2027 Budget

WORCESTER TOWNSHIP

submitted for public advertisement consideration

November 18, 2026

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ERECTED INTO A TOWNSHIP IN 1733

TOWNSHIP OF WORCESTER

AT THE CENTER POINT OF MONTGOMERY COUNTY

PENNSYLVANIA

The 2027 Budget Message will be included in the budget document to be considered at the December 16 Business Meeting.

Taxes



The earned income tax generally applies to taxable compensation and net profits, including wages and qualifying self-employment income. It is distinct from a tax on property ownership or a fee for municipal services. Collections depend on taxable earnings and employment activity, together with the timing of withholding, returns, and payments.
The budgeted receipt represents the Township's revenue. Local tax administration can also involve school district taxes, so the Township's account should not be read as the total local income tax paid by every taxpayer.

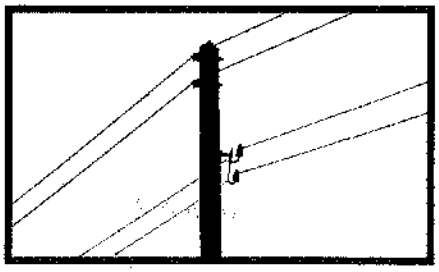
A real estate transfer tax is associated with taxable transfers of real property. Receipts can vary as the number and value of transactions change. A large transaction can affect collections without establishing a dependable source of recurring revenue.

Real estate tax is based on taxable assessed property value and the municipal tax rate. Assessed value is the value used for taxation and may differ from a property's sale price or market value. Township, County, and school district property taxes support different governments and services. The municipal tax account shows the Township's share, rather than the combined property tax bill. These distinctions help explain why tax accounts can behave differently even when the same households and businesses contribute to more than one source.

Taxes	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
property, current	301-100	$ 51,865.62	$ 51,540.00	$ 51,961.00	$ 51,540.00
property, liened	301-500	$ 439.11	$ 510.00	$ 375.00	$ 450.00
property, interim	301-600	$ 212.44	$ 200.00	$ 210.00	$ 200.00
per capita, current	310-010	$ -	$ -	$ -	$ -
per capita, delinquent	310-030	$ 36.30	$ 60.00	$ 15.00	$ 45.00
real estate transfer	310-100	$ 614,457.00	$ 300,000.00	$ 397,359.00	$ 300,000.00
earned income	310-210	$ 3,747,662.71	$ 3,785,000.00	$ 3,785,000.00	$ 3,879,000.00
earned income, prior year	310-220	$ -	$ 10.00	$ -	$ 10.00
		$ 4,414,673.18	$ 4,137,320.00	$ 4,234,920.00	$ 4,231,245.00

Licenses & Permits

As permitted by Federal law, the Township assesses a 5% tax on the gross receipts of cable television companies that have installed transmission lines within public rights-of-way. Comcast and Verizon currently pay this franchise fee to the Township on a quarterly basis. Because the law does not allow municipalities to collect a fee for internet services, these receipts are expected to gradually decline as more media consumption shifts online.



A road opening permit is required whenever a public street is opened to service a utility line or for any other reason. The permit fee covers the Township's administrative expense to issue the permit, while inspection costs are paid from an escrow posted by the individual or company performing the work.

Modest receipts are generated by sign permits and solicitation permits. These permits are required to help maintain our community's higher quality of life.

Licenses & Permits	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
franchise fees	321-800	$ 202,099.90	$ 200,000.00	$ 202,000.00	$ 200,000.00
road opening permits	322-820	$ 318.00	$ 300.00	$ 424.00	$ 300.00
sign permits	322-900	$ 56.00	$ 100.00	$ 56.00	$ 100.00
yard sale permits	322-910	$ -	$ -	$ -	$ -
solicitation permits	322-920	$ 896.00	$ 500.00	$ 1,111.00	$ 500.00
		$ 203,369.90	$ 200,900.00	$ 203,591.00	$ 200,900.00

Fines & Forfeits



Fines and Forfeits accounts record payments from violations and enforcement proceedings that are payable to the Township. They identify revenue arising from the administration of applicable rules.

Receipts depend on case outcomes, collection activity, and the rules governing distribution. Issuing a citation begins a process that may involve a hearing, a decision, and later payment. Court collections can be distributed among different recipients. The Township records the portion to which it is entitled.

Enforcement work also involves inspections, correspondence, legal assistance, and administrative time. Those expenses appear in the accounts supporting the responsible function. Reading the receipt and expenditure categories together provides context for this activity.

Fines & Forfeits	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
ordinance violations	331-120	$ 2,975.54	$ 1,600.00	$ 2,670.00	$ 1,600.00
		$ 2,975.54	$ 1,600.00	$ 2,670.00	$ 1,600.00

Interest & Rents



Interest and rents account for earnings from available funds and income from the use of Township property.

Interest is earned while money is held before it is needed for payments. Receipts depend on available balances, investment terms, and the length of time funds remain invested. Interest credited to another fund is reported there, rather than added to this account.

Rents and royalties include receipts from the rental of the Township's Community Hall and a Township-owned single-family home located on Hollow Road.

The Township also receives lease revenue from two properties on which **cell towers** are constructed. In addition to ground leases, the Township collects a portion of the rent paid by the owners of communication arrays mounted on the towers.

Interest & Rents	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
interest	341-000	$ 71,912.00	$ 8,000.00	$ 13,700.00	$ 8,000.00
rents & royalties	342-000	$ 23,322.77	$ 22,291.15	$ 23,391.00	$ 22,906.83
cell tower rental	342-120	$ 161,800.19	$ 164,700.00	$ 168,520.00	$ 168,300.00
		$ 257,034.96	$ 194,991.15	$ 205,611.00	$ 199,206.83

Intergovernmental Revenue



The General Fund includes revenue from grants for operating projects only, and only after the grants have been awarded. Grant dollars received for capital projects, such as park acquisitions and trail construction, are booked to the Capital Fund.

The Township receives fees for each of three liquor licenses issued in Worcester, and additional fees upon a license transfer. The 2027 Budget assumes no change to either the alcohol license fee rate or the number of licenses issued in the Township.

The Commonwealth assesses a foreign causality insurance tax on certain insurance policies and earmarks a portion of these funds to support public employee pension plans. Worcester maintains both a defined-benefit pension plan for existing employees and a defined-contribution pension plan for newer employees, with the latter providing significant long-term savings for taxpayers.

Foreign fire insurance tax distributions support volunteer firefighters' relief associations. The Township receives and forwards this aid to the appropriate association for authorized purposes.
This is pass-through assistance, meaning the Township handles the receipt and payment but cannot treat the money as unrestricted operating revenue. Showing both sides of the transaction keeps the public record complete.

Intergov. Revenue	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
federal entitlements	352.53	$ -	$ -	$ -	$ -
grants	354-090	$ -	$ -	$ -	$ -
utility realty tax	355-010	$ 3,876.59	$ 3,876.59	$ 4,301.23	$ 4,301.23
alcohol license fees	355-040	$ 600.00	$ 600.00	$ 600.00	$ 600.00
foreign causality	355-050	$ 79,988.02	$ 79,988.02	$ 68,469.70	$ 68,469.70
foreign fire	355-070	$ 113,391.11	$ 113,391.11	$ 111,176.60	$ 111,176.60
		$ 197,855.72	**$ 197,855.72**	**$ 184,547.53**	**$ 184,547.53**

Charges for Services



Charges for services help recover costs associated with applications, inspections, and activities provided to particular users.

Development and zoning application fees support administration and review. Deposits used to reimburse professional review expenses are accounted for separately from an ordinary fee, even when an applicant submits both payments together

Building permit fees support construction-code plan review and inspections. Under the Township's contracted inspection arrangement, these fees pass through to the UCC inspection firm. The receipt therefore has a corresponding service expense and does not represent unrestricted revenue available for unrelated services.

Zoning permits address local land-use requirements, which are separate from construction-code safety requirements. Recreation charges, when applicable, relate to participation in specific programs. Collections depend on activity and the applicable fee schedule; a listed category does not by itself establish that a program or fee is active.

Charges for Services	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
land development fees	361-300	$ 32,083.00	$ 4,000.00	$ 23,800.00	$ 4,000.00
Conditional Use fees	361-330	$ -	$ 1,500.00	$ -	$ 1,500.00
Zoning Hearing Board fees	361-340	$ 13,000.00	$ 13,125.00	$ 18,875.00	$ 13,125.00
zoning amendment fees	361-350	$ -	$ -	$ -	$ -
map & publication sales	361-500	$ -	$ 5.00	$ -	$ 5.00
building permit fees	362-410	$ 126,886.06	$ 80,000.00	$ 148,300.00	$ 100,000.00
zoning permit fees	362-420	$ 29,606.00	$ 20,500.00	$ 23,400.00	$ 20,500.00
commercial U&O fees	362-450	$ 500.00	$ 200.00	$ 200.00	$ 200.00
driveway permit fees	362-460	$ 784.00	$ 600.00	$ 252.00	$ 300.00
PRPS ticket sales	367-400	$ -	$ -	$ -	$ -
sports & lesson fees	367-408	$ -	$ -	$ -	$ -
park trips	367-409	$ -	$ -	$ -	$ -
		$ 202,859.06	$ 119,930.00	$ 214,827.00	$ 139,630.00

Miscellaneous Revenue



Park miscellaneous revenue includes pavilion and field rental fees. Field rentals help offset the costs of maintaining Township athletic fields. This category also includes sponsorships and exhibitor fees from Worcester Community Day.

Miscellaneous income may also include reimbursements such as State or Federal aid received during major snow events.

Service charge fees are collected on payments made by credit card. The fee charged is equal to the actual amount charged by the credit card companies.

Miscellaneous Revenue	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
park miscellaneous	367-420	$ 27,363.00	$ 14,100.00	$ 28,900.00	$ 17,100.00
miscellaneous income	381-000	$ 24,163.00	$ 1,500.00	$ 10,800.00	$ 2,000.00
service charge fees	381-001	$ 597.73	$ 225.00	$ 800.00	$ 300.00
		$ 52,123.73	$ 15,825.00	$ 40,500.00	$ 19,400.00

Other Financing

The Township manages escrow accounts for active land developments and other construction projects. These funds guarantee the completion of required public improvements such as roads, sidewalks, and stormwater basins. Escrow dollars are released as improvements are completed, and the Township charges an administration fee for each release processed by staff.

Capital expenditure is budgeted directly in the Capital Fund. This ensures a clear separation between operating and capital expenses and avoids the need for interfund transfers.

Other Financing	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
escrow administration	383-200	$ 440.00	$ 880.00	$ 550.00	$ 550.00
interfund transfer	392-300	$ -	$ -	$ -	$ -
		$ 440.00	$ 880.00	$ 550.00	$ 550.00

Legislative



This Department provides for the Worcester Township Board of Supervisors, and related expenses. The Board consists of three Members, each elected to an at-large six-year term at municipal elections held in odd-numbered years.

The Board of Supervisors establishes policy, sets service levels, adopts the annual budget, and enacts tax rates. The Board also leads major planning efforts and improvement projects, including the development of the parks system and the adoption of long-range planning documents.

Compensation and applicable benefit accounts record authorized payments and employer costs associated with Board service. Memberships and educational programs provide access to municipal guidance, training, and information relevant to governing responsibilities.

Independent audit services examine the Township's financial statements and related records. This outside review supports accountability and helps officials and residents evaluate financial reporting. The work supported by these accounts includes reviewing proposals, considering public input, monitoring public resources, and making decisions through the municipal process. These responsibilities provide the direction under which daily Township operations proceed.

Legislative	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	400-110	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
benefits	400-150	$ 49,388.52	$ 53,678.46	$ 47,372.00	$ 47,292.66
consultant services	400-312	$ 24,600.00	$ 26,000.00	$ 25,850.00	$ 30,000.00
mileage reimbursement	400-337	$ 369.60	$ 420.00	$ 258.10	$ 420.00
dues & subscriptions	400-420	$ 3,064.00	$ 4,725.00	$ 4,250.00	$ 4,725.00
meetings & seminars	400-460	$ 4,993.11	$ 5,050.00	$ 4,878.00	$ 5,350.00
		$ 89,915.23	**$ 97,373.46**	**$ 90,108.10**	**$ 95,287.66**

Management



This department provides for the Office of the Township Manager, which consists of two full-time employees: the Township Manager and the Assistant Township Manager. The Assistant Township Manager manages the Township's grant operations, oversees special projects, and provides direct support to the Township Manager to ensure continuity of operations.

The Township Manager is appointed by the Board of Supervisors, and serves as the municipality's chief administrative officer. The Township Manager oversees the day-to-day operations of all Township Departments, and prepares information for meetings of the Board of Supervisors. The Township Manager's salary is determined by the Board of Supervisors.

In lieu of the use of a Township vehicle, the Township Manager utilizes a personal vehicle for Township business, and receives a fixed monthly stipend for mileage reimbursement, fuel, maintenance and all insurances.

Both the Township Manager and the Assistant Township Manager participate in educational meetings and seminars throughout the year. These sessions include programs offered by the Pennsylvania State Association of Township Supervisors, the Montgomery County Association of Township Officials, and the Association of Pennsylvania Municipal Managers. Attendance at these programs ensures that Township leadership remains current on best practices, policy changes, and emerging issues that affect municipal government.

Management	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	401-120	$ 279,778.75	$ 287,110.00	$ 286,950.00	$ 295,723.30
benefits	401-150	$ 90,946.96	$ 88,311.83	$ 92,300.00	$ 147,533.88
consultant services	401-312	$ -	$ 9,950.00	$ 7,500.00	$ 2,250.00
mobile phone	401-321	$ 1,276.39	$ 1,380.00	$ 1,238.57	$ 1,380.00
mileage reimbursement	401-337	$ 5,543.36	$ 5,820.00	$ 5,585.00	$ 5,520.00
meetings & seminars	401-460	$ 4,937.70	$ 2,705.00	$ 3,328.59	$ 4,150.00
		$ 382,483.16	$ 395,276.83	$ 396,902.16	$ 456,557.18

Finance



Finance accounts support the administration of public money, financial records, payroll, and employee benefits. These services allow the Township to meet its obligations and monitor its financial condition. Finance staff record receipts, process bills, maintain account records, and assign transactions to the appropriate fund and purpose. Accurate coding connects each payment with the service, property, or project it supports.

Payroll administration includes wages, deductions, employer contributions, and benefit expenses. The work translates approved personnel arrangements into payments and financial records. Financial controls provide procedures for authorization, documentation, review, and reconciliation. Bank reconciliations compare accounting records with bank activity, while budget reports compare planned resources and spending with actual transactions.

These records support management review, Board oversight, and the independent audit. Professional education helps finance staff maintain the knowledge needed for municipal accounting, payroll, benefit administration, and reporting.

Finance	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	402-120	$ 103,237.54	$ 125,000.00	$ 120,984.56	$ 128,750.00
benefits	402-150	$ 55,480.32	$ 51,670.52	$ 51,500.00	$ 65,530.73
mobile phone	402-321	$ 300.00	$ 300.00	$ 300.00	$ 300.00
mileage reimbursement	402-337	$ 198.09	$ 250.00	$ 185.00	$ 200.00
meetings & seminars	402-460	$ -	$ 400.00	$ 100.00	$ 400.00
		$ 159,215.95	**$ 177,620.52**	**$ 173,069.56**	**$ 195,180.73**

Tax Collection



Tax Collection accounts identify the expense of administering Township taxes. They include the collection services, records, supplies, and related work needed to bill taxpayers and account for payments.

Property tax administration involves preparing and distributing bills, receiving payments, maintaining collection records, and reporting receipts. Compensation and operating expenses support the responsibilities of the elected tax collector and the applicable billing arrangements.

Earned income tax administration includes employer withholding, taxpayer returns, payment processing, account reconciliation, and distribution of revenue. Professional collection services perform this work through the regional tax-collection arrangement.

Collection charges and shared administrative expenses support the systems used to process and distribute taxes. Their accounting treatment depends on the collection arrangement. Presenting these expenses separately from tax receipts helps readers identify the cost of administration alongside the revenue collected for Township services.

Tax Collection	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	403-110	$ 2,604.75	$ 2,612.50	$ 2,387.98	$ 2,609.50
benefits	403-150	$ 199.27	$ 142.94	$ 182.68	$ 142.78
office supplies	403-210	$ 6,050.41	$ 6,300.00	$ 7,092.75	$ 7,100.00
professional services	403-310	$ 33,339.25	$ 41,635.11	$ 28,541.44	$ 42,669.11
		$ 42,193.68	$ 50,690.55	$ 38,204.85	$ 52,521.39

Legal



Legal accounts support the advice and representation needed to conduct Township business. They include professional work on ordinances, agreements, public records, enforcement, claims, appeals, and other municipal matters.

The Township Solicitor advises the Board and administration, reviews documents, and assists with legal questions. This work helps identify obligations in proposed agreements, evaluate local rules, and address the procedures associated with municipal action.

Legal services can also involve property transactions, personnel matters, negotiations, and litigation. The work required depends on the subject, complexity, and course of the matter.
Public-records requests sometimes require legal review of disclosure, redactions, privileges, or appeals. Staff administer requests and search for records, while counsel assists with legal analysis and representation when needed.

Professional time can include research, document preparation, conferences, hearings, and written submissions. A separate records-related legal account helps make that portion of the workload identifiable within the broader legal budget.

Legal	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
general services	404-310	$ 200,414.84	$ 184,800.00	$ 168,849.00	$ 162,000.00
RTK services	404-320	$ 2,961.00	$ 12,000.00	$ 87,614.00	$ 30,000.00
		$ 203,375.84	**$ 196,800.00**	**$ 256,463.00**	**$ 192,000.00**

Clerical



Clerical accounts support the shared administrative services used throughout the Township office. They include office personnel, technology, supplies, postage, payroll processing, and public advertising.

Administrative staff answer questions, process applications, maintain files, prepare correspondence, and coordinate information. These functions help residents reach the appropriate service and preserve records of Township business.

Technology expenses support computers, networks, software, electronic records, and system security. Subscriptions provide access to applications, while support services help maintain availability and address technical problems.

Contracted payroll processing assists with calculations, payments, and reporting. Township staff retain responsibility for maintaining employee information, authorizing payroll, and reviewing the records. Supplies and postage support daily office work and municipal correspondence. Legal advertising pays for publication of official notices associated with municipal actions and proceedings. Major technology purchases and replacements are addressed through the appropriate capital accounts.

Clerical	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	405-140	$ 107,815.33	$ 189,378.00	$ 119,032.52	$ 135,300.00
benefits	405-150	$ 33,006.73	$ 63,309.39	$ 50,368.00	$ 47,023.20
office supplies	405-210	$ 5,376.00	$ 6,000.00	$ 5,700.00	$ 6,000.00
payroll services	405-310	$ 16,463.27	$ 18,495.00	$ 18,108.68	$ 20,439.00
telephone	405-321	$ 3,640.26	$ 4,893.00	$ 4,570.00	$ 4,080.00
postage	405-325	$ 3,835.54	$ 5,835.00	$ 4,300.00	$ 5,582.00
auto allowance	405-337	$ 75.04	$ 240.00	$ 25.00	$ 240.00
advertisement	405-340	$ 3,493.64	$ 6,000.00	$ 4,100.00	$ 5,400.00
meetings & seminars	405-460	$ 2,931.85	$ 2,500.00	$ 92.00	$ 2,500.00
computer expense	405-465	$ 109,900.22	$ 93,546.00	$ 87,600.00	$ 101,154.00
other expense	405-470	$ 13,317.27	$ 14,394.00	$ 14,730.00	$ 15,540.00
		$ 299,855.15	$ 404,590.39	$ 308,626.20	$ 343,258.20

Engineering



This department provides for the Township's engineering services. The Township Engineer, appointed by the Board of Supervisors, reviews subdivision and land development plans, evaluates proposed public improvements, and determines the appropriate amounts for escrow releases. The Engineer also provides technical guidance on the design and construction of Township improvements.

The budget includes funding for grant support services. The Township Engineer plays an important role in preparing and reviewing grant applications, ensuring that technical requirements are met and that proposed projects are feasible and well-documented.

Engineering	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
engineering services	408-310	$ 74,439.56	$ 60,000.00	$ 69,443.00	$ 64,000.00
		$ 74,439.56	$ 60,000.00	$ 69,443.00	$ 64,000.00

Township Building



This department provides for the operation of the Township Building. The building supports the delivery of public services, and regular maintenance ensures it remains reliable and cost-effective.

Utilities include electric, water and internet service, as well as heating oil and propane gas, which is used for the back-up generator. In addition to providing for HVAC system preventative maintenance and cleaning services, maintenance and repairs fund parking lot light fixes as may be needed.

The budget also includes a general other expenses line item to capture building-related costs that do not fall into specific categories, providing consistency in expense reporting.

Township Building	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-136	$ 7,982.64	$ 13,200.00	$ 11,500.00	$ 14,580.00
maintenance & repairs	409-137	$ 17,325.42	$ 19,830.00	$ 15,100.00	$ 20,292.00
alarm service	409-142	$ 4,282.21	$ 4,920.00	$ 5,200.00	$ 5,052.00
other expenses	409-147	$ 1,429.44	$ 1,920.00	$ 850.00	$ 1,260.00
		$ 31,019.71	**$ 39,870.00**	**$ 32,650.00**	**$ 41,184.00**

Garage

Garage accounts support the operation and upkeep of the Public Works facility. The complex provides workspace and storage for the crews, vehicles, equipment, and materials used throughout Township operations.

The facility supports equipment preparation, maintenance, material handling, and coordination of field assignments. Vehicle bays, storage areas, and employee workspaces each contribute to those functions.

Electricity, heating, water, communications, cleaning, and waste services support ongoing use. Preventive maintenance and repairs keep building systems and work areas serviceable. Facility condition can affect the Township's ability to prepare for seasonal work and respond to maintenance needs. Routine operating accounts provide for that continuing care, while major improvements and substantial building-system replacements are considered through capital planning.

Garage	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-236	$ 13,696.12	$ 15,540.00	$ 13,400.00	$ 15,660.00
maintenance & repairs	409-237	$ 10,457.53	$ 15,030.00	$ 11,200.00	$ 15,108.00
alarm service	409-242	$ 2,034.42	$ 2,604.00	$ 3,325.00	$ 3,720.00
other expenses	409-247	$ 1,007.33	$ 1,320.00	$ 1,261.00	$ 1,320.00
		$ 27,195.40	$ 34,494.00	$ 29,186.00	$ 35,808.00

Community Hall



This department provides for the operation of the Township's Community Hall in Fairview Village. The facility hosts meetings of the Board of Supervisors, Planning Commission, and Zoning Hearing Board. It is also used by community groups such as local scout troops, and Township residents, businesses, and organizations may rent the hall for meetings and events for a modest fee.

Utilities include electric, water and telephone service, as well as oil, which is used for heating. In addition to providing for HVAC system preventative maintenance and cleaning services, maintenance and repairs funds minor fixes to the property's parking lot and landscaping.

Community Hall	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-436	$ 5,092.39	$ 7,140.00	$ 6,050.00	$ 7,800.00
maintenance & repairs	409-437	$ 4,008.28	$ 6,276.00	$ 3,769.00	$ 6,396.00
other expenses	409-447	$ 279.62	$ 660.00	$ 200.00	$ 480.00
		$ 9,380.29	**$ 14,076.00**	**$ 10,019.00**	**$ 14,676.00**

Historical Building



This Department provides for the operation of the Farmers' Union Hall, which is located in Center Point Village. The Township leases this property to the Worcester Historical Society for one dollar per year.

Utilities include water and heating oil. The Historical Society pays a portion of the annual heating oil expense. In addition to providing for HVAC system preventative maintenance, maintenance and repairs funds minor fixes to the building.

Historical Building	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-536	$ 3,528.49	$ 5,433.00	$ 5,350.00	$ 5,458.00
maintenance & repairs	409-537	$ 4,044.00	$ 1,992.00	$ 100.00	$ 1,752.00
		$ 7,572.49	**$ 7,425.00**	**$ 5,450.00**	**$ 7,210.00**

Hollow Road Rental



This Department provides for the operation of a single-family rental property owned by the Township. The Township currently leases this property.

The tenant pays all utilities; the dollars included in the Budget are for utilities that may need to be maintained during a vacancy between tenants. Maintenance and repairs funds HVAC system maintenance, and any required capital fixes to the property.

Hollow Road Rental	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-636	$ -	$ 250.00	$ -	$ 250.00
maintenance & repairs	409-637	$ 1,130.50	$ 4,152.00	$ 2,402.07	$ 4,152.00
		$ 1,130.50	$ 4,402.00	$ 2,402.07	$ 4,402.00

Springhouse



This Department provides for the operation of the Springhouse. The Springhouse is located along the Zacharias Trail, near the intersection of Hollow Road and Heebner Road. The structure is currently vacant.

Maintenance and repairs fund any required fixes to the structure.

Springhouse	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
maintenance & repairs	409-737	$ -	$ 1,000.00	$ -	$ 1,000.00
		$ -	$ 1,000.00	$ -	$ 1,000.00

Dutchy Church

Dutchy Church accounts identify basic operating and maintenance expenses for the Township-owned historic property. Utilities and minor repairs help care for the building and address immediate property needs. These costs can continue while a structure's longer-term use or restoration is being considered. Major preservation work belongs in capital planning, where scope, professional services, funding, and continuing ownership responsibilities can be evaluated together.

Dutchy Church	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
utilities	409-836	$ 600.51	$ 624.00	$ 610.00	$ 624.00
maintenance & repairs	409-837	$ 76.92	$ 960.00	$ 250.00	$ 300.00
		$ 677.43	$ 1,584.00	$ 860.00	$ 924.00

Public Safety



This Department provides for Township and State contributions to the Worcester Volunteer Fire Department, our community's all-volunteer emergency service provider.

Operating contributions help sustain the fire department's readiness to respond. They support recurring organizational and service needs that exist between emergency calls as well as during an incident.

Capital contributions support long-lasting equipment and apparatus. Maintenance contributions help keep existing equipment dependable. Buying an emergency vehicle, servicing it, and supporting the organization that operates it are different expenses, even though all contribute to response capability.

In addition, the Township receives pass-through funding from the Commonwealth's Foreign Fire Insurance Tax. The State levies this tax on certain insurance policies and allocates a portion to volunteer fire company relief associations. Worcester remits all funds received to the Worcester Volunteer Fire Department Relief Association.

Hydrant expenses support access to utility-owned hydrants used for fire protection. They relate to the public water infrastructure available during an emergency.

Contributions to emergency medical service providers assist with the availability of emergency care and transportation. These accounts identify Township support alongside the other resources used by the service providers.

Public Safety	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
hydrant rentals	411-380	$ 28,031.71	$ 32,671.32	$ 31,500.00	$ 37,281.00
WVFD contributions	411-540	$ 487,321.11	$ 487,821.11	$ 477,106.60	$ 495,303.10
ambulance contribution	412-001	$ 76,500.00	$ 100,000.00	$ 100,000.00	$ 100,000.00
		$ 591,852.82	$ 620,492.43	$ 608,606.60	$ 632,584.10

Code Enforcement



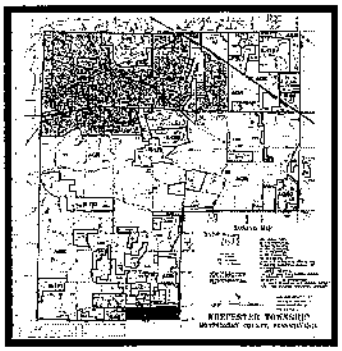
Code Enforcement accounts support inspection services, fire safety, construction-code administration, and publication of the Township Code. These activities help apply established requirements and maintain accessible local regulations.

Supplies provides for the Township's annual codification needs. Approximately once each year the Township publishes an update to its Code, which encompasses the legislation enacted subsequent to the previous codification. This approach provides a modest savings over the codification of ordinances at the time each ordinance is adopted.

Consultant services also fund the Township's building inspector, who enforces the Pennsylvania Uniform Construction Code (UCC). The UCC is a state-mandated set of building safety standards that all municipalities are required to administer. Worcester contracts for this service because the demand for inspections does not justify a full-time employee and fluctuates with the real estate market and the seasons. This arrangement provides flexibility, with additional inspection hours during peak construction and fewer hours during slower periods, while keeping costs under control.

Code Enforcement	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Fire Marshal payroll	413-110	$ 5,200.00	$ -	$ -	$ -
Fire Marshal benefits	413-110-150	$ -	$ -	$ -	$ -
Codes payroll	413-140	$ -	$ -	$ -	$ -
Codes benefits	413-150	$ -	$ -	$ -	$ -
supplies	413-210	$ 8,976.50	$ 6,545.00	$ 1,295.00	$ 5,210.00
consultant services	413-312	$ 130,277.46	$ 92,500.00	$ 143,800.00	$ 100,000.00
mobile phone	413-321	$ 210.56	$ -	$ -	$ -
mileage	413-337	$ -	$ -	$ -	$ -
meetings & seminars	413-460	$ -	$ -	$ -	$ -
		$ 144,664.52	$ 99,045.00	$ 145,095.00	$ 105,210.00

Zoning Hearing Board



Zoning Hearing Board accounts support the hearing process for zoning applications and appeals. They identify expenses for legal assistance, hearing records, notices, member service, and administration.

The Board considers matters assigned to it, including variances, special exceptions, and appeals from certain zoning decisions. A variance seeks relief from a requirement. A special exception involves a use allowed when the ordinance's applicable standards are met.

Hearings provide an opportunity to present testimony and evidence and create a record for the decision. Legal counsel advises the Board on proceedings and decisions, and technical assistance may be needed for particular issues.

Court reporting, transcript preparation, advertising, notices, and file preparation each support a different part of the process. Hearing length and complexity affect the work involved.

Related budget schedules may also include costs for conditional-use proceedings. Those applications are decided by the Board of Supervisors. The account grouping should be read with the type of proceeding it supports.

Zoning Hearing Board	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	414-140	$ 1,550.00	$ 4,000.00	$ 1,850.00	$ 3,400.00
benefits	414-150	$ 118.73	$ 306.40	$ 175.00	$ 260.44
professional services	414-310	$ 7,582.90	$ 13,300.00	$ 10,000.00	$ 13,300.00
engineering	414-313	$ -	$ 1,500.00	$ 600.00	$ 1,500.00
legal	414-314	$ 44,440.00	$ 37,800.00	$ 40,200.00	$ 37,800.00
conditional use	414-315	$ -	$ 9,500.00	$ -	$ 8,700.00
advertising	414-341	$ 615.67	$ 1,350.00	$ 232.60	$ 675.00
meetings & seminars	414-460	$ -	$ 200.00	$ -	$ 200.00
		$ 54,307.30	$ 67,956.40	$ 53,057.60	$ 65,835.44

PA One Call

This Department provides for services associated with the marking of utility lines in advance of construction activities. The PA One Call system is a communications network of property owners, designers, excavators, and utility owners, created to prevent damage to underground facilities, and to reduce injuries to contractors.

Much of the expense is attributable to the marking of facilities in and around Township-owned traffic signals.

PA One Call	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
PA One Call	419-242	$ 1,198.81	$ 2,580.00	$ 1,190.00	$ 2,580.00
		$ 1,198.81	$ 2,580.00	$ 1,190.00	$ 2,580.00

Public Works



Public Works accounts support the workforce and operating capacity used to maintain Township roads, drainage facilities, parks, grounds, buildings, and other public property.

Employees inspect conditions, prepare equipment, schedule maintenance, make repairs, and respond to problems. The work includes visible activities such as mowing and pavement repair as well as drainage care, preventive maintenance, and seasonal preparation.

Personnel accounts record wages and employer costs associated with maintaining the workforce. Clothing, protective equipment, communications, and training help employees perform assigned duties and coordinate field work.

Workloads change with weather, seasonal use, and the condition of Township assets. Scheduled maintenance must be coordinated with needs that arise unexpectedly.
Materials, fuel, vehicle repairs, and major purchases also appear in related accounts. Reading those categories together provides a fuller view of the resources needed to carry out Public Works responsibilities.

Public Works	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	430-140	$ 585,774.79	$ 687,550.64	$ 650,174.00	$ 704,102.20
benefits	430-150	$ 337,053.85	$ 344,934.78	$ 320,868.00	$ 416,813.38
uniform rental	430-238	$ 3,716.73	$ 5,500.00	$ 3,000.00	$ 5,500.00
cell phones	430-326	$ 861.41	$ 840.00	$ 875.00	$ 840.00
meetings & seminars	430-460	$ 1,009.31	$ 800.00	$ 200.00	$ 700.00
other expenses	430-470	$ 1,734.95	$ 1,590.00	$ 1,545.00	$ 2,612.00
		$ 930,151.04	**$ 1,041,215.42**	**$ 976,662.00**	**$ 1,130,567.58**

Snow Removal



This Department provides for the winter maintenance of Township roads. And while the Township budgets for a "bad winter" that includes many snow and ice events, actual expenses will depend on weather conditions.

Salt and other treatment materials help address slippery conditions. Material accounts record purchases used to maintain and replenish supplies available for winter operations.

A stockpile allows crews to respond without waiting for a delivery during a storm. The amount purchased in a budget period may differ from the amount applied to roads because inventory can be carried into or out of that period.
Repeated smaller events can require substantial treatment. Material use therefore depends on road conditions and the frequency of response, as well as snowfall depth.

Snow removal is handled directly by Township staff, with funds reserved for emergency **contractor** services only. This approach ensures readiness for severe weather while keeping routine winter operations in-house and cost-effective.

Snow Removal	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
materials	432-200	$ 65,524.28	$ 47,707.50	$ 52,354.36	$ 55,080.00
contractor	432-450	$ -	$ 1,500.00	$ -	$ -
		$ 65,524.28	$ 49,207.50	$ 52,354.36	$ 55,080.00

Traffic Signals



This Department provides for the operation and repair of traffic signals. The Township owns and maintains twelve traffic signals. In addition, the Township funds a percent of five traffic signals that are located at its municipal borders.

The Township's Traffic Engineer provides professional services on an as-needed basis, including review of timing, design, and upgrades. Day-to-day maintenance and repairs are handled by a contractor specializing in traffic signal systems and technology.

Traffic Signals	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
engineering	433-313	$ 4,553.75	$ 7,000.00	$ 3,500.00	$ 7,000.00
electricity	433-361	$ 4,194.42	$ 4,860.00	$ 5,560.00	$ 5,400.00
maintenance	433-374	$ 13,466.39	$ 14,000.00	$ 12,000.00	$ 14,000.00
		$ 22,214.56	**$ 25,860.00**	**$ 21,060.00**	**$ 26,400.00**

Machinery & Tools



This department provides for the maintenance of Public Works vehicles and equipment. The Township maintains a nine-truck fleet along with the equipment necessary to care for the roadway network, parks, and other Township-owned facilities. The Township's approach is to maintain vehicles and equipment until their useful life has been fully maximized, replacing them only when necessary and justified.

Vehicle maintenance includes the purchase of tires and parts, and repair services.

The budget also funds the purchase of small tools such as saws, levels, and weed-whackers, as well as repairs to these items when needed.

Machinery & Tools	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
vehicle maintenance	437-250	$ 94,011.31	$ 92,160.00	$ 72,406.00	$ 81,000.00
small tools	437-260	$ 10,064.02	$ 16,000.00	$ 9,875.00	$ 16,000.00
		$ 104,075.33	**$ 108,160.00**	**$ 82,281.00**	**$ 97,000.00**

Road Maintenance



Road Maintenance accounts support the materials and operating services used in the continuing care of Township roads and roadside facilities.

Fuel keeps vehicles and equipment working across maintenance assignments. Signs and installation hardware identify roads, guide drivers, and communicate traffic requirements. Repair materials support pavement patching, shoulder care, and drainage maintenance.

Road performance depends on the facilities around and beneath the pavement. Keeping inlets, pipes, culverts, and shallow drainage channels clear helps water move through the system and protects road surfaces. Engineering and contracted services can supplement Township crews when a task requires specialized assistance or equipment.

Routine maintenance addresses recurring service needs and preserves existing infrastructure. Larger resurfacing, reconstruction, and replacement projects are evaluated through the broader road program and capital accounts.

Road Maintenance	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
gasoline	438-231	$ 9,075.38	$ 6,300.00	$ 13,500.00	$ 12,500.00
diesel	438-232	$ 24,048.69	$ 29,100.00	$ 29,800.00	$ 27,000.00
signs	438-242	$ 5,355.51	$ 6,000.00	$ 3,500.00	$ 6,000.00
supplies	438-245	$ 20,175.33	$ 48,750.00	$ 36,500.00	$ 48,525.00
engineering	438-313	$ 19,215.28	$ 25,000.00	$ 23,400.00	$ 25,000.00
contractor, road program	438-370	$ 6,198.50	$ 15,000.00	$ 6,200.00	$ 15,000.00
		$ 84,068.69	**$ 130,150.00**	**$ 112,900.00**	**$ 134,025.00**

Stormwater Management



Stormwater Management accounts support the planning, professional services, and program administration associated with controlling runoff and protecting water quality. Stormwater is rain or melting snow that flows over the ground and developed surfaces.

Runoff can carry sediment and other pollutants into streams. Drains, pipes, channels, and outfalls convey that water through the municipal separate storm sewer system. An outfall is a location where the system discharges water to a stream or other receiving area.

Stormwater infrastructure is separate from the sanitary sewer system used to collect wastewater for treatment. These systems have different purposes and operating responsibilities.

Engineering services help evaluate conditions, prepare plans, and assess improvements. Program administration and construction are different expenses: professional planning identifies and develops the work, while a capital project implements physical improvement.

Worcester is a member of the Skippack Creek Watershed Alliance, along with Hatfield Township, Towamencin Township, Lower Providence Township, Skippack Township, and other environmental stakeholders. Membership allows participating communities to share costs and earn compliance credits in the most cost-efficient manner possible, reducing the financial burden on each municipality while improving regional stormwater management.

Stormwater Management	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
engineering	446-313	$ 8,503.25	$ 31,000.00	$ 15,300.00	$ 26,000.00
		$ 8,503.25	$ 31,000.00	$ 15,300.00	$ 26,000.00

Recreation Administration

This department provides for the management of Township recreation programs. The part-time position previously assigned to this department was eliminated, and there are no current plans to re-evaluate this staffing change at this time.



Recreation Administration	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
payroll	451-140	$ -	$ -	$ -	$ -
benefits	451-150	$ -	$ -	$ -	$ -
mobile phone	451-326	$ -	$ -	$ -	$ -
mileage reimbursement	451-337	$ -	$ -	$ -	$ -
meetings & seminars	451-460	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -

Recreation & Culture



Recreation and Culture accounts support community activities, recreational opportunities, and cultural services available to residents.

Programs may involve Township staff, outside organizations, instructors, and facility users. The Township can provide space, coordination, or financial support while another organization delivers the activity.

Community events and concerts require preparation and services beyond the public gathering itself. Expenses can include performers, equipment, materials, event services, and arrangements needed to operate the activity.

Library contributions assist providers of materials, information, and educational services used by residents. These payments identify Township support for a service delivered by another organization. Program fees, sponsorships, rentals, and general municipal resources can support different parts of an activity. Related receipts and expenses should be considered alongside facility-maintenance costs when evaluating the resources involved.

Recreation & Culture	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
discounted tickets	452-247	$ -	$ -	$ -	$ -
camps & sport leagues	452-248	$ -	$ -	$ -	$ -
Community Day	452-250	$ 9,635.32	$ 15,000.00	$ 25,053.52	$ 16,000.00
library	452-520	$ 9,309.30	$ 9,774.45	$ 9,774.45	$ 10,262.00
		$ 18,944.62	$ 24,774.45	$ 34,827.97	$ 26,262.00

Parks



This Department provides for the maintenance of the Township's parks system, which includes 120 acres of active and passive parklands, and more than 170 acres of natural open spaces.

Heebner Park, our community's signature park, totals 84 acres, and includes athletic fields, basketball and tennis courts, walking trails, playgrounds, and pavilions. The Zacharias Trail begins in Heebner Park; the Township is now working to extend this trail to nearby Evansburg State Park.

Mt. Kirk Park sports one multi-purpose athletic field and a quarter-mile walking trail. This seven-acre park offers a convenient walking trail that connects to the neighboring Chadwick Place development.

Sunny Brook Park is home to two softball fields and one multi-purpose field. While this park is located within a residential subdivision, the facility is owned and maintained by the Township.

Heyser Field is an equestrian-friendly park located behind Community Hall. Various community and equestrian events are held at the park throughout the year. A 700 linear foot unpaved trail winds through the woods behind the horse ring.

The budget funds the maintenance of athletic fields, pavilions, trails, and other amenities. Field rental fees help recover a portion of these costs, with discounted rates available for community-based and youth organizations. These fees offset about 10% of the annual maintenance expense.

The Budget also funds utilities (electric and water) in service at Heebner Park and Sunny Brook Park.

Parks	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Heebner Park - utilities	454-436	$ 4,390.73	$ 4,212.00	$ 5,120.00	$ 4,500.00
Heebner Park - fields	454-437-001	$ 6,185.05	$ 12,000.00	$ 7,100.00	$ 6,000.00
Heebner Park - expenses	454-437-002	$ 5,139.04	$ 8,000.00	$ 5,885.00	$ 8,000.00
Mt. Kirk Park - fields	454-438-001	$ 1,316.75	$ 2,300.00	$ 1,750.00	$ 1,150.00
Mt. Kirk Park - expenses	454-438-002	$ 2,122.49	$ 1,550.00	$ 975.00	$ 1,550.00
Mt. Kirk Park - utilities	454-438-003	$ 3,432.94	$ 2,420.00	$ 3,320.00	$ 2,950.00
Sunny Brook Park - fields	454-439-001	$ 1,955.20	$ 3,300.00	$ 2,850.00	$ 1,650.00
Sunny Brook Park - expens.	454-439-002	$ 1,651.33	$ 3,202.00	$ 1,500.00	$ 2,800.00
Sunny Brook Park - utilities	454-446	$ 2,636.57	$ 2,700.00	$ 2,790.00	$ 3,300.00
Heyser Field - horse ring	454-470	$ -	$ 500.00	$ -	$ 500.00
Heyser Field - expenses	454-471	$ 176.00	$ 350.00	$ 624.13	$ 350.00
trails	454-480	$ 740.88	$ 2,650.00	$ 1,200.00	$ 1,900.00
other parks	454-490	$ 4,386.84	$ 6,716.00	$ 6,267.00	$ 6,950.00
		$ 34,133.82	$ 49,900.00	$ 39,381.13	$ 41,600.00

Public Relations

This department provides for the publication of the Township's community newsletter. The newsletter is mailed to every home and business in Worcester Township twice a year. Articles are prepared by Township staff, which helps keep production costs low.



The Township also distributes an informational packet to new residents, with design and printing costs included under other communications. In addition, a monthly electronic newsletter is provided to keep residents informed between print editions.

Public Relations	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
community newsletter	459-340	$ 5,510.55	$ 11,920.00	$ 11,429.72	$ 12,000.00
other communications	459-341	$ -	$ 1,200.00	$ 851.32	$ 1,200.00
		$ 5,510.55	$ 13,120.00	$ 12,281.04	$ 13,200.00

Other

The Township pays real estate taxes on portions of two Township-owned properties that are improved with cell towers. The cell tower companies that lease these lands reimburse the Township for the taxes paid. The reimbursements are credited against this expenditure line-item, 481.430.



Insurance expenses include premiums for property, liability, automotive, inland marine, and workers compensation coverage. The Township participates in a multi-municipal insurance trust that provides most of this coverage, with separate workers compensation insurance maintained for volunteer firefighters.

The budget also provides for a year-end transfer from the General Fund to the Capital Fund. This transfer is the Capital Fund's primary revenue source and is used to purchase vehicles and equipment, improve Township facilities, and fund other capital projects.

Other	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
real estate taxes	481-430	$ -	$ -	$ -	$ -
insurances	486-350	$ 132,534.37	$ 143,262.30	$ 137,200.00	$ 150,965.30
transfer to Capital Fund	492-300	$ 1,915,704.60	$ 977,375.62	$ 977,375.62	$ 965,760.78
transfer to Sewer Fund	492-080	$ -	$ -	$ -	$ -
		$ 2,048,238.97	$ 1,120,637.92	$ 1,114,575.62	$ 1,116,726.08

Interest



Capital Fund Interest records earnings on resources held for capital needs and future obligations. These earnings support the fund while money remains available for investment.

Interest depends on the invested balance, the terms of the investment, and the time funds remain invested. Project payments reduce the balance available to earn income, while deposits increase it.

Investment planning also considers access to money when payments come due. The timing of anticipated obligations affects which holding periods and arrangements fit the fund's needs. Interest credited to the Capital Fund remains part of its financial activity. Resources already committed to a project continue to carry that commitment while they are held.

The receipt account shows investment income. Project and debt accounts explain how the fund's resources are subsequently used.

Interest	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
interest	341-000	$ 786,544.65	$ 720,000.00	$ 725,100.00	$ 600,000.00
		$ 786,544.65	**$ 720,000.00**	**$ 725,100.00**	**$ 600,000.00**

Other Government Levels



Other Government Levels records capital assistance received from outside government agencies. These receipts commonly support eligible planning, acquisition, infrastructure, park, or conservation work.

A grant agreement identifies the approved project, qualifying expenses, and conditions for payment. Funding may support a particular phase, such as design or construction, and the scope of the award determines what can be charged to it.

Some grants require a local contribution. Other necessary project expenses may fall outside the award's eligible scope, creating additional Township responsibilities.

Reimbursement arrangements can require the Township to pay eligible expenses before requesting grant funds. Work, payment, and reimbursement can occur in different budget periods. Administration includes agreements, documentation, progress reports, payment requests, and closeout. Keeping grant receipts connected with the project helps explain both the assistance received and the obligations that accompany it.

Other Government Level	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
grants	354-351	$ -	$ 161,442.00	$ 100,000.00	$ 567,952.36
		$ -	**$ 161,442.00**	**$ 100,000.00**	**$ 567,952.36**

Fees



Traffic impact fees contribute to eligible transportation improvements associated with development. The applicable program and project requirements guide their use and keep the resources connected with their transportation purpose.

The Budget includes miscellaneous revenue from the auction of used Public Works vehicles and equipment. State Law requires municipalities to sell vehicles and equipment by auction, unless the property is sold to another municipality, a volunteer fire company, school district or select other non-profit organizations.

Fees	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
traffic impact fees	363-100	$ 19,672.39	$ 14,204.00	$ 27,839.00	$ 14,204.00
miscellaneous	381-000	$ 8,388.75	$ 2,000.00	$ 1,200.00	$ 2,000.00
		$ 28,061.14	**$ 16,204.00**	**$ 29,039.00**	**$ 16,204.00**

Transfers In

Transfers In records resources assigned to the Capital Fund from another Township fund. These transfers connect available municipal resources with capital needs.

A transfer can support equipment replacement, facility renewal, infrastructure work, or another authorized capital purpose. It allows the Township to direct resources toward investments that extend beyond recurring operations.

The receiving fund records a receipt and the sending fund records a corresponding payment. Together, the entries document a movement of existing Township money. Reading the transfer with the related expenditure accounts helps explain how capital work is funded and where the resources originated.

Transfers In	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
General Fund transfer	392-010	$ 1,915,704.60	$ 977,375.62	$ 977,375.62	$ 965,760.78
		$ 1,915,704.60	**$ 977,375.62**	**$ 977,375.62**	**$ 965,760.78**

General Government

Office equipment and technology investments can include computers, servers, network components, and other systems used for municipal administration. Replacement planning considers reliability, compatibility, support requirements, and the work the equipment must perform.



Building improvements address substantial repairs, renovations, or replacement of major components. Planning, design, and installation can form part of the project's cost. Routine cleaning and servicing continue through operating accounts.

Debt service records payments associated with borrowing. Principal repays the amount borrowed, interest covers the financing cost, and related fees support administration of the obligation.
The purchase, the borrowing used to finance it, and later repayment are separate transactions. These accounts help readers connect the public asset with the financial responsibilities that continue after acquisition.

General Government	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
investing/CD fees	402-470	$ -	$ -	$ -	$ -
office equipment	405-720	$ 4,986.89	$ 80,000.00	$ 35,875.00	$ 85,000.00
building improvements	409-600	$ 16,853.00	$ 20,700.00	$ 23,067.72	$ 338,150.00
debt service	472-200	$ 98,908.85	$ 135,908.85	$ 135,908.85	$ 136,949.00
interfund transfer	492-010	$ -	$ -	$ -	
		$ 120,748.74	**$ 236,608.85**	**$ 194,851.57**	**$ 560,099.00**

Public Works

Capital Public Works accounts support substantial road and infrastructure improvements and the acquisition of major vehicles and equipment used for Township services. Road work can range from resurfacing a worn driving surface to reconstructing pavement and underlying components. Condition, drainage, use, and engineering evaluation help define the appropriate project.



Bridges, culverts, guiderails, drainage facilities, signs, and signals also support the transportation network. Their improvement can require assessment, design, approvals, procurement, construction, and inspection.

Equipment purchases provide resources used repeatedly for road maintenance, park care, snow removal, and other assignments. Evaluating a purchase includes its intended duties and the maintenance, fuel, storage, and replacement responsibilities that follow.

Capital resources may be combined with eligible state aid or grants. Project records identify each funding source and its contribution to the authorized work. Routine maintenance continues through the related operating accounts.

Public Works	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
capital roads	430-600	$ 668,452.64	$ 1,571,177.00	$ 1,498,286.00	$ 1,710,472.00
equipment purchase	430-740	$ 406,150.99	$ 344,730.00	$ 320,100.00	$ 81,650.00
traffic signs & signals	433-600	$ 27,113.50	$ 37,000.00	$ 30,054.00	$ 40,000.00
		$ 1,101,717.13	**$ 1,952,907.00**	**$ 1,848,440.00**	**$ 1,832,122.00**

Parks & Recreation



Capital Parks and Recreation accounts support major improvements to parks, trails, recreational facilities, and preserved property. They identify investments in the physical spaces available for public use.

Facility work can involve substantial repairs, replacement of worn amenities, accessibility improvements, and new recreational features. Completed improvements create continuing inspection, maintenance, and sometimes utility responsibilities.

Trail development can require feasibility review, design, property rights, approvals, drainage, crossings, and construction. Each phase contributes to defining and delivering an improvement, with funding considered for the work being authorized.

Parks & Recreation	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
parks and trails	454-600	$ 232,943.49	$ 310,100.00	$ 274,951.00	$ 496,594.21
land acquisition	454-710	$ -	$ 31,000.00	$ 10,000.00	$ 21,000.00
		$ 232,943.49	**$ 341,100.00**	**$ 284,951.00**	**$ 517,594.21**

Wastewater Receipts

Wastewater Receipts accounts identify revenue supporting the Township-owned sewer system. They include customer service payments, connection-related charges, account fees, and investment earnings.



Service fees support collection, pumping, treatment, and the infrastructure needed to provide those services. Residential and commercial receipts are identified separately to maintain a clear record of billing and collection activity.

Amounts billed and payments collected occur at different stages. Outstanding balances, payment timing, and adjustments can affect the receipts recorded during a period.
Tapping fees relate to connections to the system. Certification fees support preparation of account information, often for property transactions. Late charges arise under the applicable payment terms, while interest is earned on available fund balances.

Rate planning considers operating costs, debt obligations, repairs, and future improvements. System evaluations help connect those needs with maintenance priorities, capital planning, and the resources required to sustain service.

Wastewater	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
interest	341-000	$ 61,553.46	$ 20,000.00	$ 52,270.00	$ 26,500.00
federal entitlements	351-100	$ -	$ -	$ -	$ -
tapping fees	364-110	$ 39,910.94	$ 48,577.62	$ 78,193.00	$ 48,577.62
sewer fees, residential	364-120	$ 624,420.60	$ 642,964.99	$ 643,100.00	$ 736,129.43
sewer fees, commercial	364-130	$ 169,121.93	$ 152,000.00	$ 151,300.00	$ 157,000.00
late fees	364-140	$ 10,947.16	$ 8,300.00	$ 8,441.00	$ 8,500.00
certification fees	364-150	$ 695.00	$ 1,000.00	$ 1,560.00	$ 1,000.00
liens	364-190	$ -	$ -	$ -	$ -
miscellaneous income	381-000	$ -	$ 25.00	$ -	$ 25.00
		$ 906,649.09	$ 872,867.61	$ 934,864.00	$ 977,732.05

Wastewater Expenditures

Wastewater Expenditures accounts record the work and resources needed to operate, maintain, and renew the Township-owned sewer system. They include treatment, pumping, utilities, repairs, professional assistance, capital work, and debt service.

Operating services support the monitoring and care of treatment facilities and pumping stations. Chemicals, laboratory testing, and sludge removal serve different treatment needs and are identified in the related expense accounts.

Electricity powers pumps and treatment equipment. Communications and alarms help report operating conditions. Repair and equipment accounts provide parts and services for wear, damage, and breakdowns, while location-specific accounts help identify work at individual facilities. Engineering, legal, insurance, and other professional services support system ownership and administration. System analysis evaluates collection, pumping, treatment, and longer-term needs together.

Capital improvements address substantial renewal and replacement. Debt service covers principal, interest, and related administration. Reviewing these obligations alongside routine operations and available reserves helps explain the resources needed to maintain dependable sewer service

Wastewater Treatment	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
alarm services	429-242	$ 2,006.57	$ 2,104.00	$ 2,128.15	$ 2,128.00
other expenses	429-300	$ 246,236.58	$ 235,824.00	$ 246,676.00	$ 285,876.00
engineering	429-313	$ 9,988.26	$ 12,000.00	$ 14,090.00	$ 14,000.00
legal	429-314	$ 1,966.51	$ 3,000.00	$ 973.50	$ 2,000.00
plant operations	429-316	$ 74,825.91	$ 93,818.50	$ 93,988.00	$ 98,040.00
telephone	429-321	$ 1,124.26	$ 1,200.00	$ 1,160.70	$ 1,320.00
utilities	429-361	$ 131,453.95	$ 137,520.00	$ 137,860.00	$ 143,520.00
equipment & repairs	429-374	$ 26,019.20	$ 30,226.00	$ 27,289.00	$ 27,408.00
CPF, operations	429-421-001	$ 5,070.00	$ 6,636.00	$ 6,540.00	$ 7,560.00
CPF, utilities & repairs	429-421-002	$ 7,451.50	$ 8,676.00	$ 7,135.00	$ 8,856.00
MW, operations	429-422-001	$ 5,177.00	$ 6,636.00	$ 6,540.00	$ 7,560.00
MW, utilities & repairs	429-422-002	$ 6,493.61	$ 7,092.00	$ 6,455.00	$ 7,332.00
HV, operations	429-423-001	$ 5,070.00	$ 6,636.00	$ 6,540.00	$ 7,560.00
HV, utilities & repairs	429-423-002	$ 5,131.29	$ 7,236.00	$ 7,880.00	$ 7,296.00
FC, operations	429-424-001	$ 5,337.50	$ 6,636.00	$ 6,213.00	$ 7,560.00
FC, utilities & repairs	429-424-002	$ 4,708.66	$ 6,528.00	$ 4,382.00	$ 6,876.00
CP, operations	429-425-001	$ 5,070.00	$ 6,636.00	$ 6,865.00	$ 7,560.00
CP, utilities & repairs	429-425-002	$ 4,528.98	$ 6,996.00	$ 5,799.00	$ 6,516.00
AD, operations	429-426-001	$ 5,070.00	$ 6,636.00	$ 6,400.00	$ 7,560.00
AD, utilities & repairs	429-426-002	$ 5,060.52	$ 6,216.00	$ 4,350.00	$ 5,616.00
Reserve, operations	429-427-001	$ -	$ 6,636.00	$ 4,380.00	$ 7,560.00
Reserve, utilities & repairs	429-427-002	$ -	$ 4,680.00	$ 3,721.00	$ 6,180.00
capital improvements	429-700	$ 88,276.33	$ 84,680.00	$ 81,720.00	$ 120,300.00
GOB - principal	471-200	$ 130,000.00	$ 135,000.00	$ 135,000.00	$ 145,000.00
GOB - interest	472-200	$ 33,856.26	$ 36,556.00	$ 36,556.00	$ 28,456.26
GOB - fiscal agent fees	475-000	$ 1,050.00	$ 1,100.00	$ 1,050.00	$ 1,100.00
insurance	486-350	$ 6,971.50	$ 5,982.70	$ 5,982.70	$ 6,514.70
		$ 817,944.39	$ 872,887.20	$ 867,674.05	$ 977,254.96

Interest

Liquid Fuels Interest records earnings on transportation resources held before they are spent on eligible work. Those earnings remain associated with the fund.

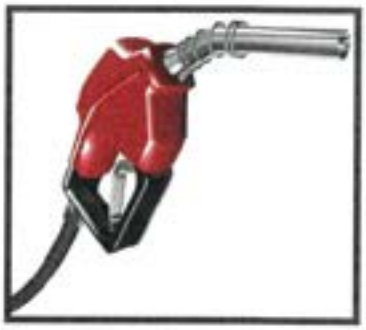
Receipts depend on the balance available, investment terms, and the time funds remain invested. State payments add resources, while project payments reduce the amount held.

Accounting records preserve each fund's share of earnings when money is invested through shared arrangements. The interest remains identifiable with the transportation resources that generated it. Reading the interest account alongside the state allocation and expenditures shows how the fund receives resources, earns income while holding them, and pays for qualifying transportation work.

Interest	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
interest	341-000	$ 16,604.83	$ 6,000.00	$ 12,100.00	$ 7,000.00
		$ 16,604.83	$ 6,000.00	$ 12,100.00	$ 7,000.00

Licenses

The State Liquid Fuels Allocation records transportation assistance distributed by the Commonwealth for eligible local road purposes. Its use follows the requirements of the state program.



The allocation is determined through a formula using municipal population and approved road mileage. The Township receives the distribution and records it within the separate fund.

Qualifying uses include road construction, reconstruction, maintenance, repair, and related transportation purposes allowed by the program. Eligibility guides which expenses can be charged to the fund.

Records and required reports document the receipt, investment, and use of these resources. They provide a basis for reviewing the work supported by state aid.

The allocation contributes to the broader road program alongside General Fund operating resources and Capital Fund improvements. Together, those sources support the care and renewal of the Township's transportation network.

Licenses	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Liquid Fuel Funds	355-020	$ 363,411.52	$ 350,022.34	$ 352,054.09	$ 357,930.25
		$ 363,411.52	$ 350,022.34	$ 352,054.09	$ 357,930.25

Public Works



Liquid Fuels Public Works accounts identify eligible transportation expenses paid from the fund. They connect restricted state resources with the road work they support.

The nature of the work and the applicable eligibility requirements determine whether an expense can be paid from Liquid Fuels resources. Project records connect each payment with the qualifying activity.

Work may involve maintaining existing roads or renewing transportation infrastructure. Related planning and project expenses must be considered under the requirements governing their eligibility.

An appropriation provides spending authority for planned work. Actual expenditures follow the services performed and payments due. Resources held for later use remain identifiable in the fund and available for eligible transportation needs.

Public Works	code	2025 Actual	2026 Budget	2026 Projected	2027 Budget
road maintenance contract	438-370	$ 357,000.00	$ 360,000.00	$ 360,000.00	$ 350,000.00
		$ 357,000.00	$ 360,000.00	$ 360,000.00	$ 350,000.00

Appendix A

RECEIPTS AND EXPENDITURES BY FUND

GENERAL FUND

January 1, 2027 balance...	$	250,000.00

RECEIPTS	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Taxes	$ 4,414,673.18	$ 4,137,320.00	$ 4,234,920.00	$ 4,231,245.00
Licenses & Permits	$ 203,369.90	$ 200,900.00	$ 203,591.00	$ 200,900.00
Fines & Forfeits	$ 2,975.54	$ 1,600.00	$ 2,670.00	$ 1,600.00
Interest & Rents	$ 257,034.96	$ 194,991.15	$ 205,611.00	$ 199,206.83
Intergovernmental Revenue	$ 197,855.72	$ 197,855.72	$ 184,547.53	$ 184,547.53
Charges for Services	$ 202,859.06	$ 119,930.00	$ 214,827.00	$ 139,630.00
Miscellaneous Revenue	$ 52,123.73	$ 15,825.00	$ 40,500.00	$ 19,400.00
Other Financing	$ 440.00	$ 880.00	$ 550.00	$ 550.00
	$ 5,331,332.09	$ 4,869,301.87	$ 5,087,216.53	$ 4,977,079.36

EXPENDITURES	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Legislative	$ 89,915.23	$ 97,373.46	$ 90,108.10	$ 95,287.66
Management	$ 382,483.16	$ 395,276.83	$ 396,902.16	$ 456,557.18
Finance	$ 159,215.95	$ 177,620.52	$ 173,069.56	$ 195,180.73
Tax Collection	$ 42,193.68	$ 50,690.55	$ 38,204.85	$ 52,521.39
Legal	$ 203,375.84	$ 196,800.00	$ 256,463.00	$ 192,000.00
Clerical	$ 299,855.15	$ 404,590.39	$ 308,626.20	$ 343,258.20
Engineering	$ 74,439.56	$ 60,000.00	$ 69,443.00	$ 64,000.00
Township Building	$ 31,019.71	$ 39,870.00	$ 32,650.00	$ 41,184.00
Garage	$ 27,195.40	$ 34,494.00	$ 29,186.00	$ 35,808.00
Community Hall	$ 9,380.29	$ 14,076.00	$ 10,019.00	$ 14,676.00
Historical Building	$ 7,572.49	$ 7,425.00	$ 5,450.00	$ 7,210.00
Hollow Road Rental	$ 1,130.50	$ 4,402.00	$ 2,402.07	$ 4,402.00
Springhouse	$ -	$ 1,000.00	$ -	$ 1,000.00
Dutchy Church	$ 677.43	$ 1,584.00	$ 860.00	$ 924.00
Public Safety	$ 591,852.82	$ 620,492.43	$ 608,606.60	$ 632,584.10
Code Enforcement	$ 144,664.52	$ 99,045.00	$ 145,095.00	$ 105,210.00
Zoning Hearing Board	$ 54,307.30	$ 67,956.40	$ 53,057.60	$ 65,835.44
PA One Call	$ 1,198.81	$ 2,580.00	$ 1,190.00	$ 2,580.00
Public Works	$ 930,151.04	$ 1,041,215.42	$ 976,662.00	$ 1,130,567.58
Snow Removal	$ 65,524.28	$ 49,207.50	$ 52,354.36	$ 55,080.00
Traffic Signals	$ 22,214.56	$ 25,860.00	$ 21,060.00	$ 26,400.00
Machinery & Tools	$ 104,075.33	$ 108,160.00	$ 82,281.00	$ 97,000.00
Road Maintenance	$ 84,068.69	$ 130,150.00	$ 112,900.00	$ 134,025.00
Stormwater Management	$ 8,503.25	$ 31,000.00	$ 15,300.00	$ 26,000.00
Recreation Administration	$ -	$ -	$ -	$ -
Recreation & Culture	$ 18,944.62	$ 24,774.45	$ 34,827.97	$ 26,262.00
Parks	$ 34,133.82	$ 49,900.00	$ 39,381.13	$ 41,600.00
Public Relations	$ 5,510.55	$ 13,120.00	$ 12,281.04	$ 13,200.00
Other-Insurance/Trans from Gen	$ 2,048,238.97	$ 1,120,637.92	$ 1,114,575.62	$ 1,116,726.08
	$ 5,441,842.95	$ 4,869,301.87	$ 4,682,956.26	$ 4,977,079.36

2027 GENERAL FUND	$	0.00

December 31, 2027 balance...	$	250,000.00

STATE FUND

January 1, 2027 balance...	$ 120,153.00

RECEIPTS	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Interest	$ 16,604.83	$ 6,000.00	$ 12,100.00	$ 7,000.00
Licenses	$ 363,411.52	$ 350,022.34	$ 352,054.09	$ 357,930.25
	$ 380,016.35	$ 356,022.34	$ 364,154.09	$ 364,930.25

EXPENDITURES	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Public Works	$ 357,000.00	$ 360,000.00	$ 360,000.00	$ 350,000.00

2027 STATE FUND	**$ 14,930.25**
December 31, 2027 balance...	$ 135,083.25

SEWER FUND

January 1, 2027 balance...	$ 1,986,591.00

RECEIPTS	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Wastewater	$ 906,649.09	$ 872,867.61	$ 934,864.00	$ 977,732.05
	$ 906,649.09	$ 872,867.61	$ 934,864.00	$ 977,732.05

EXPENDITURES	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Wastewater	$ 817,944.39	$ 872,887.20	$ 867,674.05	$ 977,254.96

2027 SEWER FUND	**$ 477.09**

December 31, 2027 balance...	$ 1,987,068.09

CAPITAL FUND

January 1, 2027 balance:	$ 18,957,652.00

RECEIPTS	2025 Actual	2026 Budget	2026 Projected	2027 Budget
Interest	$ 786,544.65	$ 720,000.00	$ 725,100.00	$ 600,000.00
Other Government Levels	$ -	$ 161,442.00	$ 100,000.00	$ 567,952.36
Fees	$ 28,061.14	$ 16,204.00	$ 29,039.00	$ 16,204.00
Transfers In	$ 1,915,704.60	$ 977,375.62	$ 977,375.62	$ 965,760.78
	$ 2,730,310.39	$ 1,875,021.62	$ 1,831,514.62	$ 2,149,917.14

EXPENDITURES	2025 Actual	2026 Budget	2026 Projected	2027 Budget
General Government	$ 120,748.74	$ 236,608.85	$ 194,851.57	$ 560,099.00
Public Works	$ 1,101,717.13	$ 1,952,907.00	$ 1,848,440.00	$ 1,832,122.00
Parks & Recreation	$ 232,943.49	$ 341,100.00	$ 284,951.00	$ 517,594.21
	$ 1,455,409.36	$ 2,530,615.85	$ 2,328,242.57	$ 2,909,815.21

2027 CAPITAL FUND	$ (759,898.07)
December 31, 2027 balance:	$ 18,197,753.93

Appendix B

PROPERTY TAX RATES

Worcester Township boasts the lowest property tax in Montgomery County. The Township's property tax is levied at 0.05 mills, and there is no proposed change to this tax in 2027. The owner of a property in Worcester Township that is assessed at $300,000 (the approximate assessment for a house with a market value of $650,000) pays $15 in property tax to the Township. This same owner pays $1,638 in property tax to Montgomery County (5.462 mills), and $11,283 in property tax to the Methacton School District (37.6116 mills).

If you pay property taxes, for every $1,000 paid...

$872.18 is paid to the Methacton School District



$126.66 is paid to Montgomery County

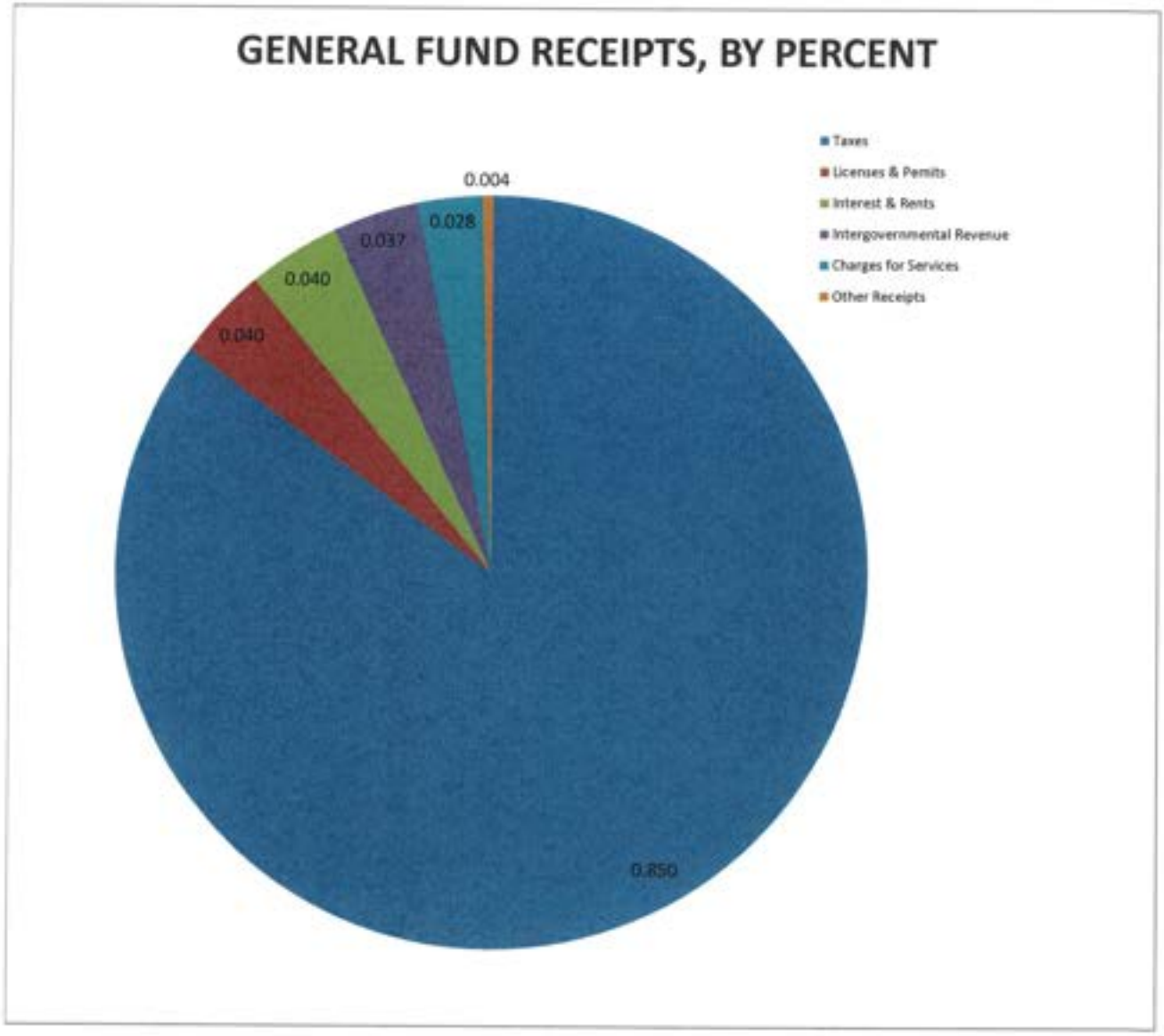


$1.16 is paid to Worcester Township



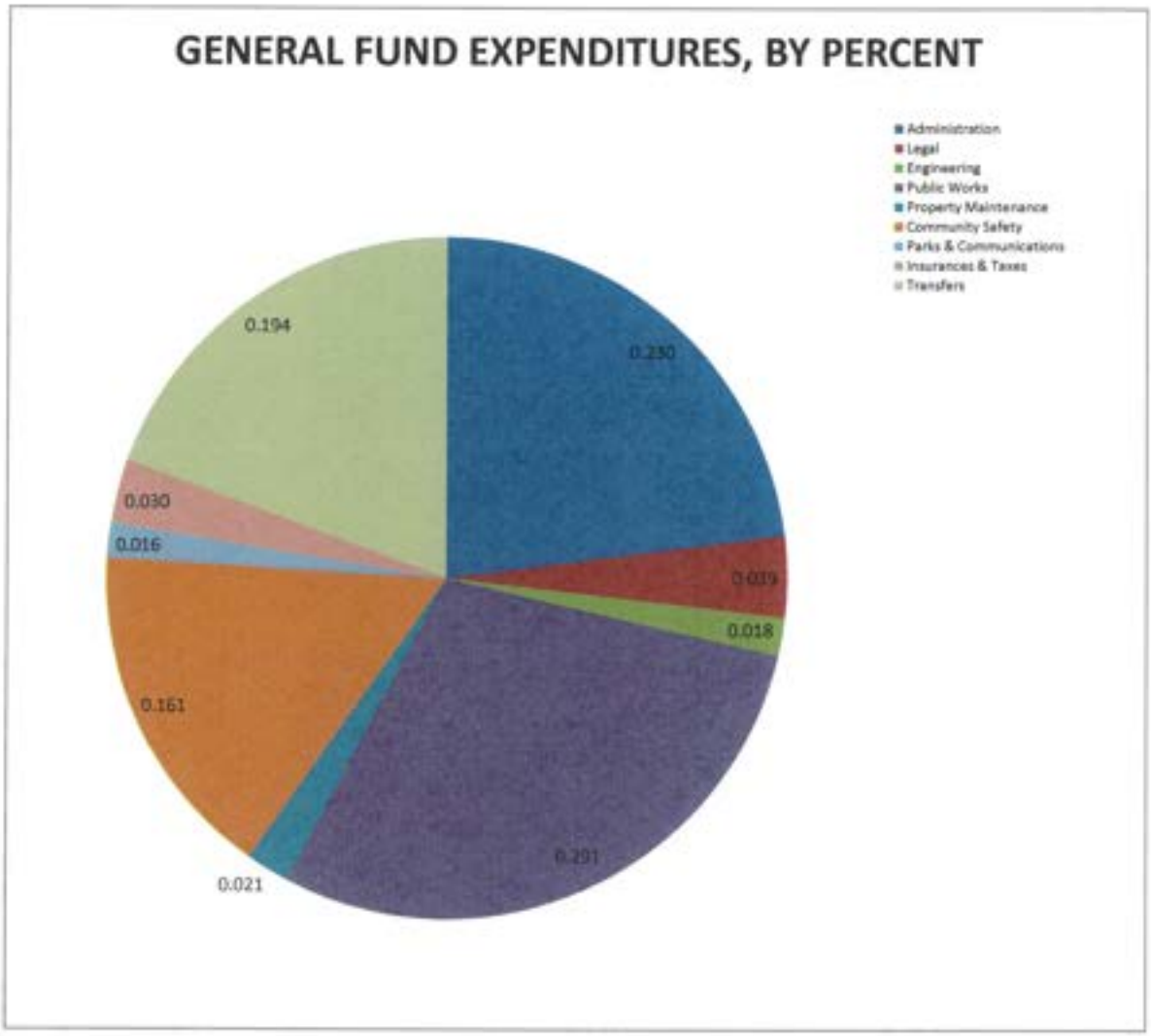
Appendix C

GENERAL FUND RECEIPTS, BY PERCENT


GENERAL FUND RECEIPTS, BY PERCENT
Taxes
Licenses & Permits
Interest & Rents
Intergovernmental Revenue
Charges for Services
Other Receipts
0.004
0.028
0.037
0.040
0.040
0.850

Appendix D

GENERAL FUND EXPENDITURES, BY PERCENT


GENERAL FUND EXPENDITURES, BY PERCENT
Administration
Legal
Engineering
Public Works
Property Maintenance
Community Safety
Parks & Communications
Insurances & Taxes
Transfers
0.250
0.039
0.018
0.291
0.021
0.161
0.016
0.030
0.194

Appendix E

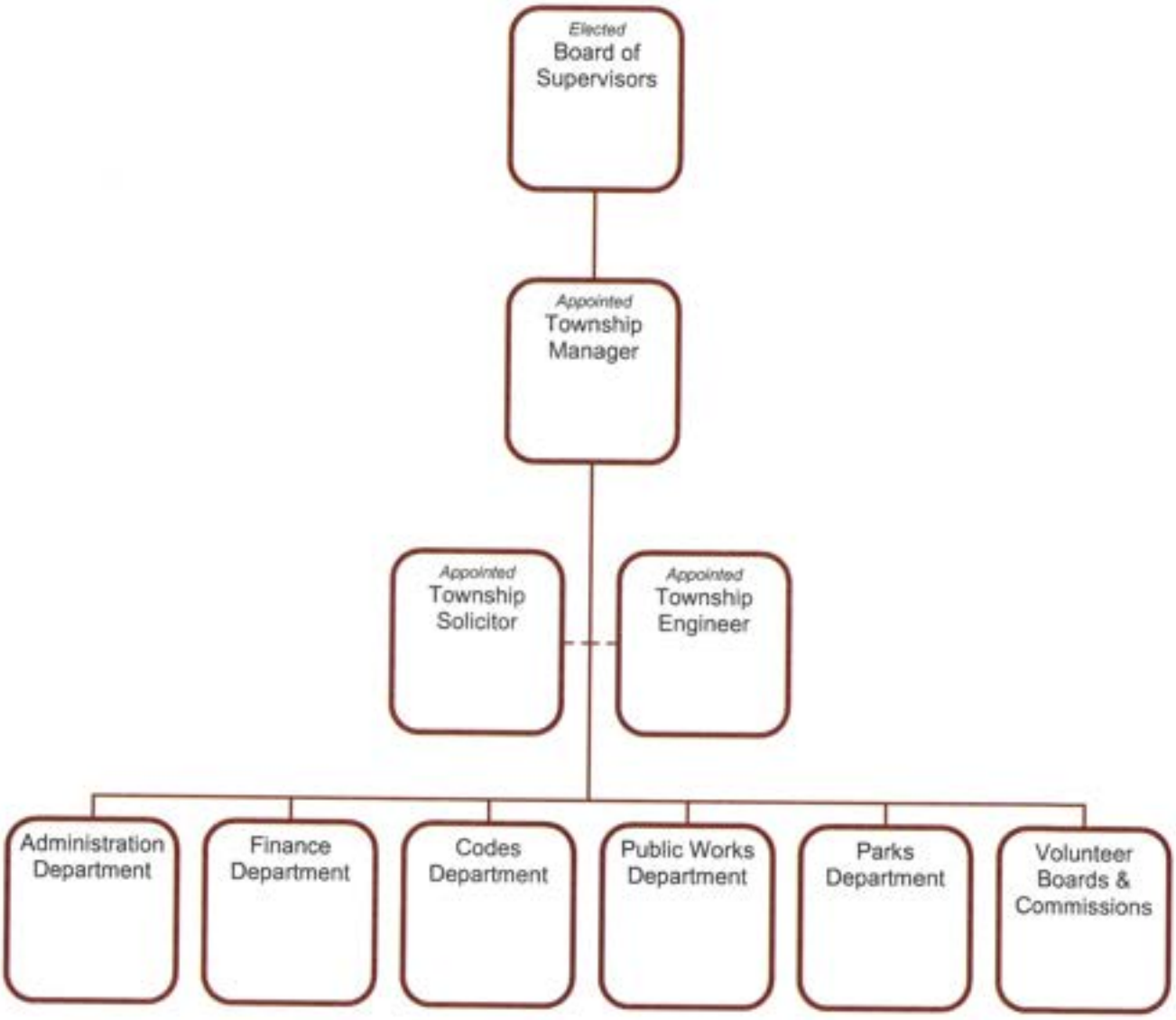
STAFFING LEVELS & ORGANIZATION CHART

STAFFING LEVELS

FULL-TIME POSITIONS	2025	2026	2027
Township Manager	1	1	1
Assistant Manager	1	1	1
Finance Director	1	1	1
Receptionist	1	1	1
Codes Clerk	0	0	0
Parks Director	0	0	0
Administrative Assistant	1	1	1
Public Works Director	1	1	1
Public Works Foreman	1	1	1
Public Works Laborer	7	7	7
	14	14	14

PART-TIME POSITIONS	2025	2025	2026
Receptionist	0	0	0
Public Works Laborer	1	1	1
Recreation Coordinator	0	0	0
Fire Marshal	0	0	0
File Clerk	0	0	0
	1	1	1

ORGANIZATION CHART



Appendix F

2016 GENERAL OBLIGATION BOND DEBT SERVICE SCHEDULE

TOWNSHIP OF WORCESTER
Montgomery County, Pennsylvania
General Obligation Bonds, Series of 2016

Debt Service Schedule

Dated: Date of Delivery
Due: December 1, as shown

Interest Payable: June 1 and December 1
Commencing: December 1, 2016

Date	Principal	Coupon	Interest	Total P+I
12/01/2016	40,000.00	2.000%	22,942.77	62,942.77
12/01/2017	120,000.00	0.800%	50,821.26	170,821.26
12/01/2018	120,000.00	0.900%	49,861.26	169,861.26
12/01/2019	120,000.00	3.000%	48,781.26	168,781.26
12/01/2020	125,000.00	3.000%	45,181.26	170,181.26
12/01/2021	130,000.00	1.100%	41,431.26	171,431.26
12/01/2022	130,000.00	1.250%	40,001.26	170,001.26
12/01/2023	130,000.00	1.400%	38,376.26	168,376.26
12/01/2024	135,000.00	2.000%	36,556.26	171,556.26
12/01/2025	135,000.00 *	2.000%	33,856.26	168,856.26
12/01/2026	135,000.00 *	2.000%	31,156.26	166,156.26
12/01/2027	145,000.00	2.000%	28,456.26	173,456.26
12/01/2028	145,000.00 *	2.250%	25,556.26	170,556.26
12/01/2029	150,000.00 *	2.250%	22,293.76	172,293.76
12/01/2030	155,000.00	2.250%	18,918.76	173,918.76
12/01/2031	155,000.00 *	2.375%	15,431.26	170,431.26
12/01/2032	160,000.00	2.375%	11,750.02	171,750.02
12/01/2033	25,000.00 *	3.000%	7,950.00	32,950.00
12/01/2034	25,000.00 *	3.000%	7,200.00	32,200.00
12/01/2035	30,000.00 *	3.000%	6,450.00	36,450.00
12/01/2036	30,000.00 *	3.000%	5,550.00	35,550.00
12/01/2037	30,000.00 *	3.000%	4,650.00	34,650.00
12/01/2038	30,000.00 *	3.000%	3,750.00	33,750.00
12/01/2039	30,000.00 *	3.000%	2,850.00	32,850.00
12/01/2040	30,000.00 *	3.000%	1,950.00	31,950.00
12/01/2041	35,000.00	3.000%	1,050.00	36,050.00
Total	**$2,495,000.00**	-	**$602,771.69**	**$3,097,771.69**

* Mandatory Redemption.

Appendix G

2027 FEE SCHEDULE

to be considered at the January Reorganization Meeting

Appendix H

CAPITAL FUND RESERVE BALANCES

CAPITAL FUND RESERVE BALANCES

Operating Reserve Fund		
projected balance 1/1/2027	$	1,142,945.00
receipts, interest	$	36,173.63
receipts, non-interest	$	-
expenditures	$	-
projected balance 12/31/2027	$	1,179,118.63

Capital Reserve Fund		
projected balance 1/1/2027	$	12,707,955.00
receipts, interest	$	402,200.28
receipts, non-interest	$	1,535,713.14
expenditures	$	2,909,815.21
projected balance 12/31/2027	$	11,736,053.21

Act 209 Fund		
projected balance 1/1/2027	$	2,163,478.00
receipts, interest	$	68,472.97
receipts, non-interest	$	14,204.00
expenditures	$	-
projected balance 12/31/2027	$	2,246,154.97

North Penn ARB Fund		
projected balance 1/1/2027	$	955,064.00
receipts, interest	$	30,227.29
receipts, non-interest	$	-
expenditures	$	-
projected balance 12/31/2027	$	985,291.29

Open Space Acquisition Fund		
projected balance 1/1/2027	$	1,144,674.00
receipts, interest	$	36,228.35
receipts, non-interest	$	-
expenditures	$	-
projected balance 12/31/2027	$	1,180,902.35

Park & Trail Development Fund		
projected balance 1/1/2027	$	843,536.00
receipts, interest	$	26,697.48
receipts, non-interest	$	-
expenditures	$	-
projected balance 12/31/2027	$	870,233.48

CAPITAL FUND		
projected balance 1/1/2027	$	18,957,652.00
all receipts	$	2,149,917.14
expenditures	$	2,909,815.21
projected balance 12/31/2027	$	18,197,753.93

Appendix I

FUND BALANCE POLICY

WORCESTER TOWNSHIP FUND BALANCE POLICY

General Fund

1. Purpose: Primary operating fund for day-to-day revenues and expenditures.
2. Planned use: Unrestricted; ongoing.
3. Minimum: Based on an annual review of the Township's cash flow needs, as well as best management practices, Worcester Township shall carry forward into each Fiscal Year a minimum cash balance of $250,000. At the end of each Fiscal Year, any amount held in excess of $250,000 shall be transferred to the Capital Fund.
4. Reserves: None.

Sewer Fund

1. Purpose: Account for the revenue and expenditures related to the operation and maintenance of the Township's sanitary sewer system.
2. Planned use: Restricted by Township policy; ongoing.
3. Minimum: Based on an annual review of the Township's cash flow needs, as well as best management practices, Worcester Township shall carry forward into each Fiscal Year a minimum cash balance of $150,000.
4. Reserves: The Township shall aim to maintain a minimum $1,000,000 capital reserve, which does not include the minimum cash balance.

Capital Fund

1. Purpose: To fund specific capital activities, including projects that will receive grant funding reimbursement; Capital Fund dollars may likewise be utilized for emergency operating funds for the General Fund, as needed.
2. Planned use: Varied; ongoing.
3. Minimum: That required to meet the Township's short and long-term capital obligations.
4. Reserves:
   - Operating Reserve Fund – Up to 25% of annual General Fund receipts; unrestricted.
   - Act 209 Fund – Impact fee to fund certain road projects; restricted by State Law.
   - North Penn Army Reserve Base – Project fund; unrestricted.
   - Open Space Acquisition Fund – Project category fund; unrestricted.
   - Parks & Trails Development Fund – Project category fund; unrestricted.
   - Capital Reserve Fund – Reserves for roads, bridges, vehicle, equipment, apparatus, facilities, and other capital obligations; unrestricted.

State Fund

1. Purpose: To account for state funds received from gas taxes that may be used for permitted roadway improvements.
2. Planned use: State-permitted road projects and related expenses; restricted by State Law.
3. Minimum: Not applicable.
4. Reserves: Not applicable.

Restricted Fund	*Funds restricted in use by law or by Township policy.*
Unrestricted Fund	*Funds earmarked for certain purposes, but may be available for use for any other purpose approved by the Board of Supervisors and permitted by law.*

Appendix J

7-YEAR ROAD PROGRAM

7-Year Road Improvement Plan

Priority 1

road	segment
Connestoga Lane	
Horseshoe Drive	
Hunt Valley Road	
Muirfield Way	
Nicole Drive	
Reiner Road	
Saddle Wood Court	
Spring Hill Road	
Steelman Road	
Kriebel Mill Road	Stump Hall - Fawn Road
Mill Road	Quarry Hall - Valley Forge Road

Priority 2

road	segment
Applewood Drive	
Bean Road	Berks Whitehall Road
Fawn Road	
Fry Road	
Kriebel Mill Road	Fawn - Zacharias Creek
Kriebel Mill Road	Stump Hall - Water Street
Meadow Lane	
Mill Road	Quarry Hall - Grange

7-Year Road Improvement Plan

Priority 3

road	segment
Berks Road	
Dell Road	Quarry Hall - Woodlyn Road
Fisher Road	Wentz - Bustard Road
Locust Drive	Morris -2275 Locust
Merrybrook Road	
North Wales Road	
Potshop Road	
Trooper Road	
Quarry Hall Road	Germantown - Methacton Ave
Wentz Church Road	Skippack Pk - Fisher Road

Please note ... The above lists are subject to change. Worcester Township continuously reviews road conditions, and prioritizes its road improvement schedule as conditions warrant. Generally, the roadways to be resurfaced as part of the annual road program are selected by March 1 of that year.

Appendix K

10-YEAR BRIDGE, CULVERT & STORM SEWER PLAN

10-Year Bridge, Culvert & Storm Sewer Plan

location	project	priority
Bean Road, Berks to Beyer	reconstruct downstream headwall	1
Bean Road, Whitehall to North Wales	patch abutment (masonry) backfill scour *	1 2
Grange Avenue, Mill to Water Street	remove sediment	2
Green Hill Road, Kriebel Mill to Anders (N)	underpin culvert	2
Green Hill Road, South of Skippack Pike	Remove and Replace Wood Decking Surface *	1
Heebner Road, Hollow to Kriebel Mill	repair wing wall (masonry) install rock protection, backfill scour, replace/repair timbers	1 2
Hickory Hill Drive, Valley Forge to Landis	install rock protection, remove sediment deposition, install standard bridge railing	2
Hollow Road, Stump Hall to Heebner Road (N)	replace steel pipe culvert backfill scour	2 2
Hollow Road, Stump Hall to Heebner (S)	underpin abutment	1
Hollow Road, Zacharias to Deer Creek	patch superstructure, remove sediment*	2
Kriebel Mill Road, Water Street to Custer	install rock protection, remove sediment	2
Weber Road , @ intersection w/Schultz Road	Replace 52" CMP Crossing w/HDPE *	1

* in proposed 2027 Budget

10-Year Bridge, Culvert & Storm Sewer Plan

location	project	priority
Kriebel Mill Road, Water Street to Hedwig	underpin abutment install rock protection, repair curb and headwalls	1 2
Kriebel Mill Road, Water Street to Mill	road closure assessment	2
Landis Road, Hickory Hill to Potshop	install rock protection, remove sediment	2
Mill Road, Merrybrook to Hollow	repoint superstructure, remove sediment	2
Spring Hill Road, Trooper to Reiner	remove sediment	2
Wentz Church Road, Skippack to Barley	underpin abutment, install rock protection	2

* in proposed 2027 Budget

Please note ... The above lists are subject to change. Worcester Township continuously reviews its bridges, culverts and storm sewer system, and prioritizes improvements as conditions warrant.

Appendix L

10-YEAR PARK & PROPERTY IMPROVEMENT PLAN

10-Year Park & Property Improvement Plan

facility	*improvement(s)*
Administrative Office	Replace roof, siding, trim*, gutters; repaint exterior Landscape upgrades*
Community Hall	Window repair Interior lighting upgrades
Farmers Union Hall	Pave and stripe parking area
Sunnybrook Park	Security Cameras
Mt. Kirk Park	Security cameras
Heebner Park	Rear pavilion grinder pump replacement Securtity cameras
Heyser Field	Stain Ring fencing*
Nike Park	Landscape upgrades

* included in the 2027 Budget

10-Year Park & Property Improvement Plan

facility	*improvement(s)*
Zacharias Trail	install windows in Pioneer House design and install Zacharias Trail extension to Evansburg State Park *
Berwick Treatment Plant	system improvements recommended by CKS/WWTP operator
Heebner Park	Paving of limestone trail
Sunnybrook Park	athletic fencing replacement and repair *

* included in the 2027 Budget

Please note ... The above list is subject to change. Worcester Township continuously reviews its parks and properties, and prioritizes needed improvements as conditions warrant.

Appendix M

CAPITAL PROJECTS

2027 Budgeted Capital Projects

Planning and Professional Services

Project	2027 Amount
Wastewater System Review Comprehensive professional review of the Township wastewater system to identify operational, capacity, maintenance, and long-term capital needs.	$75,000
Zoning Ordinance / SALDO Rewrite Comprehensive update of the Township zoning and subdivision/land development regulations to modernize standards and improve administration.	$75,000
Open Space Plan Update Update of the Township open space plan to guide preservation, recreation priorities, and future grant opportunities.	$20,000

Facilities, Parks and Open Space

Project	2027 Amount
Community Hall Acoustics Acoustic improvements to reduce echo and reverberation and make meetings, programs, and events easier to hear and understand.	$125,000
Heebner Park / Township Building Landscaping Landscape and site improvements around Heebner Park and the Township Building to improve appearance, screening, and the overall public setting.	$200,000
Fisher Road Barn Roof Roof work needed to protect the Fisher Road barn from weather and preserve the structure for future use.	$40,000
Pavilion / Bandshell Design Professional design and engineering for a future pavilion or bandshell project; this funding is for design, not construction.	$100,000
Sunnybrook Park Fence Fence improvements at Sunnybrook Park to maintain safety, appearance, and clear site boundaries.	$20,000
Public Works Building Lights Lighting improvements at the Public Works facility to improve visibility, safety, and day-to-day operations.	$2,500
Public Works Garage Wall-Mounted Fans Installation of wall-mounted fans to improve air circulation and working conditions inside the Public Works garage.	$650
Fence / Pavilion Staining Protective staining of Township fencing and pavilion surfaces to extend service life and maintain appearance.	$3,500
Preserves Deck Deck improvements at the Preserves property to maintain safe use and extend the life of the structure.	$3,300

Infrastructure

Project	2027 Amount
Green Hill Bridge Deck Work on the Green Hill bridge deck to address deterioration and extend the useful life of the structure.	$40,000
Traffic Signal Improvements Repairs and upgrades to Township traffic signal equipment to improve reliability, safety, and traffic operations.	$35,000
Road Plates Purchase of heavy-duty road plates for temporarily covering excavations and maintaining safe access during Public Works projects.	$6,300

Vehicles and Equipment

Project	2027 Amount
F-350 Replacement Replacement of an aging Public Works F-350 truck used for routine maintenance, hauling, and seasonal operations.	$58,500
Skid Steer Snow Blower Snow blower attachment for the skid steer to improve snow removal efficiency at Township facilities and other confined areas.	$13,500
Salter Salt-spreading equipment for winter road treatment and snow and ice response.	$7,850
Turf Mats Protective ground mats used to reduce turf damage when vehicles or equipment must travel over grassed areas.	$1,600
Rolling Scaffolding Mobile scaffolding for safer and more efficient building and facility maintenance at elevated work areas.	$1,000
Power Washer Cleaning equipment for routine maintenance of Township vehicles, equipment, buildings, and outdoor surfaces.	$800

WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING MINUTES
SEPTEMBER 16, 2026

The Worcester Township Board of Supervisors held its regularly scheduled Business Meeting on September 16, 2026, at the Worcester Township Community Hall, 1031 Valley Forge Road, Worcester, Pennsylvania.

CALL TO ORDER

Chair Lou Betz called the meeting to order at approximately 6:30PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ATTENDANCE

Board Members Present: Lou Betz, Chair; Christine Steere, Vice Chair; and Rick DeLello, Supervisor.

Also Present: Dan DeMeno, Township Manager; Nicole Quagliariello, Finance Director; Wendy McKenna, Township Solicitor; and John Evarts, Township Engineer.

ANNOUNCEMENTS

Township Manager Dan DeMeno announced that the meeting was being video recorded for future broadcast.

INFORMATIONAL ITEMS

Swearing-In of Worcester Volunteer Fire Department Fire Police Officer Erin McCann

Chair Betz administered the oath of office to Erin McCann as a Worcester Volunteer Fire Department Special Fire Police Officer. Ms. McCann repeated the oath and was sworn into service.

WORK SESSION

2027 Draft Budget Review

Finance Director Nicole Quagliariello presented an overview of the preliminary 2027 Township budget. She stated that the draft budget included no new taxes and no increase to existing Township real estate taxes. She also reported that the current staffing levels in the Public Works and Administration departments were expected to meet anticipated 2027 needs and that no substantive reduction in Township services was proposed.

Ms. Quagliariello stated that the General Fund was balanced in the current draft. Earned Income Tax revenue, the Township's largest revenue source, was projected at approximately $3.88 million, approximately four percent above the 2026 projection. The draft also included approximately $300,000 in real estate transfer tax revenue, approximately $100,000 in building permit revenue, and approximately $22,000 in zoning permit revenue, together with other zoning, land development, parks, and service-related revenues.

Ms. Quagliariello reviewed anticipated personnel and public-safety expenditures. The draft presently assumed a ten percent increase in health insurance costs pending final information concerning DVIT rate-stabilization funding. The budget maintained an operating contribution of approximately $193,000 and a capital contribution of approximately $172,000 for the Worcester Volunteer Fire Department. The Township would continue to provide workers' compensation coverage for the Fire Department and budgeted approximately $111,000 in Act 205 pass-through aid to the Fire Department Relief Association. The draft also retained the Township's $100,000 ambulance-service contribution and monthly stipends for Township employees who respond with the Fire Department during the workday.

The General Fund was projected to transfer approximately $1.1 million to the Capital Fund, subject to further refinement as revenue and expenditure estimates were updated. Ms. Quagliariello stated that the 2027 road program was expected to receive approximately $1.18 million when Capital Fund and Liquid Fuels allocations were combined, exclusive of design, bidding, inspection, and smaller Public Works repairs.

Major capital items discussed included approximately $200,000 for Administrative Building landscaping improvements; approximately $115,998 for Community Hall acoustic improvements; $40,000 for Green Hill Road bridge repairs; $51,000 for guiderail replacement at Methacton Avenue and Quarry Hall Road; $20,000 for Sunnybrook Park fence repairs; $25,000 for bandshell design; $40,000 for the Fisher Road barn roof; replacement of a Ford F-350; a skid-steer snowblower; and a salter insert for a pickup truck.

Ms. Quagliariello stated that the preliminary Sewer Fund budget included an approximately 14 percent increase in residential sewer rates, estimated at approximately $20 per quarter for a residential customer. The draft also contemplated retaining a wastewater engineering firm to perform a comprehensive system review and included approximately $120,300 for sewer capital improvements, including equipment such as blowers, UV bulbs, and filters.

The draft assumed an approximately one percent decrease in the Township's Liquid Fuels allocation. Ms. Quagliariello stated that Worcester supplements Liquid Fuels funding with other Township funds rather than limiting the annual road program to the state allocation.

Ms. Quagliariello stated that staff would continue to update the draft as insurance and Liquid Fuels information became available. An updated budget would be presented at the October 21, 2026 Board meeting, followed by additional review in November, a required public inspection period, and a public hearing in December.

PUBLIC COMMENT

No public comment was offered at the first general public comment period.

OFFICIAL ACTION ITEMS

Consent Agenda

The Board considered the consent agenda, including the Treasurer's Report and other monthly reports and monthly bill payment in the amount of $400,992.79.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve the consent agenda. No public comment was offered. The motion carried unanimously, 3-0.

MOTION ITEMS

August 19, 2026 Business Meeting Minutes

Because Supervisor DeLello had been absent from the August 19, 2026 meeting, the minutes were considered separately from the consent agenda.

A motion was made by Christine Steere, seconded by Lou Betz, to approve the August 19, 2026 Business Meeting minutes. No public comment was offered. The motion carried 2-0, with Rick DeLello abstaining.

2027 Minimum Municipal Obligation - Non-Uniformed Pension Plans

Township Manager Dan DeMeno stated that the Minimum Municipal Obligation forms were an annual administrative requirement governing Township contributions to the non-uniformed employee pension plans. In response to Chair Betz, Mr. DeMeno stated that three employees remained in the Township's grandfathered traditional pension plan.

A motion was made by Rick DeLello, seconded by Christine Steere, to authorize the Township Manager, in his capacity as plan administrator, to sign the 2027 Minimum Municipal Obligation forms for the Non-Uniformed Employees' Money Purchase Pension Plan and the Retirement Plan for Employees of Worcester Township. No public comment was offered. The motion carried unanimously, 3-0.

Pay Estimate No. 2 - 2026 Road Paving Program

Township Engineer John Evarts presented Pay Estimate No. 2 to James D. Morrissey, Inc. in the amount of $775,079.08 for the 2026 Road Paving Program. Mr. Evarts stated that the payment was not the final estimate and that approximately $183,749.82 remained in the contract, including five percent retainage. He reported that the major paving work was substantially complete and that a punch list had been issued to the contractor.

Chair Betz asked about the anticipated completion date. Mr. Evarts stated that the contractor had the punch list and that he expected final completion and final payment before the end of the year.

Bob Andorn asked why the road program and substantial payment appeared to be occurring earlier than in recent years. Mr. Evarts explained that prior programs had experienced later starts, including a year in which rebidding delayed the work, while James D. Morrissey, Inc. had mobilized earlier and completed the work quickly. He stated that payment was based on quantities actually completed and verified by the Township Engineer.

Mr. Andorn also asked how line-item quantity overages and underruns were handled. Mr. Evarts stated that individual contract quantities may run above or below estimated amounts and that a formal change order would be brought to the Board if one became necessary. He stated that the overall 2026 program was expected to finish at or below the awarded contract amount. Remaining work primarily consisted of punch-list items rather than additional roadway milling and overlay.

A motion was made by Lou Betz, seconded by Rick DeLello, to approve Pay Estimate No. 2 to James D. Morrissey, Inc. in the amount of $775,079.08 for the 2026 Road Paving Program. No additional public comment was offered. The motion carried unanimously, 3-0.

Variety Vocational Complex - Land Development Application Fee

Township Manager Dan DeMeno stated that Variety - the Children's Charity of the Delaware Valley had requested relief from the Township's land development application fee for its Welcome and Vocational

Training Center project. He explained that the applicant would continue to fund all Township professional review costs through its escrow account and that the request involved only the Township application fee.

The Board discussed the Township's history of waiving land development requirements and fees and whether granting relief for a nonprofit applicant could create an expectation for similar requests. Supervisor DeLello and Vice Chair Steere supported providing the requested financial relief in this instance. Chair Betz stated that he supported helping Variety but preferred not to characterize the action as a waiver and expressed concern about creating an inconsistent precedent.

The Board discussed reallocating the application fee into Variety's existing professional-review escrow rather than refunding or waiving it. Mr. DeMeno confirmed that the funds could be applied to the project's escrow and used for Township consultant costs, with any unused escrow balance ultimately returned to the applicant in the ordinary course.

A motion was made by Rick DeLello, seconded by Christine Steere, to amend the agenda item to characterize the action as a reallocation of the land development application fee to other professional consulting services associated with the project. No public comment was offered. The motion carried unanimously, 3-0.

A motion was then made by Rick DeLello, seconded by Christine Steere, to approve the reallocation of the Variety Vocational Complex land development application fee to other professional consulting services associated with the project. No public comment was offered. The motion carried unanimously, 3-0.

Resolution 2026-11 - Variety Welcome and Vocational Training Center

Chris Poterjoy, P.E., of Pennoni Associates appeared on behalf of Variety - the Children's Charity of the Delaware Valley. He was joined by Dominique Bernardo, Variety's Chief Executive Officer, and Maribeth Schmidt, Chair of Variety's Board. Mr. Poterjoy reviewed the proposed two-phase Welcome and Vocational Training Center project at 2950 Potshop Road.

Mr. Poterjoy stated that Phase 1 would include an approximately 8,500-square-foot, one-story welcome and administrative center, reconfiguration and expansion of an existing parking area, approximately 70 parking spaces, a bus drop-off area, and related stormwater improvements. Phase 2 would add an approximately 5,500-square-foot dining and training area and additional parking. He stated that the improvements were intended to consolidate staff, improve campus operations, and provide safer parking and circulation for visitors and events.

Township Engineer John Evarts stated that the applicant had indicated it would comply with the Township Engineer and Traffic Engineer review letters. He reported that the Montgomery County Health Department had approved the proposed septic location after the Planning Commission meeting. He also stated that site testing did not support the originally proposed infiltration basin and that the applicant was developing an alternative stormwater approach subject to review by the applicable outside agencies.

Chair Betz questioned whether the project should return to the Planning Commission because revised plans and outside approvals remained outstanding. Supervisor DeLello and Vice Chair Steere stated that the Planning Commission had already considered the application and recommended preliminary/final approval and that routine technical compliance items could be addressed through the conditions of approval.

Mr. Evarts stated that he was comfortable with preliminary/final approval because the remaining comments were technical 'will comply' items and that any inability to satisfy a material condition would require the applicant to return to the Board. Township Solicitor Wendy McKenna stated that final land development approvals commonly remain subject to professional review comments and outside agency approvals and that the conditions in the proposed resolution would have to be satisfied before plan recording.

A motion was made by Rick DeLello, seconded by Christine Steere, to approve Resolution 2026-11 granting Preliminary/Final Land Development Approval for the Variety Welcome and Vocational Training Center.

During public comment on the motion, Bob Andorn stated that the draft resolution contained factual inconsistencies concerning the phasing of the approximately 14,000-square-foot building, the number of Phase 2 parking spaces, and the characterization of the plan as preliminary/final. Mr. Andorn noted that he had opposed the Planning Commission recommendation.

Mr. DeMeno stated that staff could verify the factual references before final action. Ms. McKenna stated that her office had prepared the resolution from the information provided and that any factual inconsistencies should be corrected. She also stated that the applicant had verbally requested preliminary/final treatment at the Planning Commission meeting and subsequently submitted a written request for the applicable waiver.

Mr. Poterjoy confirmed that the approximately 5,450-square-foot dining hall was intended for Phase 2 and indicated that the Phase 2 parking count in the resolution might require correction. The Board agreed that the resolution should contain accurate project information before approval.

The Board tabled Resolution 2026-11 and the pending approval motion to allow the project information and resolution language to be verified and corrected before the matter returned to the Board.

Community Hall Acoustic Improvements

Township Manager Dan DeMeno reviewed proposals for Community Hall acoustic improvements. He stated that the primary goal was to reduce reverberation and improve speech intelligibility during public meetings and other events. An independent acoustic engineer had previously evaluated the room, and the resulting technical information had been provided to prospective vendors.

Mr. DeMeno stated that all three respondents were COSTARS-approved vendors. He recommended the acoustic portion of the Illuminated Integration proposal, approximately $36,213, because it met the technical specifications of the independent acoustic engineer and used curved fabric ceiling panels that could follow the shape of the existing ceiling with less visual intrusion than suspended wood baffles. He stated that the Township had approximately $50,000 budgeted in 2026 for acoustic work.

Mr. DeMeno emphasized that he was recommending only the acoustic portion of the Illuminated Integration proposal at this time. The audiovisual portion of the combined proposal would not be authorized and could be considered separately as part of the 2027 budget and future vendor comparisons.

Chair Betz questioned whether the proposals were directly comparable and requested additional information before altering the historic Community Hall. He emphasized that he was not opposed to the project but wanted the incomplete drawings to be completed before they could be approved. Supervisor DeLello and Vice Chair Steere stated that the acoustic scope could be evaluated independently from

future audiovisual improvements and noted the longstanding public concern regarding difficulty hearing in the room.

The Board agreed to table the item and requested that Illuminated Integration attend the October meeting to present the proposed acoustic treatment and answer questions. No contract was authorized.

Comprehensive Zoning Ordinance and SALDO Rewrite

Township Manager Dan DeMeno reviewed the Township's request for proposals for a comprehensive rewrite of the Zoning Ordinance and Subdivision and Land Development Ordinance. He stated that the project was intended to implement the recently adopted Comprehensive Plan, replace outdated and conflicting provisions, improve clarity for residents and applicants, update zoning and development standards, and make review and enforcement more consistent.

Mr. DeMeno reported that the Township had received three proposals: Alliance Professional Solutions, LLC at $44,748; Pennoni Associates Inc. at $48,000; and Strategic Solutions LLC at $98,701. He recommended Pennoni based on the firm's directly comparable municipal work, Montgomery County experience, multidisciplinary resources, and price, which remained close to the lowest proposal. He stated that all three proposals included Planning Commission and public involvement and could prioritize urgent ordinance issues early in the process.

Supervisor DeLello asked why the proposals were not included in the public packet. Mr. DeMeno stated that procurement proposals remain protected during the selection process to preserve procurement integrity and proprietary information, but that the executed agreement and responsive records become available as provided by law after award. Township Solicitor Wendy McKenna added that the work was a professional-services engagement and was not subject to a mandatory public-bidding process.

Supervisor DeLello and Vice Chair Steere supported moving forward with Pennoni. Chair Betz stated that the proposals were dated July 2025 and that he had contacted one respondent who was no longer prepared to proceed on the original proposal. He stated that he preferred to issue a new solicitation and obtain current proposals before making a selection.

Bob Andorn commented that the public had received insufficient information concerning the respondents, scope, and evaluation. He asked the Township to provide more public-facing information when considering professional-service selections. Vice Chair Steere acknowledged the concern, and Ms. McKenna reiterated that the Board was permitted to appoint a professional consultant and that proposals could be requested under the Right-to-Know Law after the procurement process was completed.

A motion was made by Rick DeLello, seconded by Christine Steere, to authorize execution of an agreement with Pennoni Associates Inc. for the comprehensive Zoning Ordinance and SALDO rewrite. The motion carried 2-1, with Lou Betz opposed.

Ordinance 2026-305 - Data Center Ordinance

Township Manager Dan DeMeno reviewed the proposed Data Center Ordinance and explained that the purpose of the ordinance was to establish a defined location and regulatory framework for data centers before an application was filed. He stated that the Township's existing ordinance included a catch-all process for uses not expressly listed but did not contain specific standards addressing issues associated with data centers.

Mr. DeMeno stated that the draft was based substantially on model standards developed by the Montgomery County and Chester County planning commissions and addressed matters including setbacks, noise, heat, cooling, water use, electrical demand, traffic, buffering, emergency response, and other operational impacts. He stated that the revised draft would permit the use in the IR District by conditional use.

Mr. DeMeno reported that the Planning Commission had recommended the ordinance by a 2-1 vote with a recommendation to reduce the maximum facility size from 100,000 square feet and 10 megawatts to 25,000 square feet and 5 megawatts. He stated that the draft had been revised to reflect that recommendation. Township Solicitor Wendy McKenna stated that she had reviewed the revised draft and believed it was appropriate for the Board to authorize advertisement. She clarified that the ordinance had not yet been advertised and that a public hearing would be required before adoption.

Vice Chair Steere supported establishing data center regulations and stated that municipal officials and planning organizations had emphasized the importance of having standards in place before an application was filed. Chair Betz asked whether limiting the use to the IR District, which consists of a single property, could constitute spot zoning. Ms. McKenna stated that, in her opinion, adding a permitted use to the existing IR District without rezoning the property did not constitute spot zoning.

Supervisor DeLello stated that he supported moving the ordinance forward while recognizing that it could be amended in the future. He stated that he had separately contacted the two Planning Commission members who had been absent from the August meeting and that both indicated to him that they supported moving the ordinance forward, although they had not participated in the Planning Commission vote.

A motion was made by Rick DeLello, seconded by Christine Steere, to reauthorize advertisement of Ordinance 2026-305, the Data Center Ordinance.

During public comment, Bob Andorn stated that the version before the Board contained changes beyond the two size and electrical-capacity changes recommended by the Planning Commission and asserted that the Planning Commission had not had an opportunity to review the revised language. Kathleen Buzad of Lansdale commented in support of the Township establishing updated zoning rules and data center standards and described the issue as important to residents throughout the area.

The motion carried 2-1, with Lou Betz opposed.

Ordinance 2026-306 - Minor Plans Ordinance

Township Manager Dan DeMeno reviewed the proposed Minor Plans Ordinance. He stated that the amendment grew out of the Board's desire to discontinue informal waivers of land development while creating a defined, proportionate review process for qualifying small and straightforward projects.

Mr. DeMeno explained that the proposed process would apply only to limited categories of projects, including certain lot consolidations, subdivisions creating one additional lot, and qualifying minor land developments within specified disturbance and expansion thresholds. The proposal retained zoning, stormwater, engineering, and other technical standards but would allow qualifying applications to proceed directly to the Board after technical review rather than requiring routine Planning Commission review. The Board would retain authority to refer any application to the full process when additional review was warranted.

Supervisor DeLello stated that the ordinance was intended to create a formal framework for situations in which the Township wanted a faster and less costly path for small projects rather than deciding waiver requests case by case. Vice Chair Steere stated that she had been uncomfortable with discretionary waivers and viewed the proposed ordinance as a clearer framework for a limited class of projects.

Chair Betz cited existing Township Code provisions directing subdivision, land development, and rezoning applications to the Planning Commission and noted that the Montgomery County Planning Commission had recommended continued Planning Commission review. Mr. DeMeno stated that Ordinance 2026-306 would amend the existing Township provisions as necessary to establish the new process.

A motion was made by Rick DeLello, seconded by Christine Steere, to authorize advertisement of Ordinance 2026-306, the Minor Plans Ordinance. No public comment was offered. The motion carried 2-1, with Lou Betz opposed.

OTHER BUSINESS

Zoning Hearing Board Application 2026-05 - 2697 Capri Lane

Township Manager Dan DeMeno summarized Zoning Hearing Board Application 2026-05 concerning a sport court at 2697 Capri Lane. He stated that the court had been installed without the required zoning approval and was located substantially within the setback required by the Zoning Ordinance. The property owners had appealed the enforcement matter and requested zoning relief. Two Zoning Hearing Board hearings had already been held, with the matter scheduled to continue on October 6, 2026.

Chair Betz stated that he had attended a prior hearing as an observer and believed the Township should be represented by counsel to support enforcement of the Township's ordinance. The Board discussed whether the Solicitor should submit written comments or attend the hearing. Vice Chair Steere stated that, either way, the Township would be objecting to the requested relief, and Chair Betz stated that he preferred in-person representation.

A motion was made by Christine Steere, seconded by Rick DeLello, to authorize the Township Solicitor to attend the October 6, 2026 Zoning Hearing Board hearing and oppose the requested relief in Application 2026-05. No public comment was offered. The motion carried unanimously, 3-0.

PUBLIC COMMENT

Bob Andorn commented on the Community Hall acoustic and audiovisual project. He stated that the public had not been provided the underlying acoustic consultant information or detailed vendor scopes and recommended that the Township develop an overall plan before implementing the work in phases so that later audiovisual work would not require removal or modification of earlier acoustic improvements.

Mr. Andorn also raised a concern regarding the financing of the Township's Fisher Road property acquisition. He stated that information previously provided to him concerning the term and interest rate of the loan had been inaccurate and asserted that the loan was for 30 years at 4.75 percent. He stated that he had requested additional information concerning Township investment returns and urged the Board to compare the cost of the debt with the return being earned on available funds before deciding whether to continue carrying the loan.

No additional public comment was offered.

OTHER BUSINESS (CONTINUED)

Community Events

Vice Chair Steere thanked the Worcester Volunteer Fire Department and Ladies Auxiliary for the annual chicken barbecue and bake sale and reported that the event was very well attended. She also thanked STS Concerts, the performers, Township staff, and others involved in the Township's summer concert series and stated that the second concert had drawn an even larger crowd than the first.

Vice Chair Steere announced that Worcester Community Day would be held September 26, 2026, from 11:00 a.m. to 3:00 p.m. Mr. DeMeno stated that the event had been expanded with additional vendors, food options, children's entertainment, and a more compact site layout.

Township Flagpole and Parking Lot Lighting

Chair Betz discussed installing lighting so that an American flag could remain displayed at the Township flagpole. Mr. DeMeno stated that staff was pursuing a solar-powered lighting option to avoid the cost of extending electrical service to the pole. The Board also briefly discussed whether the Township has or should display a Township flag.

Chair Betz stated that several parking lot lights at the Community Hall were not functioning and raised a safety concern. Mr. DeMeno stated that the issue would be referred to Public Works for correction.

ADJOURNMENT

A motion was made by Rick DeLello, seconded by Christine Steere, to adjourn. The meeting was adjourned.

Respectfully submitted,

Dan DeMeno
Worcester Township Secretary

WORCESTER TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING MINUTES
OCTOBER 21, 2026

The Worcester Township Board of Supervisors held its regularly scheduled Business Meeting on October 21, 2026, at the Worcester Township Community Hall, 1031 Valley Forge Road, Worcester, Pennsylvania.

CALL TO ORDER

Chair Lou Betz opened the meeting at 6:30PM and introduced the Board members and Township staff and consultants.

ATTENDANCE

Board Members Present: Lou Betz, Chair; Christine Steere, Vice Chair; and Rick DeLello, Supervisor.

Also Present: Dan DeMeno, Township Manager; Christian Jones, Assistant Township Manager; Wendy McKenna, Township Solicitor; and John Evarts, Township Engineer.

ANNOUNCEMENTS

Chair Betz announced that the meeting was being video recorded for broadcast.

Township Solicitor Wendy McKenna announced that the Board met in executive session on September 23 and October 19, 2026, concerning personnel matters in accordance with the Sunshine Act. She stated that the Board took no action during those sessions.

INFORMATIONAL ITEMS

Community Hall Acoustic Improvement Presentation

Cody Toms, Design Estimator with Illuminated Integration, presented proposed acoustic and audiovisual improvements for Community Hall. He explained that the room's curved ceiling and hard surfaces create reverberation that reduces speech intelligibility. Existing printed acoustic panels on the walls would remain.

Mr. Toms reviewed a brighter replacement display in approximately the same location and size as the existing display, five approximately 13-inch displays on adjustable mounts at the dais, and two wireless microphones for presenters. The proposal would retain the existing tabletop microphones, speakers, and Extron control system, with additional video distribution equipment and adjustments to the microphones and speakers. Optional items included upholstered, stackable chairs, brighter lighting, and acoustic curtains.

Mr. Toms explained that acoustic modeling showed reverberation approaching two seconds in frequencies important to understanding speech. The modeled treatment reduced reverberation below one second in that range. In response to Vice Chair Steere, he clarified that the model included replacement chairs but did not include the optional curtains. He also noted that an occupied room generally performs better acoustically than an empty room.

Supervisor DeLello requested a comparison showing the benefit of ceiling treatment without replacing the chairs so that the Board could evaluate a phased approach. He raised concerns about preserving the historic room, avoiding damage to plaster, maintaining the appearance of the ceiling and beams, and preventing future maintenance problems. Mr. Toms stated that panels could follow the ceiling's curve, use a closely matching fabric color, and attach with removable fasteners. He described a similar installation in a Lancaster church and offered to provide a reference or arrange further discussion.

Chair Betz asked about carpet, acoustic fabric suspended between beams, and portable speakers closer to the audience. Mr. Toms explained the benefits and visual effects of different treatments and stated that multiple portable speakers would require coordination and could introduce additional sound sources. He confirmed that Illuminated Integration performs design, engineering, installation, and programming with its own staff. Chair Betz also raised prevailing-wage requirements for Township work.

Bob Andorn asked about panel dimensions, ceiling coverage, materials, fasteners, and the relationship between the proposed acoustic treatment and the existing sound system. Mr. Toms described panels approximately two feet by four feet, approximately two inches thick, covering roughly one-third of the ceiling. Mr. Andorn suggested considering a continuous stretched-fabric system, treatment of the rear wall, and coordinated design of speakers, acoustics, window treatments, and video equipment before selecting phases. He expressed concern that separate improvements could require later rework or unnecessarily change the room's appearance.

Mr. Toms stated that the existing speaker coverage appeared reasonable in his modeling, but he could evaluate alternate speakers, rear-wall treatment, and stretched fabric. He also discussed a flat-panel speaker technology that could be demonstrated before a contract was signed. Mr. Andorn suggested a larger retractable projection screen to improve visibility from the rear of the room and asked how it might affect the acoustics. Mr. Toms discussed installation and lighting considerations and stated that a screen would primarily interrupt sound reflections rather than absorb them.

Supervisor DeLello emphasized that the Board wanted an overall plan that could be implemented in sensible phases while considering cost, appearance, maintenance, and the final result. Vice Chair Steere asked whether Illuminated Integration could prepare a coordinated plan addressing the full audiovisual and acoustic scope. Mr. Toms confirmed that it could and agreed to provide follow-up information to Mr. DeMeno based on the discussion.

Ed Moore asked that the Township address the quality of recorded meetings as well as sound within the room. He cited inaudible exchanges with the Solicitor and others at side tables, inconsistent microphone use, the manual recording process, and the inability to see presentation materials during video playback. Mr. Toms discussed alternative microphones, including ceiling microphones, and options for recording, storing, and distributing meeting video. He agreed to consider those needs in an updated proposal. The Board took no action to award a contract.

2027 Draft Budget Presentation

Township Manager Dan DeMeno presented the second overview of the preliminary 2027 budget because the Finance Director was unavailable due to illness. He stated that the draft included no new taxes and no increase to existing taxes. The Township real estate tax rate would remain one-twentieth of one mill. No additional full-time Public Works or administrative employees were proposed. Staff would continue reviewing staffing needs annually and using available technology to improve efficiency.

Mr. DeMeno stated that no major changes to Township services were proposed. The draft included additional funding for a third concert in the Township's concert series. The General Fund was balanced. Projected Earned Income Tax revenue was approximately $3.88 million, approximately four percent above the 2026 projection. Real estate transfer tax revenue was estimated at approximately $300,000, based on ordinary residential transfers rather than infrequent large or commercial transactions. The draft assumed a ten percent increase in health insurance premiums.

The draft continued operating and capital contributions to the Worcester Volunteer Fire Department, the pass-through of state foreign fire insurance tax funds, and the $100,000 ambulance-service contribution. It also retained monthly stipends for Public Works employees who respond with the Fire Department during the workday. Mr. DeMeno reported that eight Township employees currently serve as daytime volunteers.

The projected General Fund transfer to the Capital Fund was slightly more than $1 million. Mr. DeMeno stated that the Township supplements Liquid Fuels funds with approximately $750,000 or more in Township funds for an annual road program generally totaling approximately $1 million to $1.25 million.

Other capital items included Administrative Building landscaping improvements; Community Hall acoustic improvements; redecking the Green Hill wooden bridge with more durable material; guiderail and fence replacements; design work for a potential bandshell at Heebner Park; roof maintenance at the Fisher Road property; replacement of a Ford F-350 pickup; and additional snow-removal equipment and salter inserts. Mr. DeMeno described these purchases as part of the Township's regular replacement of equipment reaching the end of its useful life.

The draft Sewer Fund budget included an approximately 14 percent residential rate increase, estimated at approximately $20 per quarter per residential customer. Approximately $75,000 was included for an engineering review of the wastewater treatment plants, pumping stations, and related infrastructure. Approximately $120,000 was budgeted for system capital improvements, including blowers, UV bulbs, and filters.

Mr. DeMeno reported an anticipated Liquid Fuels allocation of approximately $357,000, about two percent above the prior year. Staff would continue updating receipts and expenditure estimates. A full budget presentation was planned for the November 18, 2026 business meeting, when the Board would consider advertisement, with final approval anticipated in December. The Board took no budget-adoption action.

Methacton High School Renovation and Land Development Presentation

Eric Frey appeared on behalf of the Methacton School District with David Stewart of T&M, the project's civil engineer. Mr. Frey stated that the presentation was informational and that the applicant sought Board feedback on the proposed development and requested waivers. The team planned to submit revised plans in early November, return to the Planning Commission in December, and, subject to the approval process, bid the project in January.

Mr. Frey explained that the project had been reduced from a complete campus redevelopment because of cost. The current proposal would replace part of the building, reconfigure parking and circulation, address building-system and pool issues, and accommodate current educational needs. He stated that the team intended to address off-site student parking, traffic queues extending onto public roads, and conflicts among buses, student drivers, parents, and staff.

Mr. Stewart reviewed the approximately 62-acre campus at 1001 Kriebel Mill Road, bounded by Germantown Pike, Kriebel Mill Road, and Mill Road. Approximately one-third of the campus would be disturbed. The proposal included an approximately 85,000-square-foot replacement west wing with classrooms, an auditorium, a pool, administrative space, and a more clearly defined main entrance. The project would result in ten fewer classrooms. In response to Chair Betz, Mr. Stewart described the replacement space as comparable to the existing space rather than an expansion to increase the student population.

The plan would increase parking from approximately 610 to 838 spaces. Student, visitor, staff, and bus-driver parking would be organized by user group. Mr. Stewart explained that the additional spaces were intended to bring parking onto campus rather than onto neighboring streets or other properties. The plan would eliminate an existing parent exit driveway and provide a combined parent entrance and exit with approximately 975 feet of on-site queuing. A separate bus loop would accommodate approximately 34 buses. Staff would continue supervising student crossings and temporarily holding pedestrian movements while buses depart.

Chair Betz asked whether the district had considered connecting to public sewer rather than retaining its older treatment system. Mr. Stewart stated that the existing system operates under a DEP permit and that a public sewer connection would require a substantial extension and add significant cost. Chair Betz encouraged the district to consider the system's long-term replacement needs. He also asked about relocating the bus transportation area. Mr. Stewart stated that an alternate nearby parcel had been evaluated, but development would add more than $10 million and involve stream-related permitting. The transportation area would remain.

Mr. Stewart stated that the project proposed no new public water taps and would retain the existing water-meter connection. Approximately eleven underground stormwater facilities were proposed. The team would continue coordinating with ARRO Engineering and the Township's traffic reviewer and obtaining required outside approvals, including an NPDES permit. Landscaping, buffers, and site lighting remained under review. He stated that the Zoning Hearing Board had granted six variances, including relief to increase impervious coverage from approximately 41 percent existing to approximately 49 percent, where the ordinance permits 40 percent.

The Board discussed the requested sidewalk waiver at length. The applicant requested relief from installing sidewalks along all three road frontages and proposed a five-foot asphalt path from the existing ADA ramps at Germantown Pike and Kriebel Mill Road to the main campus entrance. Mr. Stewart and Mr. Frey stated that complete frontage sidewalks could encourage parents to drop students along the road rather than use the on-site loop. They described the proposed connection as a response to Planning Commission concerns and a means of accommodating future pedestrians, including students from nearby development.

Supervisor DeLello stated that he would give substantial weight to the Planning Commission's assessment of pedestrian safety. He cautioned that the district could not assume that parents or students would follow preferred circulation patterns. Vice Chair Steere described her experience with school drop-off, athletic events, and practices and asked the team to consider pedestrians throughout the day, including families walking with children, strollers, or dogs. She questioned why a sidewalk would worsen an existing practice of roadside drop-off and asked about extending pedestrian facilities along Kriebel Mill Road.

Mr. Stewart reviewed internal paths to parking areas, the main entrance, baseball and softball fields, and the football stadium, including an accessible route to the stadium. He stated that the revised parent loop was intended to reduce the incentive for roadside drop-off. Chair Betz also asked whether a previously discussed ballfield reorientation and lighting project was included. The applicant stated that it was outside the current project.

Mr. Stewart reviewed the remaining requested waivers. The first would permit high-density polyethylene storm sewer pipe instead of reinforced concrete pipe. Mr. Evarts noted that the Board had granted similar relief for privately maintained systems. The second would permit combined preliminary/final review rather than separate preliminary and final submissions. The applicant stated that it was working to resolve technical comments so that ARRO could support that request. Supervisor DeLello stated that the Board could consider combined review but would look to the Planning Commission and Township professionals concerning the plans' readiness.

The fourth waiver concerned curbing along Germantown Pike, Kriebel Mill Road, and Mill Road. The applicant requested a waiver or deferral until the Township required installation. The fifth would allow Kriebel Mill Road and Mill Road to retain their existing variable cartway widths rather than widen to the ordinance standard. Mr. Stewart stated that the traffic study supported the existing widths and that widening could encourage higher speeds, add impervious coverage and stormwater obligations, and increase Township maintenance. Supervisor DeLello emphasized adequate emergency-vehicle access. Mr. Stewart reported that he had met with the Fire Marshal about turning movements and related concerns.

The sixth waiver would allow existing parking lots 2 and 4 to remain without adding the required planting islands between groups of spaces because those lots would be restriped rather than redeveloped. The seventh would permit required buffer shrubs along the northwestern side of the campus to be planted near parking lots 4 and 7 instead of near the property line. Mr. Stewart explained that the parking areas sit above neighboring homes and that planting closer to the parking would provide a more effective buffer.

The Board provided comments for the applicant's next submission. It did not approve the land development plan or grant any of the requested waivers.

PUBLIC COMMENT

Semira Perdue thanked the Board and Township for their work with the Methacton School District on the high school project. She stated that she had attended the Zoning Hearing Board proceedings and believed the project would address longstanding concerns with the high school.

Bob Andorn expressed disappointment that the October budget presentation provided little additional information beyond September. He stated that presenting more complete information in November, with adoption expected in December, left insufficient opportunity for public comments to influence revisions or for questions to be fully discussed.

OFFICIAL ACTION ITEMS

Consent Agenda

Supervisor DeLello initially moved to approve the Treasurer's Report and other monthly reports, the September 16, 2026 Business Meeting minutes, and monthly bill payment. Vice Chair Steere seconded.

During public comment, Bob Andorn clarified that his opposition to the prior month's Variety land development recommendation concerned final approval before the plans were fully developed, rather than opposition to the project itself. He stated that he spoke for himself as a Planning Commission member and did not request a change to the minutes on that point.

Mr. Andorn also asked about a voided Capital Fund check of approximately $112,000 to Lancaster Truck Bodies that was described as a Board decision. Supervisor DeLello explained that, when signing checks, he had requested more information and declined to sign that check. It was not being approved that evening. He confirmed that this was his request during check review rather than a prior collective Board action.

Chair Betz requested additional time to review the September minutes, including the recording of votes. Vice Chair Steere supported ensuring their accuracy. Ms. McKenna advised separating the minutes from the remaining consent items.

Rick DeLello moved to amend the original motion, and Christine Steere seconded, to approve the Treasurer's Report, other monthly reports, and monthly bill payment in the amount of $1,303,269.94. Staff confirmed that the stated payment amount was correct. No one offered further public comment. The motion carried unanimously, 3-0.

The September 16, 2026 Business Meeting minutes were removed from the approval motion and held for further review and consideration at the next meeting.

PUBLIC HEARING

Ordinance 2026-305 - Small Projects and Minor Plan Process Amendment

The Board recessed the business meeting and opened the public hearing. Ms. McKenna explained that the proposed amendment to the Subdivision and Land Development Ordinance required a public hearing under the Pennsylvania Municipalities Planning Code.

Ms. McKenna identified the Township's hearing exhibits: T-1, the September 16, 2026 Board minutes authorizing advertisement; T-2, the legal notice; T-3, the Montgomery County Planning Commission review letter dated September 16, 2026; T-4, the August 27, 2026 Worcester Township Planning Commission minutes; T-5, her office's October 6, 2026 transmittal to the Montgomery County Law Library; T-6, the Times Herald affidavit showing publication on October 6 and October 13; and the proposed ordinance itself.

Ms. McKenna summarized the amendment to Chapters 1 and 130. It would establish definitions and a streamlined review process for limited, qualifying by-right subdivisions and land developments, remove routine Planning Commission review for eligible minor plans, establish submission and referral procedures, permit combined preliminary/final review, prohibit segmentation, and provide for conditional approvals. She explained that the proposal responded to the Board's desire to replace informal waivers of land development with a defined process for smaller projects.

Chair Betz questioned whether the ordinance sufficiently ensured Board review of the initial decision to use the minor plan process. Ms. McKenna reviewed the eligibility provisions and explained that the Board, acting as a body, could direct any proposal to the regular process before final action. She stated that the Board could also direct staff to place each eligibility question on an agenda and that the ordinance did not need to be amended to establish that procedure. Chair Betz questioned the distinction between

discretionary and mandatory wording and expressed concern about eliminating Planning Commission review.

Bob Andorn, speaking for himself rather than the Planning Commission, questioned whether the document before the Board matched the version the Commission had reviewed and the version posted online. Ms. McKenna stated that she had changed formatting and section numbering to match the Township Code without changing the ordinance's substantive language. Mr. Andorn stated that he recalled different Board-oversight language but did not have his copy available and would compare it later.

Supervisor DeLello supported a defined process for occasional smaller projects, with professional review and the Board retaining final authority. Chair Betz suggested holding the matter to confirm that no language had changed. Mr. DeMeno stated that he had inadvertently posted an earlier version online for approximately three hours, which could explain the discrepancy, but that the advertised ordinance matched the document in the Board packet. Ms. McKenna again confirmed that her changes were to formatting and section references. After that clarification, the public hearing was closed and the business meeting reconvened.

MOTION ITEMS

Ordinance 2026-305 - Small Projects and Minor Plan Process Amendment

Rick DeLello moved, and Christine Steere seconded, to approve Ordinance 2026-305, the Small Projects and Minor Plan Process Amendment. No one offered additional public comment. The motion carried 2-1, with Lou Betz opposed.

Resolution 2026-12 - Minor Plan Fee Schedule Amendment

Mr. DeMeno explained that the fee amendment would establish a $500 application fee and a $1,500 review escrow for projects using the minor plan process. He stated that no other fee-schedule changes were proposed.

Rick DeLello moved, and Christine Steere seconded, to approve Resolution 2026-12 amending the 2026 fee schedule for minor plan subdivisions. No one offered public comment. The motion carried unanimously, 3-0.

3370 Morris Road Sewage Facilities Planning Module

Mr. Evarts reviewed a Component 1 sewage facilities planning module for 3370 Morris Road. He explained that the property contains an existing dwelling and garage with an accessory apartment. The proposal addressed an on-lot system for the apartment, a replacement location for the dwelling's system, and relocation of the well to meet required separation distances. The County Health Department would issue the applicable septic and well permits.

Supervisor DeLello asked whether the apartment was a new use or an existing use requiring additional sewage capacity. Mr. DeMeno confirmed that the apartment already existed. Mr. Evarts indicated that the module was acceptable for the Township's action.

Rick DeLello moved, and Christine Steere seconded, to approve the sewage facilities planning module for 3370 Morris Road for submission and recommendation to DEP. No one offered public comment. The motion carried unanimously, 3-0.

Escrow Release No. 8 - Huganir Arden Reserve

Mr. Evarts recommended Escrow Release No. 8 in the amount of $23,500 for Huganir Arden Reserve. The release covered conversion of sediment basins to permanent conditions and erosion and sediment control maintenance. The remaining escrow balance would be $250,446.47.

In response to Supervisor DeLello, Mr. Evarts stated that the development was nearing completion, a punch list had been prepared, and another release request was anticipated the following month. He stated that requested work would be verified before release and that a maintenance period would follow final completion.

Rick DeLello moved, and Christine Steere seconded, to approve Escrow Release No. 8 in the amount of $23,500 for Huganir Arden Reserve. No one offered public comment. The motion carried unanimously, 3-0.

Pay Estimate No. 3 - 2026 Road Paving Program

Mr. Evarts presented Pay Estimate No. 3 to James D. Morrissey, Inc. in the amount of $1,995 for crosswalk striping under the 2026 Road Paving Program. He explained that the contractor could submit monthly payment requests and that $47,236.48 remained held as retainage.

Rick DeLello moved, and Christine Steere seconded, to approve Pay Estimate No. 3 to James D. Morrissey, Inc. in the amount of $1,995 for the 2026 Road Paving Program. No one offered public comment. The motion carried unanimously, 3-0.

Quarry Hall and Griffith Roads Drainage Project - Authorization to Bid

Mr. Evarts requested authorization to bid the storm sewer improvement project at Quarry Hall and Griffith Roads. He described approximately 122 linear feet of 15-inch HDPE pipe, 52 linear feet of 18-inch HDPE pipe, 411 linear feet of 24-inch HDPE pipe, six inlets, one endwall, and related restoration and erosion controls within Township rights-of-way and easements.

Mr. Evarts stated that the project had received a $217,037 Small Water and Sewer grant against an estimated project cost of $255,339. Chair Betz asked whether the work included the deteriorated and collapsed drainage facilities near the church. Mr. Evarts confirmed that those improvements were included.

Supervisor DeLello confirmed that the Township would bid the full project and fund the portion not covered by the grant. Mr. Evarts cautioned that costs had increased since the estimate was prepared, but the Township could reject bids if pricing was too high. He stated that the three-year grant period left time to rebid if necessary.

Rick DeLello moved, and Christine Steere seconded, to authorize bidding of the Quarry Hall and Griffith Roads drainage project under the Small Water and Sewer grant. No one offered public comment. The motion carried unanimously, 3-0.

Morton Salt Agreement - Road Treatment Salt

Mr. DeMeno reviewed the agreement for road salt through the Montgomery County Consortium of Communities cooperative procurement. He explained that supply shortages the prior winter had exposed a limitation in enforcement when only one municipality signed for the consortium. Each participating municipality would now sign its own agreement so that it could enforce the contract directly.

Mr. DeMeno stated that Morton Salt again received the award and that pricing was approximately 15 percent higher than the prior year. He noted that the Township could also purchase through the state contract and would use available purchasing options to obtain the lowest price.

Rick DeLello moved, and Christine Steere seconded, to approve the agreement with Morton Salt to supply road treatment salt in conjunction with the Montgomery County Consortium of Communities. No one offered public comment. The motion carried unanimously, 3-0.

Resolution 2026-11 - Variety Vocational Complex

Chris Poterjoy appeared on behalf of Variety and requested preliminary/final land development approval. He stated that the resolution had been revised after the prior month's discussion to correct its description of the project.

Chair Betz asked whether revised plans addressing the outstanding requirements had been submitted. Mr. Evarts clarified that the resolution had been corrected but the plans had not been resubmitted. The applicant would address the approval conditions and outside-agency comments in its next plan submission before recording.

Supervisor DeLello stated that the prior tabling concerned inaccurate project descriptions, parking counts, and phasing in the resolution. He understood that the corrected document now accurately described the project and its phasing while retaining the conditions that the applicant must satisfy. Chair Betz expressed concern about granting final approval before the remaining plan revisions were complete.

Rick DeLello moved, and Christine Steere seconded, to approve Resolution 2026-11 granting preliminary/final land development approval for the Variety Vocational Complex. No one offered public comment. The motion carried 2-1, with Lou Betz opposed.

OTHER BUSINESS

Zoning Hearing Board Application 2026-09 - Short-Term Rental

Mr. DeMeno reviewed Application 2026-09 concerning a short-term rental on Water Street Road. He stated that a neighbor's complaint prompted review of a dwelling being offered as an Airbnb while its owners were away. The Township's Zoning Ordinance does not expressly define short-term rentals. In his capacity as Zoning Officer, he had interpreted the use as transient lodging, which was not permitted in that residential district, rather than ordinary permanent occupancy of a single-family dwelling.

Chair Betz expressed concern about the intensity of the use and supported Township representation at the hearing. Mr. DeMeno clarified that the complaint primarily concerned the volume of people and the impact of the use, including apparent corporate retreats, rather than an established complaint about parties. Ms. McKenna stated that the application was scheduled before the Zoning Hearing Board on November 2, 2026. She outlined the Board's options, including authorizing her to attend in opposition, submitting a letter, remaining neutral with suggested conditions, or taking no position.

Supervisor DeLello expressed concern about the implications of allowing short-term rentals without a regulatory framework. Vice Chair Steere stated that she was not fundamentally opposed to the use but wanted appropriate standards and consistency with other permitted residential activities. Mr. DeMeno explained that a future ordinance could establish conditions and that denial of the current request would not prevent the property from qualifying under a later amendment.

Bob Andorn suggested considering a municipal curative amendment and urged the Township to participate rather than leave the matter without a stated Township position. Ms. McKenna did not recommend that process for this issue and cited the nature of the concern and the short time before the hearing. Mr. DeMeno stated that the ordinance already allows hotels, motels, and similar lodging in the C Commercial District under his interpretation. He also cautioned against using a curative amendment for this issue because of limitations on repeating that process.

The Board discussed potential occupancy limits and whether short-term rental standards should be addressed separately or during the comprehensive Zoning Ordinance and SALDO rewrite. Mr. DeMeno stated that the comprehensive rewrite would be an appropriate opportunity unless the Board preferred a more immediate amendment. The discussion favored sending the Solicitor to express the Township's concerns and oppose the pending relief.

Rick DeLello moved, and Christine Steere seconded, to authorize the Township Solicitor to attend the Zoning Hearing Board hearing on Application 2026-09, the short-term rental variance request, on behalf of the Township. No one offered additional public comment. The motion carried unanimously, 3-0.

PUBLIC COMMENT

Fisher Road Property Loan

Bob Andorn urged the Board to pay off the loan used to purchase the Fisher Road property. He stated that his review of records obtained through the Right-to-Know process showed an original loan of $2,115,000, a 30-year term, and a 4.75 percent interest rate, rather than the lower rate and shorter term previously described to him. He discussed different principal-repayment structures, questioned the escalating principal schedule, and stated that approximately $380,000 in interest had been paid. He reported a principal balance of approximately $1.978 million as of September 15.

Mr. Andorn asserted that Township investment earnings were below the borrowing cost and estimated a current net cost of approximately $3,000 per month. He stated that some records were missing or out of order, that his review was continuing, and that he wanted to verify the underlying statements before presenting a complete analysis. He also questioned the availability of records concerning the original financing alternatives and the more recent review of whether to retain the loan.

Chair Betz stated that he supported paying off the loan and questioned the original financing structure. Vice Chair Steere stated that she had not been on the Board when the loan was obtained and wanted to review Mr. Andorn's information and any available explanation of the original decision. Mr. Andorn offered to provide his materials.

Mr. DeMeno stated that staff had reviewed the financing question even though the review had not been reduced to a written document. He stated that he had assigned the review to a staff member, relied on that work, and accepted responsibility for the incorrect information. Mr. Andorn reiterated his request for prompt repayment while continuing to assemble his analysis. The Board took no action to repay the loan.

OTHER BUSINESS (CONTINUED)

Community Events

Vice Chair Steere thanked the Methacton Education Foundation for holding its October 5K at Heebner Park and thanked Public Works for maintaining the park. She stated that participants unfamiliar with Worcester had complimented the park's appearance and condition.

Vice Chair Steere also thanked the Worcester Volunteer Fire Department and Ladies Auxiliary for the fifth annual Trunk or Treat. She and Chair Betz had represented the Township at the event. She reported that participation had increased from 24 trunks the prior year to 43 and praised the event's organization, fire-prevention demonstrations, and contribution to the community.

Vice Chair Steere announced a free, guided, approximately 13-mile Liberty Bell Trail bicycle ride on Saturday, October 24, beginning in Lansdale and traveling through Worcester. She also announced the Worcester Historical Society's November 15 program, from 1:00 to 4:00 p.m., concerning flax and its role in Township history as part of America 250 activities.

Chair Betz thanked Bill McGrane for bringing his restored antique family tractor to Trunk or Treat for children and adults to enjoy. Vice Chair Steere also noted the Farmers Union horse show and Mr. McGrane's covered wagon and other historical items.

ADJOURNMENT

Supervisor DeLello moved to adjourn. The meeting adjourned.

Respectfully submitted,

Dan DeMeno
Worcester Township Secretary

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures - Standard

Revenue Account Range: *First to zzz-zzz-zzz-zzz* ***Include Non-Anticipated:*** *No* ***Year To Date As Of:*** *10/31/26*
Expend Account Range: *First to zzz-zzz-zzz-zzz* ***Include Non-Budget:*** *No* ***Current Period:*** *10/01/26 to 10/31/26*
Print Zero YTD Activity: *No* ***Prior Year:*** *Thru 12/31/25*

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
001-301-100-000	Property Taxes- Current	51,865.62	51,540.00	182.86	51,761.25	221.25	100
001-301-500-000	Property Taxes- Liened	439.11	510.00	4.43	307.99	202.01-	60
001-301-600-000	Property Taxes- Interim	212.44	200.00	0.00	197.64	2.36-	99
	301 Total	**52,517.17**	**52,250.00**	**187.29**	**52,266.88**	**16.88**	**100**
001-310-030-000	Per Capita Taxes- Delinquent	36.30	60.00	0.00	6.60	53.40-	11
001-310-100-000	Real Estate Transfer Taxes	614,457.00	300,000.00	41,269.14	317,359.83	17,359.83	106
001-310-210-000	Earned Income Taxes	3,747,662.71	3,785,000.00	73,133.03	2,466,393.53	1,318,606.47-	65
001-310-220-000	Earned Income Taxes- Prior Year	0.00	10.00	0.00	0.00	10.00-	0
	310 Total	**4,362,156.01**	**4,085,070.00**	**114,402.17**	**2,783,759.96**	**1,301,310.04-**	**68**
001-321-800-000	Franchise Fees	202,099.90	200,000.00	0.00	75,659.08	124,340.92-	38
	321 Total	**202,099.90**	**200,000.00**	**0.00**	**75,659.08**	**124,340.92-**	**37**
001-322-820-000	Road Opening Permits	318.00	300.00	106.00	424.00	124.00	141
001-322-900-000	Sign Permits	56.00	100.00	0.00	28.00	72.00-	28
001-322-920-000	Solicitation Permits	896.00	500.00	0.00	1,111.00	611.00	222
	322 Total	**1,270.00**	**900.00**	**106.00**	**1,563.00**	**663.00**	**173**
001-331-120-000	Ordinance Violations	2,975.54	1,600.00	365.31	2,343.27	743.27	146
	331 Total	**2,975.54**	**1,600.00**	**365.31**	**2,343.27**	**743.27**	**146**
001-341-000-000	Interest Earnings	71,912.64	8,000.00	2,127.57	11,501.97	3,501.97	144
	341 Interest Earnings	**71,912.64**	**8,000.00**	**2,127.57**	**11,501.97**	**3,501.97**	**143**

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
001-342-000-000	Rents & Royalties	23,322.77	22,291.15	1,881.14	19,628.87	2,662.28-	88
001-342-120-000	Cell Tower Rental	161,800.19	164,700.00	10,237.14	148,643.39	16,056.61-	90
	342 Rents & Royalties	**185,122.96**	**186,991.15**	**12,118.28**	**168,272.26**	**18,718.89-**	**89**
001-355-010-000	Public Utility Realty Tax	3,876.59	3,876.59	4,301.23	4,301.23	424.64	111
001-355-040-000	Alcohol License Fees	600.00	600.00	0.00	600.00	0.00	100
001-355-050-000	General Municipal Pension State Aid	79,988.02	79,988.02	0.00	68,469.70	11,518.32-	86
001-355-070-000	Volunteer Fire Relief Association	113,391.11	113,391.11	0.00	111,176.60	2,214.51-	98
	355 Total	**197,855.72**	**197,855.72**	**4,301.23**	**184,547.53**	**13,308.19-**	**93**
001-361-300-000	Land Development Fees	32,083.50	4,000.00	0.00	23,800.00	19,800.00	595
001-361-330-000	Conditional Use Fees	0.00	1,500.00	0.00	0.00	1,500.00-	0
001-361-340-000	Zoning Hearing Board Fees	13,000.00	13,125.00	3,250.00	16,250.00	3,125.00	124
001-361-500-000	Map And Publication Sales	0.00	5.00	0.00	0.00	5.00-	0
	361 Total	**45,083.50**	**18,630.00**	**3,250.00**	**40,050.00**	**21,420.00**	**214**
001-362-410-000	Building Permit Fees	126,886.06	80,000.00	10,580.00	142,292.00	62,292.00	178
001-362-420-000	Zoning Permit Fees	29,606.00	20,500.00	1,266.00	22,422.00	1,922.00	109
001-362-450-000	Commercial U&O Fees	500.00	200.00	200.00	200.00	0.00	100
001-362-460-000	Driveway Permit Fees	784.00	600.00	84.00	224.00	376.00-	37
	362 Total	**157,776.06**	**101,300.00**	**12,130.00**	**165,138.00**	**63,838.00**	**163**
001-367-420-000	Park Miscellaneous	27,363.00	14,100.00	50.00-	28,790.00	14,690.00	204
	367 Total	**27,363.00**	**14,100.00**	**50.00-**	**28,790.00**	**14,690.00**	**204**
001-381-000-000	Miscellaneous Income	24,163.33	1,500.00	15.00	10,765.29	9,265.29	718
001-381-001-000	Service Charge Fees	597.73	225.00	48.93	751.47	526.47	334

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
	381 Miscellaneous Income	**24,761.06**	**1,725.00**	**63.93**	**11,516.76**	**9,791.76**	**667**
001-383-200-000	Escrow Administration	440.00	880.00	110.00	550.00	330.00-	62
	383 Total	**440.00**	**880.00**	**110.00**	**550.00**	**330.00-**	**62**
001-395-000-000	Refund of Prior Year Expenditures	6,088.23	0.00	0.00	3,395.88	3,395.88	0
	395 Refund of Prior Year Expenditures	**6,088.23**	**0.00**	**0.00**	**3,395.88**	**3,395.88**	**0**
	Fund 001 Revenue Totals	**5,337,421.79**	**4,869,301.87**	**149,111.78**	**3,529,354.59**	**1,339,947.28-**	**72**

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-400-000-000	LEGISLATIVE BODY:	0.00	0.00	0.00	0.00	0.00	0
001-400-110-000	Legislative- Payroll	7,500.00	7,500.00	630.00	6,300.00	1,200.00	84
001-400-150-000	Legislative- Benefits	49,388.52	53,678.46	48.21	34,101.13	19,577.33	64
001-400-312-000	Legislative- Consultant Services	24,600.00	26,000.00	0.00	21,500.00	4,500.00	83
001-400-337-000	Legislative- Mileage Reimbursement	369.60	420.00	0.00	258.10	161.90	61
001-400-420-000	Legislative- Dues & Subscriptions	3,064.00	4,725.00	0.00	900.00	3,825.00	19
001-400-460-000	Legislative- Meetings & Seminars	4,993.11	5,050.00	135.00	4,878.00	172.00	97
	400 LEGISLATIVE BODY:	**89,915.23**	**97,373.46**	**813.21**	**67,937.23**	**29,436.23**	**70**
001-401-000-000	MANAGER:	0.00	0.00	0.00	0.00	0.00	0
001-401-120-000	Management- Payroll	279,778.75	287,110.00	33,128.07	234,040.72	53,069.28	82
001-401-150-000	Management- Benefits	90,946.96	88,311.83	7,568.81	73,181.11	15,130.72	83
001-401-312-000	Management- Consultant Services	0.00	9,950.00	0.00	0.00	9,950.00	0
001-401-321-000	Management- Mobile Phone	1,276.39	1,380.00	99.62	995.78	384.22	72
001-401-337-000	Management- Mileage Reimbursement	5,543.36	5,820.00	450.00	4,068.90	1,751.10	70

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-401-460-000	Management- Meetings & Seminars	4,791.46	2,705.00	135.00	3,328.59	623.59-	123
	401 MANAGER:	**382,336.92**	**395,276.83**	**41,381.50**	**315,615.10**	**79,661.73**	**80**
001-402-000-000	FINANCIAL ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0
001-402-120-000	Finance- Payroll	103,237.54	125,000.00	14,423.07	101,753.80	23,246.20	81
001-402-150-000	Finance- Benefits	55,480.32	51,670.52	8,899.70	38,830.49	12,840.03	75
001-402-321-000	Finance- Mobile Phone	300.00	300.00	25.00	250.00	50.00	83
001-402-337-000	Finance- Mileage Reimbursement	198.09	250.00	63.80	129.05	120.95	52
001-402-460-000	Finance- Meeting & Seminars	0.00	400.00	0.00	0.00	400.00	0
	402 FINANCIAL ADMINISTRATION:	**159,215.95**	**177,620.52**	**23,411.57**	**140,963.34**	**36,657.18**	**79**
001-403-000-000	TAX COLLECTION:	0.00	0.00	0.00	0.00	0.00	0
001-403-110-000	Tax Collection- Payroll	2,604.75	2,612.50	0.00	2,387.98	224.52	91
001-403-150-000	Tax Collection- Benefits	199.27	142.94	0.00	182.68	39.74-	128
001-403-210-000	Tax Collection- Office Supplies	6,050.41	6,300.00	0.00	7,092.75	792.75-	113
001-403-310-000	Tax Collection- Professional Services	33,339.25	41,635.11	544.42	29,085.86	12,549.25	70
	403 TAX COLLECTION:	**42,193.68**	**50,690.55**	**544.42**	**38,749.27**	**11,941.28**	**76**
001-404-000-000	LEGAL SERVICES:	0.00	0.00	0.00	0.00	0.00	0
001-404-310-000	Legal- General Services	200,414.84	186,063.50	26,034.61	113,849.29	72,214.21	61
001-404-320-000	Legal- RTK Services	2,961.00	12,000.00	4,596.75	77,614.00	65,614.00-	647
	404 LEGAL SERVICES:	**203,375.84**	**198,063.50**	**30,631.36**	**191,463.29**	**6,600.21**	**97**
001-405-000-000	CLERICAL:	0.00	0.00	0.00	0.00	0.00	0
001-405-140-000	Clerical- Payroll	107,815.33	189,378.00	14,877.60	99,195.72	90,182.28	52
001-405-150-000	Clerical- Benefits	33,006.73	63,496.71	6,108.74	39,785.09	23,711.62	63
001-405-210-000	Clerical- Office Supplies	5,376.08	6,000.00	1,110.59	4,084.87	1,915.13	68

TOWNSHIP OF WORCESTER
Statement of Revenue and Expenditures

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-405-310-000	Payroll Services	16,463.27	18,495.00	2,089.56	15,379.16	3,115.84	83
001-405-321-000	Clerical- Telephone	3,640.26	4,893.00	311.27	2,984.47	1,908.53	61
001-405-325-000	Clerical- Postage	3,835.54	5,835.00	322.00	2,947.57	2,887.43	51
001-405-337-000	Clerical- Mileage Reimbursement	75.04	240.00	0.00	7.00	233.00	3
001-405-340-000	Clerical- Advertisement	3,493.64	6,000.00	0.00	2,108.27	3,891.73	35
001-405-460-000	Clerical- Meetings & Seminars	2,931.85	2,540.00	0.00	866.90-	3,406.90	34-
001-405-465-000	Clerical- Computer Expense	109,900.22	93,546.00	3,824.89	60,837.82	32,708.18	65
001-405-470-000	Clerical- Other Expense	13,317.27	14,394.00	1,504.43	14,741.59	347.59-	102
	405 CLERICAL:	**299,855.23**	**404,817.71**	**30,149.08**	**241,204.66**	**163,613.05**	**60**
001-408-000-000	ENGINEERING SERVICES:	0.00	0.00	0.00	0.00	0.00	0
001-408-310-000	Engineering Services	74,439.56	60,000.00	6,604.26	59,443.08	556.92	99
	408 ENGINEERING SERVICES:	**74,439.56**	**60,000.00**	**6,604.26**	**59,443.08**	**556.92**	**99**
001-409-000-000	GOVERNMENT BUILDINGS & PLANT:	0.00	0.00	0.00	0.00	0.00	0
001-409-136-000	Administration- Utilities	13,662.95	13,200.00	536.46	9,681.43	3,518.57	73
001-409-137-000	Administration- Maintenance & Repairs	11,142.97	19,830.00	858.00	9,536.01	10,293.99	48
001-409-142-000	Administration- Alarm Service	4,605.38	4,920.00	291.61	3,146.29	1,773.71	64
001-409-147-000	Administration- Other Expenses	741.11	1,920.00	62.49	388.85	1,531.15	20
001-409-236-000	Garage- Utilities	13,696.12	15,540.00	455.36	10,767.48	4,772.52	69
001-409-237-000	Garage- Maintenance & Repairs	10,457.53	15,030.00	532.80	10,144.46	4,885.54	67
001-409-242-000	Garage- Alarm Service	2,034.42	2,604.00	209.79	1,760.06	843.94	68
001-409-247-000	Garage- Other Expenses	1,007.33	1,320.00	99.66	526.80	793.20	40
001-409-436-000	Community Hall- Utilities	5,092.39	7,140.00	564.75	5,141.19	1,998.81	72
001-409-437-000	Community Hall- Maintenance & Repairs	4,008.28	6,276.00	394.98	2,882.98	3,393.02	46
001-409-447-000	Community Hall- Other Expenses	279.62	660.00	0.00	139.92	520.08	21
001-409-536-000	Historical Bldg- Utilities	3,528.49	5,433.00	1,551.42	4,358.59	1,074.41	80

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-409-537-000	Historical Bldg- Maintenance & Repairs	4,044.00	1,992.00	0.00	0.00	1,992.00	0
001-409-636-000	Hollow Rd Rental- Utilities	0.00	250.00	0.00	0.00	250.00	0
001-409-637-000	Hollow Rd Rental- Maintenance & Repairs	1,130.50	4,152.00	0.00	433.48	3,718.52	10
001-409-737-000	Springhouse- Maintenance & Repairs	0.00	1,000.00	0.00	0.00	1,000.00	0
001-409-836-000	Dutchy Church- Utilities	600.51	624.00	47.85	445.39	178.61	71
001-409-837-000	Dutchy Church- Maitenance and Repairs	76.92	960.00	0.00	0.00	960.00	0
	409 GOVERNMENT BUILDINGS & PLANT:	**76,108.52**	**102,851.00**	**5,605.17**	**59,352.93**	**43,498.07**	**58**
001-411-000-000	FIRE:	0.00	0.00	0.00	0.00	0.00	0
001-411-380-000	Fire Protection- Hydrant Rentals	28,031.71	32,671.32	1,474.65	10,516.62	22,154.70	32
001-411-540-000	Fire Protection- WVFD Contributions	487,321.11	487,821.11	111,176.60	477,106.60	10,714.51	98
	411 FIRE:	**515,352.82**	**520,492.43**	**112,651.25**	**487,623.22**	**32,869.21**	**94**
001-412-001-000	Ambulance services	76,500.00	100,000.00	0.00	0.00	100,000.00	0
	412 Total	**76,500.00**	**100,000.00**	**0.00**	**0.00**	**100,000.00**	**0**
001-413-000-000	UCC & CODE ENFORCEMENT:	0.00	0.00	0.00	0.00	0.00	0
001-413-110-000	Fire Marshal- Payroll	5,200.00	0.00	0.00	0.00	0.00	0
001-413-140-000	Code Enforcement- Payroll	760.00	0.00	0.00	0.00	0.00	0
001-413-150-000	Code Enforcement- Benefits	0.00	252.75	0.00	0.00	252.75	0
001-413-210-000	Code Enforcement- Supplies	8,976.50	6,545.00	0.00	1,295.00	5,250.00	20
001-413-312-000	Code Enforcement- Consultant Services	130,277.46	92,500.00	17,455.00	113,766.25	21,266.25-	123
001-413-321-000	Code Enforcement- Mobile Phone	210.56	0.00	0.00	0.00	0.00	0
	413 UCC & CODE ENFORCEMENT:	**145,424.52**	**99,297.75**	**17,455.00**	**115,061.25**	**15,763.50-**	**116**
001-414-000-000	PLANNING & ZONING:	0.00	0.00	0.00	0.00	0.00	0
001-414-140-000	Zoning- Payroll	1,550.00	4,000.00	200.00	1,600.00	2,400.00	40

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-414-150-000	Zoning- Benefits	118.73	306.40	15.32	122.56	183.84	40
001-414-310-000	Zoning- Professional Services	7,582.90	13,300.00	1,244.00	9,218.00	4,082.00	69
001-414-313-000	Zoning- Engineering	0.00	1,500.00	0.00	556.50	943.50	37
001-414-314-000	Zoning- Legal	44,440.00	37,800.00	2,600.00	37,205.00	595.00	98
001-414-315-000	Zoning- Conditional Use	0.00	9,500.00	0.00	0.00	9,500.00	0
001-414-341-000	Zoning- Advertisement	615.67	1,350.00	232.67	232.67	1,117.33	17
001-414-460-000	Zoning- Meetings & Seminars	0.00	200.00	0.00	0.00	200.00	0
	414 PLANNING & ZONING:	**54,307.30**	**67,956.40**	**4,291.99**	**48,934.73**	**19,021.67**	**72**
001-419-000-000	OTHER PUBLIC SAFETY:	0.00	0.00	0.00	0.00	0.00	0
001-419-242-000	PA One Call	1,198.81	2,580.00	199.72	1,144.33	1,435.67	44
	419 OTHER PUBLIC SAFETY:	**1,198.81**	**2,580.00**	**199.72**	**1,144.33**	**1,435.67**	**44**
001-430-000-000	PUBLIC WORKS - ADMIN:	0.00	0.00	0.00	0.00	0.00	0
001-430-140-000	Public Works- Payroll	585,774.79	687,550.64	70,746.10	518,173.90	169,376.74	75
001-430-150-000	Public Works- Benefits	337,053.85	345,559.02	44,860.77	273,332.07	72,226.95	79
001-430-238-000	Public Works- Uniforms	3,716.73	5,500.00	0.00	412.46	5,087.54	8
001-430-326-000	Public Works- Mobile phones	861.41	840.00	84.56	845.60	5.60-	101
001-430-460-000	Public Works- Meetings & Seminars	1,009.31	800.00	0.00	164.03	635.97	20
001-430-470-000	Public Works- Other Expenses	1,734.95	1,590.00	480.00	1,500.41	89.59	94
	430 PUBLIC WORKS - ADMIN:	**930,151.04**	**1,041,839.66**	**116,171.43**	**794,428.47**	**247,411.19**	**76**
001-432-000-000	WINTER MAINTENANCE- SNOW REMOVAL:	0.00	0.00	0.00	0.00	0.00	0
001-432-200-000	Snow Removal- Materials	62,524.28	47,707.50	0.00	52,354.36	4,646.86-	110
001-432-450-000	Snow Removal- Contractor	0.00	1,500.00	0.00	0.00	1,500.00	0
	432 WINTER MAINTENANCE- SNOW REMOVA	**62,524.28**	**49,207.50**	**0.00**	**52,354.36**	**3,146.86-**	**106**
001-433-000-000	TRAFFIC CONTROL DEVICES:	0.00	0.00	0.00	0.00	0.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-433-313-000	Traffic Signal- Engineering	4,553.75	7,000.00	102.50	2,261.25	4,738.75	32
001-433-361-000	Traffic Signal- Electricity	4,194.42	4,860.00	441.09	4,944.81	84.81-	102
001-433-374-000	Traffic Signal- Maintenance	13,466.39	14,000.00	341.60	9,819.71	4,180.29	70
	433 TRAFFIC CONTROL DEVICES:	**22,214.56**	**25,860.00**	**885.19**	**17,025.77**	**8,834.23**	**66**
001-437-000-000	REPAIRS OF TOOLS AND MACHINERY:	0.00	0.00	0.00	0.00	0.00	0
001-437-250-000	Machinery & Tools- Vehicle Maintenance	94,011.31	92,160.00	2,652.61	37,382.55	54,777.45	41
001-437-260-000	Machinery & Tools- Small Tools	10,064.02	16,000.00	632.09	1,040.68	14,959.32	6
	437 REPAIRS OF TOOLS AND MACHINERY:	**104,075.33**	**108,160.00**	**3,284.70**	**38,423.23**	**69,736.77**	**36**
001-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0
001-438-231-000	Gasoline	9,075.38	6,300.00	1,217.71	12,300.05	6,000.05-	195
001-438-232-000	Diesel Fuel	24,048.69	29,976.52	4,395.67	24,870.86	5,105.66	83
001-438-242-000	Road Signs	5,355.51	6,000.00	0.00	2,089.21	3,910.79	35
001-438-245-000	Road Supplies	20,175.33	48,750.00	0.00	2,462.37	46,287.63	5
001-438-313-000	Engineering	19,215.28	25,000.00	346.00	12,790.92	12,209.08	51
001-438-370-000	Road Program- Contractor	6,198.50	15,000.00	0.00	0.00	15,000.00	0
	438 ROADS & BRIDGES:	**84,068.69**	**131,026.52**	**5,959.38**	**54,513.41**	**76,513.11**	**42**
001-446-000-000	STORM WATER MANAGEMENT:	0.00	0.00	0.00	0.00	0.00	0
001-446-313-000	Stormwater Management- Engineering	8,503.25	31,000.00	795.00	13,085.88	17,914.12	42
	446 STORM WATER MANAGEMENT:	**8,503.25**	**31,000.00**	**795.00**	**13,085.88**	**17,914.12**	**42**
001-452-000-000	PARTICIPANT RECREATION:	0.00	0.00	0.00	0.00	0.00	0
001-452-250-000	Community Day	9,635.32	15,000.00	2,834.87-	25,053.52	10,053.52-	167
001-452-520-000	Library	9,309.30	9,774.45	9,774.45	9,774.45	0.00	100
	452 PARTICIPANT RECREATION:	**18,944.62**	**24,774.45**	**6,939.58**	**34,827.97**	**10,053.52-**	**141**

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-454-000-000	PARKS:	0.00	0.00	0.00	0.00	0.00	0
001-454-436-000	Heebner Park- Utilities	4,390.73	4,212.00	129.01	4,472.54	260.54-	106
001-454-437-001	Heebner Park- Athletic Fields	6,185.05	12,000.00	0.00	2,656.80	9,343.20	22
001-454-437-002	Heebner Park- Expenses	5,139.04	8,000.00	239.99	5,915.77	2,084.23	74
001-454-438-001	Mount Kirk Park- Athletic Fields	1,316.75	2,300.00	0.00	758.70	1,541.30	33
001-454-438-002	Mount Kirk Park- Expenses	2,122.49	1,550.00	0.00	579.45	970.55	37
001-454-438-003	Mount Kirk Park- Utilities	3,432.94	2,420.00	54.34	2,696.64	276.64-	111
001-454-439-001	Sunny Brook Park- Athletic Fields	1,955.20	3,300.00	0.00	686.50	2,613.50	21
001-454-439-002	Sunny Brook Park- Expenses	1,651.33	3,202.00	0.00	1,359.23	1,842.77	42
001-454-446-000	Sunny Brook Park- Utilities	2,636.57	2,700.00	0.00	2,061.49	638.51	76
001-454-470-000	Heyser Park- Horse Ring	0.00	500.00	0.00	0.00	500.00	0
001-454-471-000	Heyser Park- Expenses	176.00	350.00	0.00	624.13	274.13-	178
001-454-480-000	Trail Expenses	740.88	2,650.00	0.00	243.46	2,406.54	9
001-454-490-000	Other Parks	4,386.74	6,716.00	344.49	4,117.14	2,598.86	61
	454 PARKS:	**34,133.72**	**49,900.00**	**767.83**	**26,171.85**	**23,728.15**	**52**
001-459-000-000	PUBLIC RELATIONS:	0.00	0.00	0.00	0.00	0.00	0
001-459-340-000	Public Relations- Community Newsletter	5,510.55	11,920.00	1,284.46	6,999.32	4,920.68	59
001-459-341-000	Public Relations- Other Communications	0.00	1,200.00	0.00	851.32	348.68	71
	459 PUBLIC RELATIONS:	**5,510.55**	**13,120.00**	**1,284.46**	**7,850.64**	**5,269.36**	**60**
001-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0
001-486-350-000	Insurances	132,534.37	143,262.30	3,071.00	103,193.30	40,069.00	72
	486 INSURANCE:	**132,534.37**	**143,262.30**	**3,071.00**	**103,193.30**	**40,069.00**	**72**
001-492-300-000	Transfer To Capital Fund	1,915,704.60	977,375.62	0.00	0.00	977,375.62	0
	492 Total	**1,915,704.60**	**977,375.62**	**0.00**	**0.00**	**977,375.62**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
	Fund 001 Expenditure Totals	**5,438,589.39**	**4,872,546.20**	**412,897.10**	**2,909,367.31**	**1,963,178.89**	**60**

001 Fund	**Prior**	**Current**	**YTD**
Revenues:	**5,337,421.79**	**149,111.78**	**3,529,354.59**
Expenditures:	**5,438,589.39**	**412,897.10**	**2,909,367.31**
Net Income:	**101,167.60-**	**263,785.32-**	**619,987.28**

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
008-341-000-000	Interest Earnings	61,553.46	20,000.00	5,218.17	47,490.05	27,490.05	237
	341 Interest Earnings	**61,553.46**	**20,000.00**	**5,218.17**	**47,490.05**	**27,490.05**	**237**
008-364-110-000	Tapping Fees	8,000.00	48,577.62	5,342.41	75,169.64	26,592.02	155
008-364-120-000	Sewer Fees- Residential	624,420.60	642,964.99	107,876.58	604,096.91	38,868.08-	94
008-364-130-000	Sewer Fees- Commercial	169,121.93	152,000.00	2,572.74	140,457.88	11,542.12-	92
008-364-140-000	Late Fees	10,947.76	8,300.00	606.26	7,266.56	1,033.44-	88
008-364-150-000	Certification Fees	695.00	1,000.00	120.00	1,410.00	410.00	141
	364 Total	**813,185.29**	**852,842.61**	**116,517.99**	**828,400.99**	**24,441.62-**	**97**
008-381-000-000	Miscellaneous Income	0.00	25.00	0.00	0.00	25.00-	0
	381 Miscellaneous Income	**0.00**	**25.00**	**0.00**	**0.00**	**25.00-**	**0**
	Fund 008 Revenue Totals	**874,738.75**	**872,867.61**	**121,736.16**	**875,891.04**	**3,023.43**	**100**

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
008-429-000-000	WASTWATER COLLECTION AND TREATMENT	0.00	0.00	0.00	0.00	0.00	0
008-429-242-000	Alarm Services	2,006.57	2,104.00	0.00	2,128.15	24.15-	101
008-429-300-000	Other Expenses	246,236.58	235,824.00	29,299.26	216,100.57	19,723.43	92
008-429-313-000	Engineering	9,988.26	12,000.00	159.00	14,090.73	2,090.73-	117
008-429-314-000	Legal	1,966.51	3,000.00	0.00	973.50	2,026.50	32
008-429-316-000	Plant Operations	74,825.91	93,818.50	17,382.50	90,988.17	2,830.33	97
008-429-321-000	Telephone	1,124.26	1,200.00	97.48	917.42	282.58	76
008-429-361-000	Utilities	131,453.95	137,520.00	8,791.90	104,491.48	33,028.52	76
008-429-374-000	Equipment & Repairs	26,019.20	30,226.03	1,309.28	15,907.39	14,318.64	53
008-429-421-001	Center Point- Operations	5,070.00	6,636.00	1,095.00	5,840.34	795.66	88

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
008-429-421-002	Center Point- Utilities & Repairs	7,451.50	8,676.00	355.87	5,016.99	3,659.01	58
008-429-422-001	Meadowood- Operations	5,177.00	6,636.00	1,095.00	5,840.34	795.66	88
008-429-422-002	Meadowood- Utilities & Repairs	6,493.61	7,092.00	412.32	4,263.81	2,828.19	60
008-429-423-001	Heritage Village- Operations	5,070.00	6,636.00	1,095.00	5,840.34	795.66	88
008-429-423-002	Heritage Village- Utilities & Repairs	5,131.29	7,236.00	246.94	7,487.17	251.17-	103
008-429-424-001	Fawn Creek- Operations	5,337.50	6,636.00	1,620.00	6,365.34	270.66	96
008-429-424-002	Fawn Creek- Utilities & Repairs	4,708.66	6,528.00	228.03	3,825.72	2,702.28	59
008-429-425-001	Chadwick Place- Operations	5,070.00	6,636.00	1,095.00	5,840.34	795.66	88
008-429-425-002	Chadwick Place- Utilities & Repairs	4,528.98	6,996.00	217.30	4,195.65	2,800.35	60
008-429-426-001	Adair Pump- Operations	5,070.00	6,636.00	1,095.00	5,840.34	795.66	88
008-429-426-002	Adair Pump- Utilities & Repairs	5,060.52	6,216.00	189.59	2,811.73	3,404.27	45
008-429-427-001	Reserve Pump- Operations	0.00	6,636.00	1,270.00	2,912.50	3,723.50	44
008-429-427-002	Reserve Pump- Utilities & Repairs	0.00	4,680.00	278.30	2,237.88	2,442.12	48
008-429-700-000	Capital Improvements	88,276.33	84,680.00	21,786.23	41,502.13	43,177.87	49
008-429-800-000	Depreciation	304,778.00	0.00	0.00	0.00	0.00	0
	429 WASTWATER COLLECTION AND TREATM	**950,844.63**	**694,248.53**	**89,119.00**	**555,418.03**	**138,830.50**	**80**
008-471-000-000	DEBT PRINCIPAL:	0.00	0.00	0.00	0.00	0.00	0
008-471-200-000	General Obligation Bond- Principal	0.00	135,000.00	0.00	0.00	135,000.00	0
	471 DEBT PRINCIPAL:	**0.00**	**135,000.00**	**0.00**	**0.00**	**135,000.00**	**0**
008-472-000-000	DEBT INTEREST:	0.00	0.00	0.00	0.00	0.00	0
008-472-200-000	General Obligation Bond- Interest	33,856.26	36,556.00	0.00	15,578.13	20,977.87	43
	472 DEBT INTEREST:	**33,856.26**	**36,556.00**	**0.00**	**15,578.13**	**20,977.87**	**43**
008-475-000-000	Fiscal Agent Fees- 2016 Bond	1,050.00	1,100.00	0.00	1,050.00	50.00	95
	475 Fiscal Agent Fees- 2016 Bond	**1,050.00**	**1,100.00**	**0.00**	**1,050.00**	**50.00**	**95**

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
008-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0
008-486-350-000	Insurance Expense	6,971.50	5,982.70	0.00	5,982.70	0.00	100
	486 INSURANCE:	**6,971.50**	**5,982.70**	**0.00**	**5,982.70**	**0.00**	**100**
	Fund 008 Expenditure Totals	**992,722.39**	**872,887.23**	**89,119.00**	**578,028.86**	**294,858.37**	**66**

008 Fund	Prior	Current	YTD
Revenues:	**874,738.75**	**121,736.16**	**875,891.04**
Expenditures:	**992,722.39**	**89,119.00**	**578,028.86**
Net Income:	**117,983.64-**	**32,617.16**	**297,862.18**

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
030-341-000-000	Interest Earnings	786,544.65	720,000.00	65,333.40	615,543.55	104,456.45-	85
	341 Interest Earnings	**786,544.65**	**720,000.00**	**65,333.40**	**615,543.55**	**104,456.45-**	**85**
030-354-351-000	Grants	0.00	161,442.00	0.00	0.00	161,442.00-	0
	354 Total	**0.00**	**161,442.00**	**0.00**	**0.00**	**161,442.00-**	**0**
030-363-100-000	Traffic Impact Fees	19,672.39	14,204.00	0.00	27,839.00	13,635.00	196
	363 Total	**19,672.39**	**14,204.00**	**0.00**	**27,839.00**	**13,635.00**	**195**
030-381-000-000	Miscellaneous Income	8,388.75	2,000.00	0.00	1,200.00	800.00-	60
	381 Miscellaneous Income	**8,388.75**	**2,000.00**	**0.00**	**1,200.00**	**800.00-**	**60**
030-392-010-000	Transfer From General Fund	1,915,704.60	977,375.62	0.00	0.00	977,375.62-	0
	392 Total	**1,915,704.60**	**977,375.62**	**0.00**	**0.00**	**977,375.62-**	**0**
	Fund 030 Revenue Totals	**2,730,310.39**	**1,875,021.62**	**65,333.40**	**644,582.55**	**1,230,439.07-**	**34**

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
030-405-000-000	SECRETARY/CLERK:	0.00	0.00	0.00	0.00	0.00	0
030-405-720-000	Office Equipment	4,986.89	80,000.00	2,549.83	31,425.05	48,574.95	39
	405 SECRETARY/CLERK:	**4,986.89**	**80,000.00**	**2,549.83**	**31,425.05**	**48,574.95**	**39**
030-409-000-000	GOVERNMENT BUIILDINGS & PLANTS:	0.00	0.00	0.00	0.00	0.00	0
030-409-600-000	Building Improvements	16,853.00	20,700.00	0.00	23,067.72	2,367.72-	111
	409 GOVERNMENT BUIILDINGS & PLANTS:	**16,853.00**	**20,700.00**	**0.00**	**23,067.72**	**2,367.72-**	**111**

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
030-430-600-000	Capital Roads	668,452.64	1,571,177.00	418,455.33	471,565.25	1,099,611.75	30
030-430-740-000	Equipment Purchases	406,150.99	344,730.00	0.00	150,777.16	193,952.84	44
	430 Total	**1,074,603.63**	**1,915,907.00**	**418,455.33**	**622,342.41**	**1,293,564.59**	**32**
030-433-600-000	Traffic Signs & Signals	27,113.50	37,000.00	0.00	30,054.00	6,946.00	81
	433 Total	**27,113.50**	**37,000.00**	**0.00**	**30,054.00**	**6,946.00**	**81**
030-454-600-000	Parks and Trails	232,943.49	310,100.00	5,849.50	122,586.99	187,513.01	40
030-454-710-000	Land Acqusition	0.00	31,000.00	0.00	0.00	31,000.00	0
	454 Total	**232,943.49**	**341,100.00**	**5,849.50**	**122,586.99**	**218,513.01**	**36**
030-471-201-000	Bond principal	37,000.00	0.00	0.00	0.00	0.00	0
	471 Total	**37,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0**
030-472-200-000	Loan Interest	98,908.85	135,908.85	0.00	135,124.18	784.67	99
	472 Total	**98,908.85**	**135,908.85**	**0.00**	**135,124.18**	**784.67**	**99**
	Fund 030 Expenditure Totals	**1,492,409.36**	**2,530,615.85**	**426,854.66**	**964,600.35**	**1,566,015.50**	**38**

030 Fund	Prior	Current	YTD
Revenues:	**2,730,310.39**	**65,333.40**	**644,582.55**
Expenditures:	**1,492,409.36**	**426,854.66**	**964,600.35**
Net Income:	**1,237,901.03**	**361,521.26-**	**320,017.80-**

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
035-341-000-000	Interest Earnings	16,604.83	6,000.00	1,351.26	12,061.94	6,061.94	201
	341 Interest Earnings	**16,604.83**	**6,000.00**	**1,351.26**	**12,061.94**	**6,061.94**	**201**
035-355-020-000	Liquid Fuel Funds	363,411.52	350,022.34	0.00	352,054.09	2,031.75	101
	355 Total	**363,411.52**	**350,022.34**	**0.00**	**352,054.09**	**2,031.75**	**100**
	Fund 035 Revenue Totals	**380,016.35**	**356,022.34**	**1,351.26**	**364,116.03**	**8,093.69**	**102**

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
035-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0
035-438-370-000	Road Maintenance Contractor	357,000.00	360,000.00	360,000.00	360,000.00	0.00	100
	438 ROADS & BRIDGES:	**357,000.00**	**360,000.00**	**360,000.00**	**360,000.00**	**0.00**	**100**
	Fund 035 Expenditure Totals	**357,000.00**	**360,000.00**	**360,000.00**	**360,000.00**	**0.00**	**100**

035 Fund	Prior	Current	YTD
Revenues:	**380,016.35**	**1,351.26**	**364,116.03**
Expenditures:	**357,000.00**	**360,000.00**	**360,000.00**
Net Income:	**23,016.35**	**358,648.74-**	**4,116.03**

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
040-341-200-000	Interest Earnings Developers	975.69	0.00	74.59	687.24	687.24	0
	341 Total	**975.69**	**0.00**	**74.59**	**687.24**	**687.24**	**0**
	Fund 040 Revenue Totals	**975.69**	**0.00**	**74.59**	**687.24**	**687.24**	**0**

040 Fund	Prior	Current	YTD
Revenues:	**975.69**	**74.59**	**687.24**
Expenditures:	**0.00**	**0.00**	**0.00**
Net Income:	**975.69**	**74.59**	**687.24**

Grand Totals	Prior	Current	YTD
Revenues:	**9,323,462.97**	**337,607.19**	**5,414,631.45**
Expenditures:	**8,280,721.14**	**1,288,870.76**	**4,811,996.52**
Net Income:	**1,042,741.83**	**951,263.57-**	**602,634.93**

Skippack Emergency Medical Services

4058 Mensch Rd
P.O. Box 59
Skippack, PA 19474

Business 610.454.9665
Fax 610.454.9666

Skippack EMS
October 2026 calls
Worcester Township

Calls dispatched	59
Transported	34
Refusals	5
No services *	1
Fire	0
Covered by other squads	11
Lift assist	5
Recall (308B, caller, PSP)	3

* includes: accidental/false alarm for medical alert alarm, no patient found, deceased, or police matters

NORTH PENN WATER AUTHORITY
MINUTES OF THE BOARD OF DIRECTORS' MEETING
September 22, 2026

George E. Witmayer, Chair, called the meeting to order at 7:00 pm. The following Board members attended the meeting: Amy Cummings-Leight, Arthur C. Bustard, William K. Dingman, Franco D'Angelo and Richard C. Mast. Kenneth V. Farrall, Robert C. McCarney, Michael R. Filiatrault and Jeffrey H. Simcox were absent. Also, present were Keith L. Hass, P.E., Executive Director, Ami Tarburton, Director of Finance and Human Resources, Daniel P. Pearce, Director of Information Technology, Daniel C. Preston, P.E., Director of Asset Management and Strategic Initiatives, Jonathan C. Hartzell, Director of Operations and Field Services, and Paul Mullin, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, Solicitor.

The following items, by agenda number, were discussed:

1. **MINUTES** – Upon the motion of Mr. Dingman, seconded by Mr. Bustard, the Board approved unanimously the Minutes of the August 25, 2026, Board of Directors meeting as presented.

2. **BIDS** – There was no Bid Activity this month.

3. **PUBLIC COMMENTS** – There were no members of the public in attendance at the meeting.

4. **FINANCIALS:**

   4.1. The Statement of Income and Expense for the period ending August 31, 2026, was highlighted by Ms. Tarburton and discussed. Ms. Tarburton noted that Metered Sales were up 5% and Total Revenues were up .5%, compared to 2025. Operating expenses were 63% of the budget, with 66% of time elapsed. Income after debt service is 81% of the budget. Debt Service Coverage is at 2.32, which is above the 1.10 required by the Trust Indenture. Total Debt Service Coverage is 3.39. The Statement of Net Position is up 7.5% year to year. Capital expenditures are trending upward to 49% of budget and are expected to accelerate as main replacement work ramps up. Metered sales charts are at or exceeding the 3-year average. Following discussion, upon the motion of Ms. Cummings-Leight, seconded by Mr. Bustard, the Board voted unanimously to accept the financial reports and file for future audit.

   4.2. The Human Resources and Payroll report was also reviewed and highlighted by Ms. Tarburton and discussed.

   4.3. Check Registers for the period August 13, 2026, to September 10, 2026, were distributed and discussed. Upon the motion of Mr. D'Angelo, seconded by Ms. Cummings-Leight, the Board ratified unanimously the payments listed.

5. **OPERATIONS, METER/CUSTOMER SERVICE, STATISTICS AND PUBLIC RELATIONS:**

5.1. The Operations Report for the month of August 2026 was presented, highlighted by Mr. Hartzell, and discussed.

5.2. Mr. Hartzell reviewed the operating statistics noting the drop in water use caused by JBS primarily and also due to the wet weather.

5.3. The Public Relations Report for the month of August 2026 was presented, highlighted by Mr. Hartzell, and discussed.

6. **ENGINEERING, WATER QUALITY AND COMMUNITY PARTNERSHIPS:**

6.1. The Engineering Report for the month of August 2026 was presented, highlighted by Mr. Preston, and discussed.

6.2. The Water Quality Report for the month of August 2026 was presented, highlighted by Mr. Preston, and discussed.

6.3. The Community Partnerships Report for the month of August 2026 was presented, highlighted by Mr. Preston, and discussed.

7. **INFORMATION TECHNOLOGY REPORT** – The Report for the month of August 2026 was presented, highlighted by Mr. Pearce, and discussed.

8. **FOREST PARK WATER** – Mr. Dingman, Chair of the Forest Park Water Operating Committee, reported that the NPWA/NWWA Joint Board Committee met on September 3, 2026. Minutes of the meeting were presented for approval. Upon the motion of Mr. Bustard, seconded by Mr. Dingman, the Board voted unanimously to approve the minutes as submitted. Mr. Hass noted the Forest Park expansion report confirmed that the DRBC has approved our docket request, and we are now focusing on completing design and submitting the DEP and other permits.

9. **MAIN EXTENSIONS:**

9.1. M.E. 1496 – Berkeley Court, Ph 2B (Towne Gate Commons)
School Lane Development, LLC
School Lane & Market Street
Souderton Borough

9.1.1. Upon the motion of Ms. Cummings-Leight, seconded by Mr. Mast, and after discussion, the Board authorized unanimously execution of Resolution No. 26-09-22A for Deed of Dedication of Public Utility Line, and further, authorized execution of the Deed of Dedication.

9.2. M.E. 1546 – Hatfield Walk
PPG Hatfield
23 N. Main Street
Hatfield Borough

9.2.1. Upon the motion of Mr. Mast, seconded by Mr. Bustard, and after discussion, the Board authorized unanimously execution of Resolution No. 26-09-22B for Deed of Dedication of Public Utility Line, and further, authorized the execution of the Deed of Dedication.

10. **ITEMS FOR DISCUSSION:**

10.1. Collegeville Borough and Trappe Borough Water Purchase Memorandum of Understanding – Mr. Hass, Mr. Mullin and Mr. Preston highlighted and reviewed the Memorandum of Understanding (MOU) included in the Board Packet. The MOU with Collegeville and Trappe Boroughs allows for the Boroughs to proceed with permitting for a permanent bulk-water interconnection to provide an alternative water supply in response to PFAS concerns with the Boroughs' existing wells. Under the proposed arrangement, the Boroughs would construct the transmission main and related facilities, while North Penn Water Authority would extend its system to the point of delivery and provide an average of 650,000 gallons per day with a peak usage of up to 1.0 million gallons per day. Additional terms and conditions, including rates, billing, ownership, maintenance, and other operating provisions, would be addressed in a subsequent agreement to be finalized later this year.

Upon the motion of Mr. Bustard, seconded by Mr. D'Angelo, and after discussion the Board authorized unanimously the execution of the Memorandum of Understanding with Collegeville and Trappe Boroughs.

10.2. Lawn Avenue Main Replacement – PENNVEST funding documents – Ms. Tarburton highlighted the documents included in the Board Packet. NPWA is proceeding with a new PENNVEST application for the Lawn Avenue Main Replacement project in Sellersville Borough. NPWA is applying for $2,000,000 in PENNVEST funding for the project with a project construction start date later in 2027. As part of the application process, certain documents need to be executed to comply with all requirements.

10.2.1 Upon the motion of Mr. Dingman, seconded by Ms. Cummings-Leight, and after discussion, the Board authorized execution of Resolution No. 26-09-22C for a Resolution to Apply for a PENNVEST loan for the Lawn Avenue Main Replacement Project.

10.2.2 Upon the motion of Mr. Dingman, seconded by Ms. Cummings-Leight, and after discussion, the Board authorized execution of the Letter of Responsibility for the Lawn Avenue Project.

11. **COMMITTEE REPORTS:**

11.1. Engineering Committee – Mr. Mast, on behalf of Mr. Farrall, Chair of the Engineering Committee, reported that the committee had met immediately prior to the Board meeting this evening and discussed the following:

11.1.1. Proposed 2027 Capital Budget – Management presented an overview of the proposed 2027 Capital Budget totaling $9,962,000. The budget is concentrated primarily in water main projects, Forest Park Water Treatment Plant expenditures, meters, and service connection lines, which together represent approximately 81% of planned capital spending. Major 2027 projects include general main replacement and rehabilitation, the Lawn Avenue main replacement in Sellersville Borough, new and replacement meters, project development costs for the West Rockhill Tank, vehicle and equipment replacements, and Forest Park Water Treatment Plant expenditures. The presentation also highlighted longer-term capital needs beyond 2027, including the planned West Rockhill and Souderton storage tanks, continued main replacement and rehabilitation, vehicle replacements, and Operations Center improvements. Capital Fund cash flow has been conservatively projected through 2032, including anticipated expenditures and funding associated with the Forest Park Water Treatment Plant expansion to help ensure adequate funding remains available for future capital needs. The Committee recommended forwarding the proposed 2027 Capital Budget to the Finance Committee as submitted, for its upcoming November committee meeting.

11.1.2. West Rockhill Tank Update – Roth property - Management provided a brief update on progress since the property was recently purchased. The wetlands delineation was completed with favorable results with options for a tank to be constructed at a number of locations on the property. Staff are reviewing and developing alternatives to how the property will be used and will report back to the Board at an upcoming meeting with recommendations.

11.2. Executive Committee – Mr. Hass, on behalf of Mr. Simcox, Chair of the Executive Committee, reported that the committee had not met since the last Board meeting.

11.3. Finance Committee – Ms. Cummings-Leight, Chair of the Finance Committee, reported that the committee had not met since the last Board meeting.

12. **CORRESPONDENCE** - Various items of correspondence and newspaper articles contained in the Authority meeting booklet were reviewed. Mr. Hass noted articles related to PA-American and Upper Southampton Municipal Authority.

13. **COMING EVENTS:**

Forest Park Customer Appreciation Day Golf Outing

Monday, September 28, 2026
The Bucks Club
2600 York Road, Jamison, PA
1:00 pm

Public Voting – General Elections
Tuesday, November 3, 2026
North Penn Water Authority
300 Forty Foot Road, Lansdale, PA

14. **OLD BUSINESS**:

14.1. PennDOT SR 1058 – Route 309 Connector Utility Relocation – Mr. Preston highlighted the documents included in the Board Packet. The final Phase 3 of the Route 309 Connector project is now underway. PennDOT is now seeking a cost sharing agreement with NPWA for the relocation of its facilities. Similar to Phase 2, PennDOT has proposed a 75%-25% split of costs with NPWA shouldering 25% of the cost. This is favorable to NPWA, and it is recommended that we proceed. Upon the motion of Mr. Bustard, seconded by Ms. Cummings-Leight, and after discussion, the Board authorized unanimously the execution of the Cost Sharing Request Letter, and further authorized the execution of Resolution No. 26-09-22D related to the cost sharing agreement.

15. **NEW BUSINESS** – There was no New Business.

16. **EXECUTIVE SESSION** – The Board adjourned at 7:44 pm for Executive Session to discuss real estate matters and reconvened at 8:56 pm.

There being no further business, upon the motion of Ms. Cummings-Leight, seconded by Mr. Dingman, the Board voted unanimously to adjourn at 8:56 pm.

Respectfully submitted,

Kenneth V. Farrall
Secretary

Public Works Department Report

October 2026

1) **Road Maintenance**
    A. **Cleared inlets and drains throughout the Township**
    B. **Filled potholes throughout the Township**
    C. **Adding stone to roadway edge erosion areas**
    D. **Intersection visibility pruning**
    E. **General ROW cleanup and mowing**
    F. **Guiderail and control box trimming**
    G. **Green Hill wooden bridge repairs**
    H. **Road program – Pavement markings**
    I. **Hazardous tree removal on Mill Road**

2) **Storm Maintenance**
    A. **No maintenance required due to storm events in October**

3) **Parks**
    A. **Twice weekly cleaning of restrooms, emptying trash receptacles, and stocking dog bags**
    B. **Removal of dead trees on Township properties/parks**
    C. **Mowing Township properties**
    D. **Weed control on Township properties**
    E. **Turf applications**
    F. **Baseball/softball infield maintenance**
    G. **Prepped Heyser ring for the October horse show**
    H. **Fence staining**

4) **Vehicle Maintenance**
    A. **Performed weekly maintenance of all Township vehicles**
    B. **Inspection – 64-30, 64-32, 64-44, 64-45, 64-61, 64-70, and 64-75**
    C. **Wiring Repairs – 64-44 and 64-45**
    D. **Hydraulic repairs – 64-51**
    E. **Window Replacement – 64-66**

5) **Miscellaneous**
    A. **Setting up and cleaning of Community Hall for rentals and Township events**
    B. **Nike Compost facility open to residents twice weekly**

TOWNSHIP OF WORCESTER
Montgomery County, Pennsylvania

ORDINANCE NO. 2026-306

AN ORDINANCE OF THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 150, ZONING, OF THE CODE OF THE TOWNSHIP OF WORCESTER BY AMENDING ARTICLE XIXA, INDUSTRIAL RESEARCH DISTRICT; § 150-134.2, USE REGULATIONS, AMENDING ARTICLE III, TERMINOLOGY; §150-9 DEFINITIONS; ; ADDING A NEW ARTICLE XXXI ENTITLED "DATA CENTERS"; PERMITTING DATA CENTERS BY CONDITIONAL USE IN THE IR INDUSTRIAL RESEARCH DISTRICT; ESTABLISHING MAXIMUM FACILITY SIZE AND ELECTRICAL-DEMAND LIMITS, USE AND DEVELOPMENTREGULATIONS; PERMITTING ENERGY GENERATION FACILITIES ONLY AS ACCESSORY COMPONENTS OF APPROVED DATA CENTERS; AND PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Pennsylvania Municipalities Planning Code authorizes the Township to regulate land uses and amend its Zoning Ordinance; and

WHEREAS, the Board of Supervisors desires to establish clear standards for Data Centers and accessory Energy Generation Facilities; and

WHEREAS, the Board has determined that these uses should be permitted only by conditional use in the IR Industrial Research District, subject to standards protecting public health, safety, welfare, neighboring properties, and public infrastructure; and

WHEREAS, the Board has evaluated the land area available in the IR Industrial Research District, the existing development pattern, and the location of surrounding residential uses and Sensitive Receptors, and intends to provide a reasonable and objective siting path for a Data Center by conditional use while requiring enforceable setbacks, sound, thermal, monitoring, emergency-response, and infrastructure protections; and

WHEREAS, the Township has satisfied all applicable notice, referral, and hearing requirements.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, as follows:

SECTION 1. AMENDMENT TO ARTICLE XIXA, INDUSTRIAL RESEARCH DISTRICT, §150-134.2, USE REGULATIONS

Article XIXA, Industrial Research District. §150-134.2, Use regulations, is hereby amended by **adding a new Subsection G as follows**:

G. Data Centers.

(1) A Data Center or Data Center Premises when authorized as a conditional use by the Board of Supervisors in accordance with §150-215 and Article XXXI.

(2) An Energy Generation Facility may be permitted only as an accessory and subordinate component of an approved Data Center in accordance with Article XXXI and shall not constitute a separate principal use.

(3) A Data Center Campus is prohibited.

SECTION 2. AMENDMENT TO ARTICLE III, TERMINOLOGY, §150-9 DEFINITIONS

Article III, Terminology, § 150-9. is amended to add the following terms:

DATA CENTER. A facility or Data Center Premises primarily used to house or operate computer systems, servers, data storage, networking, telecommunications, artificial-intelligence, cloud, colocation, high-performance-computing, or similar digital-processing equipment, together with supporting cooling, power, utility, security, and emergency systems. A facility or Data Center Premises is a Data Center when more than 50% of its gross floor area or connected electrical load serves such processing. In a multi-tenant building, this determination is made separately for each demised premises, and all affiliated or commonly controlled premises are aggregated. Classification is unaffected by ownership, tenancy, customers, workload, technology, service model, or marketing name. The term Data Center does not include a telecommunications facility, central office, switching facility, cable television headend, broadband or fiber-optic distribution facility, point of presence, network hub, equipment shelter, equipment room, or similar facility primarily used to transmit, switch, route, distribute, or provide voice, video, broadband, wireless, fiber-optic, or other telecommunications services to customers or the public, where data processing, computing, and storage are incidental to the provision of such telecommunications services. This exclusion does not apply to a facility primarily used for cloud computing, colocation, artificial-intelligence processing, high-performance computing, commercial data storage or processing, or other Data Center operations, regardless of whether telecommunications or fiber-optic infrastructure is used to serve the facility.

DATA CENTER CAMPUS. Two or more principal Data Center buildings or facilities under common or affiliated ownership, development, operation, or control, or planned or operated as a coordinated project or with shared material infrastructure. All related parcels, buildings, loads, and improvements shall be aggregated.

DATA CENTER ACCESSORY USE. A use or improvement customarily incidental and subordinate to a Data Center, including administrative, security, fiber, utility, electrical, water, wastewater, cooling, emergency-power, renewable-energy, and battery systems. An Energy Generation Facility is accessory only when approved under §150-273 on the same consolidated lot as the Data Center it serves.

DATA CENTER PREMISES. Within a multi-tenant building, the separately enclosed and secured area occupied or controlled by a Data Center and identified on the approved conditional use and land development or development-envelope plans, together with every enclosed area elsewhere in the building exclusively serving the Data Center.

ENERGY GENERATION FACILITY. Equipment used to generate electricity for normal Data Center operations that includes fuel combustion or does not exceed five megawatts of aggregate nameplate capacity, including associated battery storage. The term excludes rooftop or building-integrated solar; otherwise-permitted accessory renewable generation not exceeding five megawatts; emergency generators used only for outages and limited testing; uninterruptible power supplies; and batteries used as permitted by §150-258. An Energy Generation Facility is permitted only under §150-273 and never as a standalone principal use.

DATA CENTER GROSS FLOOR AREA.

A. The aggregate horizontal area of every enclosed floor of all buildings and Data Center Premises supporting a Data Center building, measured to exterior wall faces and including basements, equipment and mechanical floors, mezzanines, offices, storage, loading areas, and enclosed rooftop structures.

B. For Data Center Premises within a multi-tenant building, area is measured to the interior faces of demising walls and the exterior faces of exterior building walls and includes each enclosed area elsewhere in the building used, reserved, powered, cooled, secured, or otherwise dedicated to support the Data Center. Unrelated tenant premises and common areas serving general building operation are excluded.

C. Unenclosed equipment yards, open-air substations, outdoor cooling equipment, parking, and loading areas are excluded from data center gross floor area.

MAJOR STREET. A street classified as a major street under Chapter 130 or as an arterial or collector on an officially adopted Township, Montgomery County, or Pennsylvania Department of Transportation map.

MAXIMUM FACILITY DEMAND. The greatest aggregate real power, in megawatts, that a facility is designed, configured, authorized, contracted, or capable of accepting or producing simultaneously for normal operations at full build-out and under Peak Operating Conditions, determined from: total utility-service capacity plus normal-operation on-site generation and battery discharge; the greatest load requested or authorized in utility documents plus such on-site

sources; or the professionally sealed electrical basis of design. All meters, points of delivery, and sources serving related facilities shall be aggregated. A redundant feed may be excluded only if a professionally sealed design and utility documents establish that it cannot serve load simultaneously. Equipment used solely for bona fide outages and limited readiness testing is excluded.

PEAK OPERATING CONDITIONS. The highest operating level shown in an application, utility document, professionally sealed design, manufacturer specification, or phasing plan, including full build-out, maximum electrical and cooling demand, summer design conditions, and the maximum simultaneous operation or testing proposed for power equipment.

PRACTICABLE. Capable of being achieved on the consolidated lot at full build-out while complying with all mandatory requirements of this Chapter and applicable law, without requiring zoning relief. Applicant preference, phasing, or cost alone does not determine practicability.

QUALIFIED ACOUSTICAL PROFESSIONAL. A Pennsylvania-licensed professional engineer with education and at least five years of experience in environmental sound, vibration, low-frequency sound, modeling, and mitigation, or an INCE Board Certified Noise Control Engineer working under the responsible charge of a Pennsylvania-licensed professional engineer.

QUALIFIED PROFESSIONAL. An individual holding a current Pennsylvania professional license, registration, or certification applicable to the subject matter; or, when no such credential exists, an individual with relevant education or training and at least five years of documented experience in the applicable field. When another provision of this Article requires a Pennsylvania-licensed professional engineer or another specific credential, that more specific requirement controls.

SENSITIVE RECEPTOR. A residential use or district; school; child-care facility; hospital; nursing or assisted-living facility; community center; public park; place of worship; or another use whose principal function involves persons residing, sleeping, receiving inpatient care, attending instruction or supervised care, or regularly recreating outdoors.

SEPARATION DISTANCE. The shortest horizontal distance from the nearest exterior edge of a regulated building, structure, equipment area, or truck-idling area to the nearest lot line of a parcel containing a residential use or Sensitive Receptor, or to the nearest residential-district boundary. A street, railroad, easement, or right-of-way does not interrupt the measurement.

SECTION 3. ADDITION OF ARTICLE XXXI

Chapter 150 is hereby amended by adding a new Article XXXI, as follows:

ARTICLE XXXI
DATA CENTERS

§150-253. Purpose.

This Article provides a reasonable, objective, and enforceable siting path for Data Centers while protecting public health and safety, neighboring property, infrastructure, emergency services, and natural resources.

§150-254. Intentionally Omitted.

§150-255. Use and Development Regulations.

A. A Data Center is permitted only by conditional use in the IR Industrial Research District under §150-215 and this Article, except that §150-215(F) shall not apply to a Data Center or an accessory Energy Generation Facility. An Energy Generation Facility is permitted only as an accessory component under §150-273 on the same lot as a Data Center

B. Except where this Article states a more specific standard for the same requirement, subject or impact, all IR District and other applicable Chapter requirements remain in effect. A specific standard in this Article controls over a conflicting general standard elsewhere in Chapter 150 as applied to a Data Center or accessory Energy Generation Facility. For an impact expressly regulated by a specific numerical or performance standard in this Article, compliance with that specific standard constitutes compliance with a more general Chapter standard addressing the same impact, but does not waive an independent requirement governing a different subject or impact. A Data Center is subject to Chapter 130 land development approval when the proposal constitutes land development under Chapter 130 and the Pennsylvania Municipalities Planning Code. When a proposal does not constitute land development, the conditional use application shall include an existing-conditions and development-envelope plan containing the information otherwise required by this Article, and all other applicable permits and approvals remain required.

C. No more than one Data Center may be located on a lot. Every Data Center is limited to one principal Data Center building or one Data Center Premises; 25,000 square feet of aggregate gross floor area; Maximum Facility Demand of five megawatts; non-evaporative cooling; and no cryptocurrency mining, blockchain validation, digital-asset mining, proof-of-work computation, or similar operation primarily involving digital currency or blockchain assets. A Data Center Campus is prohibited.

D. All related parcels, phases, buildings, tenants, loads, meters, generation, battery discharge, and accessory improvements shall be aggregated. No subdivision, lease, affiliated entity, transfer, separate application, or other arrangement may avoid a requirement or maximum. A facility exceeding a maximum is prohibited and is not eligible for approval by amendment under this Article.

E. A conditional use application may be filed concurrently with a preliminary land development plan, but land development approval shall follow and conform to the conditional use decision.

F. A Data Center may occupy a Data Center Premises within a lawful multi-tenant principal building. The owner and operator shall record a declaration approved by the Township Solicitor as to form and legality identifying the approved Data Center Premises, enclosed accessory areas, meters, Maximum Facility Demand, and prohibition against expansion, additional Data Center Premises, or circumvention without conditional use amendment approval. Unrelated uses shall remain physically and operationally independent. This subsection does not make a nonconforming building or condition lawful and provides only the limited measurement treatment expressly stated in §150-257(E).

G. Traditional Telecommunications Uses. Nothing in this Article shall prohibit, restrict, reclassify, or impose the requirements of this Article upon a telecommunications use or facility that is otherwise lawfully permitted under this Chapter and that does not constitute a Data Center as defined in §150-253. Telecommunications equipment, fiber-optic facilities, switching equipment, broadband infrastructure, and similar communications infrastructure may continue to be established, operated, expanded, replaced, or modified in accordance with the zoning provisions otherwise applicable to such use.

§150-256. Tract and Access.

A. A Data Center requires at least 50 contiguous acres in the IR District under unified control. Parcels used to meet the minimum shall directly adjoin and be consolidated into one lot of record contemporaneously with final land development plan recording or before any permit or site-work authorization is issued in the event of a Data Center Premises that does not require land development approval. The recorded plan and deed shall prohibit a later division that causes noncompliance and shall be approved by the Township Solicitor as to form and legality. After consolidation, setbacks are measured from the exterior lot boundary.

B. Primary access shall be from a Major Street. The Board of Supervisors may approve another access only upon written findings that Major Street access is not legally and physically available and the alternate route safely accommodates the largest anticipated and emergency vehicles. Any easement or private street shall be perpetual and governed by a recorded access and maintenance agreement approved by the Township Solicitor.

§150-257. Setbacks and Separation.

A. Principal buildings, outdoor cooling and mechanical equipment, substations, transformers, switching stations, generators, Energy Generation Facilities, truck-idling areas, and similar impact-producing improvements shall be at least 250 feet from every property line. Compliant access drives, gates, fences, landscaping, stormwater facilities, underground utilities, and necessary screened utility connection equipment are exempt.

B. Each improvement listed in Subsection A shall maintain a Separation Distance of at least 500 feet and shall be placed to achieve the greatest Separation Distance practicable within a compliant full-build-out development envelope.

C. When an improvement listed in Subsection A will have a Separation Distance of less than 1,000 feet, the applicant shall provide sufficient evidence to satisfy every criterion below. The conditional use decision shall establish the greatest whole-foot Separation Distance between 500 and 999 feet that permits a compliant full-build-out development envelope, and no regulated improvement may be located closer to a Sensitive Receptor. The property-line setback is not reduced.

(1) A professionally sealed development-envelope plan shall show the consolidated lot, zoning, affected residential and sensitive-receptor parcels, all full-build-out improvements, setbacks, environmental constraints, access, emergency circulation, stormwater, utilities, buffering, and mitigation. The plan shall identify the greatest whole-foot Separation Distance that permits the compliant envelope, and the decision shall state that distance and the site condition requiring a distance below 1,000 feet.

(2) A sealed acoustical analysis prepared by a Qualified Acoustical Professional, shall demonstrate that cumulative sound under Peak Operating Conditions remains at least 5 dBA and 5 dBC below each §150-263 limit, increases baseline ambient sound by no more than 3 dBA or 3 dBC, and creates no prominent tonal, impulsive, or low-frequency condition at a Sensitive Receptor.

(3) A sealed thermal analysis prepared by a Qualified Professional, using paired reference and receptor locations, shall demonstrate a facility-attributable increase below 0.5°F at each affected Sensitive Receptor under Peak Operating Conditions.

(4) Generators, cooling and electrical equipment, truck-idling areas, and outdoor compounds shall be placed farthest from affected receptors to the maximum extent practicable. Buildings, berms, walls, or opaque fencing shall immediately screen them from occupied dwellings and principal outdoor receptor areas. No attributable plume, condensate, drift, or icing may cross a property line or affect a street or receptor.

(5) Permanent sound and thermal monitors shall be installed before issuance of a zoning use and occupancy permit at locations identified in the conditional use decision where the owner has lawful access, selected from the approved studies to represent the nearest and modeled worst-case compliance locations, with quarterly reporting.

(6) The Township Engineer and any consultants retained under §150-267 shall review the submission. The decision shall identify corrective triggers, operating limits, verification, and deadlines; nonemergency equipment causing an exceedance shall be reduced or suspended until a sealed retest prepared by a Qualified Professional and acceptable to Township staff and consultants confirms compliance.

D. Roof-mounted equipment shall be set back from the parapet by at least its height above the roof and screened from ground-level view from adjacent streets and Sensitive Receptors.

E. For a Data Center approved within a Data Center Premises under §150-255(F), the property-line setback and Separation Distance applicable to the principal building shall be measured from the perimeter walls enclosing the approved Data Center Premises, including demising walls, rather than from the exterior walls of the multi-tenant building, only when the building lawfully existed on the effective date of this Article, no building enlargement is proposed, and every intervening area remains physically separated from the Data Center and occupied by or available for a lawful non-Data Center use. Every exterior opening, penetration, exhaust, intake, rooftop improvement, outdoor equipment area, and other impact-producing improvement serving the Data Center Premises shall independently comply with Subsections A through D. Expansion of the Data Center Premises or a change reducing an approved distance requires amendment of the conditional use approval. This subsection does not waive any sound, vibration, thermal, fire, building, monitoring, or operating standard.

§150-257A. Design, Fencing, and Lighting.

A. A principal facade shall have a horizontal offset of at least 10 feet at intervals not exceeding 150 feet. No more than 80% of an off-site-visible facade area may consist of a single material or a single color, texture, or pattern. Architectural features, including changes in plane, material, texture, fenestration, canopies, pilasters, reveals, or similar elements, shall be distributed along at least 60% of the horizontal length of each off-site-visible facade. The main entrance shall be distinguished by a canopy, recess, projection, material change, or comparable architectural treatment. Off-site-visible elevations and renderings shall be submitted with the conditional use application.

B. Barbed, razor, concertina, or similar security wire is prohibited unless required by federal or state law. Visible security fencing shall satisfy §150-264A.

C. Exterior lighting shall comply with §§150-134.8(H) and 150-200, except that the numerical light-trespass limits in this subsection control over the prohibition on measurable off-site illumination in §150-200(A). Fixtures shall be full-cutoff and shielded, and illumination shall not exceed 0.1 foot-candle at a property line abutting a or Sensitive Receptor or 0.2 foot-candle at any other property line. All other applicable fixture-height, source-screening, color-correction, and operating-hour requirements remain in effect. A sealed photometric plan prepared by a Qualified Professional demonstrating the aforesaid shall use property-line points spaced no more than 25 feet apart.

D. An additional design condition may be imposed only when competent evidence shows it is needed to meet an identified Chapter provision; the decision shall state the evidence, improvement, verifier, and deadline.

§150-257B. Height.

A. A principal Data Center building shall not exceed 45 feet. Accessory structures, rooftop equipment, screening, and Energy Generation Facility equipment shall not exceed 60 feet, except where greater height is required by preemptive federal or state law. No separate approval under §150-134.6 is required for equipment approved with the Data Center.

§150-258. Energy Generation, Backup Power, and Batteries.

A. Temporary or portable generation is prohibited except during a bona fide emergency or utility outage lasting no more than 30 consecutive days. Generation for normal operations is permitted only as an Energy Generation Facility under §150-273 or as rooftop or building-integrated solar or otherwise-permitted accessory renewable generation expressly excluded from the definition of Energy Generation Facility. All normal-operation generation and battery discharge is included in Maximum Facility Demand.

B. An emergency generator may operate only during a bona fide outage, legally required emergency operation, or readiness testing. Fossil-fuel generator testing is limited to 100 hours per calendar year and 9:00 a.m. to 3:00 p.m., Monday through Friday, excluding federal holidays. Emergency generators shall not provide ordinary operations, grid supply, merchant sales, peak shaving, demand response, or cryptocurrency operations.

C. Each generator shall meet all applicable federal and state emissions, permit, fuel, monitoring, recordkeeping, and operating requirements. The application shall identify each generator's make, model, fuel, load, exhaust, storage, simultaneous testing load, testing schedule, and applicable permits, and shall include sealed noise and air-emission analyses prepared by Qualified Professionals.

D. Each generator shall use vibration isolation and an acoustically rated building or enclosure, be screened under §150-264A, discharge exhaust vertically away from property lines, and comply with §§150-257 and 150-263.

E. Battery systems may be used for emergency backup, ride-through, power quality, or on-site load management when they meet applicable building, fire, hazardous-material, screening, noise, and emergency-response requirements. A system used in normal operations shall be charged only by utility service or permitted accessory renewable energy, and its maximum discharge shall be included in Maximum Facility Demand. Export, merchant service, demand response, and grid supply are prohibited.

§150-259. Energy Usage and Utility Documentation.

A. A Pennsylvania-licensed professional engineer shall certify an Energy Usage Plan identifying the following: annual consumption; Maximum Facility Demand and supporting calculation; utility and on-site sources; information-technology and other loads; cooling and power-usage-effectiveness assumptions; backup power and storage; substations, utility corridors, and

interconnection improvements; phasing; and proposed efficiency, metering, and reporting measures at full build-out.

B. The applicant shall submit utility documentation showing the requested load, service voltage, point of interconnection, filed application and fees, study stage and results, required improvements, and estimated energization. A written utility determination that the requested service cannot be provided, or requires an improvement that violates this Chapter, will result in denial of the conditional use application. Final utility authorization is required before a zoning use and occupancy permit.

C. Permanent revenue-grade meters shall record, at intervals not exceeding 15 minutes, each utility point of delivery, information-technology load, and normal-operation on-site source or battery discharge. Data shall be retained for five years. Within 60 days after each calendar year, a Pennsylvania-licensed professional engineer shall certify the highest simultaneous nonemergency demand, information-technology load, annual power usage effectiveness, included sources, and compliance with approved Maximum Facility Demand, with current utility service authorizations.

D. The facility shall not request, accept, install, or operate service or equipment that causes or authorizes Maximum Facility Demand above five megawatts. A change of more than 10% in approved demand, primary energy source, substation, switching station, utility corridor, or phasing requires amendment of the conditional use approval unless prohibited by §150-255.

§150-260. Water Supply and Cooling.

A. Public water is required under §150-134.8(D). Routine cooling or process water shall not use groundwater, a direct surface-water withdrawal, routine off-site water import or export, once-through or open-loop cooling, an evaporative cooling tower, or any other evaporative cooling system. Only air-cooled, closed-loop, or other non-evaporative cooling is permitted.

B. The public supplier shall certify capacity for full-build-out and Peak Operating Conditions. If lawful zoning relief permits a nonpublic source for domestic, sanitary, or emergency fire service, a Qualified Professional shall document demand, source and safe yield, nearby wells and surface waters, water-quality and quantity effects, drought limits, reuse, and all required approvals.

C. Required water and cooling submissions are subject to §150-267. Each permit or operating authorization requires all outside-agency approvals applicable to that stage.

§150-261. Wastewater.

A. Public sewer is required under §150-134.8(D), and the authority shall certify full-build-out conveyance and treatment capacity. If lawful zoning relief permits a nonpublic system, a Qualified Professional shall document peak wastewater sources and volumes, disposal or treatment, nearby wells and surface waters, water-quality and quantity effects, and all required approvals.

B. Untreated wastewater shall not be discharged to stormwater, surface water, groundwater, off-site land, or removed and treated offsite Required wastewater submissions are subject to §150-267.

§150-262. Construction Activity.

A. Construction is limited to 7:00 a.m. through 7:00 p.m., Monday through Saturday, excluding federal holidays. The Zoning Officer may authorize other hours for a specific emergency or immediate public-safety condition for no more than 72 hours.

B. An approved Construction Management Plan shall govern phases, truck routes, staging, delivery hours, oversized deliveries, cranes, temporary lighting and utilities, dust, noise, erosion controls, and emergency access. A material change requires written Zoning Officer approval based on continued Code compliance.

§150-262A. Fiscal and Public Infrastructure Impact.

The application shall include Fiscal and Public Infrastructure analyses prepared by Qualified Professional(s) demonstrating full-build-out effects on emergency, police, fire, road, stormwater, utility, inspection, code-enforcement, and municipal services. The decision may require mitigation, security, bonding, or reimbursement authorized by law and proportionate to the identified project impact; an off-site transportation improvement may be required as authorized by the Pennsylvania Municipalities Planning Code, Chapter 130, an applicable impact-fee ordinance, or voluntary agreement.

§150-262B. Traffic.

A. The application shall include a traffic study prepared by a Pennsylvania-licensed professional engineer using professionally recognized traffic-engineering methods and a written scope approved by the Township Traffic Engineer that is limited to the subjects identified in this subsection and, for a state highway, coordinated with PennDOT. It shall evaluate existing, construction, full-build-out, and Peak Operating Conditions, including oversized deliveries, emergency access, employees, maintenance, security, and equipment-replacement traffic and shall be satisfactory to the Township Traffic Engineer.

B. The applicant shall construct or secure each on-site improvement required by Chapter 130 and each off-site measure lawfully imposed under the Pennsylvania Municipalities Planning Code or an applicable impact-fee ordinance.

C. Construction traffic shall not use residential streets. If no Major Street route is legally and physically available, the Board may approve a residential route only by written findings stating the unavailable alternatives, route, vehicle limits, hours, duration, preconstruction road survey, and security.

§150-263. Noise and Vibration.

A. The application shall include a sealed preconstruction study prepared by Qualified Acoustical Professional establishing representative daytime, nighttime, weekday, weekend, and seasonal ambient sound and vibration and modeling cumulative full-build-out sources, including buildings, cooling and rooftop equipment, electrical equipment, generators, Energy Generation Facilities, and truck-idling areas. A sealed postconstruction study shall be submitted between one and 12 months after initial operation and within 90 days after a phase or equipment change predicted to increase a compliance-location level by 3 dBA or 3 dBC.

B. Studies shall use calibrated Class 1 integrating meters and professionally recognized methods; evaluate dBA, dBC, one-third-octave low-frequency sound, tonal and impulsive characteristics, and three-axis vibration; document operating load, equipment status, weather, locations, calibration, background correction, uncertainty, raw data, and modeling files; and measure at worst-case property-boundary locations and affected receptors where lawful access is available.

C. Cumulative facility-attributable sound, measured as consecutive 15-minute equivalent continuous levels, shall not exceed 40 dBA and 50 dBC from 7:00 p.m. to 7:00 a.m. or 45 dBA and 60 dBC from 7:00 a.m. to 7:00 p.m.

D. Cumulative facility-attributable sound shall not increase the corresponding baseline by more than 5 dBA or 5 dBC; where baseline already exceeds a Subsection C limit, the increase shall not exceed 3 dBA or 3 dBC.

E. At a Sensitive Receptor, attributable steady-state vibration shall not exceed peak particle velocity of 0.02 inch per second from 7:00 a.m. to 9:00 p.m. or 0.01 inch per second from 9:00 p.m. to 7:00 a.m.; at any other property line it shall not exceed 0.03 inch per second. At a Sensitive Receptor, attributable root-mean-square vibration shall not exceed 65 VdB or increase baseline by more than 3 VdB, whichever is more protective.

F. The approved design shall provide a 3 dBA and 3 dBC margin below each Subsection C limit under Peak Operating Conditions. Permanent monitoring with quarterly reports is required where the model predicts a level within 3 dBA or 3 dBC of a limit.

G. Routine generator testing is subject to this section. Nonemergency operation causing an exceedance shall cease until correction and sealed retesting; a corrective plan is due within 10 business days after notice. Emergency generator operation during a bona fide outage shall be reported within two business days.

§150-264. Utility Infrastructure.

A. Applicant-owned or controlled substations, switching stations, transformers, compounds, and similar infrastructure principally serving the Data Center are part of the development and shall meet applicable setback, separation, screening, noise, thermal, lighting, and operational standards. A public utility facility is regulated only to the extent permitted by applicable law.

B. On-lot electrical equipment shall be placed behind or beside the principal building, outside the front yard, and farthest from an affected nonindustrial district, Sensitive Receptor to the maximum extent practicable, with year-round opaque screening from streets.

C. Utilities shall be underground as required by §150-134.8(D), unless prohibited by controlling utility requirements or federal or state law; any exception shall identify the governing requirement and provide maximum practicable screening and safety measures.

§150-264A. Buffering and Screening.

A. A 50-foot buffer shall extend along every property line and provide a year-round screen at least six feet high, 80% opaque at installation and 100% within three growing seasons, using berms, evergreen and deciduous planting, opaque fencing, or masonry. Dead or diseased plants shall be replaced during the next planting season. This 50-foot buffer is a minimum Data Center requirement and does not reduce any greater yard, buffer, or screening requirement otherwise applicable, including §150-134.8(C).

B. Only landscaping, approved security fencing, and necessary utility crossings may occupy the buffer. A crossing shall be perpendicular where physically possible and disturbed screening shall be replaced.

C. Outdoor equipment, loading, and idling areas shall meet Subsection A opacity from an adjacent street, or Sensitive Receptor. Structural screening shall be at least equipment height or 12 feet, whichever is less. Unapproved outdoor storage, staging, containers, or mechanical equipment is prohibited.

D. If the required opacity cannot be achieved within 50 feet, the buffer shall be widened or supplemented by a berm, masonry wall, or opaque fence until the plan demonstrates compliance.

§150-264B. Parking.

A. Required parking shall be one space per employee on the largest shift plus five visitor spaces. Seventy-five percent, rounded up, shall be constructed initially; the balance shall remain unpaved reserve parking.

B. Reserve parking may be constructed only by zoning permit after counts show at least 85% occupancy of constructed spaces on five days within 30 consecutive days.

C. Paving shall be limited to required spaces and access. Fire-apparatus templates and Fire Marshal review shall demonstrate adequate emergency circulation.

§150-265. Thermal Impacts.

A. The application shall include a sealed Thermal Impact Study and Mitigation Plan prepared by a Pennsylvania-licensed professional engineer experienced in mechanical cooling, heat transfer, or computational fluid dynamics identifying all heat sources and modeling cumulative full-build-

out effects at property lines, streets, and Sensitive Receptors under representative seasonal and Peak Operating Conditions.

B. The study shall include at least 30 consecutive days of paired on-site and unaffected-reference monitoring between June 1 and August 31; disclose instruments, accuracy, locations, weather, methods, and uncertainty; and evaluate plume, radiant heat, heated-air movement, and heat-island effects.

C. The plan shall quantify heat generated, recovered, discharged, and mitigated; require non-evaporative siting, shade, vegetation, cool surfaces, reduced pavement, shielding, or recovery measures; and state monitoring, load reductions, equipment shutdown, and other actions triggered when an increase reaches 0.5°F below the Subsection D limit.

D. An off-site thermal impact occurs when approved modeling or paired monitoring, adjusted for weather and instrument uncertainty, shows an attributable ambient-air or radiant-temperature increase of at least 1.0°F, averaged over 15 minutes for two consecutive periods, at or beyond a property line or at Sensitive Receptor, or when attributable plume, icing, drift, or condensate crosses a property line. Such impact is prohibited.

E. Postconstruction monitoring shall occur between 30 days and 12 months after initial operation and after each phase. Permanent monitoring with quarterly reports is required where the model predicts an increase of at least 0.5°F at a compliance location.

§150-266. Full-Build-Out Standard.

Every application, plan, study, model, and test shall evaluate all related parcels, buildings, phases, loads, equipment, and accessory uses cumulatively at full build-out and under Peak Operating Conditions, and shall demonstrate simultaneous compliance with every applicable standard.

§150-267. Independent Technical Review.

A. The Township may retain qualified consultants to review and assure compliance with all development regulations and conditional use requirements including energy, thermal, acoustical, water, wastewater, traffic, emergency, air-quality, decommissioning, full-build-out, scale-limit, and all other applicable requirements set forth in this Chapter. The applicant shall reimburse reasonable and necessary costs, and post and replenish any escrow, as authorized by the fee schedule and applicable law.

B. A request for additional data shall be written and identify the controlling provision, missing or inconsistent information, and reason it is needed. If the hearing closes with an incomplete record, the Board shall decide on the record presented. A fee dispute or refusal to extend a statutory deadline creates no adverse inference and does not extend the deadline without written applicant agreement.

C. An itemized escrow request shall identify the consultant, work, billing period, amount, and available dispute procedure. Nothing in this section expands Township fee authority.

§150-268. Commissioning and Use Authorization.

A. No zoning use and occupancy permit or normal-operation authorization shall be issued until compliance with zoning standards and conditional use conditions is demonstrated. This section does not replace a Uniform Construction Code certificate of occupancy.

B. The Zoning Officer may issue a temporary zoning commissioning authorization for no more than 60 days solely for startup and testing. The application and authorization shall identify equipment, dates, hours, maximum load, simultaneous power equipment, expected impacts, supervising Pennsylvania-licensed professional engineer, required permits, emergency contacts, and protective conditions. The authorization may be suspended upon a violation, exceedance, or imminent threat and does not authorize occupancy or commercial operations.

C. Testing shall occur under Peak Operating Conditions. If not, operation remains limited to the verified load, phase, and equipment until a sealed retest demonstrates compliance at the higher level.

D. Noncompliant equipment or a phase shall remain at the last verified compliant condition until correction and sealed retesting reviewed under §150-267. Construction or installation creates no right to operate unlawfully.

E. Follow-up testing is required after an increase over 10% in electrical demand or building area and after a change in cooling, energy source, generator bank, or equipment configuration predicted to reduce an approved compliance margin.

§150-269. Emergency Services.

A. The application shall include an Emergency Response Plan prepared by a Qualified Professional addressing fire, medical, police, emergency management, communications, fire suppression and containment, ventilation, evacuation, utility shutoff, batteries, generators, cooling systems, hazardous materials, extreme weather, access, staging, gates, Knox Boxes, contacts, and the quantity and location of hazardous materials.

B. The Fire Marshal, Emergency Management Coordinator, fire department, and emergency medical services shall review and approve the plan. A written deficiency shall cite the controlling adopted code or Article provision, facts, and correction. Before occupancy and annually thereafter, the operator shall provide documented site-specific training for designated responders at its expense and obtain an annual review by a Qualified Professional of continued compliance with the approved Emergency Response Plan and applicable adopted building and fire-code requirements.

C. Before occupancy, in-building public-safety radio testing shall be completed under the applicable Uniform Construction Code and fire code; deficient coverage shall be corrected by an approved system and retested. The main entrance shall display 24-hour operator and local electric-utility emergency contacts.

D. Battery energy storage shall comply with NFPA 855 only to the extent, and in the edition, incorporated into the Pennsylvania Uniform Construction Code then in effect or another fire code lawfully adopted and applicable to the permit, together with every other applicable building and fire-code provision. No unincorporated NFPA 855 edition is adopted by this subsection.

E. Fire suppression and hazardous-material containment shall prevent uncontrolled or contaminated off-site, surface-water, or groundwater discharge. A system not addressed by an adopted code shall receive specialized independent review when the Fire Marshal identifies the review in writing. Such review may evaluate compliance with this Article and applicable law but shall not impose a construction-code standard that has not been lawfully adopted or incorporated into the Pennsylvania Uniform Construction Code.

§150-269A. Electronic Waste and Hazardous Materials.

A. The application shall include a plan for lawful storage, removal, recycling, and disposal of computer equipment, batteries, refrigerants, fuel, suppression materials, electronic waste, and other hazardous materials during replacement, casualty, closure, abandonment, and decommissioning.

B. The plan shall be revised before a new hazardous-material category is stored or an approved maximum quantity is increased. Noncompliance is a Chapter violation.

§150-270. Decommissioning.

A. The application shall include a Decommissioning Plan prepared by a Qualified Professional which provides for safe shutdown; equipment and material removal or recycling; hazardous-material management; utility disconnection; demolition or approved adaptive reuse; environmental remediation; stormwater stabilization; and site restoration.

B. Before or contemporaneously with recording of the final land development plan or, when no land development plan is required, before issuance of a zoning use and occupancy permit, the owner shall record a Decommissioning Agreement in form satisfactory to Township Solicitor. The Agreement shall run with the land; bind the owner, operator, successors, assigns, and any tenant responsible for the Data Center; require compliance with this section; grant access for inspection and work after default and applicable notice; authorize Township entry and completion to the extent permitted by law; permit recovery, to the extent authorized by law, of costs, professional fees, and reasonable attorneys' fees as a municipal claim or by other lawful means; require annual notice to the Township of current responsible parties and secured parties; and require each mortgagee or other secured party whose interest could extinguish or materially

impair the Agreement upon foreclosure or other enforcement to execute a recordable recognition, joinder, subordination, or nondisturbance instrument reasonably necessary to preserve the Agreement, if form satisfactory to the Township Solicitor.

C. Financial Security, in form satisfactory to the Township Solicitor, shall be established in the amount equal to 120% of an estimate prepared and sealed by a Pennsylvania-licensed professional engineer for third-party shutdown, demolition, removal, disposal, recycling, disconnection, investigation, remediation, professional services, permits, and restoration, without salvage credit. The cost estimate shall be reviewed and approved by the Township Engineer or consultant.

D. The plan and security shall be updated every three years, after an increase in building or equipment capacity, when estimated cost rises at least 10%, when existing security will expire within 90 days, or when it ceases to satisfy the approved Decommissioning Agreement requirements for amount, term, issuer, or enforceability. The updated estimate shall be based on then-current actual costs. In no event shall the updated estimate be less than the most recently approved estimate increased by the cumulative percentage change in the Engineering News-Record Construction Cost Index, or a successor index, since that estimate was approved. Additional or replacement security shall be provided within 30 days after approval by the Township Engineer and Solicitor.

E. Decommissioning shall begin within one year after permanent cessation or Township notice of abandonment and finish within 18 months. The Board may grant one commencement extension up to one year for documented active marketing with a Township approved maintenance and security plan, and one completion extension up to 12 months for severe weather, uncontrollable government or utility delay, or documented remediation, if work remains continuous and security sufficient.

F. Specialized equipment, outdoor improvements, hazardous materials, utilities, contaminated material, and structures not incorporated into a Township approved lawful replacement use shall be removed or lawfully abandoned, and disturbed land and drainage shall be permanently stabilized under Chapters 129 and 130.

G. A structurally sound principal building may remain only with a sealed structural assessment prepared by a Qualified Consultant and approved by the Township Engineer, continued building, fire, property-maintenance, zoning, insurance, utility, and security compliance, and an approved lawful replacement-use land development plan approved adaptive-reuse and active-marketing plan approved by the Board of Supervisors. Retention does not authorize a new use or waive land development approval.

§150-271. Abandonment.

A. A rebuttable presumption of abandonment arises after 12 consecutive months with no lawful operations, or with nonemergency electrical demand below 10% of approved Maximum Facility

Demand and no active customer contract, computational operation, or regular operational staffing. Conditional use approval otherwise expires under §150-215.1.

B. Before issuance of an abandonment enforcement notice, the Zoning Officer shall give at least 30 days written notice to the property owner to respond. Utility, contract, staffing, or operating records may be provided to rebut the presumption. The Board of Supervisors may by written decision accept a dated recommissioning plan and suspend the determination of abandonment for no more than six months, subject to stated maintenance, security, insurance, tax, utility, and financial-security conditions. Failure to resume lawful operations confirms abandonment.

C. Abandonment triggers the Decommissioning Plan, Agreement, security, removal, and restoration requirements of §150-270.

§150-272. Conditional Use Findings and Enforcement.

The applicant bears the burden of proving compliance with each specific, objective standard applicable to the Data Center, Data Center Premises, or accessory Energy Generation Facility by credible and competent evidence. Evidentiary duties and burdens concerning any generally stated health, safety, welfare, compatibility, or detrimental-effect criterion shall be in accordance with the Pennsylvania Municipalities Planning Code and applicable Pennsylvania law; nothing in this Article shifts an evidentiary duty or burden contrary to law. A denial shall identify each unsatisfied standard and supporting finding. A condition shall identify the standard or representation enforced, required action, verifier, and deadline, and shall not defer proof of a core entitlement. Violations are subject to Article XXVII; nonemergency equipment causing a documented exceedance shall be reduced or suspended until correction and sealed retesting.

§150-273. Accessory Energy Generation Facilities.

A. An Energy Generation Facility may be approved only with, or by amendment to, a Data Center conditional use, on the same lot, as an accessory subordinate use. A standalone facility, a facility serving another lot or customer, export, merchant service, grid supply, and demand response are prohibited. Aggregate nameplate generation shall not exceed five megawatts, and maximum simultaneous output is included in Maximum Facility Demand.

B. The facility shall not operate before Data Center approval, create an independent entitlement, or continue normal operations after the Data Center ceases to operate or is abandoned. It shall be decommissioned with the Data Center unless incorporated into another lawful use after all required approvals.

C. Every Energy Generation Facility shall be at least 300 feet from each property line and comply with the §150-257(B) Separation Distance and every applicable §150-257(C) criterion, and shall never be less than 500 feet from a Sensitive Receptor. If a sealed noise, air-emission, thermal, or safety analysis prepared by a Qualified Professional shows that a greater distance is

necessary for Chapter compliance, the required distance shall be the minimum greater distance shown; the decision shall identify the affected standard and analysis.

D. The facility shall be placed behind or on the side of the principal building farthest from affected Sensitive Receptors to the maximum extent practicable, with buildings, berms, walls, or permanent screening used to maximize protection. A 75-foot property-line buffer shall meet §150-264A opacity and maintenance standards.

E. The facility shall comply with §§150-260, 150-261, 150-262B, 150-263, 150-265, 150-267, 150-269, 150-269A, 150-270, and all applicable federal and state air-quality requirements. The applicant shall submit required air permits, applications, and emission calculations; provide the Township each required compliance report within 15 days after filing; and disclose all fuels, chemicals, batteries, refrigerants, suppression agents, and hazardous materials.

F. If monitoring or testing documents noncompliance, the equipment causing the violation shall be reduce or suspended until corrective work and sealed retesting demonstrate compliance.

SECTION 4. REPEALER

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 5. SEVERABILITY

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect upon enactment as provided by law.

ENACTED AND ORDAINED this ___ day of _____, 2026.

TOWNSHIP OF WORCESTER
BOARD OF SUPERVISORS

BY: _____

Chair

ATTEST: _____

Township Secretary

lancaster truck bodies
mid atlantic municipal

310 RICHARDSON DRIVE
LANCASTER, PA 17603

Ph: 717-394-2647

Sold By: LANCASTER TRUCK BODIES

INVOICE

INVOICE	
6240004	
Invoice Date	Page
07/31/2026 08:42:40	1 of 4
ORDER NUMBER	
1214556	

Bill To:

WORCESTER TOWNSHIP
VALLEY FORGE ROAD
POST OFFICE BOX 767
WORCESTER, PA 19490-0767

Ship To:

WORCESTER TOWNSHIP
1721 VALLEY FORGE RD
WORCESTER, PA 19490

Attn: EUNICE C. KRIEBEL

Ordered By: Mr. BOB D'HULSTER

Customer ID: 13969

PO Number	*Term Description*	*Net Due Date*	*Branch*	
Q#078152-2	1% 10, NET 30	08/30/2026	30	

Order Date	*Pick Ticket No*	*Primary Salesrep Name*	*Taker*
06/25/2025 14:40:40	3133260	JAMES R. BRUNO	TLW

Quantities					*Item ID* *Item Description*	*Pricing UOM* *Unit Size*	*Unit Price*	*Extended Price*
Ordered	*Shipped*	*Remaining*	*UOM Unit Size*	*Disp.*				

Order Note: 2025 FORD F550 DUMP, CA 60", AUTO, GAS, BLACK
VIN#
QUOTE#078152

COSTARS 025-E22-436

A- GALION 130U STEEL CROSSMEMBERLESS DUMP BODY, 9' X 7 X 18" SIDES X 24" TAILGATE, ALL 10 GAUGE HI TENSILE STEEL
COAL DOOR IN CENTER OF TAILGATE
SS SPRING LOADED SHOVEL HOLDER MOUNTED ON DRIVER SIDE OAK SIDEBOARD
8" OAK SIDEBOARDS PAINTED BLACK
ADDITIONAL STEP ON BODY AT DRIVER SIDE FRONT

B- 1/2 X 90" CABSHIELD WITH LED CLEARANCE LIGHTS

C- (8) LED STROBE SYSTEM, 2 LED STROBES FACING FRONT, ONE FACING EACH SIDE AND ONE ON EACH REAR CORNER POST FACING REAR AND ONE IN EACH OUTSIDE REAR POST FACING THE SIDE

PO No. 26-01479
Fund 30
Acct No. 430.740
Date Pd. 10/20/26
Amt Pd P 111,952
Check No. 853

VOID

PAYMENT INFORMATION: PLEASE REMIT TO ABOVE ADDRESS. SUBJECT TO 1.5% PER MONTH FINANCE CHARGE IF NOT PAID BY DUE DATE. $20 FEE FOR CHECK RETURNED FOR INSUFFICIENT FUNDS

RETURN INFORMATION: 15% RESTOCKING CHARGE ON RETURNED ITEMS. AUTHORIZATION NUMBER IS REQUIRED TO RETURN ANY ITEM. ITEMS MUST BE RETURNED WITHIN 30 DAYS FROM RECEIPT.

lancaster truck bodies
mid atlantic municipal

310 RICHARDSON DRIVE
LANCASTER, PA 17603

Ph: 717-394-2647

Sold By: LANCASTER TRUCK BODIES

INVOICE

INVOICE	
6240004	
Invoice Date	Page
07/31/2026 08:42:40	2 of 4
ORDER NUMBER	
1214556	

Quantities					*Item ID* *Item Description*	*Pricing UOM* *Unit Size*	*Unit Price*	*Extended Price*
Ordered	*Shipped*	*Remaining*	*UOM Unit Size*	*Disp.*				

D- SPLASH SHIELDS, LOWER HALF RUBBER

E- STAINLESS STEEL SLIDE-UNDER LADDER, DRIVER SIDE, WITH GRAB HANDLE MOUNTED ON CAB SHIELD

F- GALION CS615T-09-DA DOUBLE ACTING HOIST, BODY PROP

G- BACKUP ALARM

H- LED TRUCKLITE SEALED WIRING HARNESS AND WATERPROOF JUNCTION BOX.

I- RECESSED COMBO LED STOP-TURN-TAIL, BACKUP LIGHTS IN REAR CORNERPOSTS

J- FACTORY LIGHTS UNDER BODY AT REAR

K- LTB CENTRAL HYDRAULIC SYSTEM WITH PONCE CONTROL PRO: HOTSHIFT PTO WITH DIRECT MOUNT PUMP. 5 ELECTRIC SOLENOID VALVES: DA PROPORTIONAL BODY UP/DOWN, PLOW UP WITH FLOAT DOWN, DA PLOW REVERSE WITH CUSHION VALVE FOR, ELECTRIC ACTUATED DUAL SPREADER CONTROL VALVES FOR AUGER AND SPINNER. DUAL JOYSTICK CONTROLS (1) FOR PLOW UP/DOWN, LEFT/RIGHT, FLOAT AND (1) FOR DUMP UP/DOWN. BUILT IN BODY UP LIGHT. WHEN SWITCHED ON, SPREADER OUTPUT AUTOMATICALLY FOLLOWS SPEED OF TRUCK IN AUTOMATIC MODE AND OPERATES MANUALLY IN MANUAL MODE. AUGER AND SPINNER SPEEDS CONTROLLED BY TOUCH SENSE BUTTONS WITH NUMERIC 0-9 LCD READ-OUT. AUGER HAS BLAST BUTTON, PAUSE BUTTON, REVERSE BUTTON. AUTOMATIC PUMP SHUT-OFF WHEN ENGINE IS OFF. WHEN ENGINE IS RESTARTED, PUMP MUST BE RESTARTED WITH PUMP BUTTON ON CONSOLE TO

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lancaster truck bodies
mid atlantic municipal

310 RICHARDSON DRIVE
LANCASTER, PA 17603

Ph: 717-394-2647

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INVOICE

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6240004	
Invoice Date	Page
07/31/2026 08:42:40	3 of 4
ORDER NUMBER	
1214556	

Quantities					*Item ID* *Item Description*	*Pricing UOM*	*Unit Price*	*Extended Price*
Ordered	*Shipped*	*Remaining*	*UOM* *Unit Size*	*Disp.*		*Unit Size*		

LESSEN START-UP STRAIN ON ENGINE AND PUMP. SOLID STATE OUTPUTS ARE SHORT CIRCUIT PROTECTED. CONTROL LABELS AND BUTTONS ARE BACKLIT. SWITCH FOR POWER ON/OFF.TOUCH SENSE SWITCHES FOR STROBE LIGHTS FRONT/REAR, HI/LO INTENSITY); SPREADER WORK LIGHT; SPREADER MANUAL/AUTOMATIC MODE. 30 GAL. STAINLESS STEEL HYDRAULIC OIL RESERVOIR WITH FLUID LEVEL SIGHT GAUGE, GATE VALVE, SUCTION LINE SCREEN, 30 GAL. DEXRON IIIMP HYDRAULIC OIL, 10 MICRON SPIN-ON RETURN LINE FILTER WITH FILTER GAUGE, HD HOSES WITH FITTINGS, QUICK DISCONNECTS AND DUST COVERS TO FRONT AND REAR OF TRUCK.

* CONTROL PRO CONTROLLER TO OPERATE CUSTOMERS VARITECH ANTI-ICE TRAILER UNIT- ON/OFF SWITCH AND LIQUID FUNCTION BUTTON TO CONTROL FLOW.

L- WESTERN PRO PLUS HD ULTRAMOUNT STRAIGHT PLOW (FULL HYDRAULICS) 10' BLADE, STEEL CUTTING EDGE, POWER ANGLING, LED NIGHTHAWK PLOW LIGHTS, BLADE GUIDES, SKID SHOES AND RUBBER SNOW DEFLECTOR.

M - SMITH UT696DDSS STAINLESS STEEL UNDERTAILGATE SPREADER, DIRECT DRIVE AUGER WITH REVERSE FLITING, STAINLESS STEEL SPINNER ASSEMBLY WITH POLY SPINNER AND INCLUDES SPILL SHIELDS ALSO.

N- (2) LED SPREADER LIGHTS, DRIVER SIDE AND PASSENGER SIDE MOUNTED UNDER BODY AT REAR

O- 3/4" PULLPLATE WITH 2X2 RECEIVER TUBE AT _____" HEIGHT AND D-RINGS

P- 7 PRONG FLAT TRAILER RECEPTACLE

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6240004	
Invoice Date	Page
07/31/2026 08:42:40	4 of 4
ORDER NUMBER	
1214556	

Quantities					*Item ID* / *Item Description*	*Pricing UOM* / *Unit Size*	*Unit Price*	*Extended Price*
Ordered	*Shipped*	*Remaining*	*UOM* / *Unit Size*	*Disp.*				
					Q- BUYERS PRODUCTS 18"X18"X18" ALUMINUM UNDERBODY TOOL BOX, FRAME MOUNTED ON DRIVER SIDE			
					R- ICC UNDERRIDE PROTECTOR			
					S- LIGHTS AND MUD FLAPS			
					T- RED/WHITE CONSPICUITY TAPE ON BOTH SIDES AND REAR OF THE DUMP BODY			
					U- MOUNT OEM BACK UP CAMERA ON REAR ICC BUMPER CURB SIDE OR TBD			
					V- INSTALL SPECIAL CHASSIS LIGHTBOXES ON REAR NEAR ICC BUMPER WITH COMBO LED STT & BU LIGHTS			
					W- MOUNTED. BODY AND UNDERCARRIAGE PAINTED BLACK			
					PRODUCTION IS OUT ESTIMATED 12 MONTHS OUT AS OF DATE OF THIS QUOTE			
					Carrier: SALES *Tracking #:*			
1.000	1.000	0.000	EA		INSTALL BODY LTB	EA	55,976.000	55,976.00
				1.0	INSTALL BODY LTB	1.0000		
					Serial Number: 4029621			
					Lot Number: 4029621 *Qty:* 1.000 EA			

Total Lines: 1

SUB-TOTAL:	55,976.00
TAX:	0.00
AMOUNT DUE:	**55,976.00**

ORIGINAL

PAYMENT INFORMATION: PLEASE REMIT TO ABOVE ADDRESS. SUBJECT TO 1.5% PER MONTH FINANCE CHARGE IF NOT PAID BY DUE DATE. $20 FEE FOR CHECK RETURNED FOR INSUFFICIENT FUNDS

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mid atlantic municipal

INVOICE

310 RICHARDSON DRIVE
LANCASTER, PA 17603

Ph: 717-394-2647

Sold By: LANCASTER TRUCK BODIES

INVOICE	
6240550	
Invoice Date	Page
08/28/2026 08:24:41	1 of 5
ORDER NUMBER	
1214553	

Bill To:
WORCESTER TOWNSHIP
VALLEY FORGE ROAD
POST OFFICE BOX 767
WORCESTER, PA 19490-0767

Ship To:
WORCESTER TOWNSHIP
1721 VALLEY FORGE RD
WORCESTER, PA 19490

Attn: EUNICE C. KRIEBEL

Ordered By: Mr. BOB D'HULSTER

Customer ID: 13969

PO Number	*Term Description*	*Net Due Date*	*Branch*	
Q#078152	1% 10, NET 30	09/27/2026	30	

Order Date	*Pick Ticket No*	*Primary Salesrep Name*	*Taker*
06/25/2025 13:48:11	3133787	JAMES R. BRUNO	TLW

Quantities					*Item ID* *Item Description*	*Pricing UOM* *Unit Size*	*Unit Price*	*Extended Price*
Ordered	*Shipped*	*Remaining*	*UOM Unit Size*	*Disp.*				

Order Note: 2025 FORD F550 DUMP, CA 60", AUTO, GAS, YELLOW
VIN#1FDUF5HNXTDA09228
QUOTE#078152

COSTARS 025-E22-436

A- GALION 130U STEEL CROSSMEMBERLESS DUMP BODY, 9' X 7 X 18" SIDES X 24" TAILGATE, ALL 10 GAUGE HI TENSILE STEEL
COAL DOOR IN CENTER OF TAILGATE
SS SPRING LOADED SHOVEL HOLDER MOUNTED ON DRIVER SIDE OAK SIDEBOARD
8" OAK SIDEBOARDS PAINTED BLACK
ADDITIONAL STEP ON BODY AT DRIVER SIDE FRONT

B- 1/2 X 90" CABSHIELD WITH LED CLEARANCE LIGHTS

C- (8) LED STROBE SYSTEM, 2 LED STROBES FACING FRONT, ONE FACING EACH SIDE AND ONE ON EACH REAR CORNER POST FACING REAR AND ONE IN EACH OUTSIDE REAR POST FACING THE SIDE

PO No. 26-01487
Fund 30
Acct No. 430.740
Date Pd. 10/30/26
Amt Pd. P 111,953
Check No. 859

VOID

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LANCASTER, PA 17603

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6240550	
Invoice Date	Page
08/28/2026 08:24:41	2 of 5
ORDER NUMBER	
1214553	

Quantities					*Item ID* *Item Description*	*Pricing UOM*	*Unit Price*	*Extended Price*
Ordered	*Shipped*	*Remaining*	*UOM* *Unit Size*	*Disp.*		*Unit Size*		
					D- SPLASH SHIELDS, LOWER HALF RUBBER			
					E- STAINLESS STEEL SLIDE-UNDER LADDER, DRIVER SIDE, WITH GRAB HANDLE MOUNTED ON CAB SHIELD			
					F- GALION CS615T-09-DA DOUBLE ACTING HOIST, BODY PROP			
					G- BACKUP ALARM			
					H- LED TRUCKLITE SEALED WIRING HARNESS AND WATERPROOF JUNCTION BOX.			
					I- RECESSED COMBO LED STOP-TURN-TAIL, BACKUP LIGHTS IN REAR CORNERPOSTS			
					J- FACTORY LIGHTS UNDER BODY AT REAR			
					K- LTB CENTRAL HYDRAULIC SYSTEM WITH PONCE CONTROL PRO: HOTSHIFT PTO WITH DIRECT MOUNT PUMP. 5 ELECTRIC SOLENOID VALVES: DA PROPORTIONAL BODY UP/DOWN, PLOW UP WITH FLOAT DOWN, DA PLOW REVERSE WITH CUSHION VALVE FOR, ELECTRIC ACTUATED DUAL SPREADER CONTROL VALVES FOR AUGER AND SPINNER. DUAL JOYSTICK CONTROLS (1) FOR PLOW UP/DOWN, LEFT/RIGHT, FLOAT AND (1) FOR DUMP UP/DOWN. BUILT IN BODY UP LIGHT. WHEN SWITCHED ON, SPREADER OUTPUT AUTOMATICALLY FOLLOWS SPEED OF TRUCK IN AUTOMATIC MODE AND OPERATES MANUALLY IN MANUAL MODE. AUGER AND SPINNER SPEEDS CONTROLLED BY TOUCH SENSE BUTTONS WITH NUMERIC 0-9 LCD READ-OUT. AUGER HAS BLAST BUTTON, PAUSE BUTTON, REVERSE BUTTON. AUTOMATIC PUMP SHUT-OFF WHEN ENGINE IS OFF WHEN ENGINE IS RESTARTED, PUMP MUST BE RESTARTED WITH PUMP BUTTON ON CONSOLE TO			

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6240550	
Invoice Date	Page
08/28/2026 08:24:41	3 of 5
ORDER NUMBER	
1214553	

Quantities					*Item ID* *Item Description*	*Pricing UOM* *Unit Size*	*Unit Price*	*Extended Price*
Ordered	*Shipped*	*Remaining*	*UOM* *Unit Size*	*Disp.*				

LESSEN START-UP STRAIN ON ENGINE AND PUMP. SOLID STATE OUTPUTS ARE SHORT CIRCUIT PROTECTED. CONTROL LABELS AND BUTTONS ARE BACKLIT. SWITCH FOR POWER ON/OFF.TOUCH SENSE SWITCHES FOR STROBE LIGHTS FRONT/REAR, HI/LO INTENSITY); SPREADER WORK LIGHT; SPREADER MANUAL/AUTOMATIC MODE. 30 GAL. STAINLESS STEEL HYDRAULIC OIL RESERVOIR WITH FLUID LEVEL SIGHT GAUGE, GATE VALVE, SUCTION LINE SCREEN, 30 GAL. DEXRON IIIMP HYDRAULIC OIL, 10 MICRON SPIN-ON RETURN LINE FILTER WITH FILTER GAUGE, HD HOSES WITH FITTINGS, QUICK DISCONNECTS AND DUST COVERS TO FRONT AND REAR OF TRUCK.

* CONTROL PRO CONTROLLER TO OPERATE CUSTOMERS VARITECH ANTI-ICE TRAILER UNIT- ON/OFF SWITCH AND LIQUID FUNCTION
BUTTON TO CONTROL FLOW.

L- WESTERN PRO PLUS HD ULTRAMOUNT STRAIGHT PLOW (FULL HYDRAULICS) 10' BLADE, STEEL CUTTING EDGE, POWER ANGLING, LED NIGHTHAWK PLOW LIGHTS, BLADE GUIDES, SKID SHOES AND RUBBER SNOW DEFLECTOR.

M - SMITH UT696DDSS STAINLESS STEEL UNDERTAILGATE SPREADER, DIRECT DRIVE AUGER WITH REVERSE FLITING, STAINLESS STEEL SPINNER ASSEMBLY WITH POLY SPINNER AND INCLUDES SPILL
SHIELDS ALSO.

N- (2) LED SPREADER LIGHTS, DRIVER SIDE AND PASSENGER SIDE MOUNTED UNDER BODY AT REAR

O- 3/4" PULLPLATE WITH 2X2 RECEIVER TUBE AT 18" HEIGHT AND D-RINGS

P- 7 PRONG FLAT TRAILER RECEPTACLE

PAYMENT INFORMATION: PLEASE REMIT TO ABOVE ADDRESS. SUBJECT TO 1.5% PER MONTH FINANCE CHARGE IF NOT PAID BY DUE DATE. $20 FEE FOR CHECK RETURNED FOR INSUFFICIENT FUNDS

RETURN INFORMATION: 15% RESTOCKING CHARGE ON RETURNED ITEMS. AUTHORIZATION NUMBER IS REQUIRED TO RETURN ANY ITEM. ITEMS MUST BE RETURNED WITHIN 30 DAYS FROM RECEIPT.

lancaster truck bodies
mid atlantic municipal

INVOICE

310 RICHARDSON DRIVE
LANCASTER, PA 17603

Ph: 717-394-2647

Sold By: LANCASTER TRUCK BODIES

INVOICE	
6240550	
Invoice Date	Page
08/28/2026 08:24:41	4 of 5
ORDER NUMBER	
1214553	

Quantities					Item ID / Item Description	Pricing UOM / Unit Size	Unit Price	Extended Price
Ordered	Shipped	Remaining	UOM Unit Size	Disp.				
					Q- BUYERS PRODUCTS 18"X18"X18" ALUMINUM UNDERBODY TOOL BOX, FRAME MOUNTED ON DRIVER SIDE			
					R- ICC UNDERRIDE PROTECTOR			
					S- LIGHTS AND MUD FLAPS			
					T- RED/WHITE CONSPICUITY TAPE ON BOTH SIDES AND REAR OF THE DUMP BODY			
					U- MOUNT OEM BACKUP CAMERA ON REAR ICC BUMPER CURB SIDE OR TBD			
					V- MOUNTED. BODY AND UNDERCARRIAGE PAINTED BLACK			
					PRODUCTION IS OUT ESTIMATED 12 MONTHS OUT AS OF DATE OF THIS QUOTE			
					Order Note: MEMBER ID#3036 . CONTACT:BOB D'HULSTER PH#610-584-1410			
					PLOW $8100			
					LABOR $750			
					FREIGHT $375			
					bdhulster@worcestertwp.com			
					Carrier: SALES *Tracking #:*			
1.000	1.000	0.000	EA		INSTALL BODY LTB	EA	55,976.000	55,976.00
				1.0	INSTALL BODY LTB	1.0000		
					Serial Number: 4029618			
					Lot Number: 4029618 *Qty:* 1.000 EA			

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INVOICE	
6240550	
Invoice Date	Page
08/28/2026 08:24:41	5 of 5
ORDER NUMBER	
1214553	

Quantities					*Item ID* / *Item Description*	*Pricing UOM* / *Unit Size*	*Unit Price*	*Extended Price*
Ordered	*Shipped*	*Remaining*	*UOM* / *Unit Size*	*Disp.*				

Total Lines: 1

SUB-TOTAL:	55,976.00
TAX:	0.00
AMOUNT DUE:	**55,976.00**

** * * REPRINT * * **

PAYMENT INFORMATION: PLEASE REMIT TO ABOVE ADDRESS. SUBJECT TO 1.5% PER MONTH FINANCE CHARGE IF NOT PAID BY DUE DATE. $20 FEE FOR CHECK RETURNED FOR INSUFFICIENT FUNDS

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COSTARS CONTRACT GENERAL INSTRUCTIONS

1. *BID SUBMISSION:*

The Department of General Services (DGS) requests bids for the supplies and/or services described in the Invitation for Bids. These General Instructions, the Terms and Conditions, the Specifications, and all the documents referenced on these forms will be referred to collectively as the IFB, and the COSTARS Contract that may be awarded as a result of this IFB will be referred to as the "Contract" in this document.

a. The Bidder must complete the electronic bid submission with the information relevant to the bid, including but not limited to the Bidder's name and address; tax identification number (FEIN) or social security number; SAP Vendor Number; contact person name, telephone and fax numbers, and e-mail and web addresses; prompt payment discount (if any); and number of days required for delivery following receipt of any purchase order ("PO") issued under the Contract if the number of days for delivery will exceed 30 calendar days.

b. The individual(s) submitting the Bid must be authorized to bind the Bidder to provide the supplies and/or services at the price(s) and in accordance with the terms and conditions set forth in the Bidder's Bid and in the IFB.

c. Bids must be firm, with no qualifications. If a Bid is submitted with conditions or exceptions or not in conformance with the terms and conditions referenced in the IFB, DGS will reject the Bid. If the supplies and/or services the Bidder offers are not in conformance with the Contract specifications, as determined in the DGS's sole discretion, DGS will reject the Bid.

2. *BIDDER'S REPRESENTATION AND AUTHORIZATION:*

a. Each Bidder, by making its Bid, understands, represents, and acknowledges all of the following terms:

1. The Bidder has read and understands the terms and conditions of the IFB and makes its Bid in accordance with those terms and conditions.

2. The supplies and/or services offered in the Bid will conform to the specifications in the IFB, without exceptions or qualifications.

3. The Bidder has determined its Bid prices and amounts independently, without consultation, communication, or agreement with any other contractor, bidder, or potential bidder, excepting contacts with potential subcontractors or suppliers for this Contract.

4. The Bidder has not disclosed the Bid prices or amounts to any other firm or person who is a bidder or potential bidder, nor will the Bidder disclose the Bid prices or amount to such persons before Bid Opening Time.

5. The Bidder has not attempted, and agrees it will not attempt, to induce any firm or person to refrain from bidding on the Contract, to submit a bid higher than the Bidder's price(s) or amount, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

6. The Bidder submits its Bid in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

7. To the best of the knowledge of the person submitting the Bid for the Bidder, the Bidder, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as disclosed by the Bidder in its Bid.

8. Neither the Bidder, nor any of its subcontractors or suppliers included in this Bid, is under suspension or debarment by the Commonwealth, or any governmental entity, instrumentality, or authority, and if the Bidder cannot so certify, then it shall submit with its Bid a written explanation of why it cannot make such certification.

9. To the best of the knowledge of the person submitting the Bid for the Bidder, except as the Bidder has otherwise disclosed in its Bid, the Bidder has no outstanding, delinquent obligations to the Commonwealth including, but not limited to, any state tax liability not being contested on appeal or other obligation of the Bidder that is owed to the Commonwealth.

10. All of the Bidder's information and representations in the Bid are material and important and will be relied upon by the Commonwealth in awarding the Contract and by any Purchaser issuing a PO under the Contract. DGS will treat, and any Purchaser may treat, any Bidder misstatement as fraudulent concealment of the true facts relating to the Bid submission, as a punishable offense under Section 4904 of the Pennsylvania Crimes Code, Title 18 of the Pennsylvania Consolidated Statutes.

11. The Offeror is not currently engaged, and will not during the duration of the contract engage, in a boycott of a person or an entity based in or doing business with a jurisdiction which the Commonwealth is not prohibited by Congressional statute from engaging in trade or commerce.

b. Each Bidder, by making its Bid, authorizes all Commonwealth agencies to release to DGS information related to liabilities to the Commonwealth including, but not limited to, taxes, unemployment compensation, and workers' compensation liabilities.

c. If DGS awards a Contract to the Bidder, the Bidder agrees that it intends to be legally bound to the Contract, which is formed between DGS and the Bidder, and to any PO from a Purchaser under the Contract.

3. *MODIFICATION OR WITHDRAWAL OF BID:*

A Bidder may withdraw or modify its Bid only in accordance with the following requirements:

a. A Bidder may modify its Bid prior to the Bid Opening Time by written notice to the Commodity Specialist assigned to the contract IFB. The Bidder must sign the notice in ink, including evidence of authorization for the individual signing to modify the Bid on the Bidder's behalf. DGS will reject any Bid modification received after the Bid Opening Time.

b. A Bidder may withdraw its bid prior to the exact Bid Opening Time by written notice to the Commodity Specialist assigned to the contract IFB. The Bidder must sign the notice in ink, including evidence of authorization for the individual signing to withdraw the bid on the Bidder's behalf. Except as provided in Subsection 3.c. of these General Instructions, DGS will reject any Bid withdrawal received after the Bid Opening Time.

c. A Bidder is permitted to withdraw a Bid after the Bid Opening Time only under the following conditions:

1. The Bidder submits a written request for withdrawal.

2. The Bidder presents credible evidence in its written request that the reason for a lower Bid price was a clerical or mathematical mistake as opposed to a mistake in judgment and was due to an unintentional arithmetical error/omission of a substantial quantity of work, labor, material, or services in the direct computation of the Bid amount.

3. The Bidder's request for relief with supporting documentation of the error must reach the Issuing Office within three business days after the Bid opening, and before the Contract award.

4. The Bid withdrawal cannot result in the award of the Contract on another Bid of the same Bidder, its partner, or a corporation or business venture owned by or in which the Bidder has a substantial interest.

5. The Bidder cannot supply any material or labor or perform any subcontract or other work agreement for the awarded contractor, without the written approval of the Issuing Office.

d. After the receipt of Bids, the Issuing Office shall have the right to contact any Bidder to:

1. clarify the Bid to confirm the Issuing Office's understanding of statements or information in the Bid, or

2. obtain additional information on the supplies and/or services offered, provided the IFB does not require the rejection of the Bid for failure to include such information.

4. ADMINISTRATIVE FEES:

DGS will award COSTARS Contracts to Bidders for the sole benefit of the third party Purchasers. Contractors are required to pay the appropriate Administrative Fee in each contract period, including a nonexclusive license to use the COSTARS Brand as more fully described in Section 34 of the Terms and Conditions, and according to the following criteria:

Bidder Classification	Required Administrative Fee
Department of General Services Verified Small Diverse Business	$166
Department of General Services Verified Veteran-owned Business	$166
Department of General Services Self-Certified Small Business	$500
All Other Bidders	$1,500

a. The Bidder must pay the appropriate fee upon request to receive a Contract award. DGS may reject as nonresponsive any Bid where the fee is not submitted within 15 calendar days of request. For any Bidder whose Bid is rejected for other reasons, where the Bidder has paid the fee, DGS will refund the payment.

b. Unless terminated in accordance with the provisions of Subsection 3.c. of the Terms and Conditions, the Contract will renew automatically on the anniversary of the Effective Date, (1) provided that the Contractor has submitted payment for the renewal fee payable to "Commonwealth of PA" for the appropriate amount prior to the renewal date; (2) either party provides the other party with written notice that it does not intend to renew; or (3) the Contract was earlier terminated in accordance with the provisions of Section 23 of the Terms and Conditions.

5. *QUESTIONS:*

Interested parties shall direct any questions concerning Contract conditions and specifications to the attention of the DGS Commodity Specialist identified in the IFB. DGS will accept written questions and comments concerning this procurement via email to the Commodity Specialist assigned to the contract IFB. DGS posts the written questions and official answers on its website to give all prospective bidders equal

access to the information. DGS will post all questions and official answers as addenda to the bid documents on the DGS website in the order that questions are received.

COSTARS CONTRACT SPECIFICATIONS

Revised 07/20/2026

These Specifications shall be part of the contract between the Commonwealth of Pennsylvania, acting through the Department of General Services ("DGS"), and the successful bidder ("Contractor") to provide and deliver **Municipal Work Vehicles** to eligible Purchasers.

1. Order of Precedence. These Specifications supplement the Terms and Conditions for this procurement. Should any discrepancy occur, the order of precedence shall be that these Specifications shall prevail over all other Contract documents, the Terms and Conditions shall prevail over the General Instructions and the bidder's bid submission, and the General Instructions shall prevail over the bidder's bid submission.

2. Contract Scope. For the purposes of this contract, "**Municipal Work Vehicles**" is defined as follows:

• **4X2 Utility Vehicles –** This vehicle is a work-mule type vehicle. Sport Utility Vehicles (SUVs) are specifically *excluded* from this contract, but are available from COSTARS-26, Passenger Vehicles. Tractors, mowers, tillers and other agricultural/grounds keeping power equipment are specifically *excluded* from this contract.
• **Air Compressors and Generators (truck mounted)**
• **Alternate Fuel Conversions:** Conversions must be EPA and/or CARB certified. Suppliers shall provide a certificate of conformity upon request of DGS or COSTARS customer. In addition, conversion must be compliant with the vehicle OEM and may not void the OEM warranty.
• **Alternate Fuel Vehicles**
• **Body Upfits:** Chassis suppliers are only authorized to sell items for which they are an authorized dealer. Body upfits must be purchased from awarded, authorized suppliers under the COSTARS contract; or the body must be purchased separately in accordance with the purchaser's regular procurement requirements. Suppliers are authorized to provide a single invoice for a chassis and body upfit if that invoice references the COSTARS contract from which the chassis or body upfit is purchased, is priced according to that contract, is compliant with all contract terms and conditions, and contains no markup on the body upfit.
• **Bucket Trucks**
• **Cab and Chassis**
• **Cranes (truck mounted)**
• **Garbage Trucks**
• **Hydraulic Systems (truck mounted)**
• **Lifts – Vehicle, Mobile -** Must comply with ANSI/ALI ALCTV-2006 "Safety Standard for Automotive Lift Construction, Testing and Validation", and UL-201 "Standard for Safety of Garage Equipment" requirements.
• **Liftgates**
• **Liquid Winter Maintenance Systems (truck mounted)**
• **Pickup Trucks and Cargo Vans**
• **Recycling Trucks**
• **Salt/Sand Spreaders (truck mounted)**
• **Snowplows (truck mounted)**
• **Snow Removal Machines/Systems for Trucks and Buses**
• **Tow Trucks, Towing Apparatus, and Accessories**
• **Trailers**
• **Vacuum Trucks/Street Sweeper/Sewage Maintenance Trucks**
• **Powered Airport Ground Support Equipment** such as refuelers, tugs and tractors, ground power units, container loaders, belt loaders, buses, transporters, and potable water trucks.

i. **Ancillary Accessories**: Are those accessories that are typical elements of a turn-key vehicle of the type being purchased including, but not limited to: lighting; radio/computer mounts; back-up camera systems; back-up alarms; anti-theft devices; electronic control panels and displays (including touchscreen); navigational systems; climate control systems; audio systems; outlets; flooring; upholstery; safety features; and dashboard cameras. Ancillary Accessories are authorized to be sold as part of a Complete Vehicle Package for the applicable categories above (4X2 Utility Vehicles, Alternate Fuel Vehicles, Body Upfits, Bucket Trucks, Cab and Chassis, Garbage Trucks, Pickup Trucks and Cargo Vans, Recycling Trucks, Tow Trucks, Vacuum Trucks/Street Sweepers, Powered Airport Ground Support Equipment). These accessories should be quoted and negotiated prior to issuance of a Purchase Order.

ii. **Standalone Accessories**: Are those accessories that are not typical elements of a turn-key vehicle, and unless otherwise listed above as part of this Contract's Scope shall not be purchased under this Contract. Vendors may not quote Standalone Accessories that are included within the Contract Scope as part of a Complete Vehicle Package, and these accessories must be purchased as a separate line item on a Purchase Order.

Upfitting any school transport passenger vehicles/vans or rideshare type vehicles/vans are prohibited from this and all COSTARS contracts.

3. Contract Award. DGS is using the multiple award method of contract award as set forth in Section 517 of the Commonwealth Procurement Code, 62 Pa.C.S. § 517, to contract for the supplies and/or services covered by this Invitation For Bids ("IFB"). Unless DGS rejects all Bids, and except as otherwise provided by law, DGS will award a COSTARS contract by issuing a copy of the fully-executed and approved contract documents to all responsible and responsive Bidders.

a. To be eligible for Contract award, a Bidder must be a manufacturer, wholesaler, dealer, distributor, or reseller of the offered supplies. A Bidder need not offer the full spectrum of supplies encompassed in this procurement, but DGS encourages the Bidder to offer the widest possible selection of supplies possible within the scope of this IFB.

b. If the Bidder is not a manufacturer, it must submit written proof from the manufacturer of the Bidder's authorization to sell the manufacturer's supplies and materials, as required by this Contract (the proof need not be specific to this procurement). If the manufacturer defines the area in which the Bidder is authorized to sell its products, the Bidder shall include the manufacturer's description of the Bidder's authorized sales territory. If the Bidder sells through a manufacturer's authorized distributor, DGS will accept the distributor's written authorization to the Bidder permitting the Bidder to sell the manufacturer's supplies and materials. The manufacturer's written authorization should state that the distributor has the authority to pass the manufacturer's sales authorization through to the reseller.

c. DGS will award COSTARS contracts by issuing a copy of the fully-executed and approved contract documents to all responsible and responsive Bidders. Because DGS will award a contract to every responsive and responsible Bidder, pricing is not a determinative factor for this procurement. However, the Bidder should understand that its pricing may be a key consideration in a Purchaser's selection of a Contractor.

Because DGS deems it to be in the best interest of the Purchasers to procure additional Contractors on a continuous basis, DGS will accept bid proposals in response to this procurement on any given Commonwealth business day.

4. Contract Deliverables. Unless otherwise specified in these Specifications, all supplies offered by Bidders must be new or remanufactured. A "new" supply is one for which the Purchaser will be the first user after the supply is manufactured or produced. A "remanufactured" supply is one that:

- has been rebuilt, using new or used parts, to a condition which meets the original manufacturer's most recent specifications for the supply;
- does not, in DGS's sole discretion, differ in appearance from a new supply; and
- has the same warranty as a new supply.

Unless otherwise specified in these Specifications, a Bidder may propose only new and remanufactured supplies in its bid submission. This clause shall not be construed to prohibit Bidders from offering supplies with recycled content, provided the supply itself is new or remanufactured.

5. Estimated Quantities. As there are multiple awards and no requirement for Purchasers to buy from any particular awarded supplier, there is no reliable method to predict with any level of certainty any expected Contract volume.

6. Contract Period. DGS will establish the Contract effective date as specified in Subsection 3.a. of the Terms and Conditions. The Contract will renew automatically in accordance with Subsection 3.c. of the Terms and Conditions, unless it is terminated in accordance with Section 23 of the Standard Terms and Conditions, as supplemented by this section.

7. Service Area. The bidder may offer to supply and deliver Municipal Work Vehicles:

- Statewide, or
- To any one county specifically identified in the Bidder's bid submission, or
- To any number of counties specifically identified in the Bidder's bid submission.

8. Pricing.

a. The Bidder shall specifically identify pricing in the Bidder's bid submission by stating:

- Percent discount(s) to be deducted from the identified catalog or manufacturer/distributor's most recently published price list, or
- Stating "mark-up" as a percentage above the manufacturer/distributor's specified cost, or
- Providing a customized price list of supplies and/or services that the Bidder is offering, stating the net price and, if applicable, minimum order requirements for each supply and/or service. The IFB does not contain a specific list of supplies and/or services. The Bidder is free to offer any type or number of supplies and/or services, from any number of manufacturers, in its bid, so long as the supplies and/or services are within the scope of the Contract. Bidders may bid product lines from any number of manufacturers who have authorized the bidders to sell their products.

b. The Bidder must identify the catalog, manufacturer/distributor's price list, manufacturer/distributor's specified cost sheet, or customized list, specifying the catalog, list, or cost sheet name, identification number, if applicable, and effective date. DGS may reject any bid omitting this information from the bid submission. The Bidder must submit a complete catalog, manufacturer/distributor's price list, or manufacturer/distributor's cost sheet within three (3) days of any DGS request. If the Bidder is offering a customized list of items, the Bidder shall attach and submit the customized list including net prices with its bid submission.

c. The Bidder may offer any type of discount, mark-up, or other pricing structure, such as multiple discounts for different lines of products, or different price lists, or different classes of Purchasers, or different prices for different quantities of supplies.

i. The Bidder should offer its pricing based upon either quantity or the same "best" price regardless of order quantity.

ii. The Bidder may offer different discounts, mark-ups, customized lists, or prices for different classes of Purchasers (e.g., educational; health; fire, rescue, or ambulance company; etc.).

iii. After Contract award, a Contractor may offer, either on its own initiative or at a Purchaser's request, additional discounts, reduced mark-ups, customized lists, or discounted prices for any purchase within the scope of the Contract, even if such discounts, mark-ups, or discounted prices were not included in the bid prices.

iv. Upon request by the Member or DGS, the Contractor must provide an itemized cost breakdown of the supplies and/or service(s) showing Supplier's Cost or List Price and the discount or markup to make certain that the established COSTARS pricing structure is being followed.

d. Except in the event of increased discounts or reduced mark-ups as permitted under Paragraph 8.c.iii., the bidder's percent discount(s) or mark-ups from the bid documents shall remain firm for the entire contract period, including any renewal periods. Any additions to manufacturer lines shall be in accordance with paragraph 3.b. of these Specifications pertaining to manufacturer's authorization and subject to DGS' written approval. In no event shall the Contractor increase prices for a particular purchase order following receipt of the order from the Purchaser, nor shall the Contractor be permitted to increase prices retroactively, for any reason.

e. The Contractor may supplement its bid submission at any time to provide pricing for additional Contract supplies and/or services within the scope of the Contract that become available after submission of the Contractor's bid or to remove supplies or services it no longer wishes to offer. Any additions to manufacturer lines shall be in accordance with paragraph 3.b. of these Specifications pertaining to manufacturer's authorization and subject to DGS' written approval.

9. Leasing and Installment Purchases. Contractors may offer leasing or installment purchases under this contract and eligible Purchasers may, at their discretion, choose to enter into a lease or installment purchase. The length of the lease or installment purchase may be twelve (12), twenty-four (24), thirty- six (36), forty-eight (48) or sixty (60) months. Purchasers are encouraged to negotiate the price of the vehicle, in accordance with the pricing submitted by the Contractor. Only after pricing has been negotiated should leasing or an installment purchase be considered as both options will increase the price of the supply. When requesting lease or installment purchase pricing, Contractors may provide commercially reasonable terms and conditions pertaining solely to the lease or installment purchase. Purchasers review and negotiate the lease terms and conditions, lease annual percentage rate, residual and after lease provisions in accordance with good business practice, however, nothing in the lease or installment purchase agreement may contradict, modify, or override any term or condition contained in this Contract. All lease or installment purchase terms shall be subject to the standard approval processes established for the Purchaser, either by policy or statute, and shall become part of the purchase order.

Full Term Intention. The Purchaser shall pay the applicable monthly payment for the Installment Items or for the Leased Property for the full Installment Purchase term or full Lease term unless the Purchaser terminates the Installment Purchase or Lease for Contractor default.

10. Warranties. In addition to the requirements of the Warranty section (Section 12) of the Terms and Conditions, the Contractor warrants that it has the capability, either directly or through the manufacturer or a manufacturer's representative, to perform warranty service for the warranty period.

11. **Ancillary Services.** A Contractor may choose to offer ancillary services in conjunction with the products it provides to the Purchaser. However, ***any ancillary services offered must be integral to the initial acquisition, must be initiated at the time of purchase, and must be included in the scope of the original procurement. Stand-alone services are not within the scope of this supply contract.***

a. Sample ancillary services include, but are not limited to, the following:

- Customization – any modification to a Contract item to meet Purchaser-specific requirements. In a situation where the procurement involves custom design and

build of an item and the Purchaser determines that on-site inspection of the item is necessary during item design and build, the costs associated with such inspection/monitoring trips to the Contractor's location shall be at the direct expense of the Purchaser and shall not be included in the price of the Contractor's item or paid for by the Contractor in any manner.

- Special Delivery Arrangements – these may include, without limitation, fuel surcharges, added charges for multiple delivery locations, or staged deliveries (multiple dates). Such terms shall not alter the requirements of Subsection 9.c. of the Terms and Conditions, requiring in pertinent part that the pricing include standard FOB destination delivery.

- Special Lettering

- Extended Warranty

- Preventive Maintenance Services

- Training

12. License Required. It is unlawful for any individual, corporation, partnership, association or other entity foreign or domestic to engage in the business of salesperson, broker, dealer, manufacturer, factory branch, distributor, distributor branch, factory or distributor representative or wholesaler within the Commonwealth unless he has secured a license as required by Act No. 84 of 1983, known as the Board of Vehicles Act. Before a contract is awarded to any Contractor, he must hold or secure an appropriate license issued by the State Board of Vehicle Manufacturers, Dealers and Salespersons. Information and/or an application in regard to the license requirement can be obtained from:

Department of State
Bureau of Professional and Occupational Affairs
State Board of Motor Vehicle Manufacturers, Dealers and Salesmen
P. O. Box 2649
Harrisburg, PA 17105-2649

13. Trade-ins. Purchasers may offer used equipment in trade as part of the purchase price, in accordance with values in effect at the time traded. Contractors should submit a formal trade-in schedule or a statement of trade-in policy with their bid submission. Trade-in equipment is offered only "as is" and no warranty as to its condition is expressed or should be inferred. The equipment for trade-in should be picked up by the Contractor at the point indicated in the PO and shall be moved at the Contractor's expense.

14. Delivery. All items ordered from this Contract shall be delivered F.O.B. Destination no later than 270 calendar days after receipt of any order, unless the Contractor and the Purchaser shall otherwise agree to in writing.

15. Manuals. For each item ordered, the Contractor shall supply the Purchaser with at least one copy of applicable manufacturer's manual(s), warranty document(s), and vehicle maintenance instructions at delivery.

16. Passage of Title. Notwithstanding the provisions in the Inspection and Rejection section (Section 20) of the Terms and Conditions, title to any Vehicle will pass to the Purchaser only on inspection and acceptance of the Vehicle. All risk of loss will remain with the Contractor until title to the Vehicle passes to the Purchaser.

17. Vehicle Titling, Registration and State Inspection. Each Vehicle shall have a valid Pennsylvania state inspection sticker and, if required, a valid Pennsylvania emissions inspection sticker upon delivery, as well as any information required to establish Vehicle title and registration. The title information shall conform to any financing arrangements between the Contractor and the Purchaser.

18. Product Recall. The Contractor shall provide recall notification, regardless of level, to the Purchaser through the most expedient method possible. The notice, at a minimum, shall include:

- complete product description and/or identification
- contract product delivered date
- purchase order number
- reason for recall
- instructions to acquire service and/or repair of product

19. Preventive Maintenance. The Purchaser shall be responsible to conduct routine preventive maintenance on the Vehicle in accordance with maintenance instructions and manuals the Contractor has provided with the Vehicle.

20. Motor Vehicles to be manufactured in North America (Oct 2006). All motor vehicles furnished by the Contractor pursuant to the Contract must be manufactured in North America. North America is defined as the United States, Canada, and Mexico. A motor vehicle is manufactured in North America if a substantial majority of the principal components are assembled into the final products in an assembly plant in North America. The Contractor shall be prepared to prove that the motor vehicles that will be, or have been, furnished to the Commonwealth will be or are, in fact, manufactured in North America in accordance with Sections 3731-3736 of the Commonwealth Procurement Code (62 Pa. C.S. Sections 3731-3736), known as the Motor Vehicle Procurement Act. No payment shall be made to the Contractor unless the Commonwealth is satisfied that the Contractor has complied with these provisions and the Motor Vehicle Procurement Act. Any payments made to the Contractor, which should not have been made, shall be recoverable directly from the Contractor. In addition to the withholding of payments, any person who willfully violates any of the provisions of the Motor Vehicle Procurement Act may be prohibited by any public agency from participation in Contracts awarded by the public agency for a period of five years from the date of determination that a violation has occurred.

21. Manufacturer's Price Reduction (Oct 2006). If, prior to the delivery of the awarded item(s) by the Contractor, a price reduction is announced by the original equipment manufacturer, a comparative price reduction will be given to the Purchaser by the Contractor.

22. Demonstrator Units. Demonstrator Units may be purchased under this contract if they meet the following criteria:

- New and Untitled
- Price reduction over contract pricing
- Minimal hours/miles on the unit
- Full warranty coverage starting with Member acceptance of the unit

23. Travel Reimbursement. The Contractor may bill for reasonable travel expenses for mileage, subsistence and lodging at the government rate in accordance with Commonwealth Management Directive 230.10 or the Purchaser's applicable travel policy.

24. Rejection of Bids. DGS reserves the right to reject any and all Bids, to waive technical defects or any informality in Bids, and to accept or reject any part of any Bid in the best interests of the Commonwealth, as determined in DGS's sole discretion. An unsigned Bid is not a waivable technical defect or informality.

25. Bid Protest Procedure. DGS's bid protest procedures are set forth on the DGS website at www.dgs.state.pa.us, and DGS will disregard any protest that is not filed in compliance with these procedures. The Bidder acknowledges that a Contractor may not file any protest, claim, or other action against DGS or the Commonwealth when such action is based upon a PO, and that it shall file any such action directly with the Purchaser.

26. Fees for Vehicle Sales. *COSTARS Members are responsible for fees regulated by the Commonwealth of Pennsylvania and the Federal government as part of the sale of a vehicle. These fees may be passed through by the Supplier (Dealer) to COSTARS Members.*

Overview of Contract

Prior to utilizing a contract, the user should read the contract in it's entirety.

DESCRIPTION

► The Department of General Services developed this contract for Municipal Work Vehicles under DGS's COSTARS Program.

►Municipal Work Vehicles includes 4X2 Utility Vehicles; Air Compressors and Generators (truck mounted); Alternate Fuel Conversions; Alternate Fuel Vehicles; Body Upfits; Bucket Trucks; Cab and Chassis; Cranes (truck mounted); Garbage Trucks; Hydraulic Systems (truck mounted); Liftgates; Lifts - Vehicle, Mobile (which do not require construction to install); Liquid Winter Maintenance Systems (truck mounted); Pickup Trucks and Cargo Vans; Powered Airport Ground Support Equipment; Recycling Trucks; Salt/Sand Spreaders (truck mounted); Snow Removal Machines/Systems for Trucks and Buses; Snowplows (truck mounted); Tow Trucks, Towing Apparatus, and Accessories; Trailers; Vacuum Trucks/Street Sweepers/Sewage.

►A supplier may also choose to offer ancillary services such as Assembly/Installation/Construction Activities; Customization; Extended Warranty; Preventive Maintenance Services; Special Delivery Arrangements; Special Lettering; Training

CONTRACT INFO

Contract Number & Title	COSTARS-25 Municipal Work Vehicles
Number of Suppliers	254
Validity Period	03/15/2010 - 12/26/2027
DGS Point of Contact	Shelbie Pickering
Contact Phone #	717-703-2947
Email	spickering@pa.gov

DESCRIPTION

►Because of the multiple award nature, you may see that prices vary greatly among suppliers. DGS encourages you to comparison shop.

►DGS encourages suppliers to offer quantity discounts. Some suppliers offer quantity discounts in their public pricing, while others ask that you contact them for a quote.

►COSTARS members may purchase jointly to mutually benefit from the quantity discounts.

► Offered products and pricing are updated Quarterly

►Members are encouraged to negotiate lower prices. Please keep DGS informed so that we may share your success stories with all of the COSTARS membership.

PROCESS TO PURCHASE

►Shop around by clicking on a supplier contract number to review their offered products and pricing.

►Contact suppliers to review products and pricing in detail.

►Establish products and pricing. Choose a supplier.

► Order the products directly from the selected supplier using a purchase order. Include COSTARS Contract Number (COSTARS-25) and your COSTARS Member Name on purchase order.

►Send a request to DGS and the supplier to ask for addition of any missing manufacturers and/or products to the supplier’s contract.

Contact #	Supplier Name	City	State	Service Area	Product Categories Offered	Manufacturers Offered	Award Date	Expiration Date
025-E22-436	MID ATLANTIC MUNICIPAL LLC Lancaster Truck Bodies	LANCASTER	PA	Adams; Allegheny; Armstrong; Beaver; Bedford; Berks; Blair; Bradford; Bucks; Butler; Cambria; Cameron; Carbon; Centre; Chester; Clarion; Clearfield; Clinton; Columbia; Crawford; Cumberland; Dauphin; Delaware; Elk; Erie; Fayette; Forest; Franklin; Fulton; Greene; Huntingdon; Indiana; Jefferson; Juniata; Lackawanna; Lancaster; Lawrence; Lebanon; Lehigh; Luzerne; Lycoming; McKean; Mercer; Mifflin; Monroe; Montgomery; Montour; Northampton; Northumberland; Perry; Philadelphia; Pike; Potter; Schuylkill; Snyder; Somerset; Sullivan; Susquehanna; Tioga; Union; Venango; Warren; Washington; Wayne; Westmoreland; Wyoming; York	Air Compressors and Generators (truck mounted); Body Upfits; Cranes (truck mounted); Hydraulic Systems (truck mounted); Liftgates; Liquid Winter Maintenance Systems (truck mounted); Salt/Sand Spreaders (truck mounted); Snowplows (truck mounted)	Autocrane; Autocrane; Autocrane; Bonnell Industries, Inc.; Bonnell Industries, Inc.; Bonnell Industries, Inc.; Galion-Godwin Truck Body Co., LLC; GVM Snow Equipment; Hippo Multipower Systems; Knapheide Manufacturing Company; SH Truck Bodies; Smith Metal Works (Spreaders/Dump Bodies); Smith Metal Works (Spreaders/Dump Bodies); Stahl (Truck Bodies); Thieman Tailgates, Inc.; US Municipal; US Municipal; US Municipal; US Municipal; US Municipal; US Municipal; Viking Cives; Warner Bodies; Western Products (Snow Plows/Removal Equip); Western Products (Snow Plows/Removal Equip); Western Products (Snow Plows/Removal Equip)	05/04/2022	05/04/2027

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

Via Email

November 10, 2026
Ref: # 7546
Escrow File

Worcester Township
PO Box 767
Worcester, PA 19490-0767

Attention: Dan DeMeno, Township Manager

Reference: Huganir Arden Reserve
Escrow Release #9

Dear Dan:

Attached please find an escrow release request for the Huganir Land Development Project. We have reviewed this request and are hereby authorizing a reduction of $122,166.21. Please sign the Escrow Release Certificate at the appropriate place and forward it to the developer's escrow agent for reduction of bond. Attached please also find a breakdown of the escrow amounts which should accompany the Escrow Release Certificate.

Please contact this office if you have any questions or require any additional information on this matter.

Very truly yours,
ARRO Consulting, Inc.
Authority Engineers

John W. Evarts, P.E.

JWE/paf
Enclosure

cc: Arden Reserve, LLC (w/encl.)(via email)
File

RELEASE #9

REQUEST FOR WORK PROGRESS CERTIFICATE

I. **RE:** **HUGANIR – ARDEN RESERVE** **DATE:**
TO: **WORCESTER TOWNSHIP**
FROM: **MIKELEN, LLC**

It is hereby requested that the Township issue a Work Progress Certificate reducing the funds available for draw under the Financial Security to the extent of 90% of the amount of the attached invoices for the work performed and the materials supplied as indicated below. It is certified that the work has been completed to the extent of this request in a good workmanlike manner.

WORK PERFORMED OR MATERIALS SUPPLIED	AMOUNT OF ATTACHED INVOICES	AMOUNT OF REDUCTION (90% OF COLUMN INVOICES)

SEE ATTACHED BREAKDOWN SHEET

II. **TO:** **WORCESTER TOWNSHIP** **DATE: November 10, 2026**
FROM: **TOWNSHIP ENGINEER**

I hereby certify that I have inspected the improvements required for the above project, and I am satisfied that they have been completed to the extent of this Work Progress Certificate in a satisfactory manner.

Township Engineer: _____

WORK PROGRESS CERTIFICATE

III. **TO:** **MERIDIAN BANK**
FROM: **WORCESTER TOWNSHIP** **DATE:** _____
COPY TO: **ARDEN RESERVE, LLC**

You are hereby authorized to reduce the funds available for draw under the Letter of Credit, as follows:

Balance Prior to Payments Approved hereunder	$	250,446.47
Amount of Approved Payments hereunder	$	122,166.21
Current undrawn balance.....	$	128,280.26

_____
Township Manager, Worcester Township

WORCESTER TOWNSHIP
HUGANIR PROPERTY
REF: # 7546
ESCROW FILE
DATE: MAY 17, 2023

Release #9
November 10, 2026

	ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	QTY REL TO DATE	$ THIS RELEASE	$ RELEASED TO DATE	BALANCE
A.	**EROSION CONTROL**									
1	Construction Entrances	EA	2	$ 3,752.81	$ 7,505.62		2	$ 0.00	$ 7,505.62	$0.00
2	Tree Protection Fence	LF	5190	$ 2.18	$ 11,314.20		5190	$ 0.00	$ 11,314.20	$0.00
3	R-3/2B/Compost Rock Filter Outlets	LF	250	$ 32.34	$ 8,085.00		250	$ 0.00	$ 8,085.00	$0.00
4	Compost Filter Sock	LF	1275	$ 11.66	$ 14,866.50		1275	$ 0.00	$ 14,866.50	$0.00
5	Maintenance of E&S	LS	1	$ 5,000.00	$ 5,000.00		1	$ 0.00	$ 5,000.00	$0.00
6	BMP Notice of Termination	LS	1	$ 2,500.00	$ 2,500.00		0	$ 0.00	$ 0.00	$2,500.00
B.	**CLEARING AND GRUBBING**									
1	Clearing and Grubbing	LS	1	$ 73,994.18	$ 73,994.18		1	$ 0.00	$ 73,994.18	$0.00
C.	**BASIN 001/FOREBAY 1A**									
1	Clean Out Stake	EA	1	$ 70.64	$ 70.64		1	$ 0.00	$ 70.64	$0.00
2	NAG S-75 Matting Basin 001 & Forebay	SY	2825	$ 2.11	$ 5,960.75		2825	$ 0.00	$ 5,960.75	$0.00
3	NAG P550 Spillway Matting w/Rip Rap	SY	1300	$ 26.55	$ 34,515.00		1300	$ 0.00	$ 34,515.00	$0.00
4	Strip Topsoil & Stockpile Basin 001	CY	1275	$ 3.65	$ 4,653.75		1275	$ 0.00	$ 4,653.75	$0.00
5	Cut, Fill & Compact Basin 001	CY	2425	$ 4.31	$ 10,451.75		2425	$ 0.00	$ 10,451.75	$0.00
6	Borrow From Roads For Basin 1/Forebay	CY	1750	$ 4.31	$ 7,542.50		1750	$ 0.00	$ 7,542.50	$0.00
7	Excavate/Backfill Basin 001 Key Trench	LF	390	$ 9.22	$ 3,595.80		390	$ 0.00	$ 3,595.80	$0.00
8	30 Mil Basin Liner w/ Geo Cushion Basin 002	LS	1	$ 73,033.47	$ 73,033.47		1	$ 0.00	$ 73,033.47	$0.00
9	Replace Topsoil Sed Basin 001	CY	1475	$ 5.40	$ 7,965.00		1475	$ 0.00	$ 7,965.00	$0.00
10	Temp Seed Basin 001	SF	50555	$ 0.14	$ 7,077.70		50555	$ 0.00	$ 7,077.70	$0.00
11	Planting Soils	LS	1	$ 3,000.00	$ 3,000.00		1	$ 0.00	$ 3,000.00	$0.00
12	Convert to Permanent Basin	LS	1	$ 7,500.00	$ 7,500.00		1	$ 0.00	$ 7,500.00	$0.00
D.	**BASIN 002**									
1	Clean Out Stake	EA	1	$ 70.64	$ 70.64		1	$ 0.00	$ 70.64	$0.00
2	NAG S-75 Matting Sed Basin 2	SY	1505	$ 2.11	$ 3,175.55		1505	$ 0.00	$ 3,175.55	$0.00
3	NAG P550 Spillway Matting w/Rip Rap	SY	200	$ 49.99	$ 9,998.00		200	$ 0.00	$ 9,998.00	$0.00
5	Strip Topsoil & Stockpile Basin 002	CY	475	$ 3.65	$ 1,733.75		475	$ 0.00	$ 1,733.75	$0.00
6	Cut, Fill & Compact Basin 002	CY	300	$ 4.31	$ 1,293.00		300	$ 0.00	$ 1,293.00	$0.00
7	Borrow From Roads For Basin 2	CY	1195	$ 4.31	$ 5,150.45		1195	$ 0.00	$ 5,150.45	$0.00
6	Excavate Basin 002 Key Trench	LF	230	$ 9.22	$ 2,120.60		230	$ 0.00	$ 2,120.60	$0.00
7	30 Mil Basin Liner w/ Geo Cushion Basin 002	LS	1	$ 46,461.41	$ 46,461.41		1	$ 0.00	$ 46,461.41	$0.00
9	Replace Topsoil Sed Basin 002	CY	595	$ 5.40	$ 3,213.00		595	$ 0.00	$ 3,213.00	$0.00
10	Temp Seed Basin 002	SF	20540	$ 0.14	$ 2,875.60		20540	$ 0.00	$ 2,875.60	$0.00
11	Planting Soils	LS	1	$ 3,000.00	$ 3,000.00		1	$ 0.00	$ 3,000.00	$0.00
12	Convert to Permanent Basin	LS	1	$ 7,500.00	$ 7,500.00		1	$ 0.00	$ 7,500.00	$0.00

WORCESTER TOWNSHIP
HUGANIR PROPERTY
REF: # 7546
ESCROW FILE
DATE: MAY 17, 2023

Release #9
November 10, 2026

	ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	QTY REL TO DATE	$ THIS RELEASE	$ RELEASED TO DATE	BALANCE
E.	**ROADWAY AND SWALE EARTHWORK**									
1	Strip Topsoil & Stockpile Roads/Swales	CY	2995	$ 3.65	$ 10,931.75		2995	$ 0.00	$ 10,931.75	$0.00
2	Cut, Fill & Compact Roads/Swales	CY	900	$ 4.31	$ 3,879.00		900	$ 0.00	$ 3,879.00	$0.00
3	Fine Grade Swales	LF	690	$ 2.85	$ 1,966.50		690	$ 0.00	$ 1,966.50	$0.00
4	Replace Topsoil In Swales	CY	640	$ 6.22	$ 3,980.80		640	$ 0.00	$ 3,980.80	$0.00
5	Fine Grade Paving Areas	SY	2900	$ 1.72	$ 4,988.00		2900	$ 0.00	$ 4,988.00	$0.00
6	Swale Matting C125/S75	SY	1250	$ 2.71	$ 3,387.50		1250	$ 0.00	$ 3,387.50	$0.00
7	Rake & Seed Swales	SF	34295	$ 0.14	$ 4,801.30		34295	$ 0.00	$ 4,801.30	$0.00
F.	**LOT GRADING**									
1	Strip Topsoil & Stockpile Lots	CY	3550	$ 3.65	$ 12,957.50		3550	$ 0.00	$ 12,957.50	$0.00
2	Cut, Fill & Compact Lots	CY	1425	$ 4.31	$ 6,141.75		1425	$ 0.00	$ 6,141.75	$0.00
3	Borrow From Roads/Site For Lots	CY	3895	$ 4.31	$ 16,787.45		3895	$ 0.00	$ 16,787.45	$0.00
4	Fine Grade House Lots	EA	8	$ 397.45	$ 3,179.60		8	$ 0.00	$ 3,179.60	$0.00
5	Temp. Seed, Hay Mulch & Tack Lots	SF	142471	$ 0.07	$ 9,972.97		142,471	$ 0.00	$ 9,972.97	$0.00
G.	**SANITARY SEWER**									
1	Cut Into Existing 8" Main W/ Couplers	LS	1	$ 3,355.63	$ 3,355.63		1	$ 0.00	$ 3,355.63	$0.00
2	1-1/4" PVC Force Main Laterals W/ Fittings	LF	309	$ 68.30	$ 21,104.70		309	$ 0.00	$ 21,104.70	$0.00
4	1.5" Force Main W/ Fittings	LF	27	$ 137.25	$ 3,705.75		27	$ 0.00	$ 3,705.75	$0.00
5	2" PVC Force Main & Fittings	LF	442	$ 57.16	$ 25,264.72		442	$ 0.00	$ 25,264.72	$0.00
6	Terminal Cleanout Assembly	EA	1	$ 4,543.16	$ 4,543.16		1	$ 0.00	$ 4,543.16	$0.00
7	Insertion Manhole In Existing Road	EA	1	$ 10,119.47	$ 10,119.47		1	$ 0.00	$ 10,119.47	$0.00
8	Saw Cut Pavement	LF	30	$ 2.77	$ 83.10		30	$ 0.00	$ 83.10	$0.00
9	Temp. Cold Patch	TON	4	$ 191.58	$ 766.32		4	$ 0.00	$ 766.32	$0.00
10	Traffic Control - Pipe & Pave	LS	1	$ 2,445.35	$ 2,445.35		1	$ 0.00	$ 2,445.35	$0.00
11	Testing - Air Test FM And Vac Test MH	LS	1	$ 1,404.26	$ 1,404.26		1	$ 0.00	$ 1,404.26	$0.00
13	Permanent Paving Restoration	LS	8	$ 103.29	$ 826.32	8	8	$ 826.32	$ 826.32	$0.00
H.	**STORM SEWER**									
1	Modify Existing RCP	EA	2	$ 1,534.74	$ 3,069.48		2	$ 0.00	$ 3,069.48	$0.00
2	15" RCP w/ Backfill	LF	401	$ 74.42	$ 29,842.42		401	$ 0.00	$ 29,842.42	$0.00
3	15" RCP Basin Outlet w/ Concrete Cradle	LF	42	$ 202.98	$ 8,525.16		42	$ 0.00	$ 8,525.16	$0.00
4	18" HDPE w/Backfill	LF	179	$ 64.50	$ 11,545.50		179	$ 0.00	$ 11,545.50	$0.00
5	18" RCP w/Backfill	LF	28	$ 103.76	$ 2,905.28		28	$ 0.00	$ 2,905.28	$0.00
6	24" HDPE w/Backfill	LF	563	$ 86.00	$ 48,418.00		563	$ 0.00	$ 48,418.00	$0.00
7	24" RCP w/Backfill	LF	82	$ 99.90	$ 8,191.80		82	$ 0.00	$ 8,191.80	$0.00
8	30" RCP w/Backfill	LF	537	$ 133.97	$ 71,941.89		537	$ 0.00	$ 71,941.89	$0.00
9	36" RCP Basin Outlet W/ Concrete Cradle	LF	78	$ 275.26	$ 21,470.28		78	$ 0.00	$ 21,470.28	$0.00

WORCESTER TOWNSHIP
HUGANIR PROPERTY
REF: # 7546
ESCROW FILE
DATE: MAY 17, 2023

Release #9
November 10, 2026

	ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	QTY REL TO DATE	$ THIS RELEASE	$ RELEASED TO DATE	BALANCE
10	Storm Inlets	EA	14	$ 4,288.90	$ 60,044.60		14	$ 0.00	$ 60,044.60	$0.00
11	Storm Manholes	EA	4	$ 4,679.51	$ 18,718.04		4	$ 0.00	$ 18,718.04	$0.00
12	Outlet Structures W/ Top & Side Trash Racks	EA	2	$ 7,796.51	$ 15,593.02		2	$ 0.00	$ 15,593.02	$0.00
13	Anti-Seep Collars	EA	4	$ 2,159.25	$ 8,637.00		4	$ 0.00	$ 8,637.00	$0.00
14	Endwalls	EA	4	$ 3,499.57	$ 13,998.28		4	$ 0.00	$ 13,998.28	$0.00
15	R-4/5 Rip Rap Dissipators	EA	4	$ 4,584.33	$ 18,337.32		4	$ 0.00	$ 18,337.32	$0.00
16	Saw Cutting Pavement	LF	40	$ 2.77	$ 110.80		40	$ 0.00	$ 110.80	$0.00
17	Permanent Trench Paving	SY	4	$ 103.29	$ 413.16	1	4	$ 103.29	$ 413.16	$0.00
18	Traffic Control	LS	1	$ 2,434.16	$ 2,434.16		1	$ 0.00	$ 2,434.16	$0.00
I.	**CONCRETE CURB/SIDEWALK**									
1	Excavate and Backfill Curb	LF	1050	$ 3.54	$ 3,717.00		1050	$ 0.00	$ 3,717.00	$0.00
2	Concrete Curb	LF	1050	$ 19.99	$ 20,989.50		1050	$ 0.00	$ 20,989.50	$0.00
3	Sidewalk and Ramps	SF	2500	$ 12.00	$ 30,000.00		2500	$ 0.00	$ 30,000.00	$0.00
J.	**PAVING**									
1	Saw Cut & Remove Windy Hill Side Bulb & Dwy	SY	290	$ 9.36	$ 2,714.40		290	$ 0.00	$ 2,714.40	$0.00
2	Excavate Road Widening	SY	275	$ 15.02	$ 4,130.50		275	$ 0.00	$ 4,130.50	$0.00
3	Topsoil & Seed	SY	525	$ 14.97	$ 7,859.25		525	$ 0.00	$ 7,859.25	$0.00
4	Tie In New Off Windy Hill - 6" 2A/2" 9.5mm	SY	118	$ 40.05	$ 4,725.90		118	$ 0.00	$ 4,725.90	$0.00
5	Stone Subbase (6" 2A Mod.) Site	SY	2900	$ 10.23	$ 29,667.00		2900	$ 0.00	$ 29,667.00	$0.00
6	Stone Subbase (6" 2A Mod.) Widening	SY	165	$ 22.41	$ 3,697.65		165	$ 0.00	$ 3,697.65	$0.00
7	Paving: 4.5" Base 25 Mm Site	SY	2900	$ 23.95	$ 69,455.00		2900	$ 0.00	$ 69,455.00	$0.00
8	Paving: 4.5" Base 25 Mm Widening	SY	165	$ 34.70	$ 5,725.50		165	$ 0.00	$ 5,725.50	$0.00
9	Paving: 1.5" Wearing 9.5 Mm Site	SY	2910	$ 10.84	$ 31,544.40	2910	2910	$ 31,544.40	$ 31,544.40	$0.00
10	Paving: 1.5" Wearing 9.5 Mm Widening	SY	220	$ 16.54	$ 3,638.80	220	220	$ 3,638.80	$ 3,638.80	$0.00
11	Tack Coat Site	SY	2910	$ 0.28	$ 814.80	2910	2910	$ 814.80	$ 814.80	$0.00
12	Tack Coat Widenings	LF	220	$ 0.28	$ 61.60	220	220	$ 61.60	$ 61.60	$0.00
13	Curb Sealing Site	LF	1050	$ 0.74	$ 777.00	1050	1050	$ 777.00	$ 777.00	$0.00
14	Neat Saw Cut Artmar/Windy Hill	SY	381	$ 3.93	$ 1,497.33		381	$ 0.00	$ 1,497.33	$0.00
15	Mill Asphalt Butt Joint @ Windy Hill	SY	10	$ 36.20	$ 362.00		10	$ 0.00	$ 362.00	$0.00
16	2' Wide Mill On Artmar	EA	55	$ 43.09	$ 2,369.95		55	$ 0.00	$ 2,369.95	$0.00
17	Winterize Of Structures	LS	11	$ 176.56	$ 1,942.16		11	$ 0.00	$ 1,942.16	$0.00
18	Grass Pavers for Emergency Access	LS	1	$ 50,000.00	$ 50,000.00	1	1	$ 50,000.00	$ 50,000.00	$0.00
K.	**LANDSCAPING**									
1	Red Sunset Maple	EA	17	$ 250.00	$ 4,250.00		17	$ 0.00	$ 4,250.00	$0.00
2	Karpick Red Maple	EA	3	$ 250.00	$ 750.00		3	$ 0.00	$ 750.00	$0.00
3	Shadblow Serviceberry	EA	3	$ 250.00	$ 750.00		3	$ 0.00	$ 750.00	$0.00

WORCESTER TOWNSHIP
HUGANIR PROPERTY
REF: # 7546
ESCROW FILE
DATE: MAY 17, 2023

Release #9
November 10, 2026

	ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	QTY REL TO DATE	$ THIS RELEASE	$ RELEASED TO DATE	BALANCE
4	River Birch	EA	7	$ 250.00	$ 1,750.00		7	$ 0.00	$ 1,750.00	$0.00
5	Flowering Dogwood	EA	4	$ 250.00	$ 1,000.00		4	$ 0.00	$ 1,000.00	$0.00
6	Redosier Dogwood	EA	9	$ 250.00	$ 2,250.00	9	9	$ 2,250.00	$ 2,250.00	$0.00
7	Yellowtwig Dogwood	EA	6	$ 150.00	$ 900.00	6	6	$ 900.00	$ 900.00	$0.00
8	Weeping Forsythia	EA	7	$ 150.00	$ 1,050.00	7	7	$ 1,050.00	$ 1,050.00	$0.00
9	American Holly	EA	10	$ 250.00	$ 2,500.00		10	$ 0.00	$ 2,500.00	$0.00
10	Winterberry	EA	18	$ 150.00	$ 2,700.00	18	18	$ 2,700.00	$ 2,700.00	$0.00
11	Eastern Red Cedar	EA	6	$ 250.00	$ 1,500.00	6	6	$ 1,500.00	$ 1,500.00	$0.00
12	American Sweet Gum	EA	6	$ 250.00	$ 1,500.00	6	6	$ 1,500.00	$ 1,500.00	$0.00
13	Tulip Tree	EA	3	$ 250.00	$ 750.00	3	3	$ 750.00	$ 750.00	$0.00
14	Black Gum	EA	6	$ 250.00	$ 1,500.00	6	6	$ 1,500.00	$ 1,500.00	$0.00
15	Norway Spruce	EA	7	$ 250.00	$ 1,750.00	7	7	$ 1,750.00	$ 1,750.00	$0.00
16	White Pine	EA	18	$ 250.00	$ 4,500.00	18	18	$ 4,500.00	$ 4,500.00	$0.00
17	Swamp White Oak	EA	4	$ 250.00	$ 1,000.00	4	4	$ 1,000.00	$ 1,000.00	$0.00
18	Willow Oak	EA	7	$ 250.00	$ 1,750.00	7	7	$ 1,750.00	$ 1,750.00	$0.00
19	Greenspire Littleleaf Linden	EA	9	$ 250.00	$ 2,250.00	9	9	$ 2,250.00	$ 2,250.00	$0.00
20	Arrow Wood	EA	33	$ 150.00	$ 4,950.00	33	33	$ 4,950.00	$ 4,950.00	$0.00
21	Korean Spice Viburnum	EA	7	$ 150.00	$ 1,050.00	7	7	$ 1,050.00	$ 1,050.00	$0.00
L.	**SURVEY**									
1	Stakeout	LS	1	$ 16,700.00	$ 16,700.00		1	$ 0.00	$ 16,700.00	$0.00
2	As-Built	LS	1	$ 4,000.00	$ 4,000.00		0	$ 0.00	$ 0.00	$4,000.00
3	Monuments and Pins	LS	1	$ 5,000.00	$ 5,000.00	1	1	$ 5,000.00	$ 5,000.00	$0.00
	SUBTOTAL CONSTRUCTION COSTS				**$ 1,217,802.69**					
	M. CONTINGENCIES									
1	Contingencies	LS	1	$ 121,780.27	$ 121,780.27		0	$ 0.00	$ 0.00	$121,780.27
							TOTAL ESCROW REQ.			**$ 1,339,582.96**
							TOTAL THIS RELEASE			**$ 122,166.21**
							RELEASED TO DATE			**$ 1,211,302.69**
							REMAINING BALANCE			**$ 128,280.26**
	1. Engineering/Legal	LS	1	$ 25,000.00	$ 25,000.00		0.00	$ 0.00	$ 0.00	$ 25,000.00

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

November 10, 2026
Ref: #C0005403
Escrow File

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Dan DeMeno, Township Manager

Reference: 1038 Windy Hill – Two (2) Lot Subdivision
Escrow Release #1

Dear Dan:

Attached please find an escrow release request for the Two (2) Lot Subdivision at 1038 Windy Hill. We are hereby authorizing the release of $19,577.50. Please sign the Escrow Release Certificate at the appropriate place and forward to the developer's escrow agent for release of funds. Attached please also find a breakdown of the escrow amounts which should accompany the Escrow Release Certificate.

Please contact this office if you have any questions or require any additional information on this matter.

Very truly yours,
ARRO Consulting, Inc.
Township Engineers

John W. Evarts, P.E.

JWE/paf
Enclosure

cc: File

RELEASE #1

REQUEST FOR WORK PROGRESS CERTIFICATE

I. **RE: DEVELOPMENT: 1038 WINDY HILL SUBDIVSION** **DATE:**
TO: WORCESTER TOWNSHIP
FROM:

It is hereby requested that the Township issue a Work Progress Certificate reducing the funds available for draw under the financial Security to the extent of 90% of the amount of the attached invoices for the work performed and the materials supplied as indicated below. It is certified that the work has been completed to the extent of this request in a good and workmanlike manner.

WORK PERFORMED OR MATERIALS SUPPLIED	**AMOUNT OF ATTACHED INVOICES**	**AMOUNT OF REDUCTION (90% OF COLUMN INVOICES)**

SEE ATTACHED BREAKDOWN SHEET

II. TO: TOWNSHIP OF WORCESTER **DATE: November 10, 2026**
FROM: TOWNSHIP ENGINEER: **John W. Evarts, P.E.**

I hereby certify that I have inspected the improvements required for the above project, and I am satisfied that they have been completed to the extent of this Work Progress Certificate in a satisfactory manner.

TOWNSHIP ENGINEER: _____

WORK PROGRESS CERTIFICATE

III. **TO:**
FROM: TOWNSHIP OF WORCESTER **DATE:** _____
COPY TO:

You are hereby authorized to reduce the funds available for draw under the Financial Security, as follows:

Balance Prior to Payments Approved hereunder	$21,535.25
Amount of Approved Payments hereunder	$19,577.50
Current undrawn balance	$ 1,957.75

_____
Township Manager
Worcester Township

WORCESTER TOWNSHIP
1038 WINDY HILL ROAD -2 LOT SUBDIVISION
REF: # C0005403
ESCROW FILE
DATE:JULY 25, 2025

Escrow Release No. One (1)
November 10, 2026

	ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	QTY REL TO DATE	$ THIS RELEASE	$ RELEASED TO DATE	BALANCE
A.	**EROSION CONTROL**									
1	Construction Entrance	EA	2	$ 1,500.00	$ 3,000.00	2	2	$ 3,000.00	$ 3,000.00	$0.00
2	24" Silt Sock	LF	375	$ 10.00	$ 3,750.00	375	375	$ 3,750.00	$ 3,750.00	$0.00
3	Tree Proection Fence	LF	1390	$ 2.25	$ 3,127.50	1390	1390	$ 3,127.50	$ 3,127.50	$0.00
4	Concrete Washout	EA	2	$ 500.00	$ 1,000.00	2	2	$ 1,000.00	$ 1,000.00	$0.00
5	Seeding	LS	1	$ 1,000.00	$ 1,000.00	1	1	$ 1,000.00	$ 1,000.00	$0.00
6	E&S Maintenance and Removal	LS	1	$ 1,000.00	$ 1,000.00	1	1	$ 1,000.00	$ 1,000.00	$0.00
B.	**STORMWATER**									
1	Raise Outlet Structure	EA	1	$ 2,500.00	$ 2,500.00	1	1	$ 2,500.00	$ 2,500.00	$0.00
C.	**LANDSCAPING**									
1	Evergreen Trees (8"HT)	EA	7	$ 400.00	$ 2,800.00	7	7	$ 2,800.00	$ 2,800.00	$0.00
D.	**MISCELLANEOUS**									
1	Pins/Monuments	LS	1	$ 1,400.00	$ 1,400.00	1	1	$ 1,400.00	$ 1,400.00	$0.00
	SUBTOTAL CONSTRUCTION COSTS				**$ 19,577.50**					
E.	**CONTINGENCIES AND INSPECTIONS**									
1	Contingencies	LS	1	$ 1,957.75	$ 1,957.75		0	$ 0.00	$ 0.00	$1,957.75
						TOTAL ESCROW REQ.				**$ 21,535.25**
						TOTAL THIS RELEASE				**$ 19,577.50**
						RELEASED TO DATE				**$ 19,577.50**
						REMAINING BALANCE				**$ 1,957.75**
F.	**ENGINEERING/LEGAL (Cash Escrow Deposited with Township)**									
1	Engineering/Legal	LS	1	$ 2,500.00	$ 2,500.00		0	$ 0.00	$ 0.00	$ 2,500.00

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

November 13, 2026
Ref: #7200-212

(via email)

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Daniel DeMeno, Township Manager

Reference: Quarry Hall Road/Griffith Road Storm Sewer Project
Bid Summary and Recommendation for Award

Dear Mr. DeMeno:

Bids were opened today for the Quarry Hall Road/Griffith Road Storm Sewer Project. A total of fourteen (14) bids were submitted for the project. The low bid was submitted by G&B Construction of Feasterville-Trevose, PA with their bid of $126,718.00.

We are currently reviewing the qualifications and documents from the low bidder and will be prepared to make a recommendation at the Board of Supervisors meeting.

Attached to this letter is a summary and tabulation of all bids submitted. Upon award of this contract, ARRO Consulting will notify the contractor of our “Intent to Award” and request the proper documents including a signed agreement, required bonding, and insurance certificates.

Please do not hesitate to contact me if you have any questions or need any additional assistance on this project.

Very truly yours,
ARRO Consulting, Inc.
Township Engineers

John W. Evarts, P.E.

JWE/klk
Enclosures

cc: JJ Kelso, ARRO Consulting, Inc. (w/encl.)
File (w/encl.)

WORCESTER TOWNSHIP, MONTGOMERY COUNTY

QUARRY HALL ROAD/GRIFFITH ROAD STORM SEWER PROJECT

BID SUMMARY

BID DATE: NOVEMBER 13, 2026

	CONTRACTOR	BASE BID
1	G & B Construction 415 W Bristol Road Feasterville-Trevose, PA 19053	$126,718.00
2	James R. Kenney Excavating & Paving, Inc. 3950 Germantown Pike Collegeville, PA 19426	$132,881.25
3	Ply-Mar Construction Co., Inc. 965 Plymouth Road Plymouth Meeting, PA 19462	$137,845.00
4	T. Schiefer Contractors, Inc. 3864 Old Easton Road Doylestown, PA 18902	$141,995.00
5	KBC Construction LLC 1475 Hampton Lane Warminster, PA 18974	$159,887.00
6	Joseph J Danielle 710 Trainer Street Trainer, PA 19013	$172,414.53
7	Associated Paving Contractors 1525 Campus Drive Warminster, PA 18974	$179,752.00
8	N. Abbonizio Contractors, Inc. 1250 Conshohocken Road Conshohocken, PA 19428	$181,836.00
9	Albert G. Cipolloni Jr & Sons, Inc. 719 Highland Ave Morton, PA 19070	$189,831.94

WORCESTER TOWNSHIP, MONTGOMERY COUNTY

QUARRY HALL ROAD/GRIFFITH ROAD STORM SEWER PROJECT

BID SUMMARY

BID DATE: NOVEMBER 13, 2026

10	GoreCon, Inc. 3240 Bristol Road Chalfont PA 18914	$196,066.72
11	Jurich, Inc. 80 Clayton Park Drive Glen Mills, PA 19342	$212,660.00
12	Anrich, Inc. 1271 South Gulph Road Wayne, PA 19087	$247,890.00
13	Carp Excavating, Inc. 4050 Skyron Drive Suite A7 Doylestown, PA 18902	$259,222.50
14	DePaul and Company, Inc. 1000 Germantown Pike Suite D4 Plymouth Meeting, PA 19462	$316,427.00

WORCESTER TOWNSHIP, MONTGOMERY COUNTY

QUARRY HALL ROAD/GRIFFITH ROAD STORM SEWER PROJECT

BID TABULATION

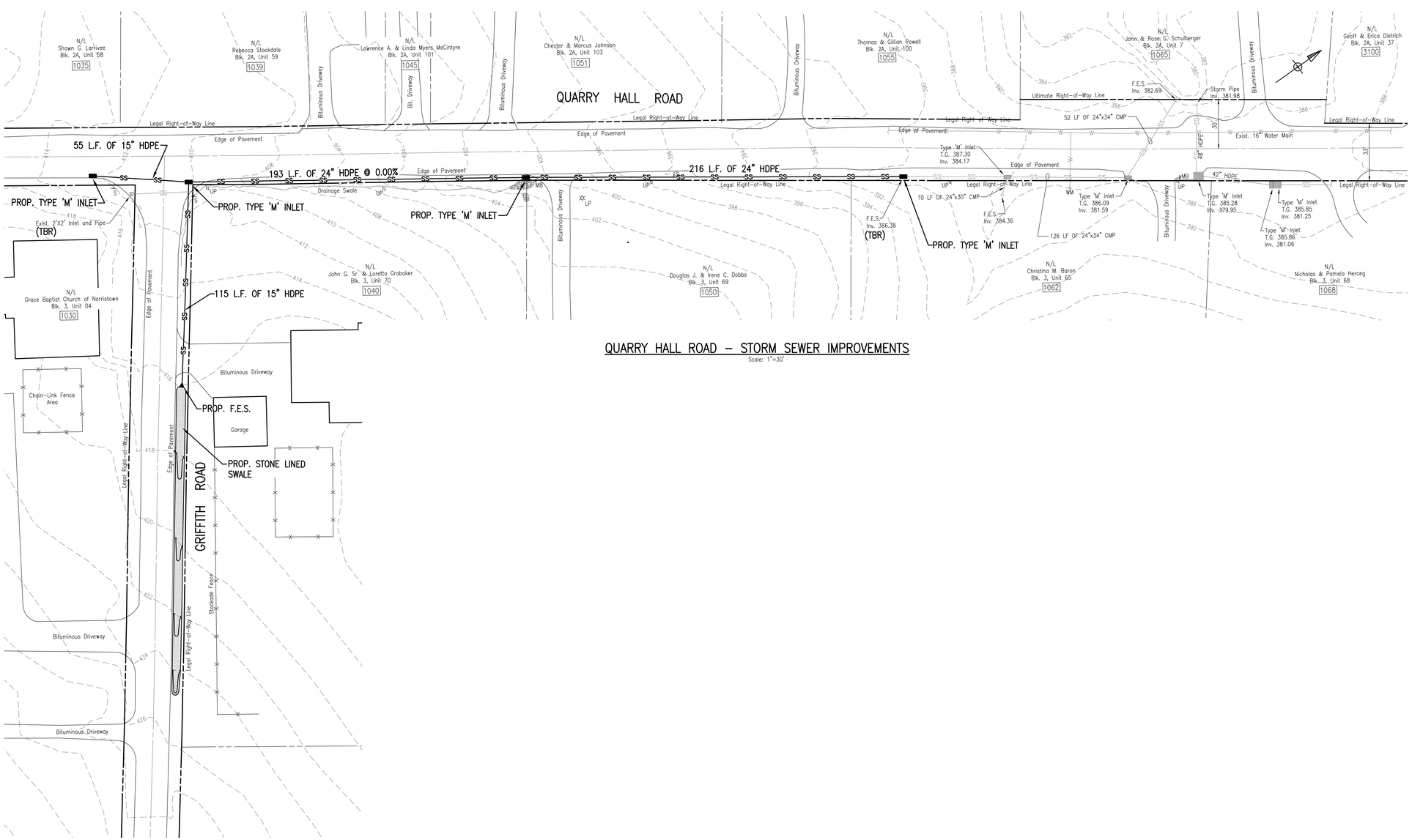
No.	Description	Unit Of Measure	Quantity	(1) G&B Construction		(2) James R Kenney Excavating & Paving Inc.		(3) Ply-Mar Construction Co., Inc.		(4) T. Schiefer Contractors, Inc.		(5) KBC Construction, LLC		(6) Joseph J Danielle LLC		(7) Associated Paving Contractors, Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID																	
1	Site Preparation, Including Tree Removal, Complete in Place	LS	1	*$5,000.00*	$5,000.00	*$8,500.00*	$8,500.00	*$1,000.00*	$1,000.00	*$3,500.00*	$3,500.00	*$9,600.00*	$9,600.00	*$3,000.00*	$3,000.00	*$4,400.00*	$4,400.00
2	Furnish and Install Erosion Control Measures, Complete in Place	LS	1	*$2,000.00*	$2,000.00	*$5,000.00*	$5,000.00	*$800.00*	$800.00	*$1,200.00*	$1,200.00	*$1,200.00*	$1,200.00	*$2,850.00*	$2,850.00	*$2,400.00*	$2,400.00
3	Furnish and Install 15-Inch HDPE, Including Excavation, Backfill and Restoration	LF	151	*$87.00*	$13,137.00	*$95.00*	$14,345.00	*$60.00*	$9,060.00	*$115.00*	$17,365.00	*$117.00*	$17,667.00	*$136.77*	$20,652.27	*$144.00*	$21,744.00
4	Furnish and Install 18-Inch HDPE, Including Removal of Existing Pipes, Excavation, Backfill and Restoration	LF	60	*$92.00*	$5,520.00	*$175.00*	$10,500.00	*$100.00*	$6,000.00	*$122.00*	$7,320.00	*$139.00*	$8,340.00	*$146.81*	$8,808.60	*$167.00*	$10,020.00
5	Furnish and Install 24-Inch HDPE, Including Removal of Existing Pipe, Excavation, Backfill and Restoration	LF	411	*$98.00*	$40,278.00	*$105.00*	$43,155.00	*$160.00*	$65,760.00	*$135.00*	$55,485.00	*$150.00*	$61,650.00	*$152.31*	$62,599.41	*$158.00*	$64,938.00
6	Furnish and Install Standard Type M Inlet, Including Excavation, Type M Top, and Inlet Grate (Standard, Max. 24-Inch Pipe)	EA	4	*$4,100.00*	$16,400.00	*$3,500.00*	$14,000.00	*$4,000.00*	$16,000.00	*$4,500.00*	$18,000.00	*$5,560.00*	$22,240.00	*$6,285.05*	$25,140.20	*$4,500.00*	$18,000.00
7	Furnish and Install Flared End Section (FES)	EA	2	*$500.00*	$1,000.00	*$1,000.00*	$2,000.00	*$500.00*	$1,000.00	*$500.00*	$1,000.00	*$750.00*	$1,500.00	*$1,175.00*	$2,350.00	*$1,350.00*	$2,700.00
8	Furnish and Install Inlet with Manhole Top	EA	1	*$5,600.00*	$5,600.00	*$7,500.00*	$7,500.00	*$4,000.00*	$4,000.00	*$5,000.00*	$5,000.00	*$5,560.00*	$5,560.00	*$6,980.12*	$6,980.12	*$4,750.00*	$4,750.00
9	Connection to Existing Pipe	EA	1	*$500.00*	$500.00	*$1,200.00*	$1,200.00	*$250.00*	$250.00	*$1,000.00*	$1,000.00	*$1,000.00*	$1,000.00	*$1,875.00*	$1,875.00	*$1,800.00*	$1,800.00
10	Driveway Restoration at Two Locations	SF	225	*$15.00*	$3,375.00	*$10.00*	$2,250.00	*$20.00*	$4,500.00	*$8.00*	$1,800.00	*$15.00*	$3,375.00	*$18.90*	$4,252.50	*$20.00*	$4,500.00
11	Relocate Mailbox	EA	1	*$250.00*	$250.00	*$500.00*	$500	*$100.00*	$100.00	*$250.00*	$250.00	*$100.00*	$100.00	*$250.00*	$250.00	*$250.00*	$250.00
12	Temporary Pavement Restoration	SY	35	*$45.00*	$1,575.00	*$75.00*	$2,625.00	*$30.00*	$1,050.00	*$40.00*	$1,400.00	*$15.00*	$525.00	*$57.22*	$2,002.70	*$45.00*	$1,575.00
13	Permanent Pavement Restoration	SY	48	*$171.00*	$8,208.00	*$75.00*	$3,600.00	*$125.00*	$6,000.00	*$100.00*	$4,800.00	*$100.00*	$4,800.00	*$89.61*	$4,301.28	*$125.00*	$6,000.00
14	Furnish and Install R-3 Rip-Rap with Swale	SY	275	*$35.00*	$9,625.00	*$12.75*	$3,506.25	*$25.00*	$6,875.00	*$45.00*	$12,375.00	*$50.00*	$13,750.00	*$40.82*	$11,225.50	*$60.00*	$16,500.00
15	Excavations as Directed by Engineer	CY	10	*$75.00*	$750.00	*$100.00*	$1,000.00	*$60.00*	$600.00	*$100.00*	$1,000.00	*$29.00*	$290.00	*$130.00*	$1,300.00	*$100.00*	$1,000.00
16	Unclassified Excavation Below Subgrade	CY	10	*$75.00*	$750.00	*$100.00*	$1,000.00	*$60.00*	$600.00	*$100.00*	$1,000.00	*$29.00*	$290.00	*$95.00*	$950.00	*$150.00*	$1,500.00
17	Temporary Acknowledgement Sign, Complete in Place	EA	1	*$750.00*	$750.00	*$700.00*	$700	*$500.00*	$500.00	*$1,000.00*	$1,000.00	*$500.00*	$500.00	*$1,450.00*	$1,450.00	*$1,500.00*	$1,500.00
18	Unimproved Area Restoration	LS	1	*$3,000.00*	$3,000.00	*$2,500.00*	$2,500.00	*$3,000.00*	$3,000.00	*$4,500.00*	$4,500.00	*$5,000.00*	$5,000.00	*$2,891.60*	$2,891.60	*$6,000.00*	$6,000.00
19	Maintenance and Protection of Traffic	LS	1	*$6,000.00*	$6,000.00	*$7,500.00*	$7,500.00	*$10,000.00*	$10,000.00	*$2,500.00*	$2,500.00	*$1,000.00*	$1,000.00	*$3,985.35*	$3,985.35	*$5,675.00*	$5,675.00
20	Utility Pole Supporting, as required	EA	3	*$1,000.00*	$3,000.00	*$500.00*	$1,500.00	*$250.00*	$750.00	*$500.00*	$1,500.00	*$500.00*	$1,500.00	*$1,850.00*	$5,550.00	*$1,500.00*	$4,500.00
BASE BID TOTALS					**$126,718.00**		**$132,881.25**		**$137,845.00**		**$141,995.00**		**$159,887.00**		**$172,414.53**		**$179,752.00**

WORCESTER TOWNSHIP, MONTGOMERY COUNTY

QUARRY HALL ROAD/GRIFFITH ROAD STORM SEWER PROJECT

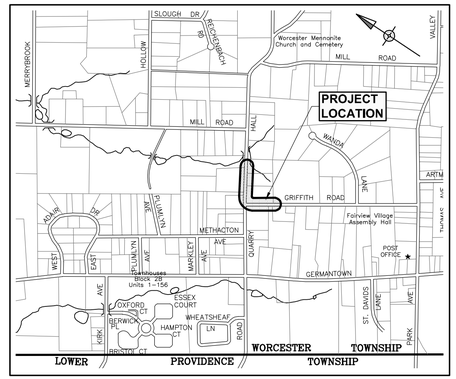
BID TABULATION

No.	Description	Unit Of Measure	Quantity	(8) N. Abbonizio Contractors, Inc.		(9) Albert G. Cipolloni Jr. & Sons, Inc.		(10) Gorecon, Inc.		(11) Jurich, Inc		(12) Anrich Inc.		(13) Carp Excavating Inc.		(14) Depaul and Company	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID																	
1	Site Preparation, Including Tree Removal, Complete in Place	LS	1	*$15,915.00*	$15,915.00	*$5,500.00*	$5,500.00	*$20,630.51*	$20,630.51	*$20,467.00*	$20,467.00	*$6,810.00*	$6,810.00	*$18,725.00*	$18,725.00	*$18,000.00*	$18,000.00
2	Furnish and Install Erosion Control Measures, Complete in Place	LS	1	*$1,400.00*	$1,400.00	*$725.00*	$725.00	*$225.72*	$225.72	*$5,536.00*	$5,536.00	*$5,607.00*	$5,607.00	*$11,225.00*	$11,225.00	*$23,672.00*	$23,672.00
3	Furnish and Install 15-Inch HDPE, Including Excavation, Backfill and Restoration	LF	151	*$112.00*	$16,912.00	*$131.12*	$19,799.12	*$111.39*	$16,819.89	*$132.00*	$19,932.00	*$212.00*	$32,012.00	*$165.00*	$24,915.00	*$211.00*	$31,861.00
4	Furnish and Install 18-Inch HDPE, Including Removal of Existing Pipes, Excavation, Backfill and Restoration	LF	60	*$113.00*	$6,780.00	*$188.89*	$11,333.40	*$138.13*	$8,287.80	*$201.00*	$12,060.00	*$213.00*	$12,780.00	*$175.00*	$10,500.00	*$220.00*	$13,200.00
5	Furnish and Install 24-Inch HDPE, Including Removal of Existing Pipe, Excavation, Backfill and Restoration	LF	411	*$139.00*	$57,129.00	*$159.75*	$65,657.25	*$152.50*	$62,677.50	*$143.00*	$58,773.00	*$230.00*	$94,530.00	*$195.00*	$80,145.00	*$232.00*	$95,352.00
6	Furnish and Install Standard Type M Inlet, Including Excavation, Type M Top, and Inlet Grate (Standard, Max. 24-Inch Pipe)	EA	4	*$4,080.00*	$16,320.00	*$5,664.82*	$22,659.28	*$4,137.09*	$16,548.36	*$4,799.00*	$19,196.00	*$3,411.00*	$13,644.00	*$6,250.00*	$25,000.00	*$7,890.00*	$31,560.00
7	Furnish and Install Flared End Section (FES)	EA	2	*$955.00*	$1,910.00	*$1,375.00*	$2,750.00	*$1,333.84*	$2,667.68	*$1,505.00*	$3,010.00	*$1,195.00*	$2,390.00	*$850.00*	$1,700.00	*$550.00*	$1,100.00
8	Furnish and Install Inlet with Manhole Top	EA	1	*$5,280.00*	$5,280.00	*$6,085.16*	$6,085.16	*$4,462.49*	$4,462.49	*$5,464.00*	$5,464.00	*$4,385.00*	$4,385.00	*$6,500.00*	$6,500.00	*$12,678.00*	$12,678.00
9	Connection to Existing Pipe	EA	1	*$2,380.00*	$2,380.00	*$1,045.00*	$1,045.00	*$1,111.42*	$1,111.42	*$1,625.00*	$1,625.00	*$2,069.00*	$2,069.00	*$2,000.00*	$2,000.00	*$7,890.00*	$7,890.00
10	Driveway Restoration at Two Locations	SF	225	*$24.00*	$5,400.00	*$13.87*	$3,120.75	*$35.07*	$7,890.75	*$31.00*	$6,975.00	*$18.00*	$4,050.00	*$12.50*	$2,812.50	*$25.00*	$5,625.00
11	Relocate Mailbox	EA	1	*$255.00*	$255.00	*$750.00*	$750.00	*$453.48*	$453.48	*$435.00*	$435.00	*$434.00*	$434.00	*$750.00*	$750.00	*$234.00*	$234.00
12	Temporary Pavement Restoration	SY	35	*$52.00*	$1,820.00	*$85.44*	$2,990.40	*$32.29*	$1,130.15	*$134.00*	$4,690.00	*$68.00*	$2,380.00	*$55.00*	$1,925.00	*$78.00*	$2,730.00
13	Permanent Pavement Restoration	SY	48	*$120.00*	$5,760.00	*$124.92*	$5,996.16	*$134.49*	$6,455.52	*$374.00*	$17,952.00	*$102.50*	$4,920.00	*$100.00*	$4,800.00	*$185.00*	$8,880.00
14	Furnish and Install R-3 Rip-Rap with Swale	SY	275	*$47.00*	$12,925.00	*$79.92*	$21,978.00	*$110.91*	$30,500.25	*$46.00*	$12,650.00	*$83.50*	$22,962.50	*$155.00*	$42,625.00	*$48.00*	$13,200.00
15	Excavations as Directed by Engineer	CY	10	*$192.00*	$1,920.00	*$165.00*	$1,650.00	*$112.86*	$1,128.60	*$55.00*	$550.00	*$132.00*	$1,320.00	*$30.00*	$300.00	*$325.00*	$3,250.00
16	Unclassified Excavation Below Subgrade	CY	10	*$192.00*	$1,920.00	*$176.00*	$1,760.00	*$197.50*	$1,975.00	*$126.00*	$1,260.00	*$92.00*	$920.00	*$30.00*	$300.00	*$325.00*	$3,250.00
17	Temporary Acknowledgement Sign, Complete in Place	EA	1	*$615.00*	$615.00	*$1,375.00*	$1,375.00	*$358.89*	$358.89	*$605.00*	$605.00	*$1,248.00*	$1,248.00	*$2,000.00*	$2,000.00	*$1,789.00*	$1,789.00
18	Unimproved Area Restoration	LS	1	*$10,745.00*	$10,745.00	*$3,682.42*	$3,682.42	*$8,166.84*	$8,166.84	*$4,023.00*	$4,023.00	*$11,895.00*	$11,895.00	*$3,000.00*	$3,000.00	*$8,967.00*	$8,967.00
19	Maintenance and Protection of Traffic	LS	1	*$12,295.00*	$12,295.00	*$8,500.00*	$8,500.00	*$4,406.58*	$4,406.58	*$12,102.00*	$12,102.00	*$20,955.00*	$20,955.00	*$5,000.00*	$5,000.00	*$24,789.00*	$24,789.00
20	Utility Pole Supporting, as required	EA	3	*$1,385.00*	$4,155.00	*$825.00*	$2,475.00	*$56.43*	$169.29	*$1,785.00*	$5,355.00	*$859.50*	$2,578.50	*$5,000.00*	$15,000.00	*$2,800.00*	$8,400.00
BASE BID TOTALS					**$181,836.00**		**$189,831.94**		**$196,066.72**		**$212,660.00**		**$247,890.00**		**$259,222.50**		**$316,427.00**



QUARRY HALL ROAD – STORM SEWER IMPROVEMENTS

Scale: 1"=30'



LOCATION MAP

1" = 800'

As reprinted from the CKS Engineer's Inc. Street Map of Worcester Township, Montgomery County, PA

800 400 0 800
SCALE IN FEET

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- STORM SEWER W/ INLET AND FLARED END SECTION
- WATER MAIN
- MB MAIL BOX
- UP UTILITY POLE
- S SIGN
- DYL DOUBLE YELLOW LINE
- WL WHITE LINE
- 1065 HOUSE NUMBER
- PROP. TYPE 'M' INLET, FLARED END SECTION AND STORM SEWER

CKS ENGINEERS
4259 W. Swamp Road
Suite 410
Doylestown, PA 18902
www.cksengineers.com
215.340.0600

Rev. No.	Date	Description

SITE PLAN

2022 STORMWATER DRAINAGE PROJECTS
WORCESTER TOWNSHIP, PA.

Worcester Township Montgomery County, Pennsylvania

Date:	Scale:	Drawn By:	Plan No.	Sheet No.
2/23/22	AS SHOWN	CJ	7200-51	1 OF 2
		Checked By: MFG		

J:\MYDOCS\WORCESTER TOWNSHIP\7200-25W\CAD\7200-25W SITE PLAN.DWG