

WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
610-692-1930
Email: administration@westtown.org

Post Office Box 79
Westtown, PA 19395
FAX 610-692-9651
www.westtownpa.org

AGENDA

Westtown Township Board of Supervisors Regular Meeting

Monday, July 15, 2024 – 7:30 PM

Westtown Township Municipal Building
1039 Wilmington Pike, Westtown

- I. Call to Order & Pledge of Allegiance
- II. Summary of Board of Supervisors Workshop – July 15, 2024
- III. Approval of Board of Supervisors Meeting Minutes – June 17, 2024
- IV. Departmental Reports
 - A. Westtown-East Goshen Police Department – Chief Bernot
 - B. Planning Commission – Brian Knaub
 - C. Fire Marshal – Gerry DiNunzio
 - D. Finance Department – Cindi King
- V. Public Comment (Non-Agenda Items)
- VI. Old Business
- VII. New Business
 - A. Authorize Act 247 Review for Amendments to Zoning Ordinance – VAC
 - B. Authorize Advertisement of Ordinance 2024-05, Amending Chapter 144 (Stormwater)
 - C. Authorize Advertisement of Street Road & Shady Grove Way Green-Light-Go Project
 - D. Consider Change Order #2 from MECO Constructors, Inc. for Oakbourne Park Project
 - E. Authorize Reimbursement Request for DCNR-LWCF Grant for Oakbourne Park Project
 - F. Consider Award of Pleasant Grove Force Main Reconstruction Contract
 - G. Consider Construction Oversight Proposal from Carroll Engineering Corp for Pleasant Grove Force Main Reconstruction Project
 - H. Authorize Release of Cash Escrow for Westtown Reserve
 - I. Consider Appointment to Parks & Recreation Commission
- VIII. Announcements
 - A. Director of Zoning and Code Enforcement Vacancy
 - B. Parks & Recreation Commission and the Historical Commission Vacancies
 - C. Zoning Hearing Board Alternate Member Vacancy
 - D. P&R Photo Contest
 - E. Yard Waste Collection – Saturday August 10, 2024
- IX. Public Comment (All Topics)
- X. Payment of Bills
- XII. Adjournment

How to Engage in the Public Comment Sections of a Township Meeting

Public Comment is heard at three (3) different points during the meeting:

1. BEFORE OLD BUSINESS - The public is permitted to make public comment on any matter not on the agenda. This comment period is subject to the time constraint in (d) below
2. PRIOR TO any action on a motion on an Agenda item. Public Comment at this stage is limited to the item under discussion (e.g. it is not appropriate to initiate a discussion on police services if the body is acting upon a sewer issue).
3. AFTER NEW BUSINESS. - Public Comment is open to any legitimate item of business which can be considered by that Township Board/Commission (e.g. Planning Commission can discuss issues having to do with plan reviews, but cannot discuss why the Township does not plow your street sooner. Supervisors can discuss nearly every issue).

How to make a comment to any Township Board/Commission:

- a. The Chair will announce that the Board/Commission will now hear public comment, either on a specific issue or generally.
- b. You must then obtain recognition from the Chair prior to speaking.
- c. Once you have the floor, state your name and address for the record.
- d. You may then make your comment or ask your question. You will have three (3) minutes to make your statement, unless the Chair has announced otherwise, so please come prepared!

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
Westtown Township Municipal Building, 1039 Wilmington Pike, Westtown
Monday, June 17, 2024 at 7:30 PM

Present were: Chair Tom Foster, Police Commissioner Dick Pomerantz, Township Manager and Director of Planning and Zoning Mila Carter, Chief of Police Brenda Bernot, Director of Finance Cindi King.

I. Pledge of Allegiance & Call to Order

Mr. Foster called the meeting to order at 7:30 PM. He stated that the meeting was being recorded on Zoom and, with a slight delay, on YouTube.

II. Board of Supervisors Summary of Workshop, June 17, 2024

Mr. Foster reported that the Board met in Workshop prior to tonight's meeting for a presentation from Bird Town Pennsylvania, a proposal from the EAC for a tree planting project at Plumly Farms open space and for submission of an application for the 2024 Healing the Planet grant program. He also added that the Board was presented with a sketch plan for a funeral home at 1115 Wilmington Pike with a proposed easement through Township owned property for access to East Pleasant Grove Road. The Board also accepted public comments.

III. Approval of Meeting Minutes from June 03, 2024

Mr. Pomerantz made a motion to approve the meeting minutes from June 3. Mr. Foster seconded. There was no public comment and the motion passed 2-0.

IV. Departmental Reports

A. Westtown-East Goshen Police Department – Chief Bernot

Chief Bernot summarized that year to date there have been 10,094 calls, of which 4,877 in Westtown, and reported that in May there were 2,179 calls for service with 911 in Westtown. She recapped Police Department's activities posted on the WEGO website and social media, including the arrest of suspect for the gift card draining scam investigation, sponsorship of the little league, celebration of National Nurses Week and National Emergency Management Services (EMS) Week, and promoting safety tips for summer. Chief Bernot talked about crime trends and provided that there were 3 vandalism investigations, reported stolen cell phones at schools, 4 burglaries at commercial facilities, 9 frauds, and 3 missing adult investigations.

B. Fire Marshal – Gerry DiNunzio

Mr. DiNunzio reported that there were 93 calls for service in Westtown, including fire and medical, in May. He further provided that there were 47 incidents in the West Chester Fire Department district and 46 in the Goshen Fire Company district. He summarized that there have been 457 calls for service with peak times being between 9am and 5pm. Mr. DiNunzio stated that the West Chester Fire Department responded to 10 calls for service and Goshen Fire Company responded to 6 with a handful of those being school notifications of fire drills. The remaining 77 calls were medical in nature. Mr. DiNunzio handled 2 notifications in May related to outdoor burning complaints. He also announced that he has been promoted to Sergeant at work and is also filling the void of the Captain at the Good Fellowship Fire Company.

C. Finance Department – Cindi King

Ms. King referred to the treasurer's report recapping that the Township is in good shape financially. She summarized that general fund, open space, and sewer funds are more than last year, while the refuse fund is a bit less, but overall the Township has a total of about \$1.6 million increase when compared to last year. She noted that year to date earned interest was \$417,676, which is an increase when compared to both 2022 and 2023. Mr. Foster asked about the discussion schedule on the 2025 budget. Ms. King anticipated an initial discussion with the Board at the first meeting in August.

D. Planning Commission (PC) – Jack Embick

Mr. Embick reported that at the last meeting, the Commission had a discussion about potential changes to the outdoor lighting ordinance and the conditional use application for the Visual Arts Center at 1632 West Chester Pike.

V. Public Comment (Non-Agenda Items)

Mr. Raman Patel, 811 E. Sage Road, asked the Board to consider amendments to existing fence regulations for the health of his family and protection of his property. He summarized that his application to the Zoning Hearing Board for a variance to retain an 8-foot fence installed at his property was denied and later affirmed by the Court of Common Pleas. Mr. Patel referred to a memo dated September 27, 2023 that Ms. Carter prepared for the Planning Commission, which he felt was supportive of his proposal. He added that his proposal was also consistent with the Township's Comprehensive Plan and the Commission's mission statement to promote well-being of the community and to accommodate the constantly changing needs and demands for the protection and promotion of the public health, safety, and welfare. Mr. Foster suggested that Mr. Patel attend the Planning Commission's meeting to voice his concerns.

VI. Old Business

A. Consider Amended PennDOT Right-of-Way Sanitary Sewer Facilities Operation, Maintenance and Endowment Agreement with 1594 West Chester Pike Realty, LP and Carroll Independent Fuel, LLC

Mr. Foster explained that this amended agreement would replace the original agreement from June 2022 and amended agreement from December 2023 with the owners of 1594 West Chester Pike and Carroll Independent Fuel, LLC to connect to public sewer via a manhole across South Chester Road in the Chesterfield Development. He noted that this amended agreement is necessary as Carroll Independent Fuel, LLC is now a party to this agreement.

Mr. Pomerantz made a motion to authorize the chair to execute the amended PennDOT Right-of-way Sanitary Sewer Facilities Operation Maintenance and Endowment Agreement with 1594 West Chester Pike Realty LP by and Carroll Independent Fuel, LLC. Mr. Foster seconded. There was no public comment. The motion passed 2-0.

VII. New Business

A. Consider Police Commission's Recommendation for the Daigle Law Group, LLC to Conduct Staffing Study and Needs Assessment

Mr. Foster explained that in response to the request for proposals (RFPs), the Westtown-East Goshen Police Commission recommends the proposal from the Daigle Law Group, LLC, which is a police consulting services firm, to perform a detailed assessment of the current staffing model for the Westtown-East Goshen (WEGO) Police Department and to

provide recommendations for how the department should function in the decades to come. He pointed out that the item is for tomorrow's meeting agenda of East Goshen.

Mr. Pomerantz made a motion to accept the Westtown East Goshen Police Commission's recommendation to move forward with the proposal provided by Daigle Law Group, LLC to conduct a study evaluating and analyzing the staffing model and structure of the WEGO Police Department for an amount not to exceed \$50,000. Mr. Foster asked whether there were any comments.

Chief Bernot raised several questions. She stated that it was her understanding there were five companies that responded to the RFP, and as a result, a group was selected to provide feedback. Chief Bernot asked whether there were any commonalities among the feedback received and a summary of that. Mr. Pomerantz responded that he has been advised by the Police Commission's legal counsel that anything related to the discussion of this in terms of specifically the study itself and the process will be handled in the Police Commission's meeting on June 26. Chief Bernot wanted it on a record that she felt she was intentionally excluded from the entire process. She also stated that based on an email from Derek Davis, Township manager at East Goshen, the townships anticipate consultant to begin the study in July, which is less than 30 days for the department to accommodate that schedule. She provided that July is one of the busiest month due to leave and training and that the department has contractual obligations that indicate that any person's schedule that has changed with less than 30 days' notice will result in overtime. Chief Bernot noted that will further add to the cost of the study. She also noted that the estimated time frame for the study is four to six months, which she felt was a very aggressive schedule. She asked about townships' expectations on how WEGO to handle additional workload, and if there is something the department shall table.

Mr. Pomerantz responded that the discussion on the study is a Police Commission's initiative and that questions can be asked on June 26 as directed by legal counsel. Chief Bernot expressed disagreement with legal counsel. She stated that since the project is being paid for by the taxpayers of Westtown and East Goshen, it appears that the public is not going to be able to hear the discussions and that the police chief has been effectively excluded from the discussions.

There were no additional comments. Mr. Foster seconded. The motion passed 2-0.

B. Consider 2024 Road Maintenance Program Contract Award

Mr. Foster announced that Cedarville Engineering has reviewed the six bids received for the 2024 Road Program, and recommended awarding the contract to the lowest responsible bidder, Allan Myers LP, in the amount of \$736,919.80, including base bid of \$711,869.80 and \$25,050 add alternate.

Mr. Pomerantz made a motion to award the 2024 Road Maintenance Program Contract Award to Allan Myers LP in the amount of \$736,919.80. Mr. Foster seconded. There was no public comment. The motion passed 2-0.

C. Consider Thorne Drive Basin Retrofit Contract Award

Mr. Foster announced that the Township received six bids for the Thorne Drive Basin Retrofit project. The low bid was from Eagle Contracting & Landscaping, Inc. in the amount of \$236,162.02. He recapped that the Township budgeted \$69,948 towards the project and was awarded \$187,039 through an Environmental Stewardship and Watershed Protection

(Growing Greener) grant. Mr. Foster provided that Cedarville Engineering has reviewed the bids and recommended the contract be awarded to Eagle Contracting & Landscaping, Inc.

Mr. Pomerantz made a motion to award the contract for the Thorne Drive Basin Retrofit project to Eagle contracting and Landscaping Inc., in the amount of \$236,162.02. Mr. Foster seconded. There was no public comment. The motion passed 2-0.

D. Authorize Advertisement of the Pleasant Grove Force Main Replacement Bid Package

Mr. Foster announced that Carrol Engineering Corporation has prepared the bid package for the Pleasant Grove force main project to replace force main by horizontal directional drilling and conventional excavation, and appurtenances. Option A includes full replacement of the force main and ties into both ends of the portion replaced in 2019. Option B includes force main replacement from the pump station to the eastern end of the portion replaced in 2019.

Mr. Pomerantz made a motion to authorize advertisement of the Pleasant Grove Force Main Replacement Bid Package. Mr. Foster seconded. There was no public comment. The motion passed 2-0.

E. Consider Professional Services Agreement with Cedarville Engineering Group, LLC for Zoning Services

Mr. Foster stated that the Township manager has requested the Cedarville Engineering to provide the statement of qualifications for Assistant Zoning Officer services to Westtown Township. He noted that these services are needed due to the vacant Director of Zoning and Code Enforcement position, which is currently advertised.

Mr. Pomerantz made a motion to accept Professional Services Agreement with Cedarville Engineering Group, LLC for zoning and code enforcement services on as needed basis. Mr. Foster seconded. There was no public comment. The motion passed 2-0.

F. Consider Appointment of Assistant Zoning Officer

Mr. Foster added that in line with the previous agenda item, the Township has historically appointed an Assistant Zoning Officer to help with zoning related matters. Due to staffing changes, this position has been vacant since mid-March.

Mr. Pomerantz made a motion to appoint Tracey Franey from Cedarville Engineering as the Assistant Zoning Officer. Mr. Foster seconded. Mr. Pomerantz asked who she will be reporting to. Ms. Carter explained that she would be working directly with her. She introduced Tracey Franey who joined the meeting via Zoom. There was no public comment. The motion passed 2-0.

G. Consider Authorizing the Township Manager to Submit Application for the 2024 Healing Planet Grant Program for Tree Planting at Plumly Farms Open Space

Mr. Foster explained that the Environmental Advisory Council recommends that the Board considers submitting an application for the purchase and planting of trees to continue its efforts in the riparian buffer restoration along the unnamed tributary within the Plumly Farms Open Space. He noted that the application deadline is July 1.

Mr. Pomerantz made a motion to authorize authorizing the Township Manager to submit Application for the 2024 Healing Planet Grant Program for Tree Planting at Plumly Farms Open Space. Mr. Foster seconded. There was no public comment. The motion passed 2-0.

H. Consider Proposal for Maintenance of Landscaping at the Monument Sign site and Approving the Township to Draw Down on Established Security

Mr. Foster stated that the proposal by Frattura Landscaping is to cut and weed whack every two weeks all designated grass areas surrounding the monument sign located at 1018 Wilmington Pike and 1023 Old Wilmington Pike which is owned and operated by the Catalyst Experimental. He explained that Catalyst has failed to perform landscaping maintenance and restoration as per the Monument Sign Landscaping Maintenance and Restoration Agreement dated January 20, 2024. The Township holds \$23,622.53 in financial security, and has the right to utilize it towards maintenance needs if developer fails to maintain or upkeep the site.

Mr. Pomerantz made a motion to accept the proposal from Frattura Landscaping for ongoing maintenance of grass areas at the monument sign site for the foreseeable future and use the established Financial Security for payment for such services. Mr. Foster seconded. There was no public comment. The motion passed 2-0.

I. Consider Authorizing the Purchase of Lawn Mowing Equipment

Mr. Foster provided that the attached quote from Eagle Power Turf & Tractor is for a purchase of two walk behind mowers for a total of \$12,296. He explained that existing ride-on mowers are not designed for steep slopes and narrow grassy areas that are now present at the redesigned athletic complex.

Mr. Pomerantz made the motion to authorize the purchase of Xmark 52 inch Turf tractor, Xmark stand on sulky single wheel, Xmark commercial 30 inch walk behind mower, and easy shoot in the amount of \$12,296 to be funded by the Capital Projects account. Mr. Foster seconded. There was no public comment. The motion passed 2-0.

J. Consider Payment Application #14 for the Oakbourne Park Project to MECO Constructors, Inc.

Mr. Foster noted that Pennoni recommends the Township approve payment application #14 to MECO Constructors, Inc. reflecting \$184,756.05 in improvements, less retainage of \$20,528.45. This payment includes court fencing, concrete sidewalks, and handrails.

Mr. Pomerantz made a motion to approve payment Application #14 for the Oakbourne Park Project to MECO Constructors, Inc. in the amount of \$184,756.05. Mr. Foster seconded. There was no public comment. The motion passed 2-0.

VIII. Announcements

Mr. Foster made the following announcements:

- A. Conditional Use Hearing for the Visual Arts Center - June 24, 2024 at 7:00pm** - The Westtown Township Board of Supervisors will hold a hearing to consider the Conditional Use Application of 1632 Associates, LLC, relating to its property at 1632 West Chester Pike. A copy of the application is available on the Township's website. The hearing may also be broadcast over Zoom for those members of the public who only wish to observe. However, parties, and witnesses must appear in person.
- B. The Township is seeking applicants for the Director of Zoning and Code Enforcement** The full job description can be found on the Township website. Interested applicants should send their resume and letter of interest to Township Manager.
- C. The Township is seeking applicants for the Parks & Recreation Commission and the Historical Commission** - Information on what each of these commissions do can be found

on the Township website. Interested residents should submit a resume or brief statement of interest to the Township Manager. Applicants must be current in all municipal obligations.

D. The Township is seeking applicants for the Zoning Hearing Board alternate -

Information on responsibilities of the ZHB can be found on the Township website. Interested residents should submit a resume or brief statement of interest to the Township Manager. Applicants must be current in all municipal obligations.

E. Historical Commission lecture on Saturday, June 22 at 10AM - The Westtown Historical Commission will present a "Brief History of Westtown Township: From Farmland to Suburbia." From its founding in 1685 to the present, Westtown Township has been home to colorful characters, historic happenings, and wonderful old structures. Come learn about the interesting stories in Westtown's history. This event is free and no registration is required.

F. The Township office will be closed Thursday, July 4 and Friday, July 5 for Independence Day All trash normally collected on Thursday will be collected on Friday.

G. Yard Waste Pick-Up – Saturday, July 13, 2024 - Yard waste must be in biodegradable paper bags or containers that can be dumped. Plastic bags are not accepted. Branches under 3" in diameter must be cut approximately 3' in length, bundled, and tied, and placed at the curb by 7:00 AM on collection day. No rocks, logs, stumps, dirt, or ashes will be taken.

IX. Public Comment (All Topics)

None

X. Payment of Bills

Mr. Pomerantz made a motion to approve the General Fund bills in the amount of \$12,088.17, Open Space Fund bills of \$60,000.00, Enterprise Fund bills of \$5,762.49, PLGIT P-Card bills of \$119,538.49, and Capital Project Fund bills of \$30,598.00 for a grand total of \$227,987.15. Mr. Foster seconded. There was no public comment. The motion passed 2-0

XI. Adjournment

There being no further business, Mr. Foster made a motion to adjourn the meeting at 8:28 PM.

Respectfully submitted,
Liudmila Carter
Township Manager

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Stokes Assembly Hall, 1039 Wilmington Pike
Wednesday, June 19, 2024 – 7:00 PM

Present

Commissioners Jack Embick (JE), Jim Lees (JL), Brian Knaub (BK), Kevin Flynn (KF) and Joseph Frisco (JF). Russ Hatton (RH) and Tom Sennett (TS) were absent. Also present was Township Manager and Director of Planning & Zoning Mila Carter.

Call to Order and Pledge of Allegiance

Mr. Embick called the meeting to order at 7:01 PM.

Adoption of Agenda (BK/JF) 5-0

Mr. Knaub made a motion to adopt the agenda. Mr. Frisco seconded. All were in favor of the motion.

Approval of Minutes (BK/JL) 4-0-1

Mr. Knaub made a motion to adopt the meeting minutes from June 5, 2024. Mr. Lees seconded. With modification on page two, wording from relative to relevant. Mr. Flynn abstained. All were in favor of the motion.

Announcements

1. Ms. Carter announced a sketch plan for the funeral home at 1115 Wilmington Pike with an access to 12 E Pleasant Grove Road was presented to the Board on Monday, June 17 at the workshop. She recapped that the applicant seeks to acquire an easement from the Township to access the site from E Pleasant Grove Road. She expected the applicant to present to the Commission at some point in the future.
2. Ms. Carter announced that the Conditional Use Hearing for the proposed Visual Arts Center at 1632 West Chester Pike scheduled for June 24 has been cancelled and the applicant withdrew the application.

Public Comment – Non Agenda Items

1. Mr. Raman Patel, 811 E. Sage Road, asked the Commission to consider amendments to current fence requirements. Mr. Patel referred to a memo dated September 27, 2023 prepared by Ms. Carter summarizing her research into fence provisions. Mr. Patel pointed out that a Commission's list of potential amendments included fences as a top priority. He highlighted that the Commission's mission is to promote public health, safety, and general well-being of the community and accommodation of the constantly changing needs and demands. Mr. Patel argued that deer population was less prevalent in Westtown when fence ordinance was developed in 2003, and he thought that the Zoning Hearing Board's (ZHB) decision is a strict interpretation of the 2003 fence ordinance. Mr. Patel felt that since then deer population has significantly increased causing a health hazard and property damage in the community. He asked to consider reviewing Ms. Carter's memo again and to not let that effort to be wasted. Mr. Patel also asked to consider the feedback he provided from the neighborhood during the Zoning Hearing Board process, which he felt was overwhelmingly supportive of an 8-foot deer fence. He recapped Centers for Disease Control and Prevention (CDC) guidance recommending at least 8 feet high fence to mitigate property damage, reduce risk of Lyme disease and to be consistent with the spirit of the Commission's mission. Mr. Patel concluded by asking to support his proposal by making ordinance amendments that will allow him to maintain the existing 8-foot fence with a 6 inch setback from property lines, removal of barbed wire and painting of white posts to black and to support his health and

property.

Mr. Embick summarized the facts and timeline of Mr. Patel's ZHB application and request for ordinance amendments and asked the Commission's feedback on the proposal. Mr. Lees asked to confirm the height of current fence and whether it was successful at keeping deer out of his yard. Mr. Patel stated that the current 8-foot fence has a barbed wire on top and since it was installed there is no problem with deer in his yard. Mr. Patel expressed willingness to remove the barbed wire. Mr. Flynn suggested to discuss amendments to the fence ordinance at the next meeting. Mr. Embick thought it was a good idea.

New Business

1. Rescinding Ordinance Provisions – Visual Arts Center

Mr. Embick recapped that an ordinance amending Chapter 170, Zoning, Article VIII, R-3 Residence-Office District regulations and Article XVII, Off-street parking and loading regarding a Visual Arts Center use and shared parking has been adopted by the Township in 2013. He referred to the proposed language amending these regulations aimed to repeal those provisions. Mr. Flynn asked that once repealed and if there is a proposal for a visual arts center, where it will be permitted in the Township. Mr. Embick responded that the M-U Multi-Use zoning district will be the only option.

Mr. Flynn made a motion to recommend to the Board of Supervisors amending Chapter 170, Zoning, Article VIII, R-3 Residence-Office District regulations and Article XVII, Off-street parking and loading regarding a Visual Arts Center use and shared parking as drafted. Mr. Flynn made a comment that he did not agree with having provisions for the visual arts center since it provided no benefit to the Township. Mr. Lees seconded. There was no public comment. All were in favor of the motion. KF/JL (5-0)

Old Business

1. Official Map – Continued Discussion

Mr. Embick recapped that the Commission continues its discussion on considerations for the development of an Official Map and its potential features. He recapped that adoption of an official map is optional, however doing so will provide protections for specific areas and give a notice to the public and potential developers about the Township's future plans for public improvements. Mr. Embick expressed interest in establishing a pathway and/or trail and bike lanes that would connect Oakbourne Park with Crebilly Farm. Mr. Flynn thought that crossing Route 202 was a huge obstacle from financial and safety standpoints.

Mr. Frisco provided several ideas. He was supportive of creating a safe pedestrian connection between the eastern portions of Oakbourne Park with the western portion (Cope Tract). Mr. Frisco also suggested to look into the pathway available off Dogwood Lane that connects to Oakbourne, which he felt was unusable and overgrown. He asked whether it was owned by the Township. He also suggested to consider evaluating any feasible option for connecting a pathway along the eastern most portion of Cope Tract towards Goose Creek at Street Road. Ms. Carter referred to the map of trails and stated that the Goose Creek connection might be challenging due to a number of private properties but noted that there is Township owned lands as well as the West Chester Area School District (WCASD). Mr. Frisco advocated for connection between eastern and western portion of the park as the main focus.

Mr. Embick noted that such connection was proposed in the Master Park Plan for Oakbourne. He was supportive of Mr. Frisco's idea of Goose Creek connection along the railroad line. There was a discussion on whether or not conceptually such connection will be possible. Mr. Embick wondered whether there is a possibility of connection between Oakbourne Park and Rustin High School. Mr. Flynn provided that school kids walk from the school to Goose Creek

Park. Mr. Embick asked Ms. Carter to do further research on the possibilities of easements to connect the Cope Tract with the other Township-owned open space towards Westbourne Road. Ms. Carter asked if there was interest besides the trails for additional open space.

Mr. Embick asked whether Stratton Farm shall be considered for an official map and whether there is any communication with the property owners.

Public Comment

There was none.

Reports

1. Mr. Embick made the BOS report from the June 17, 2024 meeting.

Adjournment (KF/JL) 5-0

The meeting was adjourned at 8:22 PM.

Next PC Meeting:

- **July 3 2024, 7:00 PM - CANCELLED**

PC Representative at next Board of Supervisors Meeting:

- **Monday July 15, 2024, 7:30 PM** – Kevin Flynn/Brian Knaub

Respectfully submitted,
Mila Carter
Planning Commission Secretary



WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
610—692-1930
email: administration@westtown.org

Post Office Box 79
Westtown, PA 19395
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July 7, 2024

Westtown Township incident report for June 2024

For June, there were 83 calls for service in Westtown (Fire and EMS). Thirty-nine incidents were in the West Chester Fire Department district and 44 in the Goshen Fire Company district. Year to date, there have been 540 calls for service.

The peak time for incidents in June was between 10 am and 6 pm.

The West Chester Fire Department responded to 16 calls for service, and the Goshen Fire Company responded to 13 calls for service.

The remaining 54 calls for service were medical responses handled by Good Fellowship EMS and Goshen Fire Company EMS.

I handled one notification in June for a building fire at Jefferson at Westtown.

I took part in an Emergency Management quarterly training session on June 18th

Sorry I could not appear in person this month, I am on vacation.

Respectfully submitted,

Gerald R. DiNunzio, Jr
Fire Marshal
Emergency Management Coordinator

**WESTTOWN TOWNSHIP
TREASURER'S REPORT
JUNE 2024**

<u>ACCT#</u>	<u>DESCRIPTION</u>	<u>6/1/2024 BALANCE</u>	<u>JUNE RECEIPTS</u>	<u>JUNE EXPENDITURES</u>	<u>6/30/2024 BALANCE</u>
GENERAL FUND		\$8,952,574.61	\$1,952,833.36	-\$2,108,263.31	\$8,797,144.66
01-100-015	Univest General Fund	\$1,807,718.21	\$552,138.24	(\$1,615,272.32)	\$744,584.13
01-100-100	PLGIT P-Card Prime	\$642,318.59	\$2,350.33	(\$119,538.49)	\$525,130.43
01-100-110	PLGIT P-Card Class	\$256.19	\$119,572.92	(\$119,538.49)	\$290.62
01-106-000	PLGIT Prime	\$2,214,517.62	\$9,943.46	(\$3,699.30)	\$2,220,761.78
01-106-100	PLGIT Class	\$582.96	\$2.44	\$0.00	\$585.40
01-106-115	Univest GF Savings	\$3,041,932.66	\$1,265,318.17	(\$13.00)	\$4,307,237.83
01-107-000	KBCM Investments	\$1,244,882.37	\$3,347.65	(\$250,076.71)	\$998,153.31
01-110-000	Petty Cash	\$366.01	\$160.15	(\$125.00)	\$401.16
OPEN SPACE FUND		\$442,492.41	\$31,382.31	-\$60,142.67	\$413,732.05
04-106-000	Open Space - PLGIT Prime	\$335,045.21	\$5,189.05	(\$142.67)	\$340,091.59
04-106-100	Open Space - PLGIT Class	\$107,447.20	\$26,193.26	(\$60,000.00)	\$73,640.46
SEWER FUND		\$3,697,475.96	\$48,637.68	-\$220,878.45	\$3,525,235.19
08-100-015	Univest Enterprise Checking	\$816,342.40	\$32,692.87	(\$207,958.39)	\$641,076.88
08-100-115	Univest Prepaid UB Cash	\$18,259.77	\$1,333.38	(\$12,920.06)	\$6,673.09
08-106-000	PLGIT Prime	\$2,090,942.36	\$9,259.58	\$0.00	\$2,100,201.94
08-106-015	Univest WW MM	\$771,931.43	\$5,351.85	\$0.00	\$777,283.28
REFUSE FUND		\$845,114.58	\$43,449.82	-\$132,106.88	\$756,457.52
09-100-015	Univest CASH - REFUSE FUND	\$345,114.58	\$43,449.82	(\$132,106.88)	\$256,457.52
09-106-015	Univest Refuse MM	\$500,000.00	\$0.00	\$0.00	\$500,000.00
CAPITAL PROJECT FUNDS		\$792,102.74	\$240,921.62	-\$478,690.64	\$554,333.72
18-100-015	Univest Capital Projects Checking	\$12,010.85	\$240,166.25	(\$239,467.81)	\$12,709.29
18-100-105	Univest CP Oakbourne Park Master	\$197,244.92	\$0.00	(\$185,406.05)	\$11,838.87
18-100-115	Univest CP Special Projects	\$46,790.90	\$0.00	(\$30,598.00)	\$16,192.90
18-100-125	Univest Thorne Drive Basin	\$63,608.84	\$0.00	\$0.00	\$63,608.84
18-100-205	Univest Credit Card Rewards	\$151,213.79	\$0.00	\$0.00	\$151,213.79
18-100-605	Univest 926/Shady Grove Signal	\$52,285.00	\$0.00	\$0.00	\$52,285.00
18-100-805	Univest CP Sewer	\$268,948.44	\$755.37	(\$23,218.78)	\$246,485.03
ARPA FUND		\$760,134.14	\$3,366.08	\$0.00	\$763,500.22
19-100-000	ARPA FUND - PLGIT PRIME	\$759,640.50	\$3,364.01	\$0.00	\$763,004.51
19-100-100	ARPA FUND - PLGIT CLASS	\$493.64	\$2.07	\$0.00	\$495.71
DEBT SERVICE FUNDS		\$1,276,179.22	\$115,028.16	-\$156,354.35	\$1,234,853.03
23-100-105	Univest 2022 DS (Oakbourne Park)	\$303,818.61	\$22,563.26	(\$71,433.35)	\$254,948.52
23-100-805	Univest 2021 DS (05/12)	\$295,717.03	\$24,500.00	(\$18,871.66)	\$301,345.37
23-100-815	Univest 2021 DS (SE06)	\$676,643.58	\$67,964.90	(\$66,049.34)	\$678,559.14
CAPITAL RESERVE FUNDS		\$6,854,387.86	\$73,928.78	\$0.00	\$6,928,316.64
30-122-000	GF Univest MM Capital Rsv (U)	\$3,077,483.72	\$27,966.63	\$0.00	\$3,105,450.35
30-122-001	GF Univest MM Capital Rsv (D)	\$2,107,714.76	\$8,837.54	\$0.00	\$2,116,552.30
30-122-200	WW Univest MM Capital Rsv (D)	\$1,669,189.38	\$37,124.61	\$0.00	\$1,706,313.99
LIQUID FUEL FUNDS		\$384,016.53	\$881.35	\$0.00	\$384,897.88
35-100-105	Liquid Fuel Ckng - Univest	\$384,016.53	\$881.35	\$0.00	\$384,897.88
BILLBOARD ESCROW FUND		\$2,445,329.19	\$5,612.23	\$0.00	\$2,450,941.42
40-100-015	Univest Landscapes Escrow	\$23,622.53	\$54.22	\$0.00	\$23,676.75
40-100-025	Univest Flintlock (Rustin Res)Escro	\$5,364.79	\$12.31	\$0.00	\$5,377.10
40-100-035	Univest 1594 W Chester Realty Esc	\$17,709.37	\$40.64	\$0.00	\$17,750.01
40-100-045	Univest WT School -Athletic Fld Es	\$2,398,632.50	\$5,505.06	\$0.00	\$2,404,137.56
GRAND TOTAL - ALL FUNDS		\$26,449,807.24	\$2,516,041.39	(\$3,156,436.30)	\$25,809,412.33
	Key Bank Totals	\$1,244,882.37	\$3,347.65	(\$250,076.71)	\$998,153.31
	PLGIT Totals	\$6,151,244.27	\$175,877.12	(\$302,918.95)	\$6,024,202.44
	Univest Totals	\$19,053,314.59	\$2,336,656.47	(\$2,603,315.64)	\$18,786,655.42
	Petty Cash	\$366.01	\$160.15	(\$125.00)	\$401.16

ORDINANCE 2024 - ____

**WESTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

AN ORDINANCE OF WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 170, ZONING, ARTICLE VIII, R-3 RESIDENCE-OFFICE DISTRICT REGULATIONS AND ARTICLE XVII, OFF-STREET PARKING AND LOADING, OF THE CODE OF WESTTOWN TOWNSHIP REGARDING A VISUAL ARTS CENTER USE AND SHARED PARKING.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, that Chapter 170, Zoning, of the Code of Westtown Township, as amended, be amended as follows:

SECTION 1. Amends Article II, Definitions, §170-201, Definitions, to delete the following terms and their accompanying definitions: Visual Arts Center (VAC) and Visual Communication Technology (VCT).

SECTION 2. Amends Article VIII, R-3 Residence-Office District, §170-800, Statement of Intent, Subparagraph A, to read as follows:

- A. In addition to the goals presented in the general purpose and the community development objectives sections of this chapter, the purpose of this district is to make specific provisions for appropriate multifamily residential and limited office uses in selected locations, particularly along major highways, which can serve as logical transitional districts between single-family residential development and areas of heavier traffic, and which produce fewer hazards and less interference with highway traffic than conventional commercial areas by:

SECTION 3. Amends Article VIII, R-3 Residence-Office District, §170-800, Statement of Intent, Subparagraph A, to delete Subpart (6) regarding Visual Arts Center (VAC) use.

SECTION 4. Amends Article VIII, R-3 Residence-Office District, §170-801, Use Regulations, Subparagraph B, Conditional Uses, to delete Subpart (10), Visual Arts Center (VAC).

SECTION 5. Amends Article VIII, R-3 Residence-Office District, §170-802, Area and Bulk Regulations, to delete Subparagraph G, Visual Arts Center (VAC).

SECTION 6. Amends Article XVII, Off-Street Parking and Loading, §170-1706, Shared Parking, Subparagraph A, to read as follows:

- A. Up to 50% of the parking spaces required for a theater or other place of primarily evening entertainment, for a church, for multifamily dwelling

units, or for a school may be provided and used jointly by banks, offices, certain retail stores, repair shops, service establishments, and similar uses which are not normally open, used or operated during evening hours (beyond normal business hours of 8:00 a.m. to 5:00 p.m.) if specifically approved by the Board.

SECTION 7. Amends Article XVII, Off-Street Parking and Loading, §170-1706, Shared Parking, Subparagraph D, to read as follows:

- D. Upon approval of the Board, as prescribed in Subsection B above, two or more uses may satisfy their individual parking requirements in a common parking lot, provided that the number of parking spaces in the lot equals the sum of the parking spaces required for each use. Parking spaces shall be located so that no space is greater than 500 feet from the building or use it is intended to serve.

SECTION 8. If any sentence, clause or section or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or validity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance. It is hereby declared as the intent of the Board of Supervisors that this ordinance would have been adopted had such unconstitutional, illegal, invalid sentence, clause, section or part thereof not been included herein.

SECTION 9. All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

SECTION 10. This ordinance will be effective five (5) days after enactment.

ENACTED AND ORDAINED by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, this _____ day of _____, 2024.

Attest:

**Westtown Township
Board of Supervisors**

Secretary

Thomas Foster, Chair

Edward Yost, Vice Chair

Richard Pomerantz,
Police Commissioner

ORDINANCE 2024 - 05

**WESTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

AN ORDINANCE AMENDING CHAPTER 144, STORMWATER, OF THE CODE OF WESTTOWN TOWNSHIP TO ATTACH APPENDIX E TO SECTION 144-703, OPERATION AND MAINTENANCE AGREEMENTS, AND APPENDIX F TO SECTION 144-308.H, STORMWATER PEAK RATE CONTROL REQUIREMENTS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, that certain provisions of Chapter 144, Stormwater Management, of the Code of Westtown Township, as amended, be further amended as follows:

SECTION 1. Amends Article VII, Operation and Maintenance (O&M) Responsibilities and Easements, §144-703, Operation and maintenance agreements, to attach Appendix E, the Township’s form of a Stormwater Best Management Practices (BMPs) and Conveyances Operation and Maintenance Agreement, which is attached hereto and incorporated herein by reference as Exhibit “A.”

SECTION 2. Amends Article III, Stormwater Management Standards, §144-308, Stormwater peak rate control requirements, to attach Appendix F, Release Rate Map of the Chester Creek Watershed Act 167 Study, dated June 2022, which is attached hereto and incorporated herein by reference as Exhibit “B.”

SECTION 3. If any sentence, clause or section or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or validity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance. It is hereby declared as the intent of the Board of Supervisors that this ordinance would have been adopted had such unconstitutional, illegal, invalid sentence, clause, section or part thereof not been included herein.

SECTION 4. All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

SECTION 5. This ordinance will be effective five (5) days after enactment.

[Remainder of page left blank intentionally]

ENACTED AND ORDAINED by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, this _____ day of _____, 2024.

Attest:

**Westtown Township
Board of Supervisors**

Secretary

Thomas Foster, Chair

Edward Yost, Vice Chair

Richard Pomerantz,
Police Commissioner

A. ADVERTISEMENT

**WESTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

Sealed bids will be received electronically through PennBid™ by Westtown Township for **Street Road (SR 0926) and Shady Grove Way Green-Light-Go Project**, until 10:00 AM, prevailing time, on the ___ day of _____ at which time they will be publicly read at the Westtown Township Municipal Building, 1039 Wilmington Pike, West Chester, 19382. All documents and solicitation details are available online anytime at no cost at PennBid™ (<https://pennbid.bonfirehub.com>). Note, PennBid™ assesses a fee to the bidder who is issued the award. Click on the “Solicitations” and “View” tabs.

Each bid must be accompanied by a certified check or bid bond payable to the Owner in an amount of not less than ten percent (10%) of the bid or bids. Only bonds from companies licensed to do business in the State where the Owner is located will be accepted and the bond shall so state same.

The successful Bidder will be required to furnish a Performance and Payment Bond and Labor and Materialmen’s Bond in the amount of 100%; and a Maintenance Bond in the amount of 25% for the Contract price up to \$200,000 plus 10% above \$200,000.

Prospective bidders must be pre-qualified with PennDOT in accordance with Section 102.01 of PennDOT Publication 408 – Specifications, 2011 edition and the latest supplements thereof to complete traffic signal work (Work Class Code P).

Bids must be submitted unconditionally. No bidder may withdraw bid within SIXTY (60) days after the scheduled closing time for receipt of bids.

The Owner reserves the right to waive any informalities, or to reject any or all bids.

CONTRACT CHANGE ORDER

Contract No. WESTT21001

Date 7/2/24 Page 1

Change Order No. 2

Project No. WESTT21001

Location Oakbourne Park

To: (Contractor) MECO Constructors

You are hereby requested to comply with the following changes from the contract plans and specifications:

ITEM NO. (1)	DESCRIPTION OF CHANGES-QUANTITIES, UNITS, UNIT PRICES, CHANGE IN COMPLETION SCHEDULE, ETC. (2)	DECREASE IN CONTRACT PRICE (3)	INCREASE IN CONTRACT PRICE (4)
CO2-a	Boulder Wall	\$ 35,742.00	--
CO2-b	Gravity Block Walls	--	\$ 44,493.00
CO2-c	Added Gate Section at Tennis Court	--	\$ 914.00
CO2-d	Cheek Wall at Tennis Court	--	\$ 7,345.00
CO2-e	Extend Pickleball Retaining Wall	--	\$ 5,000.00
CO2-f	Basin 9 Debris Removal	--	\$ 13,254.00
CO2-g	Underdrains @ parking lot and tennis court	--	\$ 6,425.00
CO2-h	Stain for Retaining Walls	--	\$ 44,142.00
CO2-i	Asphalt Paving Base Repair	--	\$ 30,633.00
CO2-j	Basin 8 stone and fabric	--	\$ 7,938.00
CO2-k	Headwall Riprap at Pleasant Grove Rd.	--	\$ 6,111.00
	TOTAL DECREASE	\$ 35,742.00	
	TOTAL INCREASE		\$ 166,255.00
	DIFFERENCE BETWEEN COLUMNS (3) AND (4)	\$ 130,513.00	
	NET INCREASE CONTRACT PRICE	\$ 130,513.00	

The sum of \$130,513.00 is hereby added to the total contract price, and the total adjusted contract price to date is thereby \$ 5,603,063.00.

The time provided for completion in the contract is unchanged by -0- calendar days. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.



CONTRACT CHANGE ORDER (P.2)

Contract No. WESTT21001

Date 7/2/24 Page 1

Change Order No. 2

Project No. WESTT21001

Location Oakbourne Park

To:(Contractor) MECO Constructors

Contract Summary

Original Contract Amount:	\$ 5,380,100.00
Total Previous Change Orders:	\$ 92,450.00
Previous Contract Total:	\$ 5,472,550.00
Total Increase This Change Order:	\$ 130,513.00
New Contract Total:	\$ 5,603,063.00

Paul F Ebert

Digitally signed by Paul F Ebert
DN: C=US, E=pf@meccoconstructors.com, OU=Mecco
Constructors Inc, CN=Paul F Ebert
Location: Bensalem PA
Reason: I am approving this document
Date: 2024.07.02 16:32:19-04'00'

Accepted by: _____
MECO Constructors

Date

Recommended by: *Marc Maffei*
Pennoni Associates Inc.

7/2/2024
Date

Approved by: _____
Westtown Township

Date



CONTRACT CHANGE ORDER

Contract No. WESTT21001

Date 7/7/24 Page 3

Change Order No. 2

Project No. WESTT21001

Location Oakbourne Park

To:(Contractor) MECO Constructors

Justification for Change Order #2:

CO2-a Boulder Wall:

Actual quantity needed to construct the project was less than the original contract quantity, due to design modifications.

CO2-b Gravity Block Walls:

Actual quantity needed to construct the project was greater than the original contract quantity, due to design modifications.

CO2-c Added Gate Section at Tennis Court

After fenceposts had been set, it was judged that the entrance gate to the upper tennis court would be better located slightly further to the north. The wider opening between posts at the chosen location requires a wider gate.

CO2-d Cheek Wall at Tennis Court

After the retaining walls were constructed, it was judged that the exposed untextured face of the wall blocks on the inside of court was inconsistent with the appearance of the other courts and therefore undesirable (28 linear feet). An additional cheek wall section was added correct this condition.

CO2-e Extend Pickleball Retaining Wall

After the retaining walls were constructed, it was judged that an additional length of wall (60 square feet) was needed at the rear west corner of the pickleball court, to better fit against the adjacent slope.

CO2-f Basin 9 Debris Removal

Excavation for stormwater basin #9 uncovered a substantial quantity of remnant debris including wood, brick, concrete, and other material. This material needed to be removed from site and disposed of at appropriate landfill facility, then backfilled with suitable fill material.

CO2-g Underdrains @ Parking and Tennis Courts

During excavation and earthwork to prepare new tennis courts and parking lots, persistent groundwater was present in certain areas. Underdrains are recommended beneath these areas, to redirect persistent ground water. This will extend the expected lifespan of the asphalt paving.

CONTRACT CHANGE ORDER

Contract No. WESTT21001

Date 7/7/24 Page 3

Change Order No. 2

Project No. WESTT21001

Location Oakbourne Park

To:(Contractor) MECO Constructors

Justification for Change Order #2 (cont'd):

CO2-h Stain for Retaining Walls

The original design intention was for the precast retaining walls surrounding the courts to be in a natural stone color. During fabrication of the walls it was discovered that the project construction documents had not in fact included a specification for colored walls. Cost is for staining all exposed surfaces of all court retaining walls to a natural stone appearance.

CO2-i Asphalt Paving Base Repair

During excavation and earthwork to prepare the driveway and parking lots, persistent groundwater was present in certain areas. This resulted in soft underlying soils that undermined the stability of the base layer of asphalt when subjected to the stress of heavy construction machinery over the winter and spring. As a result, certain damaged sections of base asphalt (856 square yards) in driveway areas must be removed and replaced.

CO2-j Basin 8 Stone and Fabric

Excavation for stormwater basin #8 uncovered unforeseen persistent groundwater that was not revealed at the time of soil testing performed during the project design phase. As a result, a subsurface layer of drainage stone and separation fabric is needed to manage the ground water while still allowing the basin to perform the required stormwater management function.

CO2-k Headwall Riprap at Pleasant Grove Rd.

After the stormwater drainage pipe across Pleasant Grove Rd. was replaced, it was judged that adding an apron of stone riprap would be warranted to better protect against erosion and stabilize the drainage channel.



OAKBOURNE PARK

Projected Costs

July 5, 2024

MECO Construction Contract	MECO
Base Bid	\$ 5,153,000
AA1 - Playground	\$ 98,800
AA5 - Paved trails	\$ 128,300
Base + Alternates	\$ 5,380,100

Executed Change Orders:

CO1 Oil Tank Removal and Electrical Relocation	\$ 92,450
--	-----------

Current Contract Total	\$ 5,472,550
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Change Order #2

Boulder Wall - reduced quantity	\$ (35,742)
Gravity Block Walls - extra quantity	\$ 44,493
Added gate section @ tennis	\$ 914
Cheek Wall @ Tennis Courts	\$ 7,345
Extend Pickleball Retaining Wall	\$ 5,000
Basin 9 Debris Removal	\$ 13,254
Underdrains @ parking lot & tennis	\$ 6,425
Wall Staining	\$ 44,142
Paving Base Repair	\$ 30,633
Basin 8 stone/fabric	\$ 7,938
Headwall Riprap	\$ 6,111
<i>Total CO#2</i>	\$ 130,513

Total Projected Construction Contract	\$ 5,603,063
--	---------------------

Other Items	
Restroom Building	\$ 281,504
Construction Oversight (Pennoni)	\$ 138,340 <i>allowance</i>
Signage	\$ 27,000 <i>allowance</i>
Security Cameras	\$ 15,000 <i>allowance</i>
PECO backcharges	\$ 23,810
Aqua PA backcharges	\$ 18,595
Total Other Items	\$ 504,249

TOTAL PROJECT	
MECO - Expected Construction Cost	\$ 5,603,063
Other Items	\$ 504,249
Total Projected Cost	\$ 6,107,312

BUDGET ESTIMATE

PRESENTED TO BOARD	\$ 6,085,100
(6/5/2023 and 10/2/2023)	

Projected Project Deficit	\$ (22,212) 0.3% of total cost
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October 6, 2023

Mila Carter, Manager
Westtown Township
Westtown Township
P.O. Box 79
1039 Wilmington Pike
West Chester, PA 19382

Dear Mila:

Subject: Contract 24-S1 – Pleasant Grove Force Main Reconstruction

This office has reviewed the Bids received by the Township via PennBid on July 10, 2023, for the above subject Contract. Certified Tabulations of Bids are enclosed.

The project was bid as two alternate contracts with differing scopes. Contract A includes reconstructing the force main from the pump station to near the intersection with Oakbourne Road, then continuing from past the bridge on Oakbourne to the force main discharge near S Concord Road and Bowers Drive. Contract B includes only the portion from the pump station to near the intersection with Oakbourne Road.

DOLI Construction Corporation, Inc. of Chalfont, PA, is the apparent low bidder for both contracts, with Bids of \$1,676,560.00 for Contract A and \$1,285,471.00 for Contract B. DOLI Construction Corporation, Inc.'s Bids conformed to all conditions of the Advertisement for Bids.

If you have any questions or require additional information, please feel free to contact me.

Very truly yours,

CARROLL ENGINEERING CORPORATION

A handwritten signature in blue ink that reads 'Mark Yoder'.

Mark Yoder

MTY:cam

Enclosures

cc: William N. Malin, P.E., Senior Vice President, CEC

Today's Commitment to Tomorrow's Challenges

Corporate Office:	630 Freedom Business Center	433 Lancaster Avenue	101 Larry Holmes Drive	105 Raider Boulevard
949 Easton Road	Third Floor	Suite 200	Suite 201	Suite 206
Warrington, PA 18976	King of Prussia, PA 19406	Malvern, PA 19355	Easton, PA 18042	Hillsborough, NJ 08844
215.343.5700	610.572.7093	610.489.5100	610.989.4940	908.874.7500

www.carrolleengineering.com

Tabulation of Bids

Pleasant Grove Force Main Sewer Reconstruction

Contract 24-S1A

Bid Opening Date: July 10, 2024

3 Bids Received

DOLI Construction Corporation 120 Independence Ln Chalfont, PA 18914 215-997-8026	Wexcon, Inc. 379 Tilden Road Mohrsville, PA 19541 610-488-7420	McKenney Construction 22 Little Lane Media, PA 19063 610-876-2820
--	---	--

BID SECURITY				10% Bid Bond		10% Bid Bond		10% Bid Bond	
ITEM NO.	ITEM DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	18" SDR-35 PVC gravity sewer w/stone backfill, complete in place	LF	66	\$203.00	\$13,398.00	\$375.00	\$24,750.00	\$327.00	\$21,582.00
2	10" DR-11 HDPE force main with two tracer wires installed by horizontal directional drilling, complete in place	LF	6941	\$197.00	\$1,367,377.00	\$238.00	\$1,651,958.00	\$245.00	\$1,700,545.00
3	10" DR-11 HDPE force main with two tracer wires installed by trenching, complete in place	LF	103	\$335.00	\$34,505.00	\$200.00	\$20,600.00	\$300.00	\$30,900.00
4	10" DIP force main, with stone backfill, complete in place	LF	40	\$290.00	\$11,600.00	\$290.00	\$11,600.00	\$300.00	\$12,000.00
5	8" DIP force main, with stone backfill, complete in place	LF	72	\$274.00	\$19,728.00	\$310.00	\$22,320.00	\$300.00	\$21,600.00
6	Gravity sewer manhole, complete in place	LF	2	\$5,000.00	\$10,000.00	\$16,225.00	\$32,450.00	\$12,000.00	\$24,000.00
7	Connection to existing manhole, complete in place	EA	1	\$4,000.00	\$4,000.00	\$3,495.00	\$3,495.00	\$9,000.00	\$9,000.00
8	10 HDPE bend, complete in place	EA	3	\$400.00	\$1,200.00	\$950.00	\$2,850.00	\$1,600.00	\$4,800.00
9	8" DIP Bends, complete in place	EA	5	\$500.00	\$2,500.00	\$1,055.00	\$5,275.00	\$1,900.00	\$9,500.00
10	8" x 10 DI reducer, complete in place	EA	2	\$500.00	\$1,000.00	\$1,155.00	\$2,310.00	\$1,700.00	\$3,400.00
11	8" DIP wye, complete in place	EA	1	\$1,200.00	\$1,200.00	\$1,520.00	\$1,520.00	\$3,000.00	\$3,000.00
12	HDPE to DIP transition coupling	EA	2	\$600.00	\$1,200.00	\$1,730.00	\$3,460.00	\$1,900.00	\$3,800.00
13	8" gate valves, complete in place	EA	2	\$2,800.00	\$5,600.00	\$4,565.00	\$9,130.00	\$6,800.00	\$13,600.00
14	Air release/vacuum valve vault, complete in place	EA	3	\$16,000.00	\$48,000.00	\$17,000.00	\$51,000.00	\$22,000.00	\$66,000.00
15	Test pit for utility crossing of force main, complete in place	EA	33	\$250.00	\$8,250.00	\$600.00	\$19,800.00	\$450.00	\$14,850.00
16	Connection to existing 8" DIP force main, complete in place	EA	2	\$8,000.00	\$16,000.00	\$6,690.00	\$13,380.00	\$18,000.00	\$36,000.00
17	Connection to existing 10" PVC force main, complete in place	EA	1	\$8,000.00	\$8,000.00	\$7,230.00	\$7,230.00	\$18,000.00	\$18,000.00
18	Temporary paving restoration	LF	539	\$18.00	\$9,702.00	\$150.00	\$80,850.00	\$40.00	\$21,560.00
19	Permanent pavement restoration, township roads, complete in place	LF	341	\$175.00	\$59,675.00	\$165.00	\$56,265.00	\$300.00	\$102,300.00
20	Base and binder restoration in a state road, complete in place	LF	198	\$135.00	\$26,730.00	\$380.00	\$75,240.00	\$360.00	\$71,280.00
21	Mill and overlay, state road, complete in place	SY	266	\$35.00	\$9,310.00	\$125.00	\$33,250.00	\$66.00	\$17,556.00
22	High friction surface treatment, complete in place	SY	131	\$35.00	\$4,585.00	\$36.00	\$4,716.00	\$110.00	\$14,410.00
23	Erosion and sedimentation controls, complete in place	LS	1	\$1,500.00	\$1,500.00	\$12,000.00	\$12,000.00	\$26,000.00	\$26,000.00
24	Traffic control, complete in place	LS	1	\$6,500.00	\$6,500.00	\$46,315.00	\$46,315.00	\$258,000.00	\$258,000.00
25	Preconstruction video documentation	LS	1	\$5,000.00	\$5,000.00	\$7,200.00	\$7,200.00	\$1,200.00	\$1,200.00
TOTAL AMOUNT OF BASE BID					\$1,676,560.00		\$2,198,964.00		\$2,504,883.00

"We certify the above to be a true and accurate Tabulation of Bids received via PennBid on July 10, 2024 by Westtown Township for Contract 24-S1A, "Pleasant Grove Force Main Reconstruction."

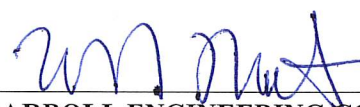


CARROLL ENGINEERING CORPORATION
 William N. Malin, P.E., Senior Vice President


Tabulation of Bids
Pleasant Grove Force Main Reconstruction
Contract 24-S1B
Bid Opening Date: July 10, 2024
3 Bids Received

DOLI Construction Corporation 120 Independence Ln Chalfont, PA 18914 215-997-8026	Wexcon, Inc. 379 Tilden Road Mohrsville, PA 19541 610-488-7420	McKenney Construction 22 Little Lane Media, PA 19063 610-876-2820
10% Bid Bond	10% Bid Bond	10% Bid Bond

ITEM NO.	ITEM DESCRIPTION	UNITS	QTY	DOLI Construction Corporation		Wexcon, Inc.		McKenney Construction	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	10" DR-11 HDPE force main with two tracer wires installed by horizontal directional drilling, complete in place	LF	5044	\$215.00	\$1,084,460.00	\$238.00	\$1,200,472.00	\$245.00	\$1,235,780.00
2	10" DR-11 HDPE force main with two tracer wires installed by trenching, complete in place	LF	58	\$335.00	\$19,430.00	\$235.00	\$13,630.00	\$300.00	\$17,400.00
3	10" DIP force main, with stone backfill, complete in place	LF	20	\$290.00	\$5,800.00	\$285.00	\$5,700.00	\$300.00	\$6,000.00
4	8" DIP force main, with stone backfill, complete in place	LF	60	\$275.00	\$16,500.00	\$310.00	\$18,600.00	\$300.00	\$18,000.00
5	10 HDPE bend, complete in place	EA	1	\$400.00	\$400.00	\$950.00	\$950.00	\$1,600.00	\$1,600.00
6	8" DIP Bends, complete in place	EA	3	\$500.00	\$1,500.00	\$1,055.00	\$3,165.00	\$1,900.00	\$5,700.00
7	8" x 10 DI reducer, complete in place	EA	1	\$500.00	\$500.00	\$1,155.00	\$1,155.00	\$1,700.00	\$1,700.00
8	8" DIP wye, complete in place	EA	1	\$1,200.00	\$1,200.00	\$1,520.00	\$1,520.00	\$3,000.00	\$3,000.00
9	HDPE to DIP transition coupling	EA	1	\$600.00	\$600.00	\$1,730.00	\$1,730.00	\$1,900.00	\$1,900.00
10	8" gate valves, complete in place	EA	2	\$2,800.00	\$5,600.00	\$4,565.00	\$9,130.00	\$6,800.00	\$13,600.00
11	Air release/vacuum valve vault, complete in place	EA	3	\$16,000.00	\$48,000.00	\$17,000.00	\$51,000.00	\$22,000.00	\$66,000.00
12	Test pit for utility crossing of force main, complete in place	EA	26	\$250.00	\$6,500.00	\$600.00	\$15,600.00	\$450.00	\$11,700.00
13	Connection to existing 8" DIP force main, complete in place	EA	1	\$8,000.00	\$8,000.00	\$6,690.00	\$6,690.00	\$18,000.00	\$18,000.00
14	Connection to existing 10" PVC force main, complete in place	EA	1	\$8,000.00	\$8,000.00	\$7,230.00	\$7,230.00	\$18,000.00	\$18,000.00
15	Temporary paving restoration	LF	306	\$26.00	\$7,956.00	\$180.00	\$55,080.00	\$40.00	\$12,240.00
16	Permanent pavement restoration, township roads, complete in place	LF	108	\$175.00	\$18,900.00	\$200.00	\$21,600.00	\$300.00	\$32,400.00
17	Base and binder restoration in a state road, complete in place	LF	198	\$135.00	\$26,730.00	\$380.00	\$75,240.00	\$360.00	\$71,280.00
18	Mill and overlay, state road, complete in place	SY	266	\$35.00	\$9,310.00	\$125.00	\$33,250.00	\$66.00	\$17,556.00
19	High friction surface treatment, complete in place	SY	131	\$35.00	\$4,585.00	\$36.00	\$4,716.00	\$110.00	\$14,410.00
20	Erosion and sedimentation controls, complete in place	LS	1	\$1,500.00	\$1,500.00	\$9,600.00	\$9,600.00	\$18,000.00	\$18,000.00
21	Traffic control, complete in place	LS	1	\$5,000.00	\$5,000.00	\$44,500.00	\$44,500.00	\$193,000.00	\$193,000.00
22	Preconstruction video documentation	LS	1	\$5,000.00	\$5,000.00	\$4,800.00	\$4,800.00	\$1,200.00	\$1,200.00
TOTAL AMOUNT OF BASE BID				\$1,285,471.00		\$1,585,358.00		\$1,778,466.00	

"We certify the above to be a true and accurate Tabulation of Bids received via PennBid on July 10, 2024 by Westtown Township for Contract 24-S1B, "Pleasant Grove Force Main Reconstruction ."


CARROLL ENGINEERING CORPORATION
 William N. Malin, P.E., Senior Vice President




Carroll Engineering Corporation

WESTTOWN TOWNSHIP
PROJECT SCOPE AND BUDGET

Project Name: Pleasant Grove Force Main Reconstruction Project Date: 12-Jul-24
Contract 24-S1A Construction Phase Services
Amendment Number: _____ Amendment Date: _____

Project Scope Amended Scope

- 1) Attend a preconstruction meeting and prepare meeting minutes
- 2) Review shop drawings.
- 3) Review applications for payment.
- 4) Attend construction meetings as necessary.
- 5) General contract administration such as RFI responses.
- 6) Perform construction observation. Part-time observation is included during drilling periods, and full-time full-time observation is included while pipe is being pulled back or installed by open trenching. It is assumed there will be two days of drilling between launch pits, then one day pulling the pipe back.
- 7) Project closeout.
- 8) Prepare as-constructed drawings from contractor mark ups and field notes.

Excluded Work

Additional Services

Estimated Budget:

Today's Commitment To Tomorrow's Challenges

Corporate Office:	433 Lancaster Avenue	630 Freedom Business Center	101 Larry Holmes Drive	105 Raider Boulevard
949 Easton Road	Suite 200	Third Floor	Suite 201	Suite 206
Warrington, PA 18976	Malvern, PA 19355	King of Prussia, PA 19406	Easton, PA 18042	Hillsborough, NJ 08844
(215) 343-5700	610-489-5100	610-489-5100	610-989-4940	908-874-7500

www.carrollengineering.com



Carroll Engineering Corporation

WESTTOWN TOWNSHIP
PROJECT SCOPE AND BUDGET

Project Name: Pleasant Grove Force Main Reconstruction Project Date: 12-Jul-24
Contract 24-S1A Construction Phase Services
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WESTTOWN TOWNSHIP
PROJECT SCOPE AND BUDGET

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Amendment Number: _____ Amendment Date: _____

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Additional Services

Estimated Budget:

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www.carrollengineering.com

**MAINTENANCE AGREEMENT SECURED BY
CASH ESCROW**

THIS AGREEMENT (hereinafter "Agreement") is made and entered into this 16th day of May 2022, between **WESTTOWN TOWNSHIP**, Chester County, Pennsylvania (hereinafter called "Township"), and **GARDENS AT WESTTOWN, LP**, a Pennsylvania limited partnership (hereinafter called "Developer").

WHEREAS, Developer has applied for and obtained approval of a plan of subdivision and site improvements for a certain tract of land located in the Township known as Westtown Reserve- as shown on a final subdivision plan prepared by Pennoni Associates, Inc., said plan being recorded on August 10, 2011 as Document ID # 11115899, Plan # B-19086, in the Office of the Recorder of Deeds of Chester County, in accordance with the terms and conditions of the final approval issued by the Township; and

WHEREAS, Developer has installed, constructed and completed certain streets and other public improvements in accordance with the aforesaid plan and approval, and as more specifically set forth in the deeds of dedication marked as Exhibit "A" attached hereto; and

WHEREAS, Developer has offered to dedicate said streets and other public improvements to the Township for public use; and

WHEREAS, Developer is obligated to repair or replace all defects in workmanship and materials appearing in the public improvements and to repair all defects and damage caused by lack of structural integrity or failure of the improvements to function in accordance with the design and specifications as depicted on the final plan where said defects appear within eighteen (18) months from the date of this Agreement; and

WHEREAS, it is the condition of this Agreement that the Developer provide appropriate financial security and Developer desires to provide the same by an escrow deposit pursuant to this Agreement.

NOW, THEREFORE, intending to be legally bound, the parties hereto do agree as follows:

1. Developer covenants that it shall well and truly repair or replace all defects in workmanship and materials appearing in the public improvements and shall repair all defects and damage caused by lack of structural integrity or failure of the improvement to function in accordance with the design and specifications as depicted on the final plan where said defects appear within eighteen (18) months from the date hereof.

2. It is a condition precedent to this agreement that the Developer shall furnish to the Township appropriate security in forms satisfactory to the Township conditioned upon the performance of Developer's obligations as set forth in this agreement. Said security shall be in the form of a cash escrow deposit as set forth herein.

3. An escrow account is created simultaneously with the execution hereof by deposit of the sum of Twelve Thousand Six Hundred Seven and 65/100 Dollars (\$12,607.65) with Westtown Township (the "Escrow Account"), which amount is sufficient to cover the cost of any anticipated repairs and maintenance.

4. Should the Developer fail, neglect or refuse to undertake to repair or replace all defects in workmanship and materials or to repair all defects and damage caused by lack of structural integrity or failure of the public improvement to function in accordance with the design and specifications as depicted on the final plan and all other things as required by this Agreement to the complete satisfaction of the Township within the time limits specified in said Agreement, then the Township, without the consent or approval of any other person or entity, shall have the right of withdrawal from the Escrow Account and to apply therefrom such amounts as it may deem necessary or appropriate for the accomplishment of these purposes. Any balance remaining in the Escrow Account after the completion and acceptance of all the work required by this Agreement shall be released to the Developer.

5. Although the Escrow Account is limited to \$12,607.65, the Developer shall be liable, nevertheless, for the full cost of repair or replacement due to defects in workmanship and materials appearing in the public improvements and for the full cost of repair of all defects or damages caused by lack of structural integrity or failure of the improvements to function in accordance with the design and specifications as depicted on the final plans where said defects appear within eighteen (18) months from the date hereof.

6. The Township shall not proceed against the Developer under this Agreement unless notice of any defective condition or failure of the improvements in accordance with the final plans has been given. The Township shall give said notice to the Developer as soon as practicable after the Township has actual notice of the said condition.

7. The Developer shall inform the Township in writing within ten (10) days of receipt of notice of the condition requiring repair work or replacement of material of its intention to proceed therewith. If the Developer's communication is not received, the Township may proceed to recover its claim from the Developer pursuant to the terms of this agreement. The Developer shall have thirty (30) days from the Township notice within which to commence any repair work or replacement of materials. If said repair work or replacement is not commenced within said thirty (30) days or if said work is not diligently pursued and continued, the Township may proceed to recover the claim from the Developer pursuant to the terms of this agreement.

8. All notices given hereunder shall be by regular mail. The addresses for service of notice are as follows:

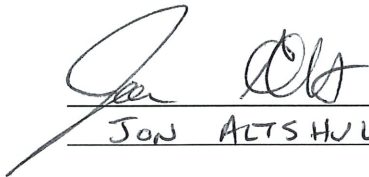
Township: Jon Altshul, Township Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Developer: Gardens at Westtown, LP
801 Old Lancaster Road
Bryn Mawr, PA 19010

9. On the date that is 18 months from the date hereof, upon certification by the Township that the work required by the agreement attached as an exhibit hereto has been completed and the conditions of said agreement fully complied with, the balance then remaining in the Escrow Account, if any, shall be released to the Developer.

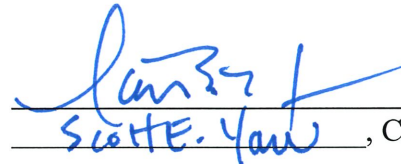
IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed by their respective duly authorized officers the day and year first above written.

ATTEST:



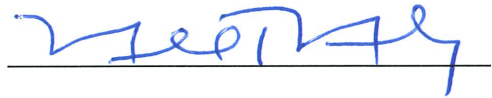
Jon Actshul, Secretary

WESTTOWN TOWNSHIP

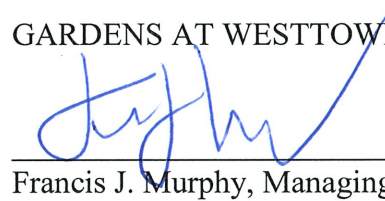
By: 

Scott E. Yaw, Chairman

WITNESS:



GARDENS AT WESTTOWN, LP

By: 

Francis J. Murphy, Managing Member

WESTTOWN RESERVE PHASE 1- ESCROW ACCOUNT

WESTTOWN TOWNSHIP

Chester County - Pennsylvania

Item No.	Construction Category & Item	Quantity	Unit	Unit Cost	Escrow Amount	Maintenance Bond Quantity	Maintenance Bond Amount (revised 4/5/2022)
15% of Installed Improvements							
EROSION CONTROL							
1	Construction Entrance	1	EA	\$2,600.00	\$2,600.00		\$0.00
2	18" Standard Silt Fence	105	LF	\$3.50	\$367.50		\$0.00
3	Clear and Grub	1	LS	\$2,600.00	\$2,600.00		\$0.00
4	Temporary Seed & Mulch	1	LS	\$1,500.00	\$1,500.00		\$0.00
5	Temporary Erosion Control Matting	4,800	SY	\$2.00	\$9,600.00		\$0.00
6	Temp. Riser w/ Trash Rack Assembly	1	EA	\$2,400.00	\$2,400.00		\$0.00
7	Temporary 15" RCP	164	LF	\$35.10	\$5,756.40		\$0.00
6	Temporary Headwall	2	EA	\$800.00	\$1,600.00		\$0.00
EROSION CONTROL SUBTOTAL					\$26,423.90		
EARTHWORK							
7	Cut/Fill	14,007	CY	\$3.90	\$54,627.30		\$0.00
EARTHWORK TOTAL					\$54,627.30		
STORM SEWER							
8	18" RCP Class III	28	LF	\$30.00	\$840.00	27.00	\$121.50
9	30" RCP Class III	260	LF	\$50.50	\$13,130.00		\$0.00
10	Remove Existing Structures & Piping	1	LS	\$3,200.00	\$3,200.00		\$0.00
11	4' Diameter Storm Manhole	4	EA	\$2,350.00	\$9,400.00		\$0.00
12	Temporary Paving Restoration	1	LS	\$1,100.00	\$1,100.00		\$0.00
STORM SEWER SUBTOTAL					\$27,670.00		
MISCELLANEOUS ITEMS							
13	Construction Stake-out	1	LS	\$12,905.00	\$12,905.00		\$0.00
14	As-Built Plans	1	LS	\$5,000.00	\$5,000.00		\$0.00
MISCELLANEOUS SUBTOTAL					\$17,905.00		

MAINTENANCE BOND PHASE 1

\$121.50

WESTTOWN RESERVE PHASE 2- ESCROW ACCOUNT

WESTTOWN TOWNSHIP

Chester County - Pennsylvania

Item No.	Construction Category & Item	Quantity	Unit	Unit Cost	Escrow Amount	Maintenance Bond Quantity	Maintenance Bond Amount (revised 4/5/2022)
15% of Installed Improvements							
EROSION CONTROL							
1	Inlet Protection	18	EA	\$120.00	\$2,160.00		\$0.00
EROSION CONTROL SUBTOTAL					\$2,160.00		
EARTHWORK							
2	Strip Topsoil 6" Depth	1,540	CY	\$3.85	\$5,929.00		\$0.00
3	Cuts/Fill	11,081	CY	\$3.90	\$43,215.90		\$0.00
4	Cut and Stockpile	4,452	CY	\$3.70	\$16,472.40		\$0.00
5	Import Topsoil	955	CY	\$15.50	\$14,802.50		\$0.00
6	Respread Topsoil	1,540	CY	\$5.50	\$8,470.00		\$0.00
7	Fine Grade & Backfill Curb	2,353	LF	\$0.10	\$235.30		\$0.00
8	Fine Grade Subgrade	3,608	SY	\$0.15	\$541.20		\$0.00
9	Excavate Building Foundation - East	14,131	SF	\$0.20	\$2,826.20		\$0.00
10	Excavate Building Foundation - West	14,131	SF	\$0.20	\$2,826.20		\$0.00
11	Compaction Testing	1	LS	\$5,000.00	\$5,000.00		\$0.00
EARTHWORK TOTAL					\$100,318.70		
BASIN							
12	2x4' Type M Outlet Structure	2	EA	\$2,600.00	\$5,200.00		\$0.00
13	24" RCP	15	LF	\$36.00	\$540.00		\$0.00
14	Remove Existing Structures & Piping	1	LS	\$1,500.00	\$1,500.00		\$0.00
15	Anti-seep Collar	2	EA	\$836.00	\$1,672.00		\$0.00
16	R-3 Rip Rap	12	SY	\$42.30	\$507.60		\$0.00
17	Stormceptor C-900 MH	1	EA	\$15,115.00	\$15,115.00		\$0.00
18	Spillway Geotextile Fabric	2,100	SF	\$0.55	\$1,155.00		\$0.00
19	Compaction Testing	1	LS	\$2,000.00	\$2,000.00		\$0.00
BASIN SUBTOTAL					\$27,689.60		

WESTTOWN RESERVE PHASE 1- ESCROW ACCOUNT

WESTTOWN TOWNSHIP

Chester County - Pennsylvania

Item No.	Construction Category & Item	Quantity	Unit	Unit Cost	Escrow Amount	Maintenance Bond Quantity	Maintenance Bond Amount (revised 4/5/2022)
15% of Installed Improvements							
STORM SEWER							
20	2x4' Type C Inlet	11	EA	\$1,580.00	\$17,380.00	1.00	\$237.00
21	2x4' Type M Inlet	6	EA	\$1,550.00	\$9,300.00		\$0.00
22	4' Diameter Storm Manhole	5	EA	\$2,250.00	\$11,250.00		\$0.00
23	12" PVC Pipe	34	LF	\$18.65	\$634.10		\$0.00
24	Trench Drain Assembly	50	LF	\$183.80	\$9,190.00		\$0.00
25	15" RCP Class III	1,477	LF	\$29.50	\$43,571.50		\$0.00
26	18" RCP Class III	71	LF	\$30.00	\$2,130.00		\$0.00
27	24" RCP Class III	219	LF	\$36.80	\$8,059.20		\$0.00
28	24" Endwall	1	EA	\$2,000.00	\$2,000.00		\$0.00
29	Paving Restoration	1	LS	\$4,000.00	\$4,000.00		\$0.00
30	Traffic Control	1	LS	\$960.00	\$960.00		\$0.00
31	Roof drain Collection Pipe (4" PVC or HDPEP)	332	LF	\$18.00	\$5,976.00		\$0.00
32	Roof drain Collection Pipe (6" PVC or HDPEP)	372	LF	\$18.90	\$7,030.80		\$0.00
33	Roof drain Collection Pipe (8" PVC or HDPEP)	95	LF	\$23.20	\$2,204.00		\$0.00
34	Stone Envelope Roof Drain	924	TN	\$14.90	\$13,767.60		\$0.00
STORM SEWER SUBTOTAL					\$137,453.20		
SANITARY SEWER							
35	4' Diameter Sanitary Manhole	2	EA	\$2,510.00	\$5,020.00		\$0.00
36	8" PVC Pipe	72	LF	\$19.10	\$1,375.20		\$0.00
37	6" PVC Sewer Lateral	95	LF	\$19.00	\$1,805.00		\$0.00
38	8" Ductile Iron Pipe	235	LF	\$30.95	\$7,273.25		\$0.00
39	Cleanout Assembly	2	EA	\$180.00	\$360.00		\$0.00
40	#57 Stone Envelope	313	LF	\$14.75	\$4,616.75		\$0.00
41	Core Drill Existing Manhole	1	LS	\$955.75	\$955.75		\$0.00
42	Testing	1	LS	\$763.00	\$763.00		\$0.00
SANITARY SEWER SUBTOTAL					\$22,168.95		
CURB							
43	7"x8"x18" Upright Curb	2,085	LF	\$13.75	\$28,668.75		\$0.00
44	Removal of Existing Curb	225	LF	\$4.15	\$933.75		\$0.00
CURB SUBTOTAL					\$29,602.50		
PAVEMENT & SIDEWALK							
45	6" 2A Modified Stone Subbase	3,575	SY	\$5.80	\$20,735.00		\$0.00
46	2" Superpave Binder Course	3,575	SY	\$8.65	\$30,923.75		\$0.00
47	1.5" Superpave Wearing Course	3,575	SY	\$8.00	\$28,600.00		\$0.00
48	Heavy Duty Concrete Sidewalk	346	SF	\$8.40	\$2,906.40		\$0.00
49	Concrete Sidewalk	2,290	SF	\$6.15	\$14,083.50	570.00	\$525.83
50	Handicap Ramps	6	EA	\$1,000.00	\$6,000.00	3.00	\$450.00
51	Saw Cutting/Restoration/Traffic Control	1	LS	\$1,750.00	\$1,750.00		\$0.00
52	8" 2A Modified Stone Base (Emergency Access Road)	1,240	SY	\$18.00	\$22,320.00		\$0.00
53	Geotextile Fabric (Emergency Access Road)	1,240	SY	\$2.00	\$2,480.00		\$0.00
54	TurfStone Pavers (Emergency Access Road)	1,240	SY	\$38.50	\$47,740.00		\$0.00
55	Paver Sidewalk	1	LS	\$41,000.00	\$41,000.00		\$0.00
56	Compaction Testing	1	LS	\$5,000.00	\$5,000.00		\$0.00
PAVEMENT & SIDEWALK SUBTOTAL					\$223,538.65		

WESTTOWN RESERVE PHASE 1- ESCROW ACCOUNT

WESTTOWN TOWNSHIP

Chester County - Pennsylvania

Item No.	Construction Category & Item	Quantity	Unit	Unit Cost	Escrow Amount	Maintenance Bond Quantity	Maintenance Bond Amount (revised 4/5/2022)
LANDSCAPING							
15% of Installed Improvements							
57	Acer Rubrum (Relocated) - 3.5-4" cal.	13	EA	\$383.00	\$4,979.00		\$0.00
58	Fraxinus Pennsylvanica 'Summit' - 3.5-4" cal.	4	EA	\$383.00	\$1,532.00		\$0.00
59	Liquidambar Styraciflua - 3.5-4" cal	7	EA	\$383.00	\$2,681.00		\$0.00
60	Liriodendron Tulipifera - 3.5-4" cal	4	EA	\$383.00	\$1,532.00		\$0.00
61	Nyssa Sylvatica - 3.5-4" cal	14	EA	\$554.00	\$7,756.00		\$0.00
62	Quercus Alba - 4.5-5" cal.	8	EA	\$808.00	\$6,464.00		\$0.00
63	Quercus Rubra - 4.5-5" cal.	8	EA	\$808.00	\$6,464.00		\$0.00
68	Ilex Opaca - 8'	33	EA	\$425.00	\$14,025.00		\$0.00
64	Juniperus Virginiana 'Emerald Sentinel' - 8'	43	EA	\$189.00	\$8,127.00		\$0.00
65	Picea Abies - 8'	16	EA	\$263.50	\$4,216.00		\$0.00
66	Picea Bungeana - 8'	18	EA	\$264.00	\$4,752.00		\$0.00
67	Callicarpa Dichotoma - 30-36"	37	EA	\$24.50	\$906.50		\$0.00
79	Hydrangea Quercifolia - 30-36"	43	EA	\$50.00	\$2,150.00		\$0.00
82	Leucothoe Fontanesiana - 30-36"	98	EA	\$47.60	\$4,664.80		\$0.00
69	Pinus Virginiana - 8'	18	EA	\$255.00	\$4,590.00		\$0.00
67	Thuja (Standishii X Plicata) 'Green Giant' - 8'	9	EA	\$195.50	\$1,759.50		\$0.00
70	Amelanchier Canadensis - 2.5" cal.	7	EA	\$289.00	\$2,023.00		\$0.00
71	Betula Nigra - 2.5" cal.	8	EA	\$129.00	\$1,032.00		\$0.00
73	Carpinus Caroliniana - 2.5" cal.	11	EA	\$281.00	\$3,091.00		\$0.00
74	Cercis Canadensis - 2.5" cal.	7	EA	\$255.00	\$1,785.00		\$0.00
72	Magnolia X Soulingiana - 2.5" cal.	9	EA	\$311.00	\$2,799.00		\$0.00
75	Aronia Arbutifolia 'Brilliantissima' - 36"	58	EA	\$24.50	\$1,421.00		\$0.00
76	Calycanthus Flordus 'Athens' - 30-36"	28	EA	\$48.00	\$1,344.00		\$0.00
77	Clethra Alnifolia - 30-36"	20	EA	\$48.00	\$960.00		\$0.00
78	Fothergilla Gardenia - 30-36"	34	EA	\$48.00	\$1,632.00		\$0.00
79	Hamamelis x Intermedia 'Primavera' - 36-42"	12	EA	\$48.00	\$576.00		\$0.00
80	Ilex Verticillata 'Winter Red' - 36"	12	EA	\$22.95	\$275.40		\$0.00
81	Itea Virginica - 30-36"	28	EA	\$22.95	\$642.60		\$0.00
82	Viburnum Dentatum - 36-42"	18	EA	\$36.00	\$648.00		\$0.00
83	Ilex Glabra 'Ibony Queen' - 36-42"	191	EA	\$35.00	\$6,685.00		\$0.00
84	Ilex Meserveae 'Blue Boy' - 36"	1	EA	\$48.00	\$48.00		\$0.00
85	Ilex Meserveae 'Blue Girl' - 36"	39	EA	\$48.00	\$1,872.00		\$0.00
86	Prunus Laurocerasis 'Otto Luyken'	177	EA	\$94.00	\$16,638.00		\$0.00
87	Loop Road Street Trees 4-5.5" cal. - Quercus Rubra	17	EA	\$808.00	\$13,736.00		\$0.00
LANDSCAPING TOTAL					\$133,806.80		
RETAINING WALLS							
88	Modular Block Retaining Wall #1	2,100	SF	\$20.15	\$42,315.00		\$0.00
89	Modular Block Retaining Wall #2	2,170	SF	\$20.15	\$43,725.50		\$0.00
90	Modular Block Retaining Wall #3	2,100	SF	\$20.15	\$42,315.00		\$0.00
91	Modular Block Retaining Wall #4	325	SF	\$20.15	\$6,548.75		\$0.00
92	Type 2-S Galvanized Along Guide Rail	360	LF	\$22.50	\$8,100.00	205.00	\$691.88
93	Engineered Drawings	1	LS	\$4,045.75	\$4,045.75		\$0.00
94	Fencing - Ornamental, powder coated steel	625	LF	\$50.00	\$31,250.00		\$0.00
95	Compaction Testing	1	LS	\$2,000.00	\$2,000.00		\$0.00
RETAINING WALLS SUBTOTAL					\$180,300.00		
LOOP ROAD REPAIR							
96	Repair Failed Pavement	1	LS	\$15,000.00	\$15,000.00	1.00	\$2,250.00
97	1.5" Superpave Wearing Course	866	SY	\$8.00	\$6,928.00	866.00	\$1,039.20
98	Pavement Milling, 1.5" Depth	866	SY	\$2.50	\$2,165.00	866.00	\$324.75
99	Street Light Repairs (rewire, install rodent guards, replace ballasts)	12	EA	\$1,500.00	\$18,000.00	12.00	\$2,700.00
100	Replace Damaged/Deteriorated Curb	1	LS	\$10,000.00	\$10,000.00	1.00	\$1,500.00
LOOP ROAD REPAIR SUBTOTAL					\$52,093.00		
MISCELLANEOUS ITEMS							
101	Signage and Striping	1	LS	\$15,000.00	\$15,000.00	1.00	\$2,250.00
102	Concrete Monuments	23	EA	\$150.00	\$3,450.00	23.00	\$517.50
103	Construction Stake-out	1	LS	\$12,905.00	\$12,905.00		\$0.00
104	As-Built Plans	1	LS	\$5,000.00	\$5,000.00		\$0.00
MISCELLANEOUS SUBTOTAL					\$36,355.00		

MAINTENANCE BOND PHASE 2

\$12,486.15

MAINTENANCE BOND TOTAL

\$12,607.65

Check Register

Westtown Township

10-Jul-24

From: 18-Jun-24 To: 15-Jul-24

Check No	Check Date	VendorNo	Vendor	Check Amount	Status
Bank Account: 1 General Fund - Univest					
18070	6/18/2024	6038	Cedarville Engineering Group	\$10,694.14	R
18071	6/18/2024	6038	Cedarville Engineering Group	\$20,274.65	R
18072	6/18/2024	6038	Cedarville Engineering Group	\$537.00	R
18073	6/18/2024	365	FedEx	\$32.46	O
18074	6/18/2024	39	Grainger	\$39.18	R
18075	6/18/2024	48	H. A. Weigand Inc	\$374.00	R
18076	6/18/2024	876	Highway Materials, Inc	\$144.72	R
18077	6/18/2024	15	Office Basics, Inc.	\$198.97	R
18078	6/18/2024	1001117	Rhythm Engineering LLC	\$250.00	R
18079	6/18/2024	1000737	Siana Law, LLP	\$273.00	O
18082	6/24/2024	6038	Cedarville Engineering Group	\$8,193.83	O
18083	6/24/2024	6038	Cedarville Engineering Group	\$18,694.77	O
18084	6/24/2024	405836	Chesco Security, Inc.	\$248.70	O
18085	6/24/2024	7191	Code Inspections Inc	\$11,700.06	O
18086	6/24/2024	6211	Cohen Law Group	\$2,800.00	O
18087	6/24/2024	1000300	Comcast Xfinity	\$10.52	O
18088	6/24/2024	1000945	Gap Power Rentals	\$115.24	O
18089	6/24/2024	751	General Code	\$1,195.00	O
18090	6/24/2024	7196	GreatAmerica Financial Svcs	\$223.00	O
18091	6/24/2024	48	H. A. Weigand Inc	\$692.50	O
18092	6/24/2024	1000839	Malvern Rentals	\$32.00	O
18093	6/24/2024	862	Pipe Xpress, Inc.	\$245.68	O
18094	6/24/2024	347	Staples	\$675.84	O
18095	6/24/2024	7	Westtown-East Goshen PD	\$333,225.15	O
18096	6/28/2024	405540	Albert Federico Consulting, LL	\$600.00	O
18097	6/28/2024	32	AQUA PA	\$442.13	O
18098	6/28/2024	1201	Charles A. Higgins & Sons, Inc	\$141.80	O
18099	6/28/2024	48	H. A. Weigand Inc	\$85.00	O
Bank Total:				\$412,139.34	
Bank Account: 8 Enterprise Fund - Univest					
1673	6/24/2024	1196	McGovern Environmental, LLC	\$26,379.55	O
1674	6/24/2024	1164	Univar Solutions USA, Inc.	\$4,475.84	O
1675	6/26/2024	980	USPS- Postmaster	\$2,403.80	R
Bank Total:				\$33,259.19	
Bank Account: 11 PLGIT P-CARD					
100010	7/8/2024	1000800	PLGIT P-Card BMO Bank	\$143,049.13	R
Bank Total:				\$143,049.13	
Bank Account: 18 Capital Project Fund Univest					
1367	6/19/2024	6468	Carroll Engineering Corp	\$23,338.41	R

Check Register**Westtown Township**

10-Jul-24

From: 18-Jun-24 To: 15-Jul-24

Check No	Check Date	VendorNo	Vendor	Check Amount	Status
1368	6/19/2024	5618	Chester Co Conservation Dist	\$650.00	R
1369	6/19/2024	1000791	Meco Constructors Inc.	\$184,756.05	R
1370	6/28/2024	405540	Albert Federico Consulting, LL	\$75.00	O
			Bank Total:	\$208,819.46	
Bank Account: 23 Debt Service Fund Uninvest					
102	6/26/2024	1041	Fulton Financial Advisors	\$500.00	O
			Bank Total:	\$500.00	
			Total Of Checks:	\$797,767.12	
