$ 540.00	\$ -		27.00	\$ 540.00
12. Permanent Roadway Restoration	SY	27	\$ 40.00	\$ 1,080.00			27.00	\$ 1,080.00	\$ -		27.00	\$ 1,080.00
13. Rip Rap Apron	TON	13	\$ 150.00	\$ 1,950.00			13.00	\$ 1,950.00	\$ -		13.00	\$ 1,950.00

DEVELOPER'S REQUEST

SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 31-Oct-2024

PROJECT NAME: Bharatiya Temple Cultural and Learning Center	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2013-04061-01
TYPE OF SECURITY: Financial Security	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 43,477.00	\$ 238,976.50	\$ -	\$ 1,040,751.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 43,477.00	\$ 238,976.50	\$ -	\$ 1,144,826.10

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
F. PAVING AND PARKING AREA												
1. Excavate and Backfill for Curb	LF	2,892	\$ 2.00	\$ 5,784.00			\$ -	\$ -	\$ -	2,892.00	\$ 5,784.00	
2. Concrete Curb, inc. curb line sealing	LF	2,892	\$ 18.00	\$ 52,056.00			\$ -	\$ -	\$ -	2,892.00	\$ 52,056.00	
3. Fine Grade Paving	SY	7,656	\$ 2.75	\$ 21,054.00			\$ -	\$ -	\$ -	7,656.00	\$ 21,054.00	
4. 6 in. 2A Subbase	SY	7,656	\$ 7.00	\$ 53,592.00			\$ -	\$ -	\$ -	7,656.00	\$ 53,592.00	
5. 3.5 in. 25mm Base Course	SY	7,656	\$ 18.00	\$ 137,808.00			\$ -	\$ -	\$ -	7,656.00	\$ 137,808.00	
6. 2.0 in. 19mm Binder Course	SY	7,656	\$ 11.00	\$ 84,216.00			\$ -	\$ -	\$ -	7,656.00	\$ 84,216.00	
7. Sweep and Tack Coat	SY	7,656	\$ 0.50	\$ 3,828.00			\$ -	\$ -	\$ -	7,656.00	\$ 3,828.00	
8. 1.5 in. 9.5mm Wearing Course	SY	7,656	\$ 10.00	\$ 76,560.00			\$ -	\$ -	\$ -	7,656.00	\$ 76,560.00	
9. Joint Seal	EA	3,025	\$ 0.75	\$ 2,268.75			\$ -	\$ -	\$ -	3,025.00	\$ 2,268.75	
G. ACCESS CONNECTION DRIVEWAY												
1. Strip Topsoil and Stockpile	CY	78	\$ 10.00	\$ 780.00			\$ -	\$ -	\$ -	78.00	\$ 780.00	
2. Fine Grade Paving	SY	193	\$ 2.75	\$ 530.75			\$ -	\$ -	\$ -	193.00	\$ 530.75	
3. 6 in. 2A Subbase	SY	193	\$ 7.00	\$ 1,351.00			\$ -	\$ -	\$ -	193.00	\$ 1,351.00	
4. 3.5 in. 25mm Base Course	SY	193	\$ 18.00	\$ 3,474.00			\$ -	\$ -	\$ -	193.00	\$ 3,474.00	
5. 2.0 in. 19mm Binder Course	SY	193	\$ 11.00	\$ 2,123.00			\$ -	\$ -	\$ -	193.00	\$ 2,123.00	
6. Sweep and Tack Coat	SY	193	\$ 0.50	\$ 96.50			\$ -	\$ -	\$ -	193.00	\$ 96.50	
7. 1.5 in. 9.5mm Wearing Course	SY	193	\$ 10.00	\$ 1,930.00			\$ -	\$ -	\$ -	193.00	\$ 1,930.00	
8. Bollards and Chain	LS	1	\$ 1,600.00	\$ 1,600.00			\$ -	\$ -	\$ -	1.00	\$ 1,600.00	
H. CONCRETE SIDEWALK AND APRONS												
1. 4 ft wide Concrete Sidewalk - Internal Site	SF	4,823	\$ 18.00	\$ 86,814.00			\$ -	\$ -	\$ -	4,823.00	\$ 86,814.00	
2. 4 ft wide Concrete Sidewalk - County Line Road	SF	1,778	\$ 18.00	\$ 32,004.00			\$ -	\$ -	\$ -	1,778.00	\$ 32,004.00	
3. Concrete Driveway Aprons - County Line Road	SF	195	\$ 25.00	\$ 4,875.00			\$ -	\$ -	\$ -	195.00	\$ 4,875.00	
4. ADA Curb Ramp, inc. DWS	EA	10	\$ 2,500.00	\$ 25,000.00	10.00	\$ 25,000.00	\$ -	\$ -	\$ -	10.00	\$ 25,000.00	
I. LANDSCAPING												
1. Eastern White Pine	EA	18	\$ 550.00	\$ 9,900.00			\$ -	\$ -	\$ -	18.00	\$ 9,900.00	
2. Sweebay Magnolia	EA	22	\$ 400.00	\$ 8,800.00			\$ -	\$ -	\$ -	22.00	\$ 8,800.00	
3. Saucer Magnolia	EA	10	\$ 400.00	\$ 4,000.00			\$ -	\$ -	\$ -	10.00	\$ 4,000.00	
4. Burgundy Star Magnolia	EA	10	\$ 400.00	\$ 4,000.00			\$ -	\$ -	\$ -	10.00	\$ 4,000.00	
5. Vossil Goldenchain Tree	EA	21	\$ 400.00	\$ 8,400.00			\$ -	\$ -	\$ -	21.00	\$ 8,400.00	
6. Autumn Gold Ginko	EA	6	\$ 600.00	\$ 3,600.00			\$ -	\$ -	\$ -	6.00	\$ 3,600.00	
7. Red Maple (Native)	EA	15	\$ 600.00	\$ 9,000.00			\$ -	\$ -	\$ -	15.00	\$ 9,000.00	
8. London Plane Tree	EA	3	\$ 600.00	\$ 1,800.00			\$ -	\$ -	\$ -	3.00	\$ 1,800.00	
9. Green Pillar Pin Oak (Native)	EA	4	\$ 600.00	\$ 2,400.00			\$ -	\$ -	\$ -	4.00	\$ 2,400.00	
10. Japanese Zelkova	EA	3	\$ 600.00	\$ 1,800.00			\$ -	\$ -	\$ -	3.00	\$ 1,800.00	
11. Blue Atlas Cedar	EA	1	\$ 550.00	\$ 550.00			\$ -	\$ -	\$ -	1.00	\$ 550.00	
12. American Holly	EA	18	\$ 550.00	\$ 9,900.00			\$ -	\$ -	\$ -	18.00	\$ 9,900.00	
13. Green Giant Arborvitae	EA	43	\$ 250.00	\$ 10,750.00			\$ -	\$ -	\$ -	43.00	\$ 10,750.00	
14. Inkberry	EA	13	\$ 95.00	\$ 1,235.00			\$ -	\$ -	\$ -	13.00	\$ 1,235.00	
15. Chesapeake Viburnum	EA	5	\$ 95.00	\$ 475.00			\$ -	\$ -	\$ -	5.00	\$ 475.00	
16. Privacy Fencing	EA	175	\$ 45.00	\$ 7,875.00			\$ -	\$ -	\$ -	175.00	\$ 7,875.00	
17. Detention Basin Fencing	EA	350	\$ 35.00	\$ 12,250.00			\$ -	\$ -	\$ -	350.00	\$ 12,250.00	
18. Tree Protection Fencing	EA	1,558	\$ 1.75	\$ 2,726.50			\$ 1,558.00	\$ 2,726.50	\$ -	1,558.00	\$ 2,726.50	

DEVELOPER'S REQUEST

SUMMARY OF ESCROW ACCOUNT

DATE PREPARED: 31-Oct-2024

PROJECT NAME: Bharatiya Temple Cultural and Learning Center	TOTAL ENG/NSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Bharatiya Temple, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO: LDS-707
ESCROW AGENT: Montgomery Township		G&A PROJECT NO: 2013-04061-01
TYPE OF SECURITY: Financial Security	MAINTENANCE BOND AMOUNT (15%): \$ 156,112.65	AGREEMENT DATE: 26-May-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,040,751.00	\$ 43,477.00	\$ 238,976.50	\$ -	\$ 1,040,751.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 104,075.10	\$ -	\$ -	\$ -	\$ 104,075.10
TOTAL	\$ 1,144,826.10	\$ 43,477.00	\$ 238,976.50	\$ -	\$ 1,144,826.10

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. LIGHTING												
1. Misc. Existing Fixture Removal	LS	1	\$ 1,000.00	\$ 1,000.00			1.00	\$ 1,000.00	\$ -		1.00	\$ 1,000.00
2. Provide Back Shield on Existing Fixtures	EA	4	\$ 300.00	\$ 1,200.00				\$ -	\$ -		4.00	\$ 1,200.00
3. Fixture A on Existing Pole	EA	2	\$ 650.00	\$ 1,300.00				\$ -	\$ -		2.00	\$ 1,300.00
4. Fixture A on New Pole	EA	5	\$ 3,000.00	\$ 15,000.00				\$ -	\$ -		5.00	\$ 15,000.00
5. Fixture B on New Pole	EA	4	\$ 3,000.00	\$ 12,000.00				\$ -	\$ -		4.00	\$ 12,000.00
6. Fixture C on New Pole	EA	3	\$ 3,000.00	\$ 9,000.00				\$ -	\$ -		3.00	\$ 9,000.00
7. Fixture D on New Pole	EA	1	\$ 3,650.00	\$ 3,650.00				\$ -	\$ -		1.00	\$ 3,650.00
8. Fixture E on Building	EA	4	\$ 550.00	\$ 2,200.00				\$ -	\$ -		4.00	\$ 2,200.00
9. Fixture F on New Pole	EA	1	\$ 3,000.00	\$ 3,000.00				\$ -	\$ -		1.00	\$ 3,000.00
10. Fixture G on New Pole	EA	4	\$ 3,000.00	\$ 12,000.00				\$ -	\$ -		4.00	\$ 12,000.00
K. MISCELLANEOUS												
1. Construction Stakeout	LS	1	\$ 7,500.00	\$ 7,500.00			1.00	\$ 7,500.00	\$ -		1.00	\$ 7,500.00
2. As-Built Plans	LS	1	\$ 5,500.00	\$ 5,500.00				\$ -	\$ -		1.00	\$ 5,500.00
3. Dumpster Area (Pad & Fence)	LS	1	\$ 5,000.00	\$ 5,000.00				\$ -	\$ -		1.00	\$ 5,000.00
4. Signage	EA	23	\$ 250.00	\$ 5,750.00				\$ -	\$ -		23.00	\$ 5,750.00
5. Pavement Markings	LS	1	\$ 2,500.00	\$ 2,500.00				\$ -	\$ -		1.00	\$ 2,500.00
6. Concrete Monuments	EA	5	\$ 250.00	\$ 1,250.00				\$ -	\$ -		5.00	\$ 1,250.00
7. Iron Pins	LS	1	\$ 750.00	\$ 750.00				\$ -	\$ -		1.00	\$ 750.00
L. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)	LS	1	\$ -	\$ -				\$ -	\$ -		1.00	\$ -
M. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 104,075.10	\$ 104,075.10				\$ -	\$ -		1.00	\$ 104,075.10

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06d

SUBJECT: Consider Construction Escrow Release 14 – Higher Rock Partners, LP
Higher Rock Phase 2 – LDS 694
MEETING DATE: November 25, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

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

The original mount of the escrow for Phase 2 was \$4,849,153.35, held as a LOC with Fulton Bank. This is the 14th release for Phase 2 and is in the amount of \$43,350.94. The new balance will be \$617,898.12.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 20, 2024

File No. 2016-07014-01

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

Reference: Higher Rock Partners, LP – Land Development (Phase 2) – LDS#694
Escrow Release 14

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$43,350.94 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

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

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

Sincerely,

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

JPD/sl

Enclosure: Release of Escrow Form (11/20/24), Summary of Improvement Escrow Account (11/20/24)

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township
Mary Gambino, Project Coordinator - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
John Antonucci – Higher Rock Partners, LP
Jim Kahn, President – Higher Rock Partners, LP
James M. DeNave, P.E., Director of Operations - PH&C, LLC
George Hartman, P.E. – Bohler Engineering
Judith Stern Goldstein, ASLA, R.L.A., Senior Project Manager – Gilmore & Associates, Inc.
Damon Drummond, P.E., PTOE, Senior Transportation Engineer – Gilmore & Associates, Inc.

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

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

RELEASE OF ESCROW FORM

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

Date: 11/15/2024

Development: Higher Rock - Land Development - LDS-694
Release #: 14

G&A Project #: 2016-07014-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$43,350.94. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 11/20/2024

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$43,350.94 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 11/20/2024
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Higher Rock Partners, LP for Higher Rock - Land Development - LDS-694, in the amount of \$43,350.94, 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 \$43,350.94; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$43,350.94; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum contingent upon payment of any and all outstanding bills. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$4,849,153.36 pursuant to a signed Land Development Agreement and that \$4,187,904.30 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$617,898.12 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



ESCROW RELEASE NO. 14

DATE PREPARED: 20-Nov-2024

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 43,350.94	\$ 4,187,904.30	\$ 4,231,255.24	\$ 177,066.00
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 43,350.94	\$ 4,187,904.30	\$ 4,231,255.24	\$ 617,898.12

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
PHASE 2 - LAND DEVELOPMENT												
2.A. SOIL EROSION AND SEDIMENT CONTROL												
<i>Stage 2</i>												
1. Inlet Protection	EA	50	\$ 255.00	\$ 12,750.00	\$ -	-	50.00	\$ 12,750.00	50.00	\$ 12,750.00	\$ -	-
2. 18" Filter Sock	LF	540	\$ 5.75	\$ 3,105.00	\$ -	-	540.00	\$ 3,105.00	540.00	\$ 3,105.00	\$ -	-
3. 24" Filter Sock	LF	200	\$ 9.25	\$ 1,850.00	\$ -	-	200.00	\$ 1,850.00	200.00	\$ 1,850.00	\$ -	-
4. NAG SC-150	SF	19,600	\$ 0.24	\$ 4,704.00	\$ -	-	19,600.00	\$ 4,704.00	19,600.00	\$ 4,704.00	\$ -	-
5. Remove E&S Measures	LS	1	\$ 8,500.00	\$ 8,500.00	\$ -	-	1.00	\$ 8,500.00	1.00	\$ 8,500.00	\$ -	-
2.B. STORMWATER												
1. 4 in. PVC	LF	672	\$ 25.00	\$ 16,800.00	\$ -	-	672.00	\$ 16,800.00	672.00	\$ 16,800.00	\$ -	-
2. 6 in. PVC	LF	300	\$ 28.00	\$ 8,400.00	\$ -	-	300.00	\$ 8,400.00	300.00	\$ 8,400.00	\$ -	-
3. 15 in. HDPE	LF	2,948	\$ 38.00	\$ 112,024.00	\$ -	-	2,948.00	\$ 112,024.00	2,948.00	\$ 112,024.00	\$ -	-
4. 18 in. HDPE	LF	316	\$ 43.00	\$ 13,588.00	\$ -	-	316.00	\$ 13,588.00	316.00	\$ 13,588.00	\$ -	-
5. 24 in. HDPE	LF	1,322	\$ 49.00	\$ 64,778.00	\$ -	-	1,322.00	\$ 64,778.00	1,322.00	\$ 64,778.00	\$ -	-
6. Inlet	EA	50	\$ 2,550.00	\$ 127,500.00	\$ -	-	50.00	\$ 127,500.00	50.00	\$ 127,500.00	\$ -	-
7. Yard Drain	EA	3	\$ 1,595.00	\$ 4,785.00	\$ -	-	3.00	\$ 4,785.00	3.00	\$ 4,785.00	\$ -	-
8. 15 in. DW Endwall	EA	1	\$ 1,350.00	\$ 1,350.00	\$ -	-	1.00	\$ 1,350.00	1.00	\$ 1,350.00	\$ -	-
9. 24 in. DW Endwall	EA	1	\$ 1,800.00	\$ 1,800.00	\$ -	-	1.00	\$ 1,800.00	1.00	\$ 1,800.00	\$ -	-
10. Manhole	EA	32	\$ 2,665.00	\$ 85,280.00	\$ -	-	32.00	\$ 85,280.00	32.00	\$ 85,280.00	\$ -	-
11. StormTech Basin UGB1	13209 CY	LS	\$ 103,000.00	\$ 103,000.00	\$ -	-	1.00	\$ 103,000.00	1.00	\$ 103,000.00	\$ -	-
12. StormTech Basin UGB2A	16483 CY	LS	\$ 105,300.00	\$ 105,300.00	\$ -	-	1.00	\$ 105,300.00	1.00	\$ 105,300.00	\$ -	-
13. StormTech Basin UGB2B	6342 CY	LS	\$ 40,500.00	\$ 40,500.00	\$ -	-	1.00	\$ 40,500.00	1.00	\$ 40,500.00	\$ -	-
14. StormTech Basin UGB2C	10369 CY	LS	\$ 66,200.00	\$ 66,200.00	\$ -	-	1.00	\$ 66,200.00	1.00	\$ 66,200.00	\$ -	-
15. StormTech Basin UGB3	15274 CY	LS	\$ 99,000.00	\$ 99,000.00	\$ -	-	1.00	\$ 99,000.00	1.00	\$ 99,000.00	\$ -	-
16. StormTech Basin UGB4A	14754 CY	LS	\$ 92,000.00	\$ 92,000.00	\$ -	-	1.00	\$ 92,000.00	1.00	\$ 92,000.00	\$ -	-
17. StormTech Basin UGB4B	16067 CY	LS	\$ 114,000.00	\$ 114,000.00	\$ -	-	1.00	\$ 114,000.00	1.00	\$ 114,000.00	\$ -	-
18. StormTech Basin UGB5	17125 CY	LS	\$ 111,000.00	\$ 111,000.00	\$ -	-	1.00	\$ 111,000.00	1.00	\$ 111,000.00	\$ -	-
19. Cortect Unit	EA	3	\$ 60,000.00	\$ 180,000.00	\$ -	-	3.00	\$ 180,000.00	3.00	\$ 180,000.00	\$ -	-
20. Outlet Structure	EA	5	\$ 5,400.00	\$ 27,000.00	\$ -	-	5.00	\$ 27,000.00	5.00	\$ 27,000.00	\$ -	-
21. Rip Rap	EA	2	\$ 775.00	\$ 1,550.00	\$ -	-	2.00	\$ 1,550.00	2.00	\$ 1,550.00	\$ -	-
22. Snout	EA	2	\$ 250.00	\$ 500.00	\$ -	-	2.00	\$ 500.00	2.00	\$ 500.00	\$ -	-
23. Fabco Inlet Filters	EA	15	\$ 900.00	\$ 13,500.00	\$ -	-	15.00	\$ 13,500.00	15.00	\$ 13,500.00	\$ -	-
2.C. SITE IMPROVEMENTS												
1. Concrete Curb, inc. curb line sealing	LF	10,154	\$ 17.00	\$ 172,618.00	\$ -	-	10,154.00	\$ 172,618.00	10,154.00	\$ 172,618.00	\$ -	-
2. Std. Paving 1.5 in. 9.5mm Wearing Course	SY	15,000	\$ 7.00	\$ 105,000.00	\$ -	-	6,600.00	\$ 46,200.00	6,600.00	\$ 46,200.00	8,400.00	\$ 58,800.00
3. Std. Paving 2.5 in. 25mm Binder Course	SY	15,000	\$ 9.00	\$ 135,000.00	\$ -	-	15,000.00	\$ 135,000.00	15,000.00	\$ 135,000.00	\$ -	-
4. Std. Paving 8 in. 2A Stone	SY	15,000	\$ 8.00	\$ 120,000.00	\$ -	-	15,000.00	\$ 120,000.00	15,000.00	\$ 120,000.00	\$ -	-
5. HD Paving 2.0 in. 9.5mm Wearing Course	SY	2,946	\$ 8.50	\$ 25,041.00	\$ -	-	2,946.00	\$ 25,041.00	2,946.00	\$ 25,041.00	\$ -	-
6. HD Paving 3.0 in. 25mm Binder Course	SY	2,946	\$ 9.50	\$ 27,987.00	\$ -	-	2,946.00	\$ 27,987.00	2,946.00	\$ 27,987.00	\$ -	-
7. HD Paving 10 in. 2A Stone	SY	2,946	\$ 10.00	\$ 29,460.00	\$ -	-	2,946.00	\$ 29,460.00	2,946.00	\$ 29,460.00	\$ -	-
8. Witchwood 1.5 in. 9.5mm Wearing Course	SY	5,000	\$ 7.75	\$ 38,750.00	\$ -	-	5,000.00	\$ 38,750.00	5,000.00	\$ 38,750.00	\$ -	-
9. Witchwood 2.5 in. 19mm Binder Course	SY	5,000	\$ 17.50	\$ 87,500.00	\$ -	-	5,000.00	\$ 87,500.00	5,000.00	\$ 87,500.00	\$ -	-
10. Witchwood 7 in. 25mm Binder Course	SY	5,000	\$ 39.00	\$ 195,000.00	\$ -	-	5,000.00	\$ 195,000.00	5,000.00	\$ 195,000.00	\$ -	-



ESCROW RELEASE NO. 14

DATE PREPARED: 20-Nov-2024

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DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
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CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
2.C. SITE IMPROVEMENTS (continued)												
11. Witchwood 6 in. 2A Stone	SY	5,000	\$ 12.00	\$ 60,000.00	\$ -	\$ -	5,000.00	\$ 60,000.00	5,000.00	\$ 60,000.00	\$ -	\$ -
12. Wawa 2.0 in. 9.5mm Wearing Course	SY	6,100	\$ 8.50	\$ 51,850.00	\$ -	\$ -	6,100.00	\$ 51,850.00	6,100.00	\$ 51,850.00	\$ -	\$ -
13. Wawa 4 in. 25mm BCBC	SY	6,100	\$ 10.00	\$ 61,000.00	\$ -	\$ -	6,100.00	\$ 61,000.00	6,100.00	\$ 61,000.00	\$ -	\$ -
14. Wawa 8 in. 2A Stone	SY	6,100	\$ 8.00	\$ 48,800.00	\$ -	\$ -	6,100.00	\$ 48,800.00	6,100.00	\$ 48,800.00	\$ -	\$ -
15. Heavy Duty Concrete (4,000 psi w/ fiber), inc. 6 inch 2A	SF	25,325	\$ 13.00	\$ 329,225.00	\$ -	\$ -	25,325.00	\$ 329,225.00	25,325.00	\$ 329,225.00	\$ -	\$ -
16. Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	20,277	\$ 7.50	\$ 152,077.50	\$ -	\$ -	15,077.00	\$ 113,077.50	15,077.00	\$ 113,077.50	5,200.00	\$ 39,000.00
17. ADA/PennDOT Compliant Ramp, inc. DWS	EA	28	\$ 3,000.00	\$ 84,000.00	\$ -	\$ -	22.00	\$ 66,000.00	22.00	\$ 66,000.00	6.00	\$ 18,000.00
18. Retaining Wall - Pump Station	SF	413	\$ 22.55	\$ 9,313.15	\$ -	\$ -	413.00	\$ 9,313.15	413.00	\$ 9,313.15	\$ -	\$ -
19. Retaining Wall - Wendy's	SF	2,948	\$ 22.55	\$ 66,477.40	\$ -	\$ -	2,948.00	\$ 66,477.40	2,948.00	\$ 66,477.40	\$ -	\$ -
20. Retaining Wall - Wawa	SF	3,051	\$ 22.55	\$ 68,800.05	\$ -	\$ -	3,051.00	\$ 68,800.05	3,051.00	\$ 68,800.05	\$ -	\$ -
21. Retaining Wall - North Retail	SF	2,412	\$ 22.55	\$ 54,390.60	\$ -	\$ -	2,412.00	\$ 54,390.60	2,412.00	\$ 54,390.60	\$ -	\$ -
22. Retaining Wall - Garden Center North	SF	692	\$ 22.55	\$ 15,604.60	\$ -	\$ -	692.00	\$ 15,604.60	692.00	\$ 15,604.60	\$ -	\$ -
23. Retaining Wall - Garden Center South	SF	596	\$ 22.55	\$ 13,439.80	\$ -	\$ -	596.00	\$ 13,439.80	596.00	\$ 13,439.80	\$ -	\$ -
24. Retaining Wall - Office Building	SF	3,304	\$ 22.55	\$ 74,505.20	\$ -	\$ -	3,304.00	\$ 74,505.20	3,304.00	\$ 74,505.20	\$ -	\$ -
25. Sleeve-Its for Fence, 6 ft. on Center	LS	1	\$ 16,500.00	\$ 16,500.00	\$ -	\$ -	1.00	\$ 16,500.00	1.00	\$ 16,500.00	\$ -	\$ -
26. Sleeve-Its for Guiderail, Walls 1, 2, 3, & 6	LS	1	\$ 7,100.00	\$ 7,100.00	\$ -	\$ -	1.00	\$ 7,100.00	1.00	\$ 7,100.00	\$ -	\$ -
27. Traffic Control Signs Mounted on Poles	EA	36	\$ 250.00	\$ 9,000.00	\$ -	\$ -	36.00	\$ 9,000.00	36.00	\$ 9,000.00	\$ -	\$ -
28. Concrete Bollards	EA	63	\$ 600.00	\$ 37,800.00	\$ -	\$ -	47.00	\$ 28,200.00	47.00	\$ 28,200.00	16.00	\$ 9,600.00
2.D. LIGHTING												
1. Single LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	10	\$ 3,200.00	\$ 32,000.00	\$ -	\$ -	10.00	\$ 32,000.00	10.00	\$ 32,000.00	\$ -	\$ -
2. Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	4	\$ 3,800.00	\$ 15,200.00	\$ -	\$ -	4.00	\$ 15,200.00	4.00	\$ 15,200.00	\$ -	\$ -
3. Single LED, 30 inch exposed foundation, 20.5 ft. mounting ht.	EA	41	\$ 3,500.00	\$ 143,500.00	\$ -	\$ -	41.00	\$ 143,500.00	41.00	\$ 143,500.00	\$ -	\$ -
4. Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	19	\$ 4,100.00	\$ 77,900.00	\$ -	\$ -	19.00	\$ 77,900.00	19.00	\$ 77,900.00	\$ -	\$ -
2.E. LANDSCAPING												
Shade Trees												
1. Acer rubrum 'Bowhall' (3" cal. min.)	EA	8	\$ 600.00	\$ 4,800.00	\$ -	\$ -	8.00	\$ 4,800.00	8.00	\$ 4,800.00	\$ -	\$ -
2. Acer rubrum 'Red Sunset' (3" cal. min.)	EA	35	\$ 600.00	\$ 21,000.00	\$ -	\$ -	35.00	\$ 21,000.00	35.00	\$ 21,000.00	\$ -	\$ -
3. Carpinus caroliniana (3" cal. min.)	Wawa EA	4	\$ 600.00	\$ 2,400.00	4.00	\$ 2,400.00	\$ -	\$ -	4.00	\$ 2,400.00	\$ -	\$ -
4. Cercidiphyllum japonicum (3" cal. min.)	EA	4	\$ 600.00	\$ 2,400.00	\$ -	\$ -	4.00	\$ 2,400.00	4.00	\$ 2,400.00	\$ -	\$ -
5. Cercis canadensis (3" cal. min.)	EA	5	\$ 600.00	\$ 3,000.00	\$ -	\$ -	5.00	\$ 3,000.00	5.00	\$ 3,000.00	\$ -	\$ -
6. Cedrus deodora (3" cal. Min.)	Extra EA	2	\$ -	\$ -	\$ -	\$ -	2.00	\$ -	2.00	\$ -	\$ -	\$ -
7. Chionanthus virginicus (3" cal. min.)	EA	4	\$ 600.00	\$ 2,400.00	\$ -	\$ -	4.00	\$ 2,400.00	4.00	\$ 2,400.00	\$ -	\$ -
8. Cornus kousa (3" cal. min.)	EA	13	\$ 600.00	\$ 7,800.00	\$ -	\$ -	13.00	\$ 7,800.00	13.00	\$ 7,800.00	\$ -	\$ -
9. Ginkgo biloba (3" cal. min.)	EA	17	\$ 600.00	\$ 10,200.00	\$ -	\$ -	17.00	\$ 10,200.00	17.00	\$ 10,200.00	\$ -	\$ -
10. Ginkgo biloba (3" cal. min.)	Wawa EA	13	\$ 600.00	\$ 7,800.00	11.00	\$ 6,600.00	2.00	\$ 1,200.00	13.00	\$ 7,800.00	\$ -	\$ -
11. Gleditsia triacanthos intermis 'Skycole' (3" cal. min.)	EA	11	\$ 600.00	\$ 6,600.00	\$ -	\$ -	11.00	\$ 6,600.00	11.00	\$ 6,600.00	\$ -	\$ -
12. Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00	\$ -	\$ -	12.00	\$ 7,200.00	12.00	\$ 7,200.00	\$ -	\$ -
13. Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)	Wawa EA	9	\$ 600.00	\$ 5,400.00	\$ -	\$ -	9.00	\$ 5,400.00	9.00	\$ 5,400.00	\$ -	\$ -
14. Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)	EA	13	\$ 600.00	\$ 7,800.00	\$ -	\$ -	13.00	\$ 7,800.00	13.00	\$ 7,800.00	\$ -	\$ -
15. Metasequoia glyptostroboides (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00	\$ -	\$ -	12.00	\$ 7,200.00	12.00	\$ 7,200.00	\$ -	\$ -
16. Parrotia persica (3" cal. min.)	EA	21	\$ 600.00	\$ 12,600.00	\$ -	\$ -	21.00	\$ 12,600.00	21.00	\$ 12,600.00	\$ -	\$ -
17. Parrotia persica (3" cal. min.)	Wawa EA	3	\$ 600.00	\$ 1,800.00	\$ -	\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00	\$ -	\$ -



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2.E. LANDSCAPING (continued)												
18. Platanus x acerifolia 'Bloodgood' (3" cal. min.)	EA	17	\$ 600.00	\$ 10,200.00		\$ -	17.00	\$ 10,200.00	17.00	\$ 10,200.00		\$ -
19. Prunus 'Snow Goose' (3" cal. Min.)	EA	5	\$ 600.00	\$ 3,000.00		\$ -	5.00	\$ 3,000.00	5.00	\$ 3,000.00		\$ -
20. Quercus bicolor (3" cal. min.)	EA	11	\$ 600.00	\$ 6,600.00		\$ -	11.00	\$ 6,600.00	11.00	\$ 6,600.00		\$ -
21. Salix x elegantissima (3" cal. min.)	EA	3	\$ 600.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00		\$ -
22. Stewartia pseudocamellia (3" cal. min.)	EA	11	\$ 600.00	\$ 6,600.00		\$ -	11.00	\$ 6,600.00	11.00	\$ 6,600.00		\$ -
23. Ulmus americana 'Princeton' (3" cal. min.)	EA	12	\$ 600.00	\$ 7,200.00		\$ -	12.00	\$ 7,200.00	12.00	\$ 7,200.00		\$ -
24. Zelkova serrata 'Village Green' (3" cal. min.)	EA	28	\$ 600.00	\$ 16,800.00		\$ -	28.00	\$ 16,800.00	28.00	\$ 16,800.00		\$ -
25. Zelkova serrata 'Village Green' (3" cal. min.)	EA	3	\$ 600.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00		\$ -
Ornamental Trees												
26. Cercis canadensis (2-2 1/2 ft. cal. min.)	EA	15	\$ 400.00	\$ 6,000.00	1.00	\$ 400.00	14.00	\$ 5,600.00	15.00	\$ 6,000.00		\$ -
27. Magnolia virginiana (3" cal. Min.)	EA	21	\$ 400.00	\$ 8,400.00		\$ -	21.00	\$ 8,400.00	21.00	\$ 8,400.00		\$ -
Evergreen Trees												
27. Cupressus x Leylandii (8 - 10 ft. ht.)	EA	9	\$ 600.00	\$ 5,400.00	1.00	\$ 600.00	8.00	\$ 4,800.00	9.00	\$ 5,400.00		\$ -
28. Picea abies (8 - 10 ft. ht.)	EA	3	\$ 600.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00		\$ -
29. Picea omorika (8 - 10 ft. ht.)	EA	13	\$ 600.00	\$ 7,800.00		\$ -	13.00	\$ 7,800.00	13.00	\$ 7,800.00		\$ -
30. Picea pungens 'glauca' (8 - 10 ft. ht.)	EA	2	\$ 600.00	\$ 1,200.00		\$ -	2.00	\$ 1,200.00	2.00	\$ 1,200.00		\$ -
31. Pinus strobus (8 - 10 ft. ht.)	EA	1	\$ 600.00	\$ 600.00		\$ -	1.00	\$ 600.00	1.00	\$ 600.00		\$ -
32. Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)	EA	5	\$ 600.00	\$ 3,000.00		\$ -	5.00	\$ 3,000.00	5.00	\$ 3,000.00		\$ -
33. Thuja plicata x Thuja standishii	EA	3	\$ 600.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00		\$ -
34. Tsuga Canadensis	EA	2	\$ 600.00	\$ 1,200.00		\$ -	2.00	\$ 1,200.00	2.00	\$ 1,200.00		\$ -
Evergreen Shrubs												
35. Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	EA	22	\$ 105.00	\$ 2,310.00		\$ -	22.00	\$ 2,310.00	22.00	\$ 2,310.00		\$ -
36. Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	EA	10	\$ 90.00	\$ 900.00		\$ -	10.00	\$ 900.00	10.00	\$ 900.00		\$ -
37. Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	EA	23	\$ -	\$ -		\$ -	23.00	\$ -	23.00	\$ -		\$ -
38. Ilex x meserveae 'blue princess' (30 - 36 in. ht.)	EA	20	\$ 90.00	\$ 1,800.00		\$ -	20.00	\$ 1,800.00	20.00	\$ 1,800.00		\$ -
39. Ilex crenata 'Chesapeake' (30 in. min.)	EA	10	\$ 90.00	\$ 900.00		\$ -	10.00	\$ 900.00	10.00	\$ 900.00		\$ -
40. Ilex crenata 'Compacta' (30 in. min.)	EA	47	\$ 90.00	\$ 4,230.00		\$ -	47.00	\$ 4,230.00	47.00	\$ 4,230.00		\$ -
41. Ilex crenata 'Soft Touch' (30 - 36 in. ht.)	EA	16	\$ 90.00	\$ 1,440.00		\$ -	16.00	\$ 1,440.00	16.00	\$ 1,440.00		\$ -
42. Ilex crenata 'Soft Touch' (30 - 36 in. ht.)	EA	10	\$ 90.00	\$ 900.00		\$ -	10.00	\$ 900.00	10.00	\$ 900.00		\$ -
43. Ilex glabra compacta (30 in. min.)	EA	105	\$ 90.00	\$ 9,450.00		\$ -	105.00	\$ 9,450.00	105.00	\$ 9,450.00		\$ -
44. Ilex glabra compacta (30 in. min.)	EA	25	\$ 90.00	\$ 2,250.00		\$ -	25.00	\$ 2,250.00	25.00	\$ 2,250.00		\$ -
45. Ilex glabra compacta (30 in. min.)	EA	1	\$ -	\$ -		\$ -	1.00	\$ -	1.00	\$ -		\$ -
46. Juniperus chinensis 'Hetzii Columnaris' (4 - 5 ft. ht.)	EA	19	\$ 105.00	\$ 1,995.00		\$ -	19.00	\$ 1,995.00	19.00	\$ 1,995.00		\$ -
47. Juniperus chinensis 'Hetzii Columnaris' (4 - 5 ft. ht.)	EA	7	\$ 105.00	\$ 735.00		\$ -	7.00	\$ 735.00	7.00	\$ 735.00		\$ -
48. Thuja occidentalis 'Elegantissima' (5 - 6' ht.)	EA	14	\$ 105.00	\$ 1,470.00		\$ -	14.00	\$ 1,470.00	14.00	\$ 1,470.00		\$ -
49. Viburnum x rhytidophyllum (3 4 ft. ht.)	EA	15	\$ -	\$ -		\$ -	15.00	\$ -	15.00	\$ -		\$ -
Deciduous Shrubs												
50. Clethra alnifolia (30 in. min.)	EA	34	\$ 90.00	\$ 3,060.00	7.00	\$ 630.00	27.00	\$ 2,430.00	34.00	\$ 3,060.00		\$ -
51. Cornus sericea (30 in. min.)	EA	40	\$ 90.00	\$ 3,600.00		\$ -	40.00	\$ 3,600.00	40.00	\$ 3,600.00		\$ -
52. Hydrangea quercifolia 'Snow Queen' (30 in. min.)	EA	12	\$ 90.00	\$ 1,080.00		\$ -	12.00	\$ 1,080.00	12.00	\$ 1,080.00		\$ -
53. Itea virginica 'Henry's Gamet' (30 in. min.)	EA	64	\$ 90.00	\$ 5,760.00		\$ -	64.00	\$ 5,760.00	64.00	\$ 5,760.00		\$ -
54. Itea virginica 'Henry's Gamet' (30 in. min.)	EA	19	\$ 90.00	\$ 1,710.00	1.00	\$ 90.00	18.00	\$ 1,620.00	19.00	\$ 1,710.00		\$ -
55. Ilex verticillata 'Jim Dandy Winterberry' (30 - 36 in. ht.)	EA	5	\$ 90.00	\$ 450.00		\$ -	5.00	\$ 450.00	5.00	\$ 450.00		\$ -
56. Ilex verticillata 'Winter Red' (30 - 36 in. ht.)	EA	12	\$ 90.00	\$ 1,080.00		\$ -	12.00	\$ 1,080.00	12.00	\$ 1,080.00		\$ -



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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 43,350.94	\$ 4,187,904.30	\$ 4,231,255.24	\$ 177,066.00
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 43,350.94	\$ 4,187,904.30	\$ 4,231,255.24	\$ 617,898.12

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
2.E. LANDSCAPING (continued)												
57. Lagerstroemia indica (30 - 36 in. ht.)	EA	5	\$ 90.00	\$ 450.00			5.00	\$ 450.00	5.00	\$ 450.00		
58. Magnolia stellata (30 - 36 in. ht.)	EA	2	\$ 90.00	\$ 180.00			2.00	\$ 180.00	2.00	\$ 180.00		
59. Myrica pensylvanica (30 - 36 in. ht.)	EA	17	\$ 90.00	\$ 1,530.00			17.00	\$ 1,530.00	17.00	\$ 1,530.00		
60. Physocarpus opulifolius 'Seward' (2 - 3 ft. ht.)	EA	14	\$ 90.00	\$ 1,260.00			14.00	\$ 1,260.00	14.00	\$ 1,260.00		
61. Physocarpus opulifolius 'Summer Wine' (30 - 36 in. ht.)	EA	20	\$ 90.00	\$ 1,800.00			20.00	\$ 1,800.00	20.00	\$ 1,800.00		
62. Spiraea x bumalda 'Anthony Waterer' (30 in. min.)	EA	62	\$ 90.00	\$ 5,580.00			62.00	\$ 5,580.00	62.00	\$ 5,580.00		
63. Spiraea japonica 'Goldmound' (30 in. min.)	EA	42	\$ 90.00	\$ 3,780.00			42.00	\$ 3,780.00	42.00	\$ 3,780.00		
64. Viburnum dentatum (30 - 36 in. ht.)	EA	18	\$ 90.00	\$ 1,620.00			18.00	\$ 1,620.00	18.00	\$ 1,620.00		
65. Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	EA	22	\$ 90.00	\$ 1,980.00			22.00	\$ 1,980.00	22.00	\$ 1,980.00		
66. Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	EA	2	\$ -	\$ -			2.00	\$ -	2.00	\$ -		
67. Viburnum dentatum 'Synnesvedt' (3 - 4 ft. ht.)	EA	37	\$ 90.00	\$ 3,330.00			37.00	\$ 3,330.00	37.00	\$ 3,330.00		
68. Weigela florida 'Bokraspiwi' (30 in. min.)	EA	33	\$ 90.00	\$ 2,970.00			33.00	\$ 2,970.00	33.00	\$ 2,970.00		
Ground Cover												
69. Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	EA	90	\$ 35.00	\$ 3,150.00			90.00	\$ 3,150.00	90.00	\$ 3,150.00		
70. Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	EA	9	\$ -	\$ -			9.00	\$ -	9.00	\$ -		
Perennials												
71. Liriope spicata (4 in. pot)	EA	175	\$ 9.00	\$ 1,575.00	45.00	\$ 405.00	130.00	\$ 1,170.00	175.00	\$ 1,575.00		
72. Liriope spicata (4 in. pot)	EA	75	\$ 9.00	\$ 675.00			75.00	\$ 675.00	75.00	\$ 675.00		
73. Salvia nemerosa 'Blue Hill' (1 gal.)	EA	73	\$ 9.00	\$ 657.00			73.00	\$ 657.00	73.00	\$ 657.00		
Ornamental Grasses												
74. Pennisetum alopecuroides 'Hamel'n' (1 gal.)	EA	74	\$ 12.00	\$ 888.00			74.00	\$ 888.00	74.00	\$ 888.00		
75. Panicum virgatum 'Heavy Metal' (1 gal.)	EA	33	\$ 12.00	\$ 396.00			33.00	\$ 396.00	33.00	\$ 396.00		
76. Panicum virgatum 'Heavy Metal' (1 gal.)	EA	6	\$ 12.00	\$ 72.00			6.00	\$ 72.00	6.00	\$ 72.00		
Other												
77. Mulch	SF	18,979	\$ 0.50	\$ 9,489.50	18,979.00	\$ 9,489.50		\$ -	18,979.00	\$ 9,489.50		
78. Permanent Vegetation	SF	166,193	\$ 0.08	\$ 13,295.44	166,193.00	\$ 13,295.44		\$ -	166,193.00	\$ 13,295.44		
79. Sod	SF	27,655	\$ 1.00	\$ 27,655.00	9,441.00	\$ 9,441.00	18,214.00	\$ 18,214.00	27,655.00	\$ 27,655.00		
2.F. STUMP ROAD WIDENING & PAVING												
1. Grade Widening	SY	1,255	\$ 4.00	\$ 5,020.00			1,255.00	\$ 5,020.00	1,255.00	\$ 5,020.00		
2. Traffic Control	LS	1	\$ 7,575.00	\$ 7,575.00			1.00	\$ 7,575.00	1.00	\$ 7,575.00		
3. Striping	LS	1	\$ 15,600.00	\$ 15,600.00			1.00	\$ 15,600.00	1.00	\$ 15,600.00		
4. Stump Rd 1.5 in. 9.5mm Wearing Course	SY	8,480	\$ 7.75	\$ 65,720.00			8,480.00	\$ 65,720.00	8,480.00	\$ 65,720.00		
5. Stump Rd 2.5 in. 19mm Binder Course	SY	1,255	\$ 17.50	\$ 21,962.50			1,255.00	\$ 21,962.50	1,255.00	\$ 21,962.50		
6. Stump Rd 7 in. 25mm Binder Course	SY	1,255	\$ 39.00	\$ 48,945.00			1,255.00	\$ 48,945.00	1,255.00	\$ 48,945.00		
7. Stump Rd 6 in. 2A Stone	SY	1,255	\$ 12.00	\$ 15,060.00			1,255.00	\$ 15,060.00	1,255.00	\$ 15,060.00		
8. Stump Rd 1.5 in. Mill	SY	7,225	\$ 2.50	\$ 18,062.50			7,225.00	\$ 18,062.50	7,225.00	\$ 18,062.50		
2.G. MISCELLANEOUS												
1. Trash Enclosure	EA	6	\$ 2,000.00	\$ 12,000.00			3.00	\$ 6,000.00	3.00	\$ 6,000.00	3.00	\$ 6,000.00
2. Regulatory/Warning Signs	EA	36	\$ 250.00	\$ 9,000.00			23.00	\$ 5,750.00	23.00	\$ 5,750.00	13.00	\$ 3,250.00
3. Striping	LS	1	\$ 24,720.00	\$ 24,720.00			0.70	\$ 17,304.00	0.70	\$ 17,304.00	0.30	\$ 7,416.00
4. Construction Stakeout	LS	1	\$ 20,000.00	\$ 20,000.00			0.75	\$ 15,000.00	0.75	\$ 15,000.00	0.25	\$ 5,000.00
5. As-Built Plans	LS	1	\$ 30,000.00	\$ 30,000.00				\$ -		\$ -	1.00	\$ 30,000.00



ESCROW RELEASE NO. 14

DATE PREPARED: 20-Nov-2024

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

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 43,350.94	\$ 4,187,904.30	\$ 4,231,255.24	\$ 177,066.00
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 43,350.94	\$ 4,187,904.30	\$ 4,231,255.24	\$ 617,898.12

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
2.H. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 440,832.12	\$ 440,832.12		\$ -		\$ -		\$ -	1.00	\$ 440,832.12

NOTES:

- These construction items include only the balance of work not included under the grading permit (i.e. Construction Sequence Phase 1, items 1 through 9 (reference Sheet 39 of 81, last revised August 3, 2018).
- 2019-11-21 - Landscape line items revised to account for all approved substitution requests to date. Net cost change = \$0.00.
- 2020-08-23 - Landscape line items revised to account for all approved substitution requests to date. Net cost change = \$0.00.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #06e

SUBJECT: Construction Escrow Release 4 – Walnut Knoll 2-Lot Subdivision LDS713
MEETING DATE: November 25, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release, and start of maintenance, requested by Caracausa Building and Development, Inc., for Walnut Knoll 2 Lot Subdivision, LDS-713, as recommended by the Township Engineer.

The original amount of escrow was \$97,565.74, held as cash with the Township. This is the fourth release and is in the amount of \$18,615.11 which is the current balance in the account. The applicant wishes to fund the maintenance security using the cash held by the Township. The Township Engineer recommends \$13,304.42 be held as the maintenance security. Therefore, escrow release #4 is in the amount of \$5,310.69, resulting in a cash balance of \$13,304.42 to be held throughout the 18-month maintenance period, as recommended by the Township Engineer.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 20, 2024

File No. 2021-02038

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

Reference: Walnut Knoll 2-Lot Subdivision – LDS#713
1109 Vilsmeier Road
Escrow Release 4 – Start of Maintenance

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of **\$18,615.11** have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

We recommend the start of the 18-month maintenance period contingent upon Township receipt of maintenance security in an amount of \$13,304.42.

Please be advised that the improvements associated with this land development will be subject to final inspection again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

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

Sincerely,

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

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

JPD/si

Enclosure: Release of Escrow Form & Summary of Improvement Escrow Account (11/20/24), Developer's Request (10/28/24)

cc: Marianne McConnell, Director of Planning and Zoning
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
David J. Caracausa, Caracausa Building and Development, Inc.
Valerie Liggett, R.L.A., Senior Landscape Architect – 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: 10/28/2024

Development 1109 Vilsmeier Rd. - Walnut Knoll 2 Lot Subdivision - LDS-713

G&A Project #: 2021-02038

Release #: 4

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$18,615.11. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

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

Date: 11/20/2024

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$18,615.11 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 11/20/2024
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Caracausa Building and Development, Inc. for 1109 Vilsmeier Rd. - Walnut Knoll 2 Lot Subdivision - LDS-713, in the amount of \$18,615.11, 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 \$18,615.11; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$18,615.11; 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 vi Cash with Montgomery Township in total sum of \$97,565.74 pursuant to a signed Land Development Agreement and that \$78,950.63 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 _____
SECOND BY _____
DATED: _____
RELEASED BY: _____
Department Director

VOTE: _____



PROJECT NAME: 1109 Viñmeier Rd. - Walnut Knoll 2 Lot Subdivision	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 8,900.00	MONTGOMERY TOWNSHIP
DEVELOPER: Caracausa Building and Development, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-713
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2021-02038
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 13,304.42	AGREEMENT DATE: 26-May-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 88,696.13	\$ 9,745.50	\$ 78,950.63	\$ 88,696.13	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$x.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 8,869.61	\$ 8,869.61	\$ -	\$ 8,869.61	\$ -
TOTAL	\$ 97,565.74	\$ 18,615.11	\$ 78,950.63	\$ 97,565.74	\$ -

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. EROSION CONTROL												
1. Construction Entrance	EA	2	\$ 1,500.00	\$ 3,000.00	\$ -	-	2.00	\$ 3,000.00	2.00	\$ 3,000.00	\$ -	-
2. Concrete Washout	EA	1	\$ 500.00	\$ 500.00	\$ -	-	1.00	\$ 500.00	1.00	\$ 500.00	\$ -	-
3. Inlet Protection	EA	4	\$ 85.00	\$ 340.00	\$ -	-	4.00	\$ 340.00	4.00	\$ 340.00	\$ -	-
4. 12 inch Silt Sock	LF	326	\$ 2.50	\$ 815.00	\$ -	-	326.00	\$ 815.00	326.00	\$ 815.00	\$ -	-
5. 18 inch Silt Sock	LF	92	\$ 3.50	\$ 322.00	\$ -	-	92.00	\$ 322.00	92.00	\$ 322.00	\$ -	-
6. Tree Protection Fence	LF	827	\$ 1.50	\$ 1,240.50	\$ -	-	827.00	\$ 1,240.50	827.00	\$ 1,240.50	\$ -	-
7. E&S Maintenance & Removal	LS	1	\$ 2,500.00	\$ 2,500.00	\$ -	-	1.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	-
B. STORMWATER MANAGEMENT												
1. 2 ft x 2 ft Concrete Inlet	EA	4	\$ 1,750.00	\$ 7,000.00	\$ -	-	4.00	\$ 7,000.00	4.00	\$ 7,000.00	\$ -	-
2. Filter Fabric Lining	SF	1,211	\$ 0.20	\$ 242.20	\$ -	-	1,211.00	\$ 242.20	1,211.00	\$ 242.20	\$ -	-
3. Rain Garden Excavation	CY	37	\$ 4.00	\$ 148.00	\$ -	-	37.00	\$ 148.00	37.00	\$ 148.00	\$ -	-
4. Planting Soil (Amended Soil)	CY	45	\$ 30.00	\$ 1,350.00	\$ -	-	45.00	\$ 1,350.00	45.00	\$ 1,350.00	\$ -	-
5. 12 in HDPE Soid	LF	256	\$ 35.00	\$ 8,960.00	\$ -	-	256.00	\$ 8,960.00	256.00	\$ 8,960.00	\$ -	-
6. 4 in perforated PVC Underdrain (inc. stone and GT)	LF	74	\$ 15.00	\$ 1,110.00	\$ -	-	74.00	\$ 1,110.00	74.00	\$ 1,110.00	\$ -	-
7. Rain Garden Seeding	SF	1,211	\$ 0.50	\$ 605.50	\$ -	-	1,211.00	\$ 605.50	1,211.00	\$ 605.50	\$ -	-
8. 12 inch CMP Driveway Culvert	LF	34	\$ 45.00	\$ 1,530.00	\$ -	-	34.00	\$ 1,530.00	34.00	\$ 1,530.00	\$ -	-
9. Flared End Section	EA	4	\$ 150.00	\$ 600.00	\$ -	-	4.00	\$ 600.00	4.00	\$ 600.00	\$ -	-
10. R-3 Apron	SY	8	\$ 75.00	\$ 600.00	\$ -	-	8.00	\$ 600.00	8.00	\$ 600.00	\$ -	-
C. SITE IMPROVEMENTS												
1. Driveway 4 inch 2A Subbase	SY	327.67	\$ 6.50	\$ 2,129.83	\$ -	-	327.6662	\$ 2,129.83	327.66615	\$ 2,129.83	0.00	\$ -
2. Driveway 2 inch Wearing Course	SY	327.67	\$ 12.00	\$ 3,932.00	\$ -	-	327.6667	\$ 3,932.00	327.66667	\$ 3,932.00	\$ -	-
3. Concrete Walkway (4 inch 2A, 4 inch concrete)	SF	319	\$ 15.00	\$ 4,785.00	\$ -	-	319.00	\$ 4,785.00	319.00	\$ 4,785.00	\$ -	-
4. Sanitary Lateral - 4 inch SDR 35 (site only)	LF	225	\$ 15.00	\$ 3,375.00	\$ -	-	225.00	\$ 3,375.00	225.00	\$ 3,375.00	\$ -	-
5. Sanitary Cleanout (site only)	EA	8	\$ 75.00	\$ 600.00	\$ -	-	8.00	\$ 600.00	8.00	\$ 600.00	\$ -	-
6. Water Service - 1 inch Type K Soft Copper (site only)	LF	196	\$ 35.00	\$ 6,860.00	\$ -	-	196.00	\$ 6,860.00	196.00	\$ 6,860.00	\$ -	-
7. Top Soil Placement and Fine Grading	SF	27,644	\$ 0.25	\$ 6,911.10	13,822.00	\$ 3,455.50	13,822.40	\$ 3,455.60	27,644.40	\$ 6,911.10	\$ -	-
8. Road Restoration	SF	500	\$ 10.00	\$ 5,000.00	\$ -	-	500.00	\$ 5,000.00	500.00	\$ 5,000.00	\$ -	-
D. LANDSCAPING												
1. Shade Trees - 3 inch caliper	EA	5	\$ 600.00	\$ 3,000.00	4.00	\$ 2,400.00	1.00	\$ 600.00	5.00	\$ 3,000.00	\$ -	-
2. Evergreen Trees - 8 ft height	EA	9	\$ 550.00	\$ 4,950.00	\$ -	-	9.00	\$ 4,950.00	9.00	\$ 4,950.00	\$ -	-
3. Ornamental Trees - 2 inch caliper	EA	10	\$ 400.00	\$ 4,000.00	1.00	\$ 400.00	9.00	\$ 3,600.00	10.00	\$ 4,000.00	\$ -	-
5. Shrubs	EA	31	\$ 90.00	\$ 2,790.00	11.00	\$ 990.00	20.00	\$ 1,800.00	31.00	\$ 2,790.00	\$ -	-
6. Permanent Seeding	LS	1	\$ 5,000.00	\$ 5,000.00	0.50	\$ 2,500.00	0.50	\$ 2,500.00	1.00	\$ 5,000.00	\$ -	-
E. MISCELLANEOUS												
1. Concrete Monument	EA	2	\$ 750.00	\$ 1,500.00	\$ -	-	2.00	\$ 1,500.00	2.00	\$ 1,500.00	\$ -	-
2. As-Built Plan	LS	1	\$ 3,000.00	\$ 3,000.00	\$ -	-	1.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	-



ESCROW RELEASE NO.: 4

DATE PREPARED: 20-Nov-2024

PROJECT NAME: 1109 Vilsmeier Rd. - Walnut Knoll 2 Lot Subdivision	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 8,900.00	MONTGOMERY TOWNSHIP
DEVELOPER: Caracausa Building and Development, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-713
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2021-02038
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 13,304.42	AGREEMENT DATE: 26-May-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 88,696.13	\$ 9,745.50	\$ 78,950.63	\$ 88,696.13	\$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$x.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 8,869.61	\$ 8,869.61	\$ -	\$ 8,869.61	\$ -
TOTAL	\$ 97,565.74	\$ 18,615.11	\$ 78,950.63	\$ 97,565.74	\$ -

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
F. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yy - \$x.xx)	LS		\$ -	\$ -		\$ -		\$ -		\$ -		\$ -
G. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 8,869.61	\$ 8,869.61	1.00	\$ 8,869.61		\$ -	1.00	\$ 8,869.61		\$ -

NOTES:

2021-06-14 Initial construction cost issued for Development Agreement. HCE plans last revised 5/18/2021

Jim Dougherty

From: davidc@cbprem.com
Sent: Monday, October 28, 2024 10:34 AM
To: Jim Dougherty; 'Marianne J. McConnell'; Valerie Liggett
Subject: Re: Walnut Knoll- Vilsmeier Road
Attachments: 1107 & 1109 Vilsmeier -Walnut Knoll Release Request.pdf

Follow Up Flag: Follow up
Due By: Wednesday, November 20, 2024 9:00 AM
Flag Status: Flagged

Categories: MontTwp, MontTwp-2021-02038-1109 Vilsmeier Minor SD

Marianne, Jim, & Valerie,
I am requesting the final release of the funds held in escrow and show on the attached Escrow Ledger of the funds still held in the amount of \$9,745.50. The remaining items were for lawn and landscaping, all of which have been established, and the required replacement plantings were installed last week.

Please process the release and start the maintenance period as soon as possible.
Whatever is required for the maintenance period can be taken from the 10% contingency that is currently held as a cash deposit.

I appreciate your assistance in processing this request.

Best Regards,
Dave

David J. Caracausa
REALTOR, BROKER ASSOCIATE & DEVELOPER
CERTIFIED COUNSELOR OF REAL ESTATE
COLDWELL BANKER REALTY
THE PREMIER PROPERTIES GROUP

"The Competitive Edge in Real Estate"

Visit us at www.cbprem.com

&

HOME BUILDER / PRINCIPAL
CORNERSTONE PREMIER HOMES

"Building Homes that Exceed our Homeowners' Visions and Expectations"

Visit us at www.cphnewhomes.com

(215) 699-2600 Mobile

[Tour Our New Homes](#)

[Hall of Fame Video](#)

[Coldwell Banker – We Believe](#)



Pennsylvania Real Estate Law requires that I give you a written Consumer Notice that describes the various business relationship choices that you may have with a real estate licensee. You may view a copy of this notice when we meet in person, or you can view it on my Company Website if you [Click Here](#)

DEVELOPER'S REQUEST

ESCROW RELEASE NO.: 3

DATE PREPARED: 15-Mar-2024

PROJECT NAME: 1109 Vilmeier Rd. - Walnut Knoll 2 Lot Subdivision	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 8,900.00	MONTGOMERY TOWNSHIP
DEVELOPER: Caracausa Building and Development, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-713
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2021-02038
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 13,304.42	AGREEMENT DATE: 26-May-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 88,696.13	\$ 8,193.33	\$ 70,757.30	\$ 78,950.63	\$ 9,745.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$x.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 8,869.61	\$ -	\$ -	\$ -	\$ 8,869.61
TOTAL	\$ 97,565.74	\$ 8,193.33	\$ 70,757.30	\$ 78,950.63	\$ 18,615.11

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. EROSION CONTROL												
1. Construction Entrance	EA	2	\$ 1,500.00	\$ 3,000.00	\$ -		2.00	\$ 3,000.00	2.00	\$ 3,000.00	\$ -	
2. Concrete Washout	EA	1	\$ 500.00	\$ 500.00	\$ -		1.00	\$ 500.00	1.00	\$ 500.00	\$ -	
3. Inlet Protection	EA	4	\$ 85.00	\$ 340.00	\$ -		4.00	\$ 340.00	4.00	\$ 340.00	\$ -	
4. 12 inch Silt Sock	LF	326	\$ 2.50	\$ 815.00	\$ -		326.00	\$ 815.00	326.00	\$ 815.00	\$ -	
5. 18 inch Silt Sock	LF	92	\$ 3.50	\$ 322.00	\$ -		92.00	\$ 322.00	92.00	\$ 322.00	\$ -	
6. Tree Protection Fence	LF	827	\$ 1.50	\$ 1,240.50	\$ -		827.00	\$ 1,240.50	827.00	\$ 1,240.50	\$ -	
7. E&S Maintenance & Removal	LS	1	\$ 2,500.00	\$ 2,500.00	0.25	\$ 625.00	0.75	\$ 1,875.00	1.00	\$ 2,500.00	\$ -	
B. STORMWATER MANAGEMENT												
1. 2 ft x 2 ft Concrete Inlet	EA	4	\$ 1,750.00	\$ 7,000.00	\$ -		4.00	\$ 7,000.00	4.00	\$ 7,000.00	\$ -	
2. Filter Fabric Lining	SF	1,211	\$ 0.20	\$ 242.20	\$ -		1,211.00	\$ 242.20	1,211.00	\$ 242.20	\$ -	
3. Rain Garden Excavation	CY	37	\$ 4.00	\$ 148.00	\$ -		37.00	\$ 148.00	37.00	\$ 148.00	\$ -	
4. Planting Soil (Amended Soil)	CY	45	\$ 30.00	\$ 1,350.00	\$ -		45.00	\$ 1,350.00	45.00	\$ 1,350.00	\$ -	
5. 12 in HDPE Soil	LF	256	\$ 35.00	\$ 8,960.00	\$ -		256.00	\$ 8,960.00	256.00	\$ 8,960.00	\$ -	
6. 4 in perforated PVC Underdrain (inc. stone and GT)	LF	74	\$ 15.00	\$ 1,110.00	\$ -		74.00	\$ 1,110.00	74.00	\$ 1,110.00	\$ -	
7. Rain Garden Seeding	SF	1,211	\$ 0.50	\$ 605.50	1,211.00	\$ 605.50		\$ -	1,211.00	\$ 605.50	\$ -	
8. 12 inch CMP Driveway Culvert	LF	34	\$ 45.00	\$ 1,530.00	\$ -		34.00	\$ 1,530.00	34.00	\$ 1,530.00	\$ -	
9. Flared End Section	EA	4	\$ 150.00	\$ 600.00	\$ -		4.00	\$ 600.00	4.00	\$ 600.00	\$ -	
10. R-3 Apron	SY	8	\$ 75.00	\$ 600.00	\$ -		8.00	\$ 600.00	8.00	\$ 600.00	\$ -	
C. SITE IMPROVEMENTS												
1. Driveway 4 inch 2A Subbase	SY	327.67	\$ 6.50	\$ 2,129.83	81.67	\$ 530.8300	246.0000	\$ 1,599.00	327.66615	\$ 2,129.83	0.00	\$ -
2. Driveway 2 inch Wearing Course	SY	327.67	\$ 12.00	\$ 3,932.00	327.67	\$ 3,932.0000		\$ -	327.66667	\$ 3,932.00	\$ -	
3. Concrete Walkway (4 inch 2A, 4 inch concrete)	SF	319	\$ 15.00	\$ 4,785.00	\$ -		319.00	\$ 4,785.00	319.00	\$ 4,785.00	\$ -	
4. Sanitary Lateral - 4 inch SDR 35 (site only)	LF	225	\$ 15.00	\$ 3,375.00	\$ -		225.00	\$ 3,375.00	225.00	\$ 3,375.00	\$ -	
5. Sanitary Cleanout (site only)	EA	8	\$ 75.00	\$ 600.00	\$ -		8.00	\$ 600.00	8.00	\$ 600.00	\$ -	
6. Water Service - 1 inch Type K Soft Copper (site only)	LF	196	\$ 35.00	\$ 6,860.00	\$ -		196.00	\$ 6,860.00	196.00	\$ 6,860.00	\$ -	
7. Top Soil Placement and Fine Grading	SF	27,644	\$ 0.25	\$ 6,911.10	\$ -		13,822.40	\$ 3,455.60	13,822.40	\$ 3,455.60	13,822.00	\$ 3,455.50
8. Road Restoration	SF	500	\$ 10.00	\$ 5,000.00	\$ -		500.00	\$ 5,000.00	500.00	\$ 5,000.00	\$ -	
D. LANDSCAPING												
1. Shade Trees - 3 inch caliper	EA	5	\$ 600.00	\$ 3,000.00	\$ -		1.00	\$ 600.00	1.00	\$ 600.00	4.00	\$ 2,400.00
2. Evergreen Trees - 8 ft height	EA	9	\$ 550.00	\$ 4,950.00	\$ -		9.00	\$ 4,950.00	9.00	\$ 4,950.00	\$ -	
3. Ornamental Trees - 2 inch caliper	EA	10	\$ 400.00	\$ 4,000.00	\$ -		9.00	\$ 3,600.00	9.00	\$ 3,600.00	1.00	\$ 400.00
5. Shrubs	EA	31	\$ 90.00	\$ 2,790.00	\$ -		20.00	\$ 1,800.00	20.00	\$ 1,800.00	11.00	\$ 990.00
6. Permanent Seeding	LS	1	\$ 5,000.00	\$ 5,000.00	0.50	\$ 2,500.00		\$ -	0.50	\$ 2,500.00	0.50	\$ 2,500.00
E. MISCELLANEOUS												
1. Concrete Monument	EA	2	\$ 750.00	\$ 1,500.00	\$ -		2.00	\$ 1,500.00	2.00	\$ 1,500.00	\$ -	
2. As-Built Plan	LS	1	\$ 3,000.00	\$ 3,000.00	\$ -		1.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	

DEVELOPER'S REQUEST

ESCROW RELEASE NO.: 3

DATE PREPARED: 15-Mar-2024

PROJECT NAME: 1109 Vilsmeier Rd. - Walnut Knoll 2 Lot Subdivision	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 8,900.00	MONTGOMERY TOWNSHIP
DEVELOPER: Caracausa Building and Development, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-713
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2021-02038
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 13,304.42	AGREEMENT DATE: 26-May-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 88,696.13	\$ 8,193.33	\$ 70,757.30	\$ 78,950.63	\$ 9,745.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$x.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 8,869.61	\$ -	\$ -	\$ -	\$ 8,869.61
TOTAL	\$ 97,565.74	\$ 8,193.33	\$ 70,757.30	\$ 78,950.63	\$ 18,615.11

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
F. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yy - \$x.xx)	LS		\$ -	\$ -		\$ -		\$ -		\$ -		\$ -
G. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 8,869.61	\$ 8,869.61		\$ -		\$ -		\$ -	1.00	\$ 8,869.61

NOTES:

2021-06-14 Initial construction cost issued for Development Agreement. HCE plans last revised 5/18/2021

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #07

SUBJECT: Promotion of Glenn A. Davis Jr.
MEETING DATE: November 25, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: William R. Peoples, Chief of Police

BACKGROUND:

On September 20, 2024, Scott Bendig retired as Chief of Police. With his retirement, Administrative Lieutenant William R. Peoples was promoted to Chief of Police, and the position of Administrative Lieutenant became vacant. Tonight, we will be promoting Sergeant Glenn A. Davis Jr. to the rank of Administrative Lieutenant.

Glenn Davis started his career with the Montgomery Township Police Department in 1993 when he was hired as a Police Dispatcher. He was then hired as a Cadet Police Officer in 1997 where he attended the Pennsylvania State Police Academy in Hershey, Pa. He worked in the Patrol Division from 1997 to 2017, where he served in several positions to include the Highway Safety Unit and the Canine Unit. Glenn was promoted to the rank of Corporal in 2008 and then to Patrol Sergeant in 2012. He was assigned as the Sergeant of the Detective Division in 2017 and then assigned as the Sergeant of Professional Standards in 2023.

Glenn Davis has had several extra duties throughout his police career, including being a firearms instructor, Taser Instructor, Field Training Officer, Accreditation Manager, and Training Coordinator. He has also supervised specialty units to include the Highway Safety Unit, Community Policing Unit, Canine Unit, and Field Training Unit.

He brings a wealth of knowledge, management skills, abilities, and vision to the Police Department that will well serve the department, the Township, and the residents of Montgomery Township.

MOTION/RESOLUTION:

Motion to approve the promotion of Glenn A. Davis Jr. to the rank of Administrative Lieutenant, effective November 26, 2024.

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

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #08

SUBJECT: Presentation: Annual Donations
MEETING DATE: November 25, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY:

BACKGROUND:

This evening the Board will be presenting the annual donations to several community organizations that support the residents of Montgomery Township:

- a. **North Wales Area Library** - a check in the amount of \$10,000. **Jennifer Koch, Executive Director, Robin Frazier, Assistant Director and Erin Thompson, Associate Director**, will be present to accept the check on behalf of the organization.
- b. **Montgomery County Public Library** – a check in the amount of \$10,000. **Karen DeAngelo, Executive Director and District Administrator**, will be present to accept the check on behalf of the organization.
- c. **Montgomery Township Historical Society** – a check in the amount of \$6,000. **Lisa Knapp Siegel, President and/or Sue Gordon, Board Member**, will be present to accept the check on behalf of the organization.
- d. **MontCo Anti-Hunger Network** – a check in the amount of \$5,000. **Shannon Isaacs, Executive Director**, will be present to accept the check on behalf of the organization.
- e. **The PEAK Center** – a check in the amount of \$3,000. **Elizabeth Beil, Executive Director**, will be present to accept the check on behalf of the organization.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #09

SUBJECT: Replacement of HVAC Equipment at Battalion 1 Firehouse
MEETING DATE: November 25, 2024
BOARD LIAISON: Annette M. Long
INITIATED BY: William Wiegman, Fire Chief

BACKGROUND:

During this year's annual preventative maintenance service and inspection by Scatton's Heating & Cooling, Inc., it was found that the HVAC equipment serving Battalion 1's office, dining, and living areas is aging and needs to be replaced. The equipment showed signs of cracks and failures that could lead to a hazardous condition by allowing CO to leak from the units. The department received the following three quotes for the replacement of the units:

1. Scatton's Heating & Cooling, Inc.	\$16,730.00
2. Total Comfort Solutions	\$21,267.00
3. Lowry Services	\$29,789.00

BUDGET IMPACT:

This purchase was not budgeted in the 2024 Capital Plan for the fire department. The project cost for replacing the units with Scatton's Heating & Cooling, Inc. is \$16,730.00.

RECOMMENDATION:

Staff recommends that the Board of Supervisors approve the purchasing and installation of replacement HVAC equipment by Scatton's Heating & Cooling, Inc. for a total price of \$16,730.00.

MOTION/RESOLUTION:

Motion to approve the purchasing and installation of replacement HVAC equipment by Scatton's Heating & Cooling, Inc. for \$16,730.00.

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



October 16, 2024

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936
(215) 393-6900
tjasuta@montgomerytwp.org

Attn: Todd Jasuta

Site: Firehouse Battalion #1
309 and Stump Roads
Montgomeryville, PA 18936

PROPOSAL

Existing System #3 (Dining/Living Area)

Equipment

One (1) Carrier 80,000 btu, 96% efficient, natural gas fired condensing furnace
with 5 ton ecm blower assembly
Model#59SC6080M2120

One (1) Carrer 60,000 btu, cased evaporator coil with txv
Model#CVPVA6021XMC

TOTAL: \$5,960.00 ___yes/no___

Existing System #4 (Office Area)

Equipment

One (1) Carrier 80,000 btu, 96% efficient, natural gas fired condensing furnace
with 5 ton ecm blower assembly
Model#59SC6080M2120

One (1) Carrier 60,000 btu, cased evaporator coil with txv
Model#CVPVA6021XMC

TOTAL: \$5,960.00 ___yes/no___

Option for System #4

Equipment

One (1) Carrier 5 ton, 60,000 btu, 14 seer, A/C condenser with 410A refrigerant
Model#24SCA460N003

TOTAL: \$4,810.00 ___yes/no___

To Include

- All new supply air ductwork modifications
- All return air ductwork modifications
- All hanging and support material modifications
- All control wiring modifications
- New programmable thermostat
- All power wiring modifications
- All PVC condensate drain line modifications
- All new CPVC drain lines
- All gas piping modifications including all fittings and valves
- All PVC exhaust air and intake air piping modifications
- New outdoor unit base pad (System #4 option)
- All refrigerant line modifications with in-line filter drier
- Complete leak check
- All nitrogen charges
- Complete operations check
- All labor and materials
- Removal and disposal of old equipment

Warranty:

- One (1) year parts and labor warranty
- Five (5) year manufacturer compressor warranty (System #4 option)
- Twenty (20) year manufacturer heat exchanger warranty

Signature _____ *Date* _____

- *Payment to be discussed*
 - *Price is based upon acceptance within fifteen (15) days*
- MD/js*

PROPOSAL



7 Britain Dr.

New Britain, PA 18901

215-671-8375

Montgomery Township

Date: 10-28-24

325 Stump Rd.

Phone#: 267-421-1016

North Wales, PA 19454

Email: TJasuta@montgomerytwp.org

We are pleased to quote the following work:

FULL SYSTEM REPLACEMENT – FURNACE, COIL & AC

TCS Agrees to furnish and install the following:

SCOPE OF WORK

- Properly reclaim the existing R-22 refrigerant per EPA standards
- Remove high & low voltage wiring
- Remove Furnace, coil & air conditioner from the property
- Flush & clean refrigerant lines to remove R-22 refrigerant and oil
- Install new equipment pad
- Install new furnace, coil & air conditioner
- All necessary supply air & return air ductwork
- Reconnect refrigerant lines, condensate piping, high & low voltage wiring.
- Leak check system and place into vacuum to remove all contaminants
- Charge with R410a environmentally friendly refrigerant & test operation



PROPOSAL

OPTION #1 – 92% AFUE, 14 SEER2 SYSTEM



turn to the experts 

- 1 – Carrier Model #59SC2D100E2120 / 92% AFUE / ECM / Furnace
- 1 – Carrier Model #CVPVA6021 / 21" wide / Evaporator Coil
- 1 – Carrier Model #24SCA460 / 5 Ton / Air Conditioner
- 1 – Honeywell T4 / Digital programmable Thermostat



Features: Furnace

- Up to 92% AFUE heating efficiency
- Single-stage operation
- Multi-speed, ECM blower motor
- 10-year parts limited warranty upon timely registration
- Lifetime heat exchanger limited warranty upon timely registration

Features: AC

- 14 SEER cooling efficiency
- Sound: as low as 73 decibels
- Single-stage operation
- Filter drier system protection from moisture and contaminants
- WeatherArmor™ protection
- Non-ozone depleting Puron® refrigerant
- 10-year parts limited warranty

TOTAL COST.....\$13,274.00

TOTAL COST.....\$5,984.00



PROPOSAL

OPTION #2 – 96% AFUE, 15 SEER2 SYSTEM



turn to the experts 

- 1 – Carrier Model #59SC6A100M2120 / 96% AFUE / Furnace
- 1 – Carrier Model # CVPVA6021 / 21” wide / Evaporator Coil
- 1 – Carrier Model #24SCA560 / 5 Ton / Air Conditioner
- 1 – Honeywell T4 / Digital programmable Thermostat



Features: Furnace

- Up to 95% AFUE heating efficiency
- Single-stage operation
- Multi-speed, ECM blower motor
- 10-year parts limited warranty upon timely registration
- Lifetime heat exchanger limited warranty upon timely registration

Features: AC

- 13.8 - 16.0 SEER2 (14 - 16.5 SEER) / 11.2 – 13.0 EER2 (11.2 - 13.0 EER)
- Sound: as low as 76 decibels
- Single-stage operation
- Filter drier system protection from moisture and contaminants
- WeatherArmor™ protection
- Non-ozone depleting Puron® refrigerant
- 10-year parts limited warranty

TOTAL COST.....	\$14,783.00
TOTAL COST FURNACE ONLY.....	\$6,784.00
PECO 95% AFUE Heater Rebate.....	\$300.00



PROPOSAL

EXCLUSIONS

Permits & permit fee's (if required)
Pricing subject to review in 30 days

EXTREME CARE GUARANTEES * WARRANTIES* ENERGY SAVINGS & MORE

24 Hour Service Guarantee

If you have a problem during the warranty period, we'll have a heating or cooling technician in your home within 24 hours of your call.

1 Year Maintenance / Tune up

TCS will provide a full one year maintenance plan with your new full system installation.

Total Protection Guarantee

If we damage anything in your home, we will fix it.

No-Lemon Guarantee

If there are 2 repairs on a major part (TXV, compressor, reversing valve, blower motor) we will replace the defective product, i.e. furnace or condenser.

ACCA – Quality Assured Residential Service & Installation Contractor

TCS is recognized as a Quality Assured (QA) Residential Service & Installation (RSI) accredited contractor through ACCA (Air Conditioning Contractors of America). The HVAC systems installed by TCS comply with ACCA 5 QI S2, 3, 4, 6 standards.

Home Improvement Contractor Registration



TCS is required by the Pennsylvania Home Improvement Consumer Protection Act to register with the Bureau of Consumer Protection. Our registration number is PA010186.

Labor



TCS is covered by liability & workers compensation insurance, evidence of which is available upon request. Our service technicians are "**NATE CERTIFIED**" and have the experience, skills and tools necessary to install and repair your home comfort system.

PECO Rebates

Peco rebates are subject to change without notice. TCS is not responsible for changes in the PECO rebate program. TCS will provide all rebate documentation to the homeowner. The homeowner is responsible for sending in the rebate form. Peco will send a check directly back to the homeowner for the rebate.



PROPOSAL

Financing

TCS provides financing through Greensky / EGIA.

QUOTE ACCEPTANCE

Name _____ Date _____

Address _____

Phone # _____ Email _____

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Payments will be made as outlined below:

*50% Deposit to order materials & equipment

*50% Upon Completion

* Financing Available to qualified homeowners thru EGIA / Greensky / HomePlus Finance



Step 1 : Apply for Credit – Our fast, paperless application process can take less than 90 seconds.

Step 2: Get Approved – 85% of credit decisions are made instantly. Most credit decisions are made in 15 minutes

TCS HEATING AND AIR CONDITIONING AGREES to guarantee the above materials to be free of defects in workmanship for one year. We shall advise the customer as to local code regulation but responsibility for complying with said regulations and obtaining permits shall rest with the customer. The full amount of this contract, along with any additional charges will be payable upon completion. A finance charge of 1.5% per month will be applied to accounts that are not paid within 10 days after completion of work invoiced. All materials will remain the property of TCS HEATING AND AIR CONDITIONING until all invoices pertaining to this job are paid in full. TCS HEATING AND AIR CONDITIONING retains the right of access and right of removal in the event of non-payment under terms of this contract. The customer agrees to pay all costs incurred for file collection of this debt.

Acceptance: Please sign & date below to accept quote and/or any options:

Check one:

Pay by Check

Financing

Option # _____

Cost \$ _____

Total Cost \$ _____

Signature _____

Date: _____



Your Proposal

Carrier
Montgomery Township C/O Todd Jasuta

Address: 325 Stump Road North Consultation Code: ENGDA4A2B
Wales, PA 19454 Date Presented: Oct 23, 2024
Phone: (215) 393-6900 Expiration Date: Nov 22, 2024
Email: Presented by: Frank Demichele
Tjasuta@montgomerytwp.org Phone: (267) 280-2532
Email: Frankd@lowryservices.com

"One Call, We Do It All!"

Lowry Services® has been serving the local communities of southeastern Pennsylvania for 43 years by providing quality electrical, plumbing, heating & air conditioning services.

We believe in doing the right thing. For that reason, we always charge by the job – not the hour – and make sure you know exactly what you'll be paying before any work is started. We're confident that you'll be completely satisfied in our workmanship and will always make things right.

PA8188

System

Carrier Comfort 24SCA4 AC 5 Ton + 58SB0 Furnace 110,000 BTU

AHRI Matched
AHRI#: 209936788 | FU#: 203359603 | AFUE: 80
AHRI#: 209936788 | FU#: 203359603 | SEER2: 13.4 | EER2: 11.5 |
AFUE: 80

EQUIPMENT

3 ITEMS



Category: Condenser
Name: 14 SEER AC, 1-STAGE, N, STANDARD
Number: 24SCA460N003



Category: Evaporator Coil
Name: 5 Ton Evaporator V Coil Cased Upflow / Downflow Painted 24" Width
Number: CVPVA6124XMC



Category: Furnace
Name: Carrier® Comfort[®] 80% AFUE 110000 Btuh Multipoise Gas Furnace
Number: 58SBOA110E21--20

INCLUDES

4 ITEMS



Category: Air Quality / Quantity: 1

Name: Fresh- Air Apco-x3 M# TUV-APCOX-ER3

Number: CUSTOM-VC1TYR



Category: Services / Quantity: 1

Name: Lowry Services Professional Installation Team

Number: CUSTOM-LAMT8Z



Category: Services / Quantity: 1

Name: Intermatic - AG3000 HVAC Surge Protector 120/240 VAC Type 4x Enclosure

Number: AG3000



Category: Services / Quantity: 1

Name: Lowry Services Award Winning Service & Customer Reviews

Number: CUSTOM-T7MC7A

WHAT YOU'LL GET

5 ITEMS

- 100% Satisfaction 1 Year Risk Reversal Guarantee. If you're not satisfied with the performance of your new comfort system within 1 year of installation, we will make unlimited attempts to resolve the issue. If the performance issue remains to be unresolved, you have a choice. 1) We will remove your comfort system and install a new comfort system of equal value or 2) We will remove your new comfort system and refund your money.
- Lowry Services will ensure that your home remains clean and everything is replaced properly
- New HVAC System in Emergency Pan With Moisture Sensor
- The Lowry Services licensed technicians will adjust refrigerant levels for optimum performance & efficiency and install a new equipment pad
- Your Lowry Services technician will inspect your ductwork and suggest improvements if necessary. Ductwork can be a major factor in the quality of any properly function system. Lowry Services is not responsible for existing ductwork nor are we responsible for temperature differences between floors.

System

Carrier Comfort 24SCA4 AC 5 Ton + 58SB0 Furnace 110,000 BTU

AHRI Matched

AHRI#: 209936788 | FU#: 203359603 | AFUE: 80

AHRI#: 209936788 | FU#: 203359603 | SEER2: 13.4 | EER2: 11.5 | AFUE: 80

EQUIPMENT

3 ITEMS



Category: Condenser
 Name: 14 SEER AC, 1-STAGE, N, STANDARD
 Number: 24SCA460N003



Category: Evaporator Coil
 Name: 5 Ton Evaporator V Coil Cased Upflow / Downflow Painted 24" Width
 Number: CVPVA6124XMC



Category: Furnace
 Name: Carrier® Comfort[®] 80% AFUE 110000 Btuh Multipoise Gas Furnace
 Number: 58SBOA110E21--20

INCLUDES

4 ITEMS



Category: Air Quality / Quantity: 1
 Name: Fresh- Air Apco-x3 M# TUV-APCOX-ER3
 Number: CUSTOM-VC1TYR



Category: Services / Quantity: 1
 Name: Lowry Services Professional Installation Team
 Number: CUSTOM-LAMT8Z



Category: Services / Quantity: 1
 Name: Intermatic - AG3000 HVAC Surge Protector 120/240 VAC Type 4x Enclosure
 Number: AG3000



Category: Services / Quantity: 1
 Name: Lowry Services Award Winning Service & Customer Reviews
 Number: CUSTOM-T7MC7A

WHAT YOU'LL GET

5 ITEMS

- 100% Satisfaction 1 Year Risk Reversal Guarantee. If you're not satisfied with the performance of your new comfort system within 1 year of installation, we will make unlimited attempts to resolve the issue. If the performance issue remains to be unresolved, you have a choice. 1) We will remove your comfort system and install a new comfort system of equal value or 2) We will remove your new comfort system and refund your money.

- Lowry Services will ensure that your home remains clean and everything is replaced properly
- New HVAC System in Emergency Pan With Moisture Sensor
- The Lowry Services licensed technicians will adjust refrigerant levels for optimum performance & efficiency and install a new equipment pad
- Your Lowry Services technician will inspect your ductwork and suggest improvements if necessary. Ductwork can be a major factor in the operation of a heating and cooling system. Lowry Services is not responsible for existing ductwork nor are we responsible for temperature

Investment Details

Sale Price	\$38,593.00
DISCOUNT	
Free Furnace w/ Purchase of Full System	- \$2,200.00
Free Furnace w/ Purchase of Full System	- \$2,200.00
5% Police - Fire - EMS	- \$1,952.00
5% MONTCO Facilities Discount	- \$1,952.00
Lowry 1st Time Customer	- \$500.00
Total Investment	\$29,789.00
The Total Investment is the total cost of the goods and services described in this proposal	

Payment Terms

Lowry Services requires payment at the point of completion. Payment may be made via check, credit card, cash or eligible financing.

SIGNATURE DATE:

TERMS AND CONDITIONS

Lowry Services will provide service at the above address for the contract period of days.
 Should Customer require any other service, for breakdowns or any other problems, Customer must contact 1-800-785-6979 to schedule an appointment. Work will only be completed during regular business hours.
 Lowry Services will replace parts at no cost, provided those parts are covered under the manufacturer's warranty. Payment for parts not covered by the warranty is the sole responsibility of the customer.
 This proposal is valid for the next 30 days.
 Lowry Services is not responsible for loss or damage due to service by another company or individual, power loss, water or natural disaster.
 By signing Customer agrees to the terms of services by Lowry Services.

Your Proposal Rheem

Montgomery Township C/O Todd Jasuta

Address: 325 Stump Road North Consultation Code: ENGDA4A2B
Wales, PA 19454 Date Presented: Oct 23, 2024
Phone: [\(215\) 393-6900](tel:2153936900) Expiration Date: Nov 22, 2024
Email: Tjasuta@montgomerytwp.org Presented by: Frank Demichele
Phone: [\(267\) 280-2532](tel:2672802532)
Email: Frankd@lowryservices.com

"One Call, We Do It All!"

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We believe in doing the right thing. For that reason, we always charge by the job – not the hour – and make sure you know exactly what you'll be paying before any work is started. We're confident that you'll be completely satisfied in our workmanship and will always make things right.

PA8188

System

Rheem RA-14Z AC 5 Ton + R802-V Furnace 125,000 BTU

EQUIPMENT

3 ITEMS



Category: Condenser

Name: Rheem, Classic Series: Single Stage (RA14), 5 Ton, Air Conditioner
Number: RA14AZ60AJ1NA



Category: Evaporator Coil

Name: Rheem, Cased and Uncased "N" Coils (RCF), 5 Ton, Evap Coil
Number: RCFZ6024STA



Category: Furnace

Name: Rheem, Prestige 80%, 125,000 BTU, Furnace
Number: R802V1255A24UHSCAP

INCLUDES

4 ITEMS



Category: Air Quality / Quantity: 1
 Name: Fresh- Air Apco-x3 M# TUV-APCOX-ER3
 Number: CUSTOM-VC1TYR



Category: Services / Quantity: 1
 Name: Lowry Services Professional Installation Team
 Number: CUSTOM-LAMT8Z



Category: Services / Quantity: 1
 Name: Intermatic - AG3000 HVAC Surge Protector 120/240 VAC Type 4x Enclosure
 Number: AG3000



Category: Services / Quantity: 1
 Name: Lowry Services Award Winning Service & Customer Reviews
 Number: CUSTOM-T7MC7A

WHAT YOU'LL GET

5 ITEMS

- 100% Satisfaction 1 Year Risk Reversal Guarantee. If you're not satisfied with the performance of your new comfort system within 1 year of installation, we will make unlimited attempts to resolve the issue. If the performance issue remains to be unresolved, you have a choice. 1) We will remove your comfort system and install a new comfort system of equal value or 2) We will remove your new comfort system and refund your money.
- Lowry Services will ensure that your home remains clean and everything is replaced properly
- New HVAC System in Emergency Pan With Moisture Sensor
- The Lowry Services licensed technicians will adjust refrigerant levels for optimum performance & efficiency and install a new equipment pad
- Your Lowry Services technician will inspect your ductwork and suggest improvements if necessary. Ductwork can be a major factor in the quality of any properly function system. Lowry Services is not responsible for existing ductwork nor are we responsible for temperature differences between floors.

System

Rheem RA-14Z AC 5 Ton + R802-V Furnace 125,000 BTU

EQUIPMENT

3 ITEMS



Category: Condenser
 Name: Rheem, Classic Series: Single Stage (RA14), 5 Ton, Air Conditioner
 Number: RA14AZ60AJ1NA



Category: Evaporator Coil
 Name: Rheem, Cased and Uncased "N" Coils (RCF), 5 Ton, Evap Coil
 Number: RCFZ6024STA



Category: Furnace
 Name: Rheem, Prestige 80%, 125,000 BTU, Furnace
 Number: R802V1255A24UHSCAP

INCLUDES

4 ITEMS



Category: Air Quality / Quantity: 1
 Name: Fresh- Air Apco-x3 M# TUV-APCOX-ER3
 Number: CUSTOM-VC1TYR



Category: Services / Quantity: 1
 Name: Lowry Services Professional Installation Team
 Number: CUSTOM-LAMT8Z



Category: Services / Quantity: 1
 Name: Intermatic - AG3000 HVAC Surge Protector 120/240 VAC Type 4x Enclosure
 Number: AG3000



Category: Services / Quantity: 1
 Name: Lowry Services Award Winning Service & Customer Reviews
 Number: CUSTOM-T7MC7A

WHAT YOU'LL GET

5 ITEMS

- 100% Satisfaction 1 Year Risk Reversal Guarantee. If you're not satisfied with the performance of your new comfort system within 1 year of installation, we will make unlimited attempts to resolve the issue. If the performance issue remains to be unresolved, you have a choice. 1) We will remove your comfort system and install a new comfort system of equal value or 2) We will remove your new comfort system and refund your money.
- Lowry Services will ensure that your home remains clean and everything is replaced properly
- New HVAC System in Emergency Run With Moisture Sensor

- New HVAC System in Emergency Room with Moisture Sensor

- The Lowry Services licensed technicians will adjust refrigerant levels for optimum performance & efficiency and install a new equipment pad
- Your Lowry Services technician will inspect your ductwork and suggest improvements if necessary. Ductwork can be a major factor in the quality of any properly function system. Lowry Services is not responsible for existing ductwork nor are we responsible for temperature differences between floors.

Investment Details

Sale Price	\$38,822.00
DISCOUNT	
Free Furnace w/ Purchase of Full System	- \$2,200.00
Free Furnace w/ Purchase of Full System	- \$2,200.00
5% Fire - Police - EMS Discount	- \$1,963.00
5% MONTCO Facilities Discount	- \$1,963.00
Lowry 1st Time Customer	- \$500.00

Total Investment	\$29,996.00
The Total Investment is the total cost of the goods and services described in this proposal	

Payment Terms

Lowry Services requires payment at the point of completion. Payment may be made via check, credit card, cash or eligible financing.

SIGNATURE DATE:

TERMS AND CONDITIONS

Lowry Services will provide service at the above address for the contract period of days.

Should Customer require any other service, for breakdowns or any other problems, Customer must contact 1-800-785-6979 to schedule an appointment. Work will only be completed during regular business hours.

Lowry Services will replace parts at no cost, provided those parts are covered under the manufacturer's warranty. Payment for parts not covered by the warranty is the sole responsibility of the customer.

This proposal is valid for the next 30 days.

Lowry Services is not responsible for loss or damage due to service by another company or individual, power loss, water or natural disaster.

By signing Customer agrees to the terms of services by Lowry Services.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #10

SUBJECT: Consider Authorization to Execute Deed of Easement of Public Sanitary Sewer (MTMSA)
MEETING DATE: November 25, 2024
BOARD LIAISON:
INITIATED BY: Marianne McConnell, Director of Planning & Zoning

BACKGROUND:

As part of the Village of Windsor project adjacent to Horsham Road, the developer agreed to run a sewer line down Horsham Road adjacent to the group of remaining homes. These homes have onsite sewage, and many want to connect to public sewer. Easements have been prepared for the seven homeowners along Horsham Road. The 8th sanitary sewer easement sits along the edge of Montgomery Township Open Space along Horsham Road.

Attached is the proposed Deed of Easement, legal description, and site plan showing the location of the proposed easement area at the corner of Horsham Road and Upper State Road within the Township Open Space area.

MOTION/RESOLUTION:

MOTION to authorize execution of the Deed of Easement of Public Sanitary Sewer with the Montgomery Township Municipal Sewer Authority for Montgomery Township Open Space (Horsham Road) as part of the Village of Windsor project.

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

Prepared by and Return To:

Joseph P. Walsh, Esquire
Walsh Pancio, LLC
2326 North Broad Street, Suite 200
Colmar, PA 18915
215.368.8660
joe@walshpancio.com

CPN #46-00-01144-00-7
Tax Map 46014-P066
Block 014P/Unit 066
Deed Book 5979/Page 556

**DEED OF EASEMENT OF PUBLIC SANITARY SEWER
Montgomery Township Open Space (Horsham Road)**

THIS INDENTURE made this ____ day of _____, 2024 among
Montgomery Township, a Pennsylvania Township of the Second Class (“Grantor”) whose
address is 1001 Stump Road, Montgomeryville, Pennsylvania, 18936 and **Montgomery
Township Municipal Sewer Authority**, a Pennsylvania municipality authority, also located at
1001 Stump Road, Montgomeryville, Pennsylvania, 18936 (“Grantee”) and:

RECITALS

WHEREAS, Grantee has constructed and is operating in Montgomery Township,
Montgomery County, Pennsylvania, a wastewater treatment system of collection sewers, pump
stations, a treatment plant and related facilities (the “Treatment System”).

WHEREAS, Grantors are the owner of a certain parcel of real property in Montgomery
Townships, containing approximately **1.155 acres (+/-)** being the parcel identified in the top left
heading of the first page of this Indenture (the “Property”).

WHEREAS, Grantors have constructed or will be constructing certain sanitary sewer facilities for its development of the Property as shown on **The Village of Windsor Preliminary & Final Plan** prepared by **arna Engineering, Inc.** dated **March 15, 2019 and revised April 20, 2022** (“Approved Plans”), including manholes, sewer lines, fixtures, and accessories (all of which are collectively referred to as the “Sewer Facilities”).

WHEREAS, Grantors desire to grant to Grantee a certain sanitary easement over a portion of the Property hereinafter described, in which the Sewer Facilities are or will be located; the **Easement Area** being approximately **2,544.2 (+/-) square feet**.

AGREEMENT

NOW, THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, Grantor does hereby grant and convey to Grantee, its agents, successors, and assigns, the perpetual right-of-way, easement and privilege to install, operate, inspect, replace, add to, maintain and repair the Sewer Facilities, necessary or desirable in connection with Grantee’s operation of its Treatment System (hereinafter called the “Easement Rights”) on, over, through and within certain sanitary easement areas, more particularly described in **Exhibit “SSE-8”** attached hereto and made a part of this Agreement.

1. Grantors have a continuing obligation to restore onsite parking facilities and associated site improvements in the event future maintenance is performed by Grantee, and Grantee is hereby discharged of any responsibility to perform future maintenance and repairs to these areas.

2. If any of the Sewer Facilities constructed by Grantors on the Property are located within streets which appear as either public or private streets on the final recorded subdivision/development plan the Property, or within rights-of-way, easements or any other

interests, which either have been granted and conveyed, are contemporaneously being granted and conveyed, or are in the future to be granted and conveyed by the Grantor to any municipality or other municipality authority, then the Grantors, to the full extent of its legal authority to do so, hereby grant and convey to the Grantee on the same terms and conditions as all other easements have been granted by this document, an easement of the full width of all such public and private streets, rights-of-way or easements and other interest in which the Sewer Facilities have been constructed which connect the Sewer Facilities within the Property to Grantee's existing sewer system. The easements granted hereby to Grantee in this paragraph shall exist independently of any failure to accept, shall survive any vacation and shall survive any defect in the acceptances of any such street, right-of-way, easement or other interests.

3. In furtherance of the Easement Rights hereby granted, Grantee and its successors shall have the right of reasonable access to the Easement Areas through remaining portions of the Property for such construction, repair and maintenance equipment and personnel as is necessary for the enjoyment of the Easement Rights. Grantors do further agree that no easement, license, or other right shall be granted which would permit the installation of utility lines parallel to the Sewer Facilities located within the Easement Areas at any distance less than ten (10) feet without the prior approval of Grantee.

4. Grantors and their successors shall have the right to occupy and use the surface of the ground of the Easement Areas for any purposes in any manner consistent with this Deed of Easement and right-of-way, and not injurious to the Sewer Facilities nor interfering with the rights herein granted; but no buildings or structures of any kind (other than paving), nor trees or shrubs shall be located within the Easement Areas.

5. Grantors shall not install fencing of any kind within the Easement Areas unless Grantor enters into a written agreement with the Township of Montgomery setting forth the terms for allowing such fencing. Grantors acknowledge that if any fencing within the Easement Areas is removed by Grantee or Grantors because Grantee is exercising its Easement Rights, any costs to replace or reconstruct the fencing shall be the sole obligation of Grantor.

6. The surface of the Easement Areas will be maintained by the Grantor and its successors in a manner consistent with this Deed and Grantors' maintenance of the remainder of the Property of which the Easement Areas are a part. In order to assure Grantee's right of access, Grantee shall have the right, but not the duty, from time to time, to cut grass and remove trees, shrubs, fencing and debris from the Easement Areas.

7. The Grantee shall, at the completion of any work by it in the Easement Areas, restore the surface to the extent reasonably practical to the same condition as it was just prior to the commencement of work by Grantee; however, as to any prohibited structures, fencing, plants, etc. in the Easement Areas, Grantee shall have no liability for the removal of or damage to same, nor responsibility to replace or repair.

8. This Deed shall not relieve Grantor of its maintenance obligations under its Tapping Fee and Development Agreements with Grantee regarding the Property, which obligations shall continue in full force and effect.

9. This Deed of Easement does in no manner convey fee simple title to the Easement Areas, or any part thereof, but only grants a permanent easement for the use of Grantee as the Easement Rights are described herein.

10. The covenants contained in this Deed shall bind the parties hereto, their successors and assigns, and shall run with and bind the Property.

11. The Grantee hereby accepts the grant of the Easement Areas, the Easement Rights and the covenants made by Grantors in this document.

12. This Deed of Easement shall be filed of record with the Recorder of Deeds in Montgomery County, and the rights and obligations set forth herein shall run with the Land.

IN WITNESS WHEREOF, and intending to be legally bound by the terms of this document, the parties have executed this Deed on the date state on the first page, with the intent that this shall be filed of record in the Office of the Recorder of Deeds, Montgomery County, Pennsylvania. The individuals signing this Agreement certify their actual authority to legally bind the entity on behalf of which they are signing to the terms of this Agreement.

GRANTOR:

MONTGOMERY TOWNSHIP

By: _____
Candyce Chimera, Board Chair

GRANTEE:

**MONTGOMERY TOWNSHIP MUNICIPAL
SEWER AUTHORITY**

By: _____
Christopher Kelm, Board Chair

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

:
:
: SS.

ACKNOWLEDGMENT

On this _____ day of _____, 2024, before me, a Notary Public in and for the Commonwealth of Pennsylvania **Candyce Chimera, Chair of the Board of Supervisors of Montgomery Township** personally appeared and that **she**, being of sound mind and being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

Notary Public

COMMONWEALTH OF PENNSYLVANIA :
 :
COUNTY OF MONTGOMERY : SS.

ACKNOWLEDGMENT

On this _____ day of _____, 2024, before me, a Notary Public in and for the Commonwealth of Pennsylvania **Christopher Kelm** personally appeared who acknowledged himself to be the Chair of the Board of the **MONTGOMERY TOWNSHIP MUNICIPAL SEWER AUTHORITY**, and that he, as such officer, being of sound mind and being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

Notary Public

**LEGAL DESCRIPTION
SANITARY SEWER EASEMENT**

Lying within
Lands N/F of the Township of Montgomery
(Parcel ID. #46-00-01144-00-7)
Montgomery Township, Montgomery County, PA

ALL THAT CERTAIN tract of land lying within Lands N/F the Township of Montgomery (Parcel ID. #46-00-01144-00-7), situated in the Township of Montgomery, County of Montgomery, Commonwealth of Pennsylvania, as shown on the "Sanitary Sewer Easement Exhibit", Project No. 230000701, Drawing No. SSE-8, dated 04/20/2022, last revised 02/01/2023 by Arna Engineering Inc., bounded and described as follows to wit:

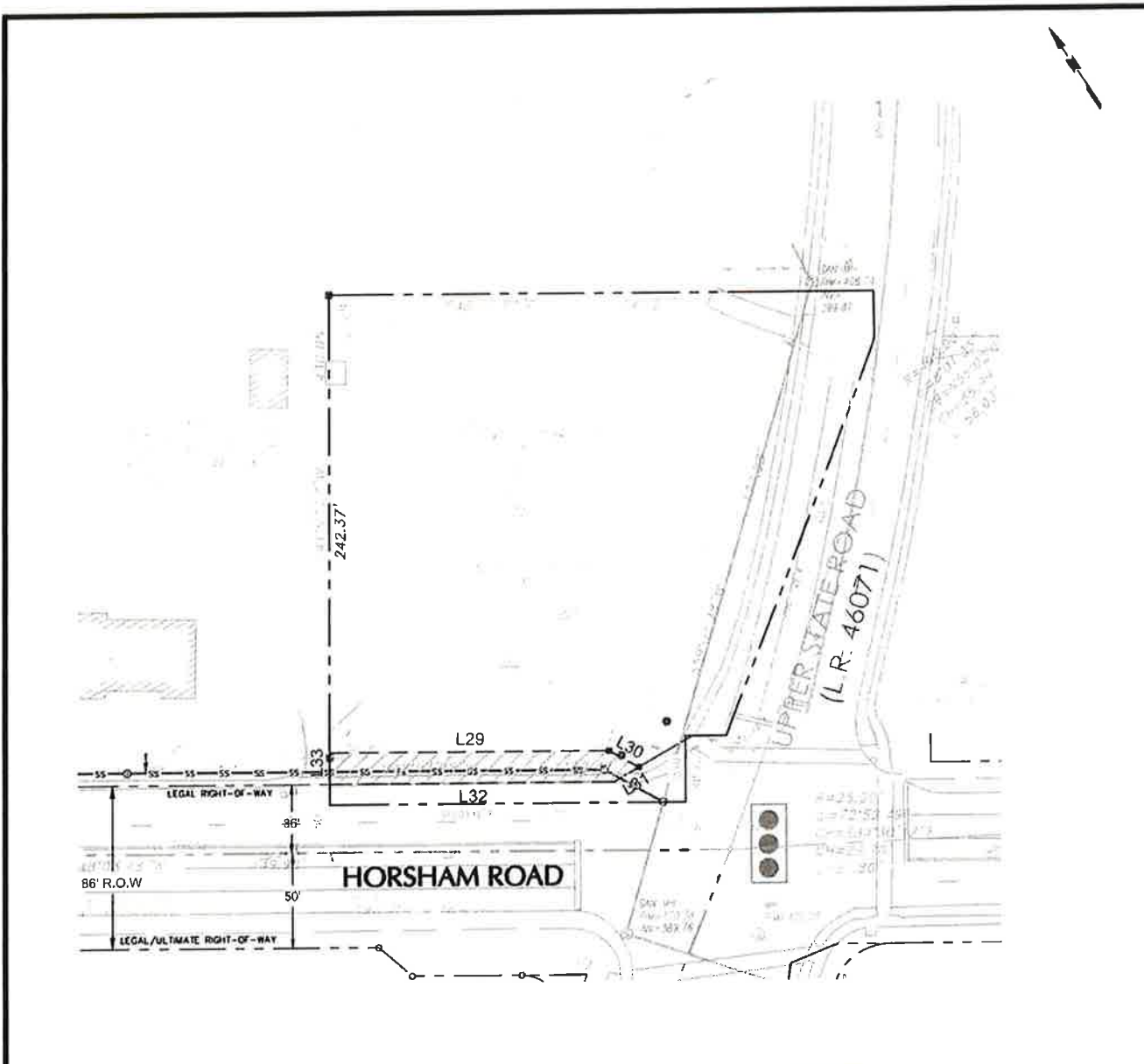
BEGIN at a point being the intersection of the line common to Lands N/F of Vito and Michelina Cutrone, and Louis Giannattasio (Parcel ID. #46-00-01147-00-4) and Lands N/F of the Township of Montgomery (Parcel ID. #46-00-01144-00-7), and the Northerly legal right of way line of Horsham Road (State Road 0463 ~ 86' R.O.W.);

1. THENCE North 41 degrees 57 minutes 27 seconds East along said common line, a distance of 16.548 feet to a point;
2. THENCE South 48 degrees 00 minutes 46 seconds East, a distance of 145.892 feet to a point;
3. THENCE South 19 degrees 09 minutes 33 seconds East, a distance of 18.003 feet to a point;
4. THENCE North 78 degrees 24 minutes 24 seconds West, a distance of 15.277 feet to a point on the aforementioned the Northerly legal right of way line of Horsham Road (State Road 0463 ~ 86' R.O.W.);
5. THENCE North 48 degrees 03 minutes 48 seconds West along said Northerly legal right of way line, a distance of 148.473 feet to the **POINT OF BEGINNING**.

CONTAINING: 2,544.2 square feet of area, more or less.
JOB NO: 2011-073A
DATE: February 3, 2023



R. L. Showalter & Associates



PROPOSED SANITARY SEWER EASEMENT FOR:
 PARCEL ID : 46-00-01144-00-7
 PROPERTY OWNER : TOWNSHIP OF MONTGOMERY
 TAX MAP ID : 46014-P066
 EASEMENT AREA : 2,544.2 SF

NOTES:
 1) BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEY PERFORMED BY SHIGWALTER & ASSOCIATES, L.P. AND SHOWN ON THE DRAWING TITLED "BOUNDARY AND TOPOGRAPHICAL SURVEY" DATED 03/12/2016.

PROPOSED SANITARY SEWER EASEMENT - METES & BOUNDS		
Line #	Length	Direction
L29	145.892	S48° 00' 46"E
L30	18.003	S19° 09' 33"E
L31	15.277	N78° 24' 24"W
L32	148.473	N48° 03' 48"W
L33	16.548	N41° 57' 27"E



arna Engineering Inc.
 1456 Ferry Drive, Suite 603
 Doylestown, PA 18901
 T: 215.766.8280
 F: 215.434.5280

Project: THE VILLAGE OF WINDSOR

SANITARY SEWER EASEMENT EXHIBIT

MONTGOMERY TOWNSHIP		PENNSYLVANIA	
MONTGOMERY COUNTY			
Project No. 230000701	Date 04/20/2022	Scale 1" = 80'	Dwg. No. SSE-8
Rev. Date 02/01/2023			

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #11

SUBJECT: Request Authorization to Purchase AV Upgrades to the Police Bailey Room (EOC)
MEETING DATE: November 25, 2024
BOARD LIAISON: Candyce F Chimera, Chairwoman
INITIATED BY: Richard Grier, Director of Information Technology

BACKGROUND:

Staff included \$25,000 in the 2024 budget for 'Bailey Conference - Teams Room AV' to enhance the Police Video Conferencing and Emergency Operation Center (EOC) capabilities. A quote from New Era Technology (Costars # 034-E23-388) dated November 15, 2024, for the new AV hardware and installation totaled \$23,811.24.

The project will include integration of Microsoft Teams Room functionality, allowing for seamless video conferencing and remote participation. A new 81" TV along with the cameras and speakers to support virtual meetings and improved communication for EOC operations.

BUDGET IMPACT:

A total of \$25,000 was included in the 2024 Approved Final Budget for 'Bailey Conference - Teams Room AV.'

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the quote for the Bailey Room upgrades from New Era Technology, an authorized vendor under the Co-Stars Cooperative Purchase Program (Costars # 034-E23-388), at a total cost of \$23,811.24, per their quote.

MOTION/RESOLUTION:

Motion to award the contract for the purchase and installation of the Bailey Conference - Teams Room AV from New Era Technology under the Co-Stars Cooperative Purchase Program (Costars # 034-E23-388) at a total cost of \$23,811.24, per their quote.

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



Police EOC AV

Quote #79684 V1
November 15, 2024

PREPARED FOR
MONTGOMERY TOWNSHIP

PREPARED BY
Michael Foglia

New Era Technology
neweratech.com

New Era Technology

Make Technology Work For You.

New Era Technology leverages our extensive knowledge from working with customers across a diverse set of markets to develop creative, custom solutions, designed for your industry. Backed by deep industry-training and certification, we work in partnership to meet your goals.

From concept to implementation, New Era works in partnership with you to deliver scalable, accessible technology solutions to your teams.



Seamless
IT Solutions.

Customers worldwide rely on New Era's seamless blend of solutions and services to work faster, smarter, and more securely, increase productivity, and create a better workplace and learning experiences.

With offices around the globe, in the Americas, the United Kingdom, APAC, and Europe, we have the capabilities to deliver resources around the world to achieve your technology goals.

12,000+
Valued Customers

4,000+
Employees

70+
Locations Globally

Solutions & Services

- ✓ Collaboration & UC
- ✓ Data Networking
- ✓ SecureBlu Security Services
- ✓ CloudBlu Cloud Services
- ✓ Physical Security & Life Safety
- ✓ Managed Services
- ✓ Professional Services

Industries

- ✓ Global Enterprise
- ✓ Banking & Finance
- ✓ Smart Buildings & IoT
- ✓ Healthcare
- ✓ Education
- ✓ Government

New Era Technology

Scope of Work

Client Name – Project Name: Montgomery Township – Police EOC AV

Project Summary – The overall project will consist of a conference room for the Montgomery Township Police Building located in Montgomery Township, PA. There will be a total of QUANTITY (1) Conference Room capable of local presentations and making Teams video conference calls.

Police EOC Conference Room – This conference room will provide end users with the capability to make a video call using a built-in device as well as a portable device such as a laptop computer that would connect to the room using cabling connected to the conference table. Control over the room AV system will be done through an easy-to-use table-mounted touch screen interface. In order to facilitate this system, New Era will provide and/or install the following:

- **Display** – Using industry standards, the engineering team has determined the correct size of display to assure legibility and ease of viewing for all in the space. The correct size display will reduce eye and mental strain of the event participants.
 - QUANTITY (1) 81", 21:9, touch display
- **Source** – In order to maximize room functionality a reliable and efficient method of switching between device sources is required. This behind-the-scenes interface will be deployed to manage the following room sources as well as other controls.
 - QUANTITY (1) HDMI table connection for portable devices
- **Video Conferencing** – The highest quality video calls are the ones where both ends of the call can be heard and seen clearly. To achieve this the engineering team will work with the infrastructure drafting team to determine the optimal locations for the camera, microphone, and speaker system. These locations will maximize the experience for both the far end and the in-room participants. Based on this room's infrastructure, New Era will provide the following:
 - QUANTITY (1) USB video conferencing bar. This device will be connected via USB to the owner furnished laptop computer
 - PC computer for soft-codec conferencing calls which will utilize the built-in camera/microphone/loudspeaker technology for video-conferencing calls
 - QUANTITY (1) USB table connection for portable devices will be provided so that portable devices can utilize the video conferencing bar for soft-codec conferencing calls
- **Audio** – The AV system design will ensure proper audio coverage of the space based on a detailed analysis of the manufacturer's loudspeaker specifications. Accurate coverage within the room will increase intelligibility, meaning the end-users will expend less effort listening to the audio within the space.
 - The built-in loudspeaker of the USB video conferencing bar will be utilized for in-room audio reinforcement
- **Control** – An intuitive, easy to use touch panel is essential for successful operation of any room. Our Programmers will create the language and buttons for that touch panel, and after receiving your approval to move forward will program the AV system as described below
 - QUANTITY (1) touch control panel will be table mounted for in room control of the AV system.

Scope of Work

Controls will include:

- System On/Off
 - Volume Up/Down/Mute
 - Source Selection
 - USB host selection
- **Hardware** – Secure and appropriate mounting hardware maximizes the life of the hardware, but also aids the technician should there ever come a time when servicing the equipment is required.
 - All connection cabling and mounting hardware required by the AV devices will be provided as part of the system installation.
 - Fixed mount, surface, floor cable raceway from display wall to conference table

Bill of Materials

Mfg	Item	Product Description	Qty	Price	Ext. Price	Room
Jupiter Systems	JUPIT-PANA81T	81" LCD, 21:9 Touch Screen	1	\$6,300.00	\$6,300.00	
CHIEF	CHIEF-XTM1U	Micro-Adjust Tilt Wall Mount, X-Large	1	\$346.00	\$346.00	
CHIEF	CHIEF-FCA115	XTM1/XSM1 FUSION WALL PLATE	1	\$81.00	\$81.00	
Crestron	CREST-UC-CX100-T	Crestron Flex Advanced Video Conference System Integrator Kit for Microsoft Teams® Rooms	1	\$4,402.00	\$4,402.00	
Panacast	PANAC-8200-232	Panacast 50 Camera Bar	1	\$1,458.00	\$1,458.00	
Panacast	PANAC-14207-72	Vesa Mount	1	\$89.00	\$89.00	
Extron	EXTRO-26-663-03	4K Premium High Speed HDMI Ultra-Flexible Cable - 3 (90 cm)	1	\$40.00	\$40.00	
C2G	C2GXX-CG28105	1m USB 2.0 A MALE/A MALE CBL BLK	1	\$4.00	\$4.00	
Connectrac	CONN-CTXPO106251CSV	6ft Floor Mount Cable Raceway	1	\$1,132.00	\$1,132.00	

Subtotal **\$13,852.00**

Integrated Services

Description	Price	Qty	Ext. Price
Engineering Services			\$1,250.00
Project Management Services			\$1,291.43
Programming Services			\$0.00
Fabrication / Staging Services			\$0.00
Install Services			\$4,285.71
Non-Equipment Costs			\$1,066.52
Advanced Advantage			\$2,065.58

Subtotal: **\$9,959.24**

Roles and Responsibilities

Client to provide the following:

1. Provision of mounting space and operating environment suitable for New Era Technology specified equipment, including vibration and ambient noise requirements
2. Supply and Installation of risers, conduit, raceways, and core drilling
3. Network connectivity and firewall traversal
4. Structured wiring

New Era to provide the following:

1. On-site installation of listed AV equipment
2. Low voltage wiring, cabling, and connections
3. Pre-fabricated rack assemblies
4. New Era COSTARS Contract # 034-014

Standard Terms & Conditions

1. Unless otherwise specified, the following list of terms and conditions are hereby incorporated as an integral part of the attached proposal.
2. The Proposal is valid for a period of thirty days from issuance unless otherwise renewed in writing by New Era Technology, hereto referred to as New Era. All proposals are subject to change to reflect escalation of equipment and/or labor costs.
3. New Era reserves the right to revise or withdraw this Proposal prior to written acceptance by the Client.
4. All labor hours indicated are estimates based upon anticipated conditions and reflect continued and unrestricted access to the jobsite and facility where the work is to take place. Any change to conditions, access restrictions, interruptions, work stoppages or rescheduling of work not directly caused by New Era may result in additional negotiated labor charges.
5. All field labor is NON-UNION unless otherwise specified.
6. All labor hours are based on regular working hours, Monday through Friday, 8:00AM – 5:00PM. Any work outside of these hours may result in additional charges.
7. Client is responsible for providing the items identified in the Roles and Responsibilities section above, as well as the costs of any permits required for the work. Any equipment ordered for the project but returned at client discretion is subject to a restocking fee.
8. Provided credit terms have been approved by New Era, a Payment equal to one third of the total value of the Proposal, is required prior to the commencement of work. Payment of an additional one third is due upon delivery of system equipment. Final Payment will be due upon completion of the project or client acceptance of beneficial use, whichever comes first. Payment terms are net thirty (30) from date of invoice.
9. Partial Invoicing for equipment purchased, received and stored more than thirty days by New Era on behalf of the Client shall be acceptable in instances where delivery and/or installation cannot be accomplished within the thirty-day billing period.
10. Freight: All freight is FOB West Chester, Pre-Pay and Add. New Era will pre-pay and add all freight charges to the final Invoice. Some items may drop ship from the manufacturer to the job site.
11. One-year warranty on workmanship includes all cabling, connectors, and installation from date of beneficial use.
12. Ninety-day warranty on equipment includes all installed New Era provided equipment from date of beneficial use. Manufacturer's warranties which extend beyond ninety days will be honored on a 'carry-in' basis.
13. By issuance of a contract or purchase order referencing this Proposal, the Client hereby acknowledges and agrees to comply with these Terms and Conditions of the Proposal.

Professional Services Descriptions

- **Existing Equipment** – Existing Audio-Visual equipment in the space will be taken account of by the project team
 - Existing hardware requiring decommissioning will be removed and disposed of by the project team, if possible, or rendered non-functional and left in place
 - Existing owner furnished equipment (OFE) called out in this Scope of Work will be tested and, if functional, re-installed by the project team. Should the equipment prove to be non-functional, it will need to be replaced via a change order
- **Engineering Services** – Upon acceptance of the proposal our team of engineers will put together a project drawing set that describes the system to be installed. Once completed, a drawing review will be scheduled so that the engineering team can perform a page turn of the drawings with the end user to assure it meets all expectations. The drawing set will consist of:
 - Architectural floor and ceiling plans that detail equipment locations and power and data port count requirements
 - Architectural sections and elevations that detail equipment mounting heights and structural requirements
 - Device mounting details that call out how the AV equipment is to be mounted
 - Riser diagrams that detail how and where bulk cable needs to be pulled
 - Plate and Panel Details that detail how AV connector plates and panels are to be laid out and labeled
 - Equipment rack elevations that detail how the AV equipment rack is to be laid out and installed
 - Functional diagrams that detail how the AV devices are to be connected, labeled and function together
- **Project Management Services** – Upon acceptance of the proposal our production team will begin the process of executing the project through to completion. This includes managing completion of equipment procurement, the engineering process, and asset and site scheduling. Any required decommissioning of existing hardware required for completion of the project will be coordinated by the project manager. Additionally, the project manager will manage the communication between all parties.
- **Programming Services** – Once engagement with the project has begun, our programming team will begin writing the various code scripts that will operate and control the AV system. A user interface will be developed as part of the coding process. Once the user interface is developed a review meeting will be held with the end user to assure that all expectations of functionality and layout aesthetics are met. Audio DSP coding will also be written to assure proper routing and management of the audio signals within the AV system. The programmer will also be available during the installation to troubleshoot potential issues and make any required adjustments.
- **Fabrication and Staging Services** – Once the equipment has been procured, the fabrication and staging team will build the equipment rack and wire all devices together within the New Era Technology warehouse. By doing so the AV system can be powered up and tested in a controlled environment. Any required hardware firmware updates will be made, and all control code and audio DSP code will be loaded onto the appropriate devices. An initial functionality test will be performed to ensure the system operates as expected.
- **Installation and Technician Services** – Once the AV hardware has been staged and installed in the equipment rack in house at New Era Technology, all devices will be brought to site and installed as described in the system drawings. Bulk cable will be pulled, terminated, and connected, and all hardware devices to be mounted will be secured to the building structure. Once all devices have been installed and connected, a New Era Technology technician will fully test and vet the AV system to assure that all devices and device control function as

Professional Services Descriptions

expected. – Please note that additional coordination may be required between the New Era Technology installation and technician teams and the project site IT department to facilitate full functionality of the AV system

- **General and Administration Services** – Once the project has commenced, administrators assist engineering, project management and the onsite team with the shipping and procurement of equipment, the housing, management, and distribution of the equipment from the warehouse, and any other task required to facilitate the movement and scheduling of hardware and personnel.
- **End-user Training** – After the systems have been installed and tested a training session will be scheduled so that full operation of the AV systems can be described and shown to the end-users. All end-users who are to be operating the system should be involved in this training session in order that all questions can be answered, and full operation of the system can be understood by all parties.
- **Advanced Advantage** – New Era Technology’s Managed Services offers full management and monitoring of all or part of your AV infrastructure with our 24-7 network operations center. There are a range of service level agreements (SLAs) that enable the selection of the option that best fits the needs of the site. Additional offerings include customized alerts that are triggered by incidents, custom reports with a drag-and-drop report builder and full access to real-time and historical data as well as insight into network performance with full administrative access to our state-of-the-art network monitoring solution.

Police EOC AV

Prepared by:

New Era Technology

Michael Foglia
901 S. Bolmar
Suite G
West Chester, PA 19382

(973) 503-5809
michael.foglia@neweratech.com

Prepared for:

MONTGOMERY TOWNSHIP

1001 STUMP ROAD
ACCOUNTS PAYABLE
MONTGOMERYVILLE, PA 18936

Richard Grier
(215) 393-6917
rgrier@montgomerytp.org

Quote Information:

Quote #: 079684

Version: 1
Delivery Date: 11/15/2024
Expiration Date: 12/14/2024

Quote Summary

Description	Amount
Bill of Materials	\$13,852.00
Integrated Services	\$9,959.24
Total:	\$23,811.24

New Era Technology

Signature: _____

Name: _____

Title: _____

Date: _____

MONTGOMERY TOWNSHIP

Signature: Richard Grier

Name: Richard Grier

Title: Director of Information Technology

Date: 11/19/2024

Purchase Order #: 24-00101

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #12

SUBJECT: Adoption of Resolution Supporting Grant Application to the Local Share Account Program – Whistlestop Park
MEETING DATE: November 25, 2024
BOARD LIAISON: Tanya C. Bamford
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

The current round of submissions for this grant program expires on November 30, 2024. This program is funded by The PA Racehorse Development and Gaming Act which provides for the distribution of gaming revenue through the Commonwealth Financing Authority to support projects in the public interest within the Commonwealth.

The Whistlestop Park improvement project includes the removal and replacement of outdated play equipment with a new accessible, inclusive playground with sensory components located adjacent to the pavilion. The playground will include a poured-in-place safety surfacing, shade structures, and perimeter fencing. The existing playground area will be converted into a picnic grove. Six pickleball courts will be added. The softball field will be updated with a new backstop, heavy-duty fencing, and new play benches and bleachers. A loop trail with ADA access to the softball field and other park amenities will be added, and improvements will be made to the existing path to meet ADA requirements. The existing rain garden will be rehabilitated, and existing stormwater issues will be addressed. When completed this project will enable children and others of all abilities to play and recreate in a safe and inclusive place.

The Township has also received grants from DCNR and DCED in the amounts of \$250,000 and \$125,000 respectively. We will request \$1 million, which is the maximum allowed under this program.

BUDGET IMPACT:

Based on the most recent Opinion of Probable Cost (OPC), the Township's share of the project would be \$754,611 if this grant is awarded. This would be included in the 2026 budget.

MOTION/RESOLUTION:

Motion to adopt Resolution No. 2024-24 supporting the grant application to the Commonwealth Financing Authority for the Whistlestop Park improvement project.

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

PRELIMINARY COST OPINION WORKSHEET

PROJECT: 22-01256.01-MT - Whistlestop Park

PREPARED BY:

LOCATION: Montgomery Township, PA



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Proposed Park Improvements

DATE: 02/2024

ITEM					TOTAL
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	COST
A GENERAL SITE WORK (BID)					
1	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
2	Remove and Recycle Old Play Equipment, Softball/Baseball Fencing, Backstops and Benches*	1	LS	\$ 35,000.00	\$ 35,000.00
3	Demolition of Existing Pathway and Border Timbers	138	SY	\$ 12.00	\$ 1,656.00
4	Tree Removal	9	Tree	\$ 500.00	\$ 4,500.00
5	Asphalt Paths (Connecting Paths, Loop Trail, Trash Receptacle Pads, and Bleacher Pad)	1,780	SY	\$ 65.00	\$ 115,700.00
6	Repair of Existing Paving (Allowance)	1	LS	\$ 5,000.00	\$ 5,000.00
7	Grading and Athletic Mix Seeding (Excluding Softball Field)	1	LS	\$ 27,000.00	\$ 27,000.00
TOTAL - GENERAL SITE WORK					\$ 238,856.00
B REHABILITATE SOFTBALL FIELD (BID)					
1	Grading and Stabilization/Athletic Mix Seeding	1	LS	\$ 26,500.00	\$ 26,500.00
2	Regulation Backstop (20' with Hood and Wings)	1	LS	\$ 18,000.00	\$ 18,000.00
3	Heavy Duty Fencing 6' (Dugouts)	140	LF	\$ 90.00	\$ 12,600.00
4	Heavy Duty Fencing 6' (Ground Ball Fencing)	200	LF	\$ 90.00	\$ 18,000.00
5	Player Benches (24' Length, In-Ground Mount)	2	EA	\$ 2,100.00	\$ 4,200.00
6	Bleachers (15', 3-Row, Movable)	1	EA	\$ 2,700.00	\$ 2,700.00
7	Trash Receptacle	1	EA	\$ 1,900.00	\$ 1,900.00
8	Pitching Rubber and Bases	1	LS	\$ 1,500.00	\$ 1,500.00
9	PVC Safety Capping for Dugout and Ground Ball Fencing	340	LF	\$ 4.50	\$ 1,530.00
TOTAL - REHABILITATE SOFTBALL FIELD					\$ 86,930.00
C PLAYGROUND - KOMPAN (COSTARS COOPERATIVE PURCHASING CONTRACT)					
1	Play Equipment	1	LS	\$ 347,456.20	\$ 347,456.20
2	Dumor Bench 59-60/S2 6' Length, Includes Concrete Slab	4	EA	\$ 2,067.70	\$ 8,270.80
3	Play Equipment Installation	1	LS	\$ 115,583.34	\$ 114,160.00
4	Poured in Place Safety Surfacing and Installation	6426	SF	\$ 26.97	\$ 173,441.60
5	Provide and Install Compacted Sub-Base	6426	SF	\$ 4.23	\$ 27,542.48
6	Dumpster and Refuse Disposal	2	EA	\$ 1,040.00	\$ 2,080.00
7	Shade Structures 10-x10- Offset Single Post Pyramid	4	EA	\$ 6,007.68	\$ 24,030.72
8	Engineered Drawings for Shade Structures	1	LS	\$ 975.00	\$ 975.00
9	Shade Structure Freight	1	LS	\$ 1,831.00	\$ 1,831.00
10	Shade Structure Installation	1	LS	\$ 12,153.85	\$ 11,667.70
11	Excavation (Allowance)	1	LS	\$ 5,000.00	\$ 5,000.00
12	Payment & Performance Bonds	1	LS	\$ 15,652.02	\$ 15,652.02

PRELIMINARY COST OPINION WORKSHEET

PROJECT: 22-01256.01-MT - Whistlestop Park

PREPARED BY:

LOCATION: Montgomery Township, PA



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Proposed Park Improvements

DATE: 02/2024

ITEM					TOTAL
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	COST
13	Maintenance Bond**	1	LS	\$ -	\$ -
TOTAL - PLAYGROUND - KOMPAN					\$ 732,107.52
D PLAYGROUND - OTHER (BID)					
1	48" High Vinyl Coated Chain Link Fence	310	LF	\$ 85.00	\$ 26,350.00
2	48" High 4' Width Vinyl Coated Chain Link Gates	2	EA	\$ 1,450.00	\$ 2,900.00
3	48" High Chain Link Maintenance Gate	1	EA	\$ 4,000.00	\$ 4,000.00
4	Trash Receptacle	1	EA	\$ 1,900.00	\$ 1,900.00
TOTAL - PLAYGROUND - OTHER					\$ 35,150.00
E PICKLEBALL COURTS (6 COURTS) (BID)					
1	Asphalt Pavement, Reinforcement Mesh and Aggregate Base	1467	SY	\$ 86.00	\$ 126,162.00
2	Color Coat and Line Striping	1467	SY	\$ 45.00	\$ 66,015.00
3	Pickleball Nets/Posts	6	EA	\$ 4,000.00	\$ 24,000.00
4	Fencing (10' Powder Coated Chainlink)	446	LF	\$ 100.00	\$ 44,600.00
5	Gates (3' Width Powder Coated Chainlink)	2	EA	\$ 2,500.00	\$ 5,000.00
6	Wind Screens	4020	SF	\$ 1.60	\$ 6,432.00
7	Fixed Benches	6	EA	\$ 2,153.85	\$ 12,923.10
8	Trash Receptacle	1	EA	\$ 1,900.00	\$ 1,900.00
TOTAL - PICKLEBALL COURTS (6 COURTS)					\$ 287,032.10
F EROSION AND SEDIMENT CONTROL (BID)					
1	12" Compost Filter Sock	2110	LF	\$ 15.00	\$ 31,650.00
2	Tree Protection Fencing	1950	LF	\$ 4.00	\$ 7,800.00
3	Topsoil Stockpile & Perimeter Silt Sock	1	LS	\$ 20,000.00	\$ 20,000.00
4	Inlet Filter Protection	5	EA	\$ 300.00	\$ 1,500.00
5	Temporary Seeding/Stabilization	9	AC	\$ 3,300.00	\$ 29,700.00
6	Rock Construction Entrance	2	EA	\$ 3,000.00	\$ 6,000.00
7	E&S Maintenance and Removal	1	LS	\$ 6,500.00	\$ 6,500.00
TOTAL - EROSION AND SEDIMENT CONTROL					\$ 103,150.00
G STORMWATER (BID)					
1	Infiltration Basin 1				
a.	Excavation, Grading, Seeding (ERNMX-180)	1	LS	\$ 55,000.00	\$ 55,000.00
b.	Outlet Control Structure OS-1	1	EA	\$ 5,000.00	\$ 5,000.00
c.	Type M Inlet	1	EA	\$ 4,000.00	\$ 4,000.00
d.	12" HDPE Pipe	197	LF	\$ 45.00	\$ 8,865.00
e.	15" HDPE Pipe	18	LF	\$ 50.00	\$ 900.00
f.	Antiseep Collar	1	EA	\$ 500.00	\$ 500.00
g.	Flared End Section	2	EA	\$ 500.00	\$ 1,000.00
h.	Riprap Apron	2	EA	\$ 500.00	\$ 1,000.00
i.	P300 Spillway Matting	250	SF	\$ 1.00	\$ 250.00
2	Infiltration Basin 2				

PRELIMINARY COST OPINION WORKSHEET

PROJECT: 22-01256.01-MT - Whistlestop Park

PREPARED BY:

LOCATION: Montgomery Township, PA



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Proposed Park Improvements

DATE: 02/2024

ITEM					TOTAL
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	COST
a.	Excavation, Grading, Seeding (ERNMX-180)	1	LS	\$ 30,000.00	\$ 30,000.00
b.	Outlet Control Structure OS-2	1	EA	\$ 5,000.00	\$ 5,000.00
c.	12" HDPE Pipe	130	LF	\$ 45.00	\$ 5,850.00
d.	Antiseep Collar	1	EA	\$ 300.00	\$ 300.00
e.	Flared End Section	1	EA	\$ 500.00	\$ 500.00
f.	Riprap Apron	1	EA	\$ 500.00	\$ 500.00
g.	P300 Spillway Matting	250	SF	\$ 1.00	\$ 250.00
3	Modified Detention Basin 3				
a.	Demolition/Removal of Existing OS and Pipe	1	LS	\$ 10,000.00	\$ 10,000.00
b.	Excavation, Grading, Seeding (Athletic Mix)	1	LS	\$ 21,000.00	\$ 21,000.00
c.	Outlet Control Structure OS-3	1	EA	\$ 5,000.00	\$ 5,000.00
d.	15" HDPE Pipe	272	LF	\$ 50.00	\$ 13,600.00
e.	18" HDPE Pipe	372	LF	\$ 55.00	\$ 20,460.00
f.	Antiseep Collar	2	EA	\$ 500.00	\$ 1,000.00
g.	Type M Inlet	4	EA	\$ 4,000.00	\$ 16,000.00
h.	Flared End Section	1	EA	\$ 500.00	\$ 500.00
i.	4' Storm Manhole	1	EA	\$ 5,000.00	\$ 5,000.00
j.	Riprap Apron	1	EA	\$ 500.00	\$ 500.00
k.	Tie into Existing Storm	1	LS	\$ 5,000.00	\$ 5,000.00
l.	P300 Spillway Matting	300	SF	\$ 1.00	\$ 300.00
4	Haul Excess Cut Offsite	1	LS	\$ 25,000.00	\$ 25,000.00
5	Educational Signage (Does Not Include Graphic Design)	3	EA	\$ 2,200.00	\$ 6,600.00
TOTAL - STORMWATER					\$ 248,875.00
H	OTHER SITE FURNISHINGS/AMENITIES (BID)				
1	Concrete Picnic Table-Township Standard (Picnic Grove)	3	EA	\$ 900.00	\$ 2,700.00
2	Concrete Benches-Township Standard (Picnic Grove)	3	EA	\$ 900.00	\$ 2,700.00
3	Trash Receptacles (Pavilion and Picnic Grove)	2	EA	\$ 1,900.00	\$ 3,800.00
4	Deconstruct, Relocate, Reconstruct and Repaint Train Play Structure (Black)	1	LS	\$ 7,500.00	\$ 7,500.00
5	DCNR Acknowledgment Sign	1	LS	\$ 1,200.00	\$ 1,200.00
TOTAL - OTHER SITE FURNISHINGS/AMENITIES					\$ 17,900.00
I	LANDSCAPING (BID)				
1	Shade Trees 1.5-2" cal.	20	EA	\$ 500.00	\$ 10,000.00
2	Evergreen Trees 6-8' ht.	13	EA	\$ 400.00	\$ 5,200.00
3	Ornamental Trees 6-8' ht. Multistem	13	EA	\$ 350.00	\$ 4,550.00
4	Rain Garden Plugs 50 LP	12	FLAT	\$ 275.00	\$ 3,300.00
5	No-Mow Seed Mix	25	LBS	\$ 65.00	\$ 1,625.00
TOTAL - LANDSCAPING					\$ 24,675.00

PRELIMINARY COST OPINION WORKSHEET

PROJECT: 22-01256.01-MT - Whistlestop Park

PREPARED BY:

LOCATION: Montgomery Township, PA



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Proposed Park Improvements

DATE: 02/2024

ITEM					TOTAL
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	COST
	CONSTRUCTION ITEM SUB-TOTAL				\$ 1,774,675.62
	CONSTRUCTION CONTINGENCY (20% +/-)				\$ 354,935.12
TOTAL COST					\$ 2,129,610.74

*Three (3) Sets of Bleachers to be Removed and Repurposed by Montgomery Township. Shade structure in existing playground area to remain.

**Cost for Maintenance Bond, if requested, to be based on Township bond specifications

Appendix I – Authorized Official Resolution

Be it RESOLVED, that Montgomery Township, of Montgomery County hereby requests a Statewide Local Share Assessment grant of \$1,000,000 from the Commonwealth Financing Authority to be used for the Whistlestop Park Improvement Project.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Carolyn McCreary, Township Manager and Candyce Fluehr Chimera, Chairwoman as the official(s) to execute all documents and agreements between Montgomery Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Carolyn McCreary, duly qualified Secretary of Montgomery Township, Montgomery County, PA hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held November 25, 2024, and said Resolution has been recorded in the Minutes of Montgomery Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Montgomery Township, this 25th day of November 2024.

Montgomery Township_____

Name of Applicant

Montgomery_____

Name of County

Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #13

SUBJECT: Ratification of the Memorandum of Understanding for Lt. Glenn Davis
MEETING DATE: November 25, 2024
BOARD LIAISON: Annette M. Long
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Attached please find the Memorandum of Understanding (MOU) executed by Lt. Davis. It copies the standard language of MOUs previously executed with Lt. Gerry Dougherty and Chief Peoples when he was promoted to Lieutenant.

Motion to ratify the Memorandum of Understanding between Montgomery Township and Glenn Davis.

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



Montgomery Township

To: Sgt. Glenn Davis

From: Carolyn McCreary, Township Manager

Date: November 19, 2024

Subject: Terms of Employment as Lieutenant

At their public meeting on November 25, 2024, the Board of Supervisors will vote to promote you to the position of Lieutenant, effective November 26, 2024.

As the governing authority of Montgomery Township, the Board of Supervisors can unilaterally establish and determine the terms and conditions of employment for its management employees and other non-union personnel. This memorandum, a draft of which you received on November 19, 2024, sets forth the initial terms and conditions of employment the Board has approved and established for your promotion to the position of Lieutenant. Thus, your promotion to Lieutenant is contingent upon your consent and approval of the terms and conditions of employment memorialized in the memorandum and offered in conjunction with this opportunity.

Please confirm your acceptance by returning an original executed to me by Friday, November 22, 2024.

BASE ANNUAL SALARY: Should you accept this promotion under the terms offered in this memorandum, your annual base salary will be increased to \$156,600.00 effective November 26, 2024. This annual base salary shall be subject to review by the Township Manager and potential modification on an annual or other basis as deemed appropriate. Annual increases will be no less than the Montgomery Township Police Officers Collective Bargaining Unit ("Bargaining Unit") receives each year.

OTHER COMPENSATION: You will continue to receive longevity pay and holiday pay.

DUTIES: You will promote the policy and business interests of the Township and the Board through the effective use of your knowledge, skills, and ability with respect to police management, supervision, and administration. Your specific duties, responsibilities, and authority as Lieutenant will be established and directed by the Board of Supervisors and the Chief of Police, along with any other duties set forth in any job description which may now, or in the future, be adopted or amended at the Board's sole discretion.

HOURS OF WORK/OVERTIME/COMPENSATORY TIME: Your duties also include working a minimum of 40 hours per week, except, of course, during weeks in which a valid use of paid leave time occurs. As Lieutenant, you will be a management employee of the Township. Thus, you will be considered an "exempt" employee under state and federal wage and hour laws. Consequently, you will not be entitled to receive overtime pay or compensatory time off ("comp time") for any hours worked in excess of 8 hours per day or 40 hours per week.

FRINGE BENEFITS: The position of Lieutenant is a managerial position outside of the Bargaining Unit, and you shall, therefore, not be covered by any labor agreement between the Township and its unionized police officers ("Police Contract"). However, in addition to your base salary, longevity pay, and holiday pay, the Township will provide you with the following benefits as may be further described or limited under the Police Contract:

- a. All of the following benefits available to bargaining unit members with your length of service as set forth in the 2024-2027 Police Contract: health coverage and insurance, life insurance, pension and retirement benefits (including DROP), liability and false arrest insurance, vacation, personal days, sick leave, off-duty and on-duty disability benefits, bereavement leave, leaves of absence, court expenses and tuition reimbursement.
- b. Notwithstanding any provision in the Police Contract, you shall no longer be entitled to acting-in-rank pay, overtime pay, or clothing allowance, nor shall there exist any right to invoke the grievance and arbitration procedure set forth in the Police Contract.
- c. Any and all references to the Police Contract and Bargaining Unit are for convenience only and are not intended to suggest that the position of Lieutenant is covered by any such labor agreement or otherwise a member of the Bargaining Unit.

TOWNSHIP VEHICLE: You may use a Township-issued automobile for business travel to and from the Township building and other business-related travel. Personal use of the vehicle shall be de minimis in nature. So long as take-home vehicle approval from the Board continues, the Township shall pay the liability, property damage, and comprehensive insurance on said vehicle, including any repairs thereto, as well as any maintenance required on said vehicle. It is

understood that the vehicle shall at all times remain the property of the Township and shall be relinquished to the Township upon request by the Board or Township Manager.

ENTIRETY OF BENEFITS: No other benefits or compensation shall be provided beyond what is described or specifically referenced in this memorandum.

Assuming that you accept these new terms of employment, I am confident that you will continue to be a valuable asset to both the Police Department and the Township as a whole.

I HEREBY ACCEPT THE APPOINTMENT TO THE POSITION OF LIEUTENANT UNDER THE TERMS AND CONDITIONS DETAILED ABOVE.

GLENN DAVIS

DATE

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #14

SUBJECT: New Business – Department Reports
MEETING DATE: November 25, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

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

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

ADMINISTRATION REPORT
October 2024

Administrative Matters (Township Manager)

- Met Department Heads and direct reports individually to discuss operations and outstanding issues.
- Met with staff concerning replacing the Finance Director and the transition period.
- Interviewed candidates for the Finance Director position.
- Met with CEO of the VMSC EMS to discuss operations and initiatives.
- Met with members of the Consortium Executive Committee to review candidates for President.
- Participated in the Delaware Valley Trusts' annual risk management visit and inspection.
- Attended the Chamber of Commerce Executive Committee meeting.
- Attended the final Autumn Festival Staff meeting before the event.
- Participated in a virtual meeting for the 2025 ICMA conference program committee.
- Met with representatives of the IAFF to discuss and negotiate a new collective bargaining agreement.
- Participated in virtual meetings of the Wissahickon Stormwater Management and Technical Subcommittees, serving as Co-Chair.
- Held individual capital and operational budget meetings with Dept. Heads.
- Participated in the second round of interviews for Police Officer candidates.
- Met with staff and representatives of the Bharatiya Temple to discuss events and construction project.
- Attended monthly DVHT Executive Committee meeting.
- Attended virtual PMTA Board meeting.
- Met virtually with the Co-Chair of Wissahickon Management Committee to discuss status of the improvement plan.
- Met with Master Yang to discuss upcoming event at the Peace Park.
- Participated in the Chamber of Commerce Municipal Managers Update breakfast.
- Held the 2025 budget worksession with the Board of Supervisors.
- Participated in Consortium Executive Committee virtual meeting.
- Met with staff to review feedback and post-event observations for Autumn Festival.
- Attended monthly VMSC Board meeting as a member of the Board.
- Held an agenda preparation meeting with Department Heads.
- Attended the Finance Committee and Police Pension Committee meetings.
- Held separate meetings with the Engineer, Traffic Engineer, and Solicitor to discuss ongoing matters.
- Began an eight-week professional development training entitled *Leading on Purpose* through ICMA.

Public Information

- Ongoing communication with Township residents, businesses, and staff utilizing the various communication channels.
- Promotion of Recreation & Community events and programs.
- Documented Chief J. Scott Bendig's final shift
- Worked on social media plans and a new resident guide.
- Began filming and discussions for upcoming police recruitment video.

- Worked with Fire Chief to update Emergency Operations Plan format
- Coordinated and attended regional Public Information Symposium about Crisis Communications and Communication Planning at the Montgomery Township Community & Recreation Center.
- Attended Autumn Festival Staff Meeting
- Attended BDP meeting

Human Resources

- Participated in two Finance Director interviews
- Conducted reference checks for two Finance Director applicants
- Prepared and posted the Communications Specialist position
- Reviewed applications for the Communications Specialist position
- Participated in the annual DVT Risk Control meeting
- Participated in an Employee Self Service meeting with Tyler
- Coordinated the fourth Lunch & Learn
- Helped with pre-Autumn Festival activities
- Met with a financial consulting company
- Scheduled and participated in two interviews for the Communications Specialist position
- Prepared open enrollment paperwork for opt-out options and renewal contribution amounts
- Sent out emails for open enrollment
- Met with Chief about military deployment process
- Attended Board meeting for Chief Bendig retirement
- Prepared and sent out offer letter and pre-employment paperwork for two communication specialists

Community and Recreation Center Report

October 2024

October 19th, 2024 will be a date that will be remembered as the “perfect” Autumn Festival in Montgomery Township. The 2024 Autumn Festival took place in the William F. Maule Park at Windlestrae on what was the best weather day of the year. The entire event was nothing short of spectacular from start to finish. A huge thank you goes out to; Township Staff, volunteers, vendors, sponsors, and many others for creating a magnificent day of Community pride.

Below is a recap of programs, activities, and Special Events that were conducted during October 2024:

- Adult Basketball league conducted four games nightly on Wednesday evenings.
- Indoor Arena Flag Football is filling the gym on Mondays for ages 6 to 13 years.
- A Girls Flag Football Special Event was conducted on Sunday October 13th.
- Badminton continues Tuesday evenings and Saturdays/Sunday mornings.
- Cornhole entered its third year of play in October. Play takes place in the gymnasium.
- Get Up and Move Toddler Time was held each Monday in October.
- Toddlers and Seniors held a special fitness class on Friday October 11th in the Community Center.
- The North Wales Library presented a Storytime on Wednesday October 11th.
- Home School Heros utilized our gymnasium on Wednesday afternoons. CRC staff provided supervision and activities.
- Group Pickleball lessons have two new instructors this fall. Classes are held on Tuesday and Thursday evenings. Lessons will continue in the New Year
- Two Paint Parties were conducted:
 - A. A family event: “Mountainview” on October 11th. The theme was “Scary Tree.”
 - B. A child theme “Witches” was held on October 13th.
- The Red Cross CPR Class was held on October 8th. Nine individuals participated.
- Line Dancing – completed its first session of classes on October 21st. Classes will return in February 2025
- Senior Monthly Trivia was held on October 5th. There was an overflow crowd of 45 people assessing their trivia skills.
- Soccer Shots instruction occurred on Friday afternoons, Saturday/Sunday mornings on the front lawn.
- “Fundamental Tennis lessons” ended their outdoor run on the Rose Twig courts on Saturday October 26th.

- *** Another Special Event, the 7th Annual PBGC Halloween Bash took place on Thursday October 24th in the Community Center. *Pritchard, Bieler, Gruver & Willison, P.C* provides individuals with special needs the opportunity to trick-or-treat in a fun and safe environment. They will proudly donate 100% of the profits from this event to the Indian Creek Foundation, further benefiting the special needs people in our area.

Preparations for our Winter 2024 program season are in full swing. Activities begin in earnest the week of January 6th, 2025. Please mark your calendar for two extremely popular events upcoming during the Holiday season:

- 1) Holiday Craft Fair - Saturday December 7th from 10:00am to 2:00pm.
- 2) Breakfast with Santa – Saturday December 14th starting at 9:00am.

Floyd S. Shaffer, Community Recreation Center Director

**DEPARTMENT OF FIRE SERVICES
NOVEMBER 2024
MONTHLY ACTIVITY REPORT**

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

SIGNIFICANT INCIDENTS

- 10/01/2024, Vehicle Rescue, Horsham Rd. & Upper State Rd., Montgomery Twp.
- 10/17/2024, Dwelling Fire, 106 Delmar Court, Montgomery Twp.
- 10/21/2024, Building Fire, 1501 Lower State Road, Montgomery Twp.
- 10/26/2024, Dwelling Fire, 104 Durham Way, Montgomery Twp.
- 10/29/2024, Dwelling Fire, 513 Airy Ave, New Britain Borough

ADMINISTRATIVE

Meetings attended during October:

- DFS Staff Meetings & Individual Meetings with Staff
- Department Heads' Meetings with Township Manager
- Township Staff and Departments
- Township Board of Supervisors
- Officers and Members of FDMT & FDMT Relief
- FDMT, FDMT RA, and FDMT Safety Committee monthly meetings
- PA Consortium Meeting for the CPSE Certification and Accreditation Programs
- Vision 20/20 Data Analysis for the Fire Service Executive Training at the OSFC
- Pre-Plan & Inspection Meetings for Temple Effigy Burning
- MMR Fire Drill and Fire Prevention
- DVIT Lunch and Learn, Understanding Natural, Organic, and GMO
- Trench Rescue National Certification Training
- Pre-Plan Meetings for Mitzvah Circle Opening Ceremony
- Chief Shane Wheeler, VMSC
- Montgomery Township Autumn Festival
- MCDPS Conference Call for Presidential Election
- Township Budget Workshop & Presentation
- Mitzvah Circle Opening Event
- PACO Building Codes Training
- Vice Presidential Candidate Visit to the Temple

COMMUNITY EVENTS & CRR

- 10/01/2024, EDITS Conference, Fire Police
- 10/02/2024, EDITS Conference, Fire Police
- 10/02/2024, Bridle Path Elementary School Fire Safety Presentation
- 10/04/2024, Children of American Fire Safety Presentation
- 10/04/2024, Center Square Fire Expo, Fire and Fire Police
- 10/05/2024, Home Depot Build a Fire Truck and Fire Safety
- 10/05/2024, Montgomery Elementary School Car Wash Fundraiser
- 10/05/2024, PAL & MTPD Trunk-or-Treat Move Night at Water Tower Cinema
- 10/07/2024, Kiddie Academy Fire Safety Presentation
- 10/08/2024, The Malvern School Fire Safety Presentation
- 10/09/2024, Childtime Childcare Fire Safety Presentation

- 10/10/2024, Mother Mary Redeemer Fire Safety Presentation
- 10/11/2024, Goddard School Fire Safety Presentation
- 10/12/2024, Bhartiya Temple Effigy Burning
- 10/14/2024, Fort Washington Fire Company Fire Expo, Fire Police
- 10/15/2024, Texas Roadhouse Trunk-or-Treat Event
- 10/18/2024, Celebree School Fire Safety Presentation
- 10/18/2024, Bridle Path Elementary School Spooktacular Event
- 10/19/2024, Montgomery Township Autumn Festival
- 10/20/2024, Laurel House 5K Dash Against Domestic Violence
- 10/21/2024, Lightbridge Academy Fire Safety Presentation
- 10/25/2024, East Norriton Trunk-or-Treat Event, Fire Police
- 10/26/2024, Lowe's Fire Safety Event
- 10/29/2024, Montgomery Elementary School Fire Safety Presentation
- 10/30/2024, Mitzvah Circle Opening Event
- 10/31/2024, Temple Candidate Visit Event, Office of Emergency Management

FIRE MARSHAL'S OFFICE

Inspections:

- Life Safety Fire Inspections/Re-inspections - 95
- Closed Out Life Safety Inspections- 46
- Smoke Detectors Installations- 07
- Knox Box Updates/Installs- 01
- Certificate of Occupancy Inspections- 01
- Staff Training- 05
- Public Education at Daycares and Schools-10
- Fire Marshal Follow Ups- 02
- Fire Drills- 10

Plans Review Update:

- Penn Medicine Building
- Raising's Cane Chicken
- Chase Bank
- Taco Bell
- Village of Windsor
- Costco
- Village Tavern Apartment Project
- Montgomeryville Mitsubishi
- Lloyd Industries Expansion
- Quick Lube of Carolina
- Panera Bread at Airport Square
- Worldwide Stereo Parking Expansion
- Holly Road Subdivision
- Keystone Fellowship Church Expansion
- McKee Group Apartment Building
- 1819 North Line Street

DEPARTMENTAL TRAINING

The following training occurred during October for the Department:

There were 17 classes (242 staff attended) and 415.50 training hours (11200 staff training hours).

Department Hosted Training

- Air Bag Training
- Fire Police
- Radio Communications
- DVIT Safety Committee Training
- Search and Rescue
- Technical Rescue
- ProBoard Trench Rescue 1006

Department Attended Training

- ProBoard Firefighter 1
- ProBoard Fire Officer 2
- ProBoard Hazmat Operations
- DVIT Penn State Leadership Training
- Data Collection & Analysis for the Fire Service
- EVOC
- EDITS Conference
- Fire Codes Updates to NFPA 13
- Pump Operations 2

DEPARTMENTAL OPERATIONS

- The department completed truck inventories of all apparatus at Battalion 2.
- The FDMT accepted the following members on probationary status:
 - James Egbert, Fire Police
 - Ralph Wilhem, Fire Police
 - Brayden Long, Junior Firefighter
 - Mark Kosmaceski, Firefighter
- Fire Police Officer Gabe Mejias was appointed Fire Police Lieutenant due to the resignation of Bill Adams.
- New generators were installed at the fire battalions.
- The department received BOS approval to purchase updated Knox Box Key Vaults and the transition to a cloud-based management system.
- DVIT conducted its annual inspection of the Battalion 1 firehouse.
- The FDMT Safety Committee completed the annual re-certification training and was recertified by SWIFT.

OFFICE OF EMERGENCY MANAGEMENT & COMMUNITY RISK REDUCTION

- Staff are continuing to develop the Township's Continuity of Operations Plan. Staff are working to refine the Township's Communication Plan and EOC Operations.
- The department is working with GIS to create Internal Dashboards for Emergency Management.
- The department is in the process of updating the Township's Emergency Operations Plan.
- Township leadership will participate in upcoming Emergency Management and NIMS/ICS training on January 30, 2024.

- The Office of Emergency Management was involved with several successful events, including the Township's Autumn Festival, the opening of Mitzvah Circle, and the vice-presidential candidate's visit to the Temple.





Custom v Oct 1, 2024 - Oct 31, 2024 v

84%

FIRE
Percentage of Total Incidents

16%

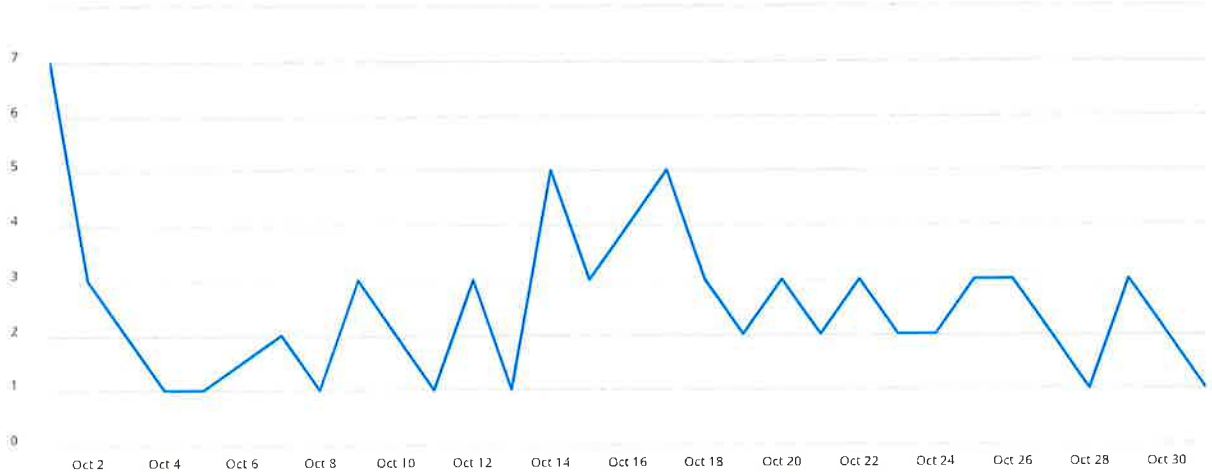
EMS
Percentage of Total Incidents

74

INCIDENTS
In Selected Time Slice

31

DAYS
In Selected Time Slice



	Counts	% Rows	% Columns	% All										
Week Ending	10/6/24	10/13/24	10/20/24	10/27/24	11/3/24	11/10/24	11/17/24	11/24/24	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	Total

(10) Fire, other				1										1
(11) Structure Fire	1	2	2											5
(13) Mobile property (vehicle) fire	1													1
(14) Natural vegetation fire		2	3	1										6
(31) Medical assist	1	2	4	2										9
(32) Emergency medical service (EMS) incident	1		2											3
(35) Extrication, rescue	1													1
(41) Combustible/f. spills & leaks		1	2		2									5
(42) Chemical release, reaction, or toxic condition	1	1												2
(44) Electrical wiring/equipm. problem				3										3
(50) Service call, other						1								1
(52) Water problem			1											1
(55) Public service assistance		1	1	1	1									4
(56) Unauthorized burning	1													1
(61) Dispatched and canceled en route		1	3	1										5

Week Ending	10/6/24	10/13/24	10/20/24	10/27/24	11/3/24	11/10/24	11/17/24	11/24/24	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	Total
(65) Steam, other gas mistaken for smoke		1			1									2
(70) False alarm and false call, other	5	1	4	2										12
(73) System or detector malfunction			2	4										6
(74) Unintentional system/detect... operation (no fire)	2	1	1	2										6
Total	14	13	25	17	5									74

Filter statement:

Filter: Days in Alarm DateTime 10/1/24 to 10/31/24 | Locked Issue

Incident Type

Incident Type	# of Incidents			Grand Total
	Combination	Stipend	Volunteer	
Alarm system activation, no fire - unintentional	2		1	3
Alarm system sounded due to malfunction		2		2
Assist police or other governmental agency	2		2	4
Brush or brush-and-grass mixture fire	3	1	2	6
Building fire	1		1	2
CO detector activation due to malfunction		1	1	2
Carbon monoxide incident		1	1	2
Cooking fire, confined to container	2		1	3
Dispatched & canceled en route	3		2	5
Electrical wiring/equipment problem, other	1	1	1	3
Extrication of victim(s) from vehicle	1			1
False alarm or false call, other	9	2	1	12
Fire, other			1	1
Gas leak (natural gas or LPG)	2		2	4
Gasoline or other flammable liquid spill	1			1
Medical assist, assist EMS crew	6	1	2	9
Motor vehicle accident with injuries	3			3
Passenger vehicle fire	1			1
Service Call, other			1	1
Smoke detector activation, no fire - unintentional		1		1
Smoke scare, odor of smoke	2			2
Sprinkler activation, no fire - unintentional	1			1
System malfunction, other	1		1	2
Unauthorized burning			1	1
Unintentional transmission of alarm, other			1	1
Grand Total	42	10	22	74

1-25 of 26 Results

Rows per page: 25

Average Response Time

Unit Name	Average Response Time Alarm To Arrival		
	Combination	Stipend	Volunteer
AC18	04m:20s		00m:05s
AC18-1	02m:40s	06m:09s	04m:28s
BC18	04m:46s	04m:27s	04m:08s
CH18	05m:09s		03m:00s
DC18	04m:21s	05m:07s	04m:54s
E18	06m:30s		05m:13s
FM47-7			05m:22s
FM47-9			05m:22s
POV	03m:41s	04m:39s	10m:14s
SD18	04m:14s	04m:13s	04m:55s
SD18-1	05m:40s	07m:17s	05m:10s
SS18	03m:28s	07m:38s	08m:27s
SS18-1	04m:48s		05m:22s
STA18A	04m:35s	03m:45s	07m:07s
STA18B	04m:22s		05m:04s
TR18	02m:47s	05m:06s	06m:22s
TW18	05m:15s		03m:56s
U18		05m:16s	07m:29s

Average Personnel Response

Average Personnel Response			
Combination	Stipend	Volunteer	Grand Total
	7.66	6.7	12.18
			3.89

Automatic & Mutual Aid

Aid Given Or Received	# of unique Incident Number
Automatic aid given	10
Automatic aid received	12
Mutual aid given	13
Mutual aid received	4
None	35
# of unique Incident Number	74

Filter statement

Filters **Days in Alarm DateTime** 10/1/24 to 10/31/24 | **Is Locked** true

Department Overall Response Times

Average Response Time Alarm To Arrival

Combination Stipend Volunteer

00h:04m:03s 00h:05m:03s 00h:06m:27s

Department Average Response Time

Average Response Time Alarm To Arrival

0h:4m:58s

DEPARTMENT OF PLANNING & ZONING
October 2024

Permits Submitted – 123	<i>(October 2023 – 108)</i>
YTD Permits Submitted – 1034	<i>(2023 YTD – 1013)</i>
Permit Fees Collected - \$40,417	<i>(October 2023 – \$63,793)</i>
2024 YTD Permit Fees - \$ 675,542	<i>(2023 YTD – \$637,584)</i>
Permits Issued – 106	

Violations / Complaints Investigated –

Non-Residential Building Permits Submitted / Under Review:

Take 5 Oil Change Facility – 737 Bethlehem Pike – New Construction
Sherwin Williams Paints – 411 Doylestown Rd – Tenant FitOut
Dick’s Sporting Goods – 1251 Knapp Road – Tenant FitOut
Sprouts Farmers Market – 751 Horsham Road – Tenant FitOut
Bob’s Discount Furniture – 751 Horsham Road – Tenant FitOut
Costco – 740 Upper State Road – Interior Renovations

Non-Residential Building Permits Issued / Under Construction:

ESW Group – 103 Park Drive - Install two ADA compliant restrooms in existing space
Schwartz & Co. – 595 Bethlehem Pike Bldg 200 - Interior Renovations
Chick-Fil-A – 794 Bethlehem Pike - Second Drive-thru lane and interior alterations – awaiting information requested
Vacant Space – 1251 Knapp Road – Interior Demolition and Shell work (former Gabe’s)
Raising Cane’s – 860 Bethlehem Pike – New Restaurant with Drive-thru, outdoor seating
Bharatiya Temple – 1612 County Line Road – New Learning Center building
Paris Baguette – 1222 Welsh Road (former Karate space) – new restaurant with outdoor seating.
Tous les Jours Bakery – 981 N. Wales Rd – Tenant Fit-out
Lakeside Educational - 1350 Welsh Rd – Interior Alterations
DVM Manufacturing - 295 Dekalb Pike – Interior Alterations
Top Pot Korean BBQ and Hot Pot . Nanxiang Express – Interior Alterations – new restaurant in former Grub Burger Bar & Zoe’s Kitchen spaces (Montgomery Mall)
Hot Pot Noodles – 110 Garden Golf Blvd – Tenant Fit-out

New Residential Building Permits Submitted / Under Review: none

Non-Residential Certificates of Occupancy Issued:

Mitzvah Circle Foundation – 435 Doylestown Road

Zoning Hearing Board Applications heard: none

Other Planning Department Projects:

Scanning (Scantek / Laserfiche) – All property files upstairs have been scanned and formatted into individual property folders. Basement property files have been picked up for scanning. Currently scanning in-house all new documents, forms, permits to link to the electronic property file. The department continues to clean out files and Land Development files prepping for scanning (removing duplicates and unnecessary paperwork). ZHB files have been scanned. First 80 boxes of Land Development files in the basement have been picked up for scanning. The department has leased a large plan scanner for in-house future scans, copies, and right to know requests.

Tyler Software / EP&L - The gathering of information for the Permitting, Land Development, and Zoning Hearing Board modules within the software has been completed. Tyler Software will continue to build the program for Land Development and Zoning Hearing Board processes. Permitting, Zoning Hearing Board, and Land Development is currently being tested and updated accordingly. Current permit / certificates have been forwarded to Tyler for creation of forms and reports.

2024 Community Forestry Workshop – This year's workshop has been scheduled for Friday, November 1, 2024. The agenda is finalized applications and credit approvals for attendees for ISA, PCH, and PA Pesticide have been obtained.

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
Village at Windsor	704	Horsham and North Wales – Vacant Lot	3/22/19		Under Review	Preliminary Approved July 2022
Bharatiya Temple – phase 2	707	County Line Road	8/14/19		Approved with conditions Jan 2022	Under Construction
Westrum Lifestyle Apartments	717	13-17 Bethlehem Pk behind Roadway Inn	12/28/21	3/17/22	BOS Approval 3.28.22	CO Issued Aug 2024
Higher Rock Townhouses	721	Bethlehem Pike	3/30/22	9/15/22	BOS 10/24 agenda	Under Construction
Antonucci 2 lot Subdivision	715	311 Stump Road				Finalizing DEP Sewer Module
Rita's Water Ice	LD-23-002W	752 Horsham Road		X	Reviews completed. Awaiting response	Staff Meeting held 6/1/23. Awaiting Resubmittal
JP Morgan Chase Bank	LD-23-003	773 Bethlehem Pike	4/24/23	3/21/24	Reviews completed 12/27/23, forwarded to applicant	BOS Approved 7/8 Finalizing Land Dev.
Taco Bell	LD-23-004	North Wales Road	4/28/23		PC 6/20/24	BOS Approved 7/8/24
Penn Medicine	LD-23-005 (C-79)	Dekalb Pike	5/4/23		Under Review (resubmittal) due 3/8/24	CU Approval 4/10/23, LD BOS Approval 8/28/23 Finalizing Land Dev.
Atlas Broadband	LD-23-006 C-80	1011 Lansdale Ave	5/5/23 7/28/23		BOS Approved CU 9/26, LD 11/13/23	Under Construction
Raising Canes	LD-23-007	860 Bethlehem Pike	7/21/23	10/23	BOS Approved 10/23/23	Under Construction
Lloyd Industries	LD-23-008	231 Commerce Drive	9/1/2023		Staff Meeting held 1/29/24	Awaiting Resubmittal
Panera Bread	LD-23-009	801 Bethlehem Pike	11/6/23	7/18/24	PC 8/15/24	BOS Approved 9/23/24 Awaiting signed Resolution
Panera Bread	C-24-001	801 Bethlehem Pike	2/29/24	4/18/24		BOS 4/25/24
Chick-Fil-A Drive Thru	LD-23-010	794 Bethlehem Pike	11/10/23		PC 4/18/24	Under Construction
309 Autovest Properties, LP / Mitsubishi	C-81	1011 Bethlehem Pike	10/3/23		BOS Approved 11/27/23	PC 11/16/23 BOS 11/27/23
309 Autovest Properties, LP / Mitsubishi	LD-23-011	1011 Bethlehem Pike	12/27/23	6/20/24	PC 6/20/24	BOS Approved 7/8/24
Quick Lube of Carolina	LDS-24-001	737 Bethlehem Pike	2/7/24	4/18/24	PC 4/18/24	BOS 4/25/24 Finalizing Land Dev. Submitted Building permit for review
Harry Hassan / Village Shopping Center	C-82	511 Stump Road	10/17/23	done	BOS Approved 12/11/23 Awaiting Written Decision	PC 11/16/23 BOS 12/11/23
Harry Hassan / Village Shopping Center	LDS-24-002	511-521 Stump Rd		6/20/24	Awaiting DEP Sewer Approval	BOS Approved 7/8/24
Mitzvah Circle Foundation	LDS-24-003	435 Doylestown Rd	3/13/2024	n/a	n/a	Under Construction
109 Holly Drive	LDS-24-004	Holly Drive	4/25/24	7/18/24		BOS 9/23/24
Line Street	LDS-24-008	1819 N Line Street	6/10/24	11/21		Submitted Amended LD Plan. 2 nd Reviews due 10/25/24
Dunleavy Text Amendment	LDS-24-009	1008 Upper State Rd	9/9/24	11/21	BOS Authorize Advertisement 10/28	Reviews Due 10/9/24

MONTGOMERY TOWNSHIP POLICE DEPARTMENT



MONTHLY ACTIVITY REPORT
OCTOBER 2024



MONTGOMERY TOWNSHIP POLICE DEPARTMENT



October Activity Report for 2024

Crime Data:	Total Calls for Service:	2,804
	Total Part I Crimes:	46
	Total Part II Crimes:	123
	Total Criminal Arrests:	67
Crash Data:	Total Crashes:	79
	Reportable Crashes:	18
	Non Reportable Crashes:	61
	Injuries:	10
Traffic Enforcement Activities:	Traffic Stops:	716
	Traffic Citations:	280
	Warning Notices:	3
	Field Contact Cards:	559
	Traffic Complaints Received	40
	Selective Enforcements:	193
Other Police Activities:	Assist Fire Department:	40
	Building Alarms:	87
	Direct Patrols:	379
	Lockouts:	19
	Medical Assistance:	166
	School Walk-Through:	20
	Vacant Home Checks:	7
	Training Hours:	768.1
Speciality Unit Usage:	Canine Unit:	15
	Mobile Incident Response Team:	3
	Montgomery County SWAT-CR:	4

Montgomery Township Police Department
Monthly Activity Report
October 2024

COMMENDATIONS:

On October 1, 2024, a letter was received from Sergeant Daniel Mehari, Michigan State Police, on behalf of Governor Gretchen Whitmer and The Michigan State Police – Executive Protection Section, thanking Sergeant Rushin for his assistance with security during a political event pertaining to the Presidential Election.

On October 3, 2024, students from Mary the Moter of the Redeemer Catholic School provided the Department with gift baskets of snacks in appreciation of our service to the community.

On October 5, 2024, a letter was received from Donald Cramp commending Officer Rose for his professionalism and attention to detail while investigating a theft complaint.

On October 9, 2024, a letter was received from Joseph Coates thanking Sergeant Ward for explaining the interworkings of the police department and Officer Hernandez for being professional and informative while on a Ride-along.

EDUCATION:

On October 1, 2, and 3, 2024, Officer Jenkins attended the Pennsylvania State Police Collision Reconstruction Seminar.

On October 2 and 3, 2024, Sergeant Rushin and Officer Seydel attended a CMSWAT Training in Montgomery County, PA.

On October 7, 2024, Detective Sergeant Benner, Sergeant Ward, Sergeant Rushin, Detective DePolo, Officer Rose, Officer Byrne, Officer Seydel, Officer Shearer, Officer Eufrazio, Officer Hernandez, Officer Moran, Officer Millevoi, Administrative Assistant Hasan, Communication Specialist Assistant Supervisor Bennett, and Communication Specialist Johnson attended Resiliency Training instructed by Sergeant Davis and Saly Glassman of Kindle Hill Farm.

On October 14, 2024, Detective Walter, Detective DeJesus, Officer Schreiber, Officer Deussing, Officer Long, Officer Haber, Officer Thomas, Officer Orrison, Officer Giordano, Officer Strauss, Officer Ricci, Administrative Assistant Conicelli, Communication Specialist Supervisor Ciliberto, and Communication Specialist Breiner attended Resiliency Training instructed by Sergeant Davis and Saly Glassman of Kindle Hill Farm.

On October 14, 15, 16, and 17, 2024, Sergeant Rushin and Officer Seydel attended a CMSWAT Training at Fort Dix in New Jersey.

Montgomery Township Police Department
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On October 21, 2024, Lieutenant Dougherty, Sergeant Wagner, Sergeant Schott, Officer McGuigan, Officer Jenkins, Officer Woch, Officer Beebe, Officer Scully, Officer Bouch, Officer Rardin, Officer Poekert, and Communication Specialist Colletti, attended Resiliency Training instructed by Sergeant Davis and Saly Glassman of Kindle Hill Farm.

On October 28, 29, 30, and 31, 2024, Officer Hernandez attended the Fundamentals of Supervision and Leadership School in Conshohocken, PA.

NOTED INCIDENTS:

On October 2, 2024, officers responded to 751 Horsham Road, Planet Fitness, for a theft of a bicycle. Upon arrival, the victim advised officers that he had arrived at Planet Fitness and left his bike on the southeast corner of the property. When he left the gym, he saw that his bike was gone. The bike is valued at approximately \$1,000.00. On October 4, 2024, the victim contacted the police department regarding this case and was advised that he had located his bike listed for sale on Craigslist. The officer located the ad and found a phone number associated with the ad that came back to a male who resides in Montgomery Township. Officers went to the suspect's residence to speak with him, and the suspect advised that the bike was not on location but that it was hidden in a wooded area nearby. He was asked to take Officers to it, and he complied. Officers located the bike, and the suspect was arrested for receiving stolen property.

On October 3, 2024, officers responded to 125 Witchwood Drive, Target, for a reported retail theft in progress. Upon arrival, officers identified the suspect and took him into custody as he attempted to flee from the store on foot. Additional responding officers arrived on scene and detained a second involved party who was waiting inside a vehicle in the parking lot. A consent search of the vehicle was requested and granted, and numerous clothing garments with tags still attached from various stores were discovered, along with other high-theft items that were seized pending disposition. A third accomplice was eventually identified, and the suspects were charged with Retail Theft, False Identification to Law Enforcement, and Identity Theft.

On October 4, 2024, Officers conducted a traffic stop on a white Lexus at the Exxon Gas Station, 749 Bethlehem Pike, for a motor vehicle violation. Officers approached the vehicle and immediately noted the odor of marijuana emanating from inside. A consent search of the vehicle was requested and granted and yielded approximately 150 grams of marijuana. The driver was charged with possession of a controlled substance and violations of the Drug Act.

Montgomery Township Police Department
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On October 14, 2024, officers responded to 668 Bethlehem Pike, Expedition Escape Room, for the report of a homeless male refusing to leave. Upon arrival, officers made contact with a male suspect who was refusing to leave the escape room waiting area, even though he was not a customer, and the manager did not want him there. Officers tried to engage the suspect in conversation, but he responded passive-aggressively and appeared to be suffering from a mental health crisis. As the conversation progressed with this suspect, it became evident to the officers that he was a danger to himself and others. Officers were able to talk the suspect into leaving the escape room; however, once the suspect was outside, he tried entering the front seat of a police car. The suspect was then told he was going to be taken into protective custody for a mental health evaluation. As officers tried to take the suspect into protective custody, the suspect fled from officers and ran into the Quality Inn. The suspect then removed a heating and air conditioning unit from the third-floor hallway of the Quality Inn and tried escaping through the wall. The suspect ended up on the exterior of the second-floor window ledge with officers surrounding him. A short time later, the suspect was provided a ladder to come down from the second floor safely. Once the suspect was on the ladder, he climbed to the top and appeared to be looking for ways to elude the police. Moments later, the suspect put his feet on the exterior side rails of the ladder and slid down at a high rate of speed. At that time, he was met by officers and taken into custody. In addition to the property damage he caused, he was also found to be in possession of marijuana. Before facing criminal charges, the suspect was transported to the hospital for a mental health evaluation.

On October 15, 2024, officers were requested to assist the Hatfield Township Police Department with the search for a subject who fled the Lansdale Hospital and was in protective custody. Officers began searching the immediate area and observed the subject in a garage as he attempted to conceal himself under a small work-style bench. Officers surrounded the garage and successfully placed the subject into custody. The Hatfield Township Police Department charged the subject with Burglary, and he was transported back to Lansdale Hospital.

On October 17, 2024, officers were dispatched to County Line Road in the area of Doylestown Road for an assault. County dispatch advised officers that there was a fight in progress, and one of the parties was swinging a machete. Officers from Montgomery and Bucks County arrived on scene and witnessed a victim who had multiple lacerations from being struck with a machete. The suspect was taken into custody without incident and was later charged with aggravated assault. The victim was transported to the hospital for lacerations to his face and arm. The incident was turned over to the New Britain Police Department for prosecution based on jurisdictional issues. .

On October 22, 2024, officers received information from the Buckingham Police Department regarding tracking devices being utilized to track Asian business owners as potential targets to victimize. This information was discovered during a burglary investigation they were actively working on. Buckingham Police Department Detectives stated a search warrant revealed a

Montgomery Township Police Department
Monthly Activity Report
October 2024

Montgomery Township resident may have a tracking device on their vehicle and was potentially on a list of future victims. Montgomery Township Detectives contacted the victim and requested they come into the police station to have their vehicle inspected. A search of the vehicle revealed a tracking device was attached to the vehicle's underframe.

On October 24, 2024, officers responded to a residence on Stockton Court for the report of an overdose. While en route to the call, information was received that the grandparents administered Narcan to their grandson, who was overdosing, and it appeared to be having a positive effect. Upon arrival, officers found a male conscious and semi-alert. The officer's investigation revealed the male took two Xanax bars (unknown milligrams) and a small amount of Fentanyl. As time passed, the male's physiological state seemed to improve. The male's room was searched, and Xanax, marijuana, Kratom, and drug paraphernalia were found and seized. Due to Narcan's short duration of being an opioid antagonist and the male complaining of a headache, he opted to go to the hospital to be observed.

On October 25, 2024, officers conducted a traffic stop on a silver Subaru in the 700 block of Bethlehem Pike for a motor vehicle violation. Officers approached the vehicle and made contact with the driver. A routine records check revealed the suspect had two active arrest warrants, one for Possession with Intent to Deliver a controlled substance and the other for Driving Under the Influence. The subject was taken into custody, and during a search incident to arrest, a crack pipe fell from the subject's pants. A search of the vehicle and the subject resulted in officers finding numerous vials of crack cocaine and packaging consistent with the sale of narcotics. The subject was charged with Possession of a Controlled Substance and related offenses and turned over to Montgomery County Correctional Facility to resolve his warrants.

On October 31, 2024, officers conducted a traffic stop on a silver Mercury in the area of the Bark Park located on Knapp Road for a motor vehicle violation. After the vehicle came to a stop, the operator transitioned into the backseat, and the front passenger transitioned into the driver's seat. Officers made contact with both occupants and immediately noted the original operator appeared to be under the influence of alcohol. Officers believed that the suspect was under the influence of alcohol to a degree which rendered him incapable of safely operating a vehicle. He was taken into custody and will be charged with Driving Under the Influence.

Follow-up case:

On February 5, 2024, officers responded to the report of a medical emergency at the Rodeway Inn Conference Center. While en route, officers learned three subjects were unresponsive and were suffering from an opioid overdose. Arriving officers administered Narcan to the subjects, but the effects were minimal. The three subjects required transportation to the hospital for further medical treatment. Detectives responded and immediately began an investigation. Detectives identified this case as a drug delivery that resulted in three people overdosing, one of which is still hospitalized.

Montgomery Township Police Department
Monthly Activity Report
October 2024

The investigation eventually came to a close, and charges were filed against two defendants, both from Bucks County. One defendant was the person who was at the hotel where the overdoses occurred, and he brought the drugs to the party. The other defendant is the person who delivered the drugs to the other defendant to bring to his friends. Both are charged with Possession with Intent to Deliver a Controlled Substance and related charges. They are currently awaiting their preliminary hearings.

ITEMS OF INTEREST:

On October 5, 2024, Officers coordinated and participated in the North Penn PAL Trunk or Treat and Movie Night held in Water Tower Square (Montgomery Township).

On October 15, 2024, Officers participated with a vehicle display and handing out candy at a Trunk or Treat held at the Texas Roadhouse.

On October 19, 2024, the Department participated in the Montgomery Township Autumn Festival. The department had several representatives on location at a display tent to answer questions, provide tours of the police cars, and hand out giveaways. The department also held a free raffle for a new Power Wheels remote control police car. The Montgomery Township Canine Unit was present during the event. A canine demonstration was conducted for the public. The Canine Officers also patrolled the event with their canine partners to engage with the public.

On October 20, 2024, officers held a toy drive at Keystone Church as part of a Faith and Blue Event.

On October 25, 2024, officers participated in the Pritchard Bieler Gruver & Willison P.C. annual Halloween Bash held at the Montgomery Township Community and Recreation Center.

On October 26, 2024, officers attended Drug Take Back Day at Wegmans, 804 Bethlehem Pike, and collected 53 lbs of drugs that were turned over to the District Attorney's Office for proper disposal. Additionally, 160 lbs of drugs were collected from the Permanent Med Return Box in the police department lobby and turned over to the District Attorney's Office for proper disposal.

On October 30, 2024, the Police Department coordinated and participated in the security detail for the grand opening of the Mitzvah Circle, which had several political attendees.

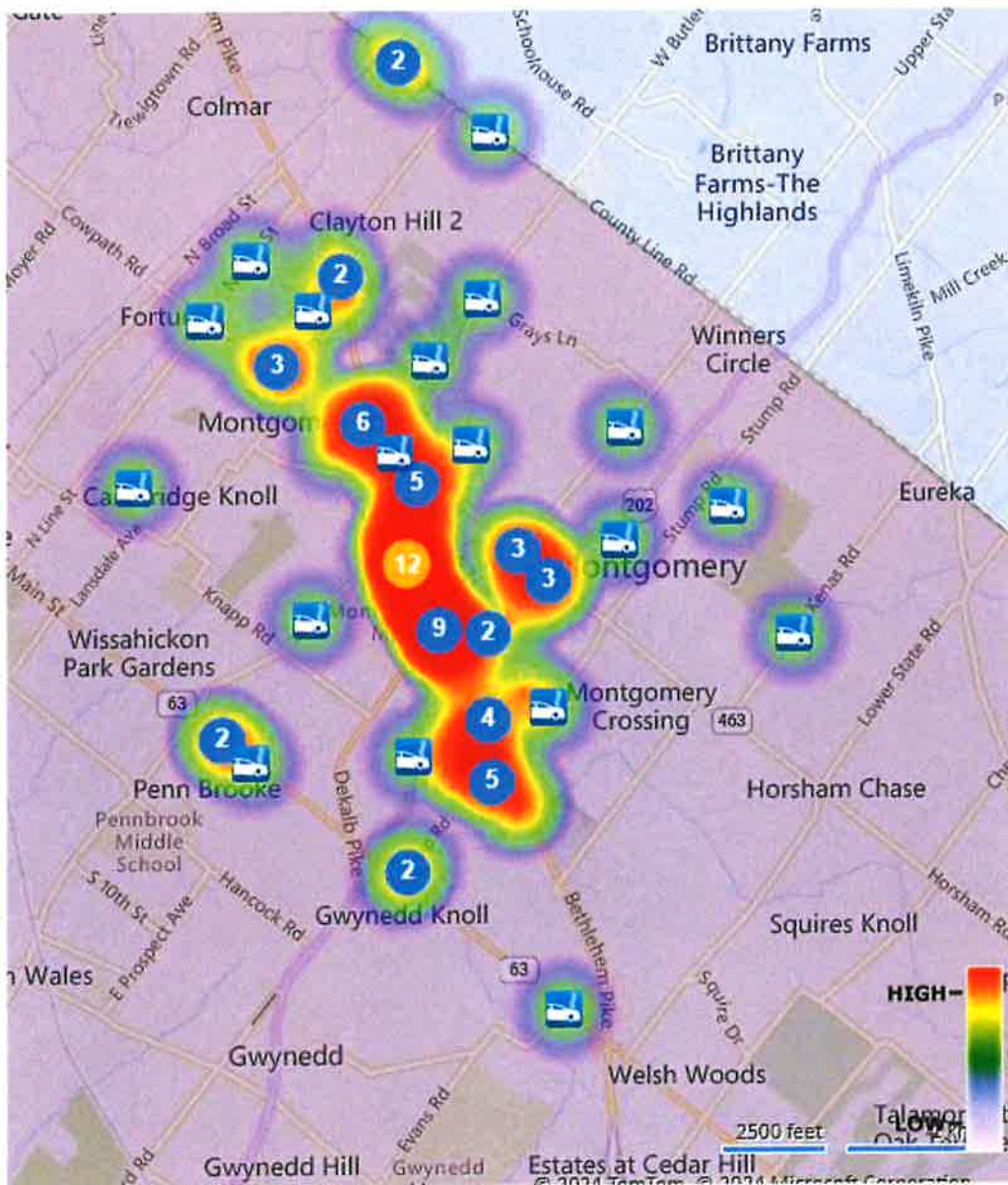
On October 31, 2024, officers handed out candy to the children of Montgomery Township as part of our 48th annual Halloween tradition.

**Montgomery Township Police Department
 Monthly Activity Report
 October 2024**

BUS PATROL MONTHLY STATISTICS:

Violations Reviewed for Civil Prosecution: 276
 Violations Verified for Civil Prosecution: 187
 Violations Deferred for Civil Prosecution: 89
 Percentage of Total Verified Violations for Prosecution: 67%

VEHICLE CRASH HEAT MAP



Montgomery Township Park Department Monthly Report – October 2024

- Routine maintenance & repairs, mowing & trimming, trash removal, playground inspection and equipment maintenance.
- The following tree work was done throughout the Township:
 - Scott D., Scott Y., Josh, Dale & Larry removed one (1) dead tree from Township property on Pauline Circle.
 - Scott D., Scott Y., Josh, Dale & Larry removed one (1) dead tree from Windlestrae Park – Rose Twig.
 - Scott D., Scott Y., Josh, Dale & Anthony removed six (6) dead trees from Hourglass Park.
- Scott D., Scott Y., Josh, Anthony, Larry & Dale deployed the water wheel for the soccer fields at William F. Maule Park.
- ✓ The entire crew prepared for, worked at and cleaned up after Autumn Festival on 10/19/24.
- Scott D., Scott Y., Josh, Anthony, Larry, J. Gormley & Dale replaced the pavilion roof at William F. Maule Park.
- Scott D., Scott Y., Josh, Anthony, J. Gormley & Dale mulched the Administration Complex, Memorial Grove Park, William F. Maule Park and Windlestrae Park – Rose Twig.
- Scott D., Scott Y., Josh, Dale, Larry & J. Gormley repaired the curling chain link baseball fencing at William F. Maule Park.
- Scott D., Josh, Jack, Anthony & Larry removed the old seesaws from Fellowship Park.
- Scott Y. attended PELRAS “First Line Supervisor Training – Nuts and Bolts Supervision” and “Discipline and Toxic Employees”.
- Scott Y. attended several Penn State Leadership classes throughout the month.
- Don, Larry N. & Todd replaced a bad wiretap for the parking lot lights at William F. Maule Park.
- Josh & Anthony assisted with the leaf collection that took place on October 26th at William F. Maule Park.
- Scott Y., Josh, Anthony & Larry cleaned up the overflow leaves from the recycling dumpster at William F. Maule Park.
- Park Restroom Maintenance:
 - Cleaned and maintained the restrooms at William F. Maule Park at Windlestrae and Spring Valley Park.
 - Repaired a leaking toilet in the men’s restroom in at William F. Maule Park at Windlestrae.
- Park Vandalism:
 - None to report.
- Park Restroom Vandalism:
 - None to report.



160

Calls within Zone

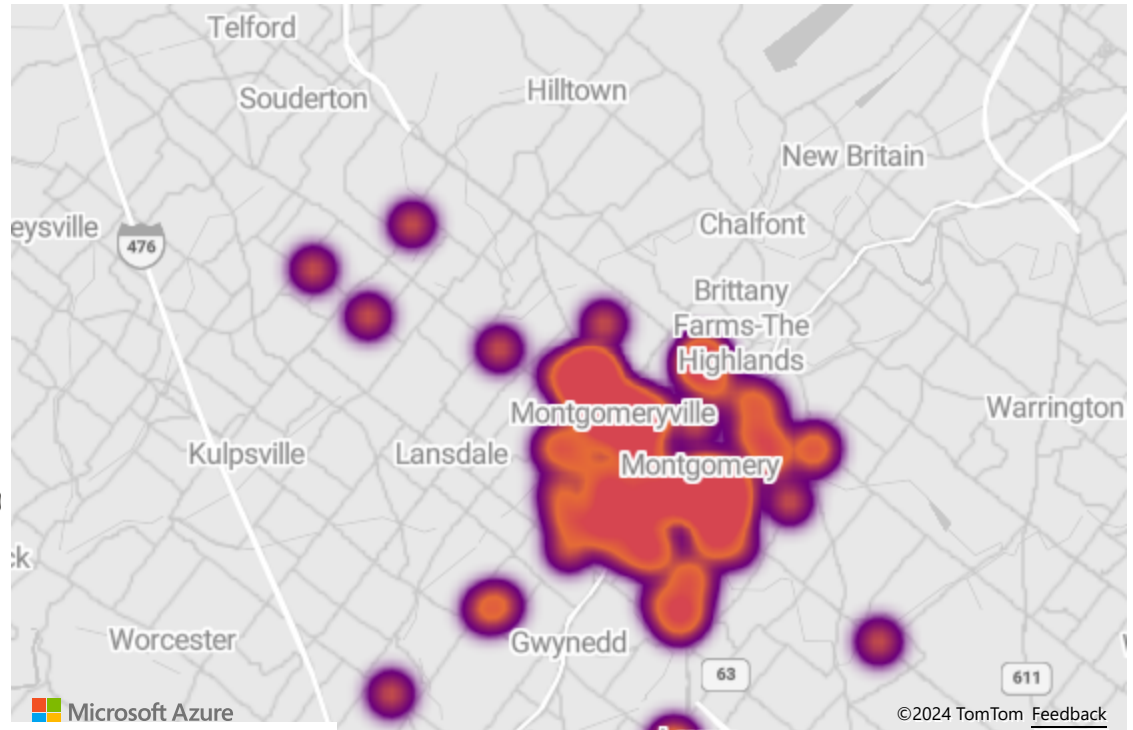
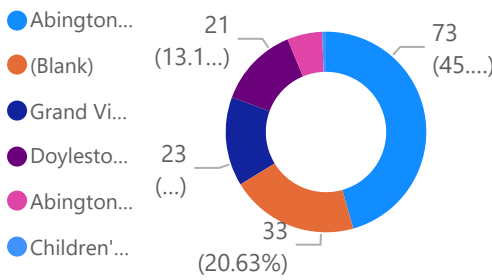
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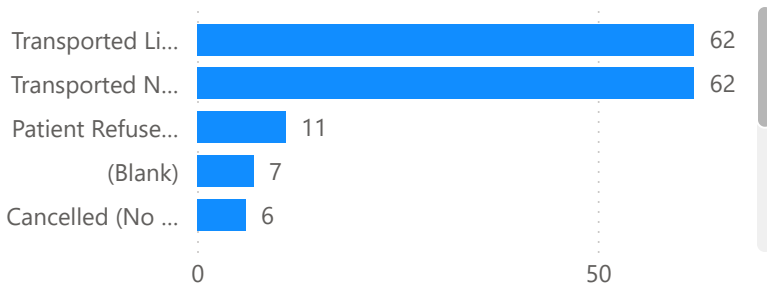
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Response Time

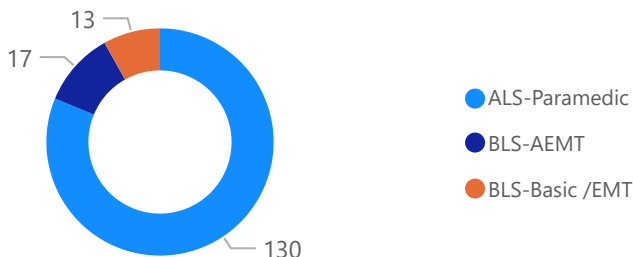
Hospital Destination



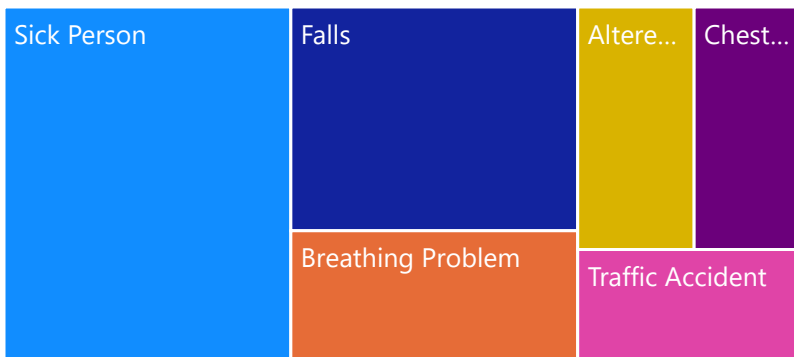
Transport Disposition



VMSC's Level of Service

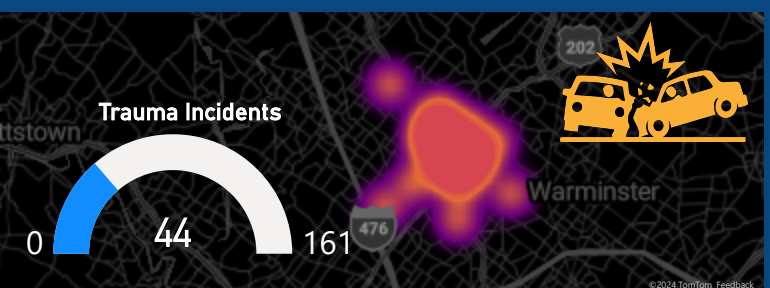
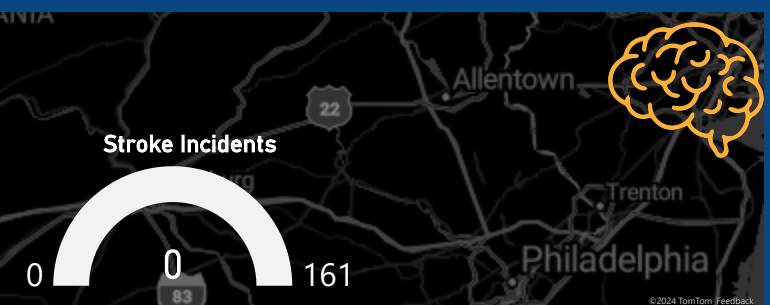
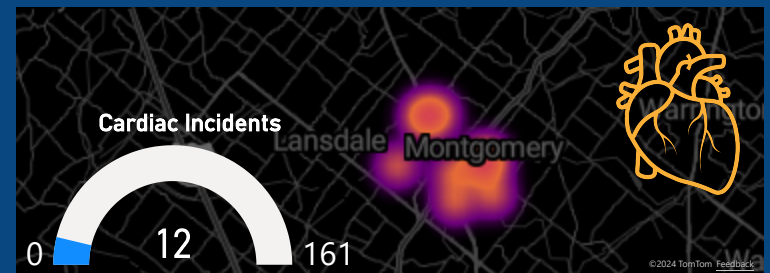


Top 5 Call Types



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.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #15

SUBJECT: New Business – Committee Board Liaison Reports
MEETING DATE: November 25, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

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