

**CHADDS FORD TOWNSHIP BOARD OF SUPERVISORS**  
**WEDNESDAY, MAY 1, 2024 – REGULAR MEETING AGENDA**

This meeting will be held in person at the Chadds Ford Township Building, 10 Ring Road, Chadds Ford, PA 19317. The meeting will also be broadcast live via Zoom webinar. The Zoom link can be found on the [Township website](#) or [by clicking here](#).

**6:30 PM PLEDGE OF ALLEGIANCE AND OPEN MEETING**

**ANNOUNCEMENTS**

- [An educational walk focusing on tree identification is scheduled for May 18<sup>th</sup> at 10 a.m. Additional information can be found on the Township website.](#)
- The Township building will be closed on Monday, May 27<sup>th</sup> for the Memorial Day holiday.
- [A public hearing is scheduled for June 4<sup>th</sup> at 5:00PM for amendments to the Zoning Ordinance and Zoning Map. The proposed ordinance and map are available on the Township website.](#)

**PUBLIC COMMENT (Agenda Items):** Please be concise. In the Zoom platform, please use the Q & A function to ask your question.

**1. MINUTES:**

- a. [March 27, 2024, Workshop Meeting Minutes](#)
- b. [April 3, 2024, Regular Meeting Minutes](#)

**2. TREASURERS REPORT**

- a. 40 Oakland Road – Escrow Release

**3. REPORTS:** (Operational reports are on file with the Township)

- a. PA State Police Quarterly Report – Trooper Nabb
- b. Board of Supervisors Report
- c. [Manager's Report](#)
- d. Engineer's Report
- e. [Committee Reports](#)

**4. OLD BUSINESS:**

- a. Calvary Chapel – Special Event Permit

**5. PUBLIC HEARING:**

- a. [Ordinance No. 175 – Stormwater Management](#)

**6. NEW BUSINESS:**

- a. [Ordinance No. 175 – Stormwater Management](#)
- b. [2024 -2026 Road & Property Maintenance Bid Award](#)
- c. 2024 Road Project – Authorization to Bid
- d. Resolution No. 21 of 2024: WSFS General Fund – Board of Supervisors Signing Authority
- e. Resolution No. 22 of 2024: WSFS Walkable Chadds Ford Fund – Board of Supervisors Signing Authority
- f. [Resolution No. 23 of 2024: Walkable Chadds Ford Grant Funding Administrative Authority](#)
- g. [Chadds Ford Township Building AC Unit Replacement Expenditure](#)
- h. [Mother Archie's PHMC Grant RFQ – Authorization to Advertise](#)
- i. Chadds Ford Township Actuary RFP – Authorization to Bid
- j. PA Legislative Update – Letters of Support
- k. [Board, Commissions, & Committees Updates](#)
  - i. Zoning Hearing Board
  - ii. Planning Commission
  - iii. Open Space Committee

## **7. MISCELLANEOUS DISCUSSION:**

- a. Massage Establishment Permit Application – Willowdale Holistic Center LLC, 100 Ridge Rd, Suite 22

**PUBLIC COMMENT (non-Agenda Items):** Please be concise. In the Zoom platform, please use the Q & A function to ask your question.

## **UPCOMING MEETINGS:**

- Board of Supervisors & Planning Commission Joint meeting, May 8, 2024, at 5:00 p.m.
- Planning Commission Regular meeting, May 8, 2024, at 7:00 p.m.
- Open Space Committee meeting, May 9, 2024, at 7:00 p.m.
- Historical & Architecture Review Board meeting, May 13, 2024, at 7:00 p.m.
- Sewer Authority Board meeting, May 21, 2024, at 7:00 p.m.
- Zoning Hearing Board meeting, May 28, 2024, at 7 p.m.

## **ADJOURNMENT**

*The meetings of the Chadds Ford Township Board of Supervisors are electronically recorded, and recordings are maintained until the minutes of the meeting are transcribed and approved. Recordings are for the purpose of transcribing meeting minutes only.*

**CHADDS FORD TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING MINUTES  
Wednesday, March 27, 2024 - 6:30PM**

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This meeting was held at the Chadds Ford Township building, 10 Ring Road, Chadds Ford, PA 19317, and streamed live via Zoom.  
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**ATTENDANCE:** Chair Reiner called the Board of Supervisors Workshop meeting to order at 6:30 p.m. with the Pledge of Allegiance. In attendance were Samantha Reiner, Chair; Timotha Trigg, Vice Chair; Kathleen Goodier, Supervisor; Michael Schneider, P.E., Township Engineer; Lacey Faber, Township Manager; and Emily Pisano, Assistant Township Manager. Ten (10) members of the public attended.

**ANNOUNCEMENTS:** Chair Reiner made the following announcements:

- The Board of Supervisors met in Executive Session on March 27<sup>th</sup> and prior to this evening's meeting to discuss personnel and legal matters.
- Interested individuals seeking to serve on the Chadds Ford Township Planning Commission are encouraged to submit their resume and letter of interest to the Township Manager, Lacey Faber, at [Lfaber@chaddsfordpa.gov](mailto:Lfaber@chaddsfordpa.gov) by March 27<sup>th</sup>.
- Park Day, April 6th from 10am to 2pm at Brinton Run Preserve: help preserve history and enjoy the great outdoors at the same time. North American Land Trust has invited local historian Michael Harris to conduct a walk and talk about the history of our specific preserve as part of the September 11, 1777, Battle of Brandywine.
- Preserving Our Past, April 27th from 10am to 3pm at Brandywine Battlefield Park: NALT will host a table at Brandywine Battlefield Park for "Preserving Our Past." Join in our newest event, Preserving Our Past at Brandywine Battlefield Park. This year, we will have several demonstrations and presenters. You can also learn more about our and other local efforts to preserve the park and surrounding areas of the Brandywine Valley. Additional information including registration links can be found at [www.northamericanlandtrust.org](http://www.northamericanlandtrust.org).

**PUBLIC COMMENT (Agenda Items):** None.

**1. NEW BUSINESS ACTION ITEMS:**

- a. **North American Land Trust Land Acquisition – 1597 Baltimore Pike:** The Board discussed submitting a letter of support to North American Land Trust (NALT) as part of their grant application to DCNR for the acquisition of 1597 Baltimore Pike. In addition to the letter of support, the Board discussed the Township's commitment of \$250,000 of Open Space funds to the acquisition of 1597 Baltimore Pike. Funding will be used to maintain the property and as part of an endowment fund.

**Public Comment**

- Eric Gardner, Harvey Lane, asked about total contributions from NALT.
- Rich Schwartzman, Chadds Ford Live, asked to whom the letter of support is addressed.

Supervisor Goodier made a motion to approve the Township's commitment of \$250,000 of Open Space Funds to the acquisition of 1597 Baltimore Pike, Chadds Ford, PA 19317. Vice Chair Trigg seconded the motion. There was no further discussion and the motion passed unanimously.

Supervisor Goodier made a motion to submit a letter of support from the Chadds Ford Township Board of Supervisors to DCNR for the NALT acquisition of 1597 Baltimore Pike. Vice Chair Trigg seconded the motion. There was no further discussion and the motion passed unanimously.

**2. MISCELLANEOUS DISCUSSION ITEMS:**

- a. **Affirmation of Conditional Use and Final Subdivision/Land Development Applications; 280 Ridge Road:** Ari Christakis and Jim Fritsch attended on behalf of the applicant. The Board discussed the reaffirmation of Conditional Use and final Subdivision and Land Development approvals for 0 Ridge Road and 280 Ridge Road. The project was previously reaffirmed by the Board in 2023. The applicant asked for an additional one-year extension to complete conditions of approval. The Board was generally agreeable to the extension and directed staff to prepare a resolution for consideration at the regular meeting. No action was taken.
- b. **Calvary Chapel – Special Event Permit:** Al Pinero attended on behalf of Calvary Chapel. The Board discussed a special event application for Calvary Chapel. Outdoor Summer Worship Services will be held at Calvary Chapel on May 22nd, May 29th, June 5th, June 9th, June 26th, July 10th, July 17th, and July 31st. The Board discussed unpermitted work on the property and issued all work to cease until proper permits are approved. No action was taken.

Public Comment

- Eric Gardner, Harvey Lane, thanked Calvary Chapel for addressing concerns of his family and neighbors.
- c. **Cloud Based Operating System Presentation:** The Township's IT consultant, A.F. Daniels, provided a demonstration of two possible cloud based operating systems for the Township's consideration. Moving to a cloud-based system would provide for the continuity of government services due to regular internet and electrical outages. Two options were presented. One would move the Township to a completely cloud based server and the other would move the township to a one-drive cloud-based system, which would be a nominal cost increase to the Township. Staff and A.F. Daniels believe the One-Drive option is the better option for the needs of the Township. The Board asked that A.F. Daniels provide an estimate and were generally agreeable to the change. No action was taken.
- d. **Ordinance Considerations:** the Board discussed the process to adopt the amendments to the Township Zoning Code, Zoning Map, Cultural Campus district, and Stormwater Management ordinance. The Board discussed holding a public hearing for the Zoning Code, Zoning Map, and Cultural Campus district on June 4th. The public hearing for the Stormwater Management Ordinance is tentatively scheduled for May 1<sup>st</sup>. The Board was generally agreeable to authorizing the advertisement for ordinance adoptions at their regular meeting. No action was taken.
- e. **Public Safety & Emergency Management Coordinator – Job Title Change:** The Board discussed amending the job title and job description of the Emergency Management Coordinator, Roadmaster, and Fire Marshal to Public Safety & Emergency Management Coordinator at their regular meeting. No action was taken.
- f. **Appointment of Volunteer Deputy Fire Marshal:** The Board discussed appointing a Volunteer Deputy Fire Marshal at their regular meeting. No action was taken.
- g. **Regional Emergency Management Coordinators:** The Board discussed working with neighboring municipalities on a mutual aid agreement for the support of Emergency Management Coordinators. This came out of a meeting with neighboring municipalities in an effort to provide mutual aid during emergency events. The Board was generally agreeable to authorizing the Township Solicitor to participate in the development of an agreement. No action was taken.

Public Comment



- Phil Wenrich, Chadds Ford Emergency Management Coordinator, expressed support for the Regional Management Coordinators.
- h. **AED Machine for Township Office:** The Board discussed replacing the AED machine in the Township building. No action was taken.
- i. **Transportation and Community Development Initiative Funding:** The Board discussed adopting a Resolution of intent for an application for the Transportation and Community Development funding through the Delaware Valley Regional Planning Commission. The grant application has been developed and submitted by the Brandywine Conservancy and Museum of Art. If awarded the funding will go toward a feasibility study for a bridge over Creek Road to connect the High Trail. No action was taken.
- j. **Budget Supplemental Appropriations:** The Board discussed reallocating \$7,500.00 budgeted for a special consultant. The Board discussed allocating the funds between the following line items, Education, Training, & Seminars, Travel Expense, Postage & Shipping, IT Support/Software Maintenance, Utilities-Telephone, and Zoning Hearing Board Advertising. The Board asked that the staff prepare a resolution for consideration at their regular meeting. No action was taken.
- k. **Walkable Chadds Ford – Transfer of Funds:** The Board discussed additional funding for Walkable Chadds Ford to come from Capitol Funds to cover existing invoices and professional fees. The Board asked that the staff prepare a resolution for consideration at their regular meeting. No action was taken.
- l. **Investing Open Space Funds with PLGIT:** The Board discussed investing Open Space funds in a Pennsylvania Local Government Investment Trust (PLGIT) account in order to yield a higher rate of return. The Board asked that the staff prepare a motion for consideration at their regular meeting. No action was taken.
- m. **Lawn Care Services Bid Submissions – Anticipated Award on April 3rd:** The Board discussed that one bid was received from Turf Landscaping Contractors for Township lawn care services. Turf Landscaping has worked with the Township previously and their rates have changed minimally. The cost per cut for three Township properties will be \$305. Additionally, for the onetime items listed in the bid consisting of spring clean-up, mulching, planting, and fall clean-up for the three properties, the cost will total just under \$14,000, pending the direction of staff for these individual line items. No action was taken.
- n. **Municipal State Pension System State Aid:** Chadds Ford participates in the General Municipal Pension System State Aid Program, which defrays the cost of the Townships contribution to employees pension plans. The Township is required to send back state aid of employees that do not qualify due to certain restrictions of the program. The Board discussed revising the vesting period and maximizing the Townships ability to collect state aid for current and future employees. No action was taken.
- o. **Debbie Reardon Memorial Plaque:** The Board discussed three estimates staff received for a memorial plaque for Debbie Reardon. The Board agreed with the Open Space Committee's design recommendation. The memorial will take place as part of the Chadds Ford Earth Day event on April 27th. This expense does not require Board approval based on the Manager's spending threshold established in Resolution No. 13 of 2024.
- p. **Leaving a Legacy for Future Generations Mailing:** The Leaving a Legacy for Future Generations booklet is a guide highlighting a variety of preservation and conservation options

periodically mailed to large landowners within the Township every several years. The Board discussed the language, cost of printing, and asked that the Township Solicitor review the materials. No action was taken.

- q. **Painter's Folly Furnace Repair:** The Board discussed a needed repair to the furnace at Painter's Folly. No action was taken.
- r. **PA Legislative Update:** The Board discussed proposed legislation in the PA House and Senate. The Board directed staff to draft letters of support for Senate Bill 231 - Flexibility for Local Government Advertising and Notice Requirements and House Bill 1573 - Historic and Older Building Redevelopment Assistance Grant Program. No action was taken.

**PUBLIC COMMENT (Non-Agenda Items):** None.

**UPCOMING MEETINGS:**

- Board of Supervisors Regular meeting, April 3, 2024, at 6:30 p.m.
- Historical & Architecture Review Board meeting, April 8, 2024, at 7:00 p.m.
- Planning Commission Regular meeting, April 10, 2024, at 7:00 p.m.
- Open Space Committee meeting, April 11, 2024, at 7:00 p.m.
- Zoning Hearing Board meeting, April 16, 2024, at 7 p.m.
- Board of Supervisors Workshop meeting, April 17, 2024, at 6:30 p.m.

**ADJOURNMENT:** There being no further business or public comment, upon motion of Chair Reiner, seconded by Vice Chair Trigg and unanimous vote, the meeting was adjourned at 8:53PM.

Respectfully submitted,

Lacey Faber, Township Secretary/Manager

**CHADDS FORD TOWNSHIP BOARD OF SUPERVISORS**  
**REGULAR MEETING MINUTES**  
**Wednesday, April 3, 2024 – 6:30PM**

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This meeting was held in person at the Chadds Ford Township Building, 10 Ring Road, Chadds Ford, PA 19317, with the option to participate virtually via Zoom Webinar.  
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**ATTENDANCE:** Vice Chair Trigg opened the Board of Supervisors Regular meeting at 6:30 p.m. with the Pledge of Allegiance. In attendance were Timotha Trigg, Vice Chair; Kathleen Goodier, Supervisor; Mike Maddren, Esq., Township Solicitor; Michael Schneider, P.E., Township Engineer; Lacey Faber, Township Manager; and Emily Pisano, Assistant Township Manager. Thirteen (13) members of the public attended. Samantha Reiner, Chair, was absent.

**ANNOUNCEMENTS:** Chair Reiner made the following announcements:

- April 23, 2024, is the Primary Election. Check the Township website and Facebook page for announcements on when the ballot drop box located in the Township building's lobby will be unlocked.
- Chadds Ford Earth Day Event, April 27th: In partnership with the Brandywine Conservancy and the Chadds Ford Township Residents Association, Chadds Ford is Hosting an Earth Day event with a Roadside Cleanup, Harvy Run Trail Cleanup and a Tree Planting, Honoring Debbie Reardon. You can sign up for one or all the events with lunch provided. Please join us!
- An educational walk focusing tree identification is scheduled for May 18th at 10 a.m. Additional information can be found on the Township website.
- Upcoming events from North American Land Trust: o Park Day, April 6th from 10am to 2pm at Brinton Run Preserve: help preserve history and enjoy the great outdoors at the same time. North American Land Trust has invited local historian Michael Harris to conduct a walk and talk about the history of our specific preserve as part of the September 11, 1777, Battle of Brandywine.

**PUBLIC COMMENT (Agenda Items):** None

Vice Chair Trigg announced that the Board will be making appointments listed on the agenda prior to other business items as listed on the agenda.

Vice Chair Trigg reminded the public that the items on the agenda this evening were discussed at the March 27<sup>th</sup> Workshop meeting prior to tonight's meeting.

**APPOINTMENT OF VOLUNTEER DEPUTY FIRE MARSHAL:** Supervisor Goodier made a motion to appoint Lisa Wenrich as the Chadds Ford Township Volunteer Deputy Fire Marshal. The motion was seconded by Vice Chair Trigg. There was no further discussion and the motion passed unanimously.

Lacey Faber administered the oath of office to L. Wenrich.

1. **MINUTES:** Vice Chair Trigg made a motion to approve the minutes from the Board of Supervisors February 28, 2024, Workshop meeting, the March 6, 2024, regular meeting, March 13, 2024, continued regular meeting, and the March 13, 2024, Joint meeting of the Board of Supervisors and Planning Commission. Supervisor Goodier seconded the motion. There was no further discussion and the motion passed unanimously.
2. **TREASURERS REPORT:** Vice Chair Trigg made a motion to approve the Treasurer's Report stating total general fund expenditures of \$46,259.77, total open space expenditures of \$39,452.27, and capital improvement expenditures totaling \$100,000. Supervisor Goodier seconded the motion. There was no further discussion and the motion passed unanimously.
3. **NEW BUSINESS:**

- a. **Appointment of Public Safety & Emergency Management Coordinator (Job Title Change):** Vice Chair Trigg made a motion to approve the job title change of the Emergency Management Coordinator, Roadmaster, and Fire Marshal to Public Safety & Emergency Management Coordinator. The motion was seconded by Supervisor Goodier. There was no further discussion and the motion passed unanimously. The Board thanked P. Wenrich for his continued service and dedication to the Township and residents of Chadds Ford.

4. **REPORTS:**

- a. **Concordville Fire & Protective Services Quarterly Report:** Fire Chief Bob Vasek provided first quarter review January 2024 through March 2024. There has been a 72% increase in incidents this quarter compared to this time last year. Upcoming training and drills include water rescue practice on the Brandywine and vehicle extraction from a school bus. The school bus extraction drill is open to the public. It is scheduled for May 19<sup>th</sup> at Concordville Fire Department. The Board thanked B. Vasek
- b. **Managers Report:** L. Faber presented the following items from the Managers Report:
- Easter Egg Hunt: On March 17th, the Township hosted its 2nd Annual Easter Egg Hunt. Concordville Fire and Protective delivered the Easter Bunny on the fire truck and it was very exciting! The event was extremely well attended, and we received a great deal of positive feedback. We appreciate our volunteers, especially our wonderful Easter Bunny! Thank you to all who attended, and we look forward to doing it all again next year!
  - Chadds Ford Township Flood Study Presentation – March 18th: The Flood Study committee gave a presentation for Chadds Ford residents focusing on Chadds Ford specific concerns. Concerns were logged into the system in real time and documented as a part of the study.
  - Road Tour: On March 26th, township staff, professionals and officials conducted the annual Road Tour. This is conducted to make decisions about the annual Road Project, which will utilize Liquid Fuels funding received from the state and county to repave roads in need of maintenance. Every township road is evaluated. The Road Tour also evaluates township infrastructure in need of maintenance such as inlets, storm pipes, culverts, signage, etc. A list was created and will be provided to our Road & Property maintenance contractor.
  - Finance Committee: On March 27th, the Finance Committee held its first public meeting of the year. They reviewed the current budget, budgets from other townships, reviewed internal policy and procedural changes staff are revising to ensure efficiency and cost savings, grants, and set and agenda for the next meeting.
  - DEP Meeting: Townships are required to meet an unfunded mandate to reduce sediment in their streams by 10% over a 5-year period. This is known as a townships Pollutant Reduction Plan (PRP). On March 27th, the township met with DEP to discuss a project constructed by Painter's Crossing Condominiums to see if the project would count towards Chadds Fords PRP for this portion of their watersheds.
  - Concordville Fire & Protective Association Meet & Greet: On April 2nd, township staff and officials attended a met and greet hosted by Concordville Fire. They provided a tour of their facilities and introduced township officials to their volunteers and staff. Thank you, Concordville Fire!
  - Chadds Ford Earth Day Event, April 27th: In partnership with the Brandywine Conservancy and the Chadds Ford Residents Association, Chadds Ford is Hosting an Earth Day event with a Roadside Cleanup, Harvy Run Trail Cleanup and a Tree Planting, Honoring Debbie Reardon. You can sign up for one or all the events with lunch provided. Please join us!
  - PA State Police: Each year Troop K Camp Cadet provides a once-in-a-lifetime experience to young adults from Delaware, Montgomery, and Philadelphia Counties, between the ages of 11-14. The purpose of Camp Cadet is to provide an insight into police training and the overall expectations of a police officer. This program is a true-

to-life experience, patterned after Pennsylvania State Police training. Participants are challenged by classroom instruction and physical activities. Self-discipline is taught here. The program is not a recreational camp, nor is it a disciplinary camp for problem youth. The camp is designed to bring a better understanding of law enforcement activities to the participants as they learn self-discipline, make new friends, and work as part of a team. [Registrations are being accepted through Troop K's website.](#)

- c. Engineer's Report: Michael Schneider announced that PennDOT will begin pipe replacement work on Ridge Road. The full announcement can be found on the Township's website.

**5. PUBLIC HEARING:**

- a. **Ordinance No. 174 of 2024, Chadds Ford Township, Delaware County, Subdivision and Land Development Ordinance**: Vice Chair Trigg made a motion to open the public hearing. The motion was seconded by Supervisor Goodier. There was no further discussion and the motion passed unanimously.

The proposed Ordinance repeals and replaces Chapter 110, *Subdivision and Land Development*, of The Code of the Township of Chadds Ford. The Ordinance sets forth general provisions and defined terms; sets forth procedures and requirements for filing a plan for subdivision and/or land development; sets forth design standards; provides requirements incident to the inclusion of public and quasi-public improvements on a plan, and the procedures to secure completion of such improvements; contains additional miscellaneous provisions generally applicable to the subdivision and land development process; and provides for administration and enforcement. **A full transcript of the hearing is available upon request.**

Vice Chair Trigg made a motion to close the hearing. The motion was seconded by Supervisor Goodier. There was no further discussion and the motion passed unanimously.

**6. NEW BUSINESS**

- a. **Subdivision and Land Development Ordinance No. 174**: Vice Chair Trigg made a motion to adopt Ordinance No. 174 – Chadds Ford Township, Delaware County, Subdivision and Land Development Ordinance, repealing and replacing Chapter 110 of the Township Code. The motion was seconded by Supervisor Goodier. There was no further discussion and the motion passed unanimously.
- b. **Calvary Chapel – Special Event Permit**: Al Pinero attended on behalf of Calvary Chapel. The Board continued discussion from their March 27<sup>th</sup> workshop meeting of Calvary Chapel's special event application for Outdoor Summer Worship Services on May 22<sup>nd</sup>, May 29<sup>th</sup>, June 5<sup>th</sup>, June 9<sup>th</sup>, June 26<sup>th</sup>, July 10<sup>th</sup>, July 17<sup>th</sup>, and July 31<sup>st</sup>.

**Public Comment**

- Eric Gardner, Harvey Lane, thanked Pastor Bob Banks and Calvary Chapel staff for the remediation of noise issue during events.

Vice Chair Trigg made a motion to table Calvary Chapel's special event application pending the resolution of unpermitted work taking place on the property. Supervisor Goodier seconded the motion. There was no further discussion and the motion passed unanimously.

- c. **Resolution No. 14 of 2024 – Affirmation of Conditional Use and Final Subdivision/Land Development Applications; 280 Ridge Road**: Supervisor Goodier made a motion to approve Resolution No. 14 of 2024, affirming the Conditional Use and Subdivision and Land Development Approvals for the Dambro Development. Vice Chair

Trigg seconded the motion. There was no further discussion and the motion passed unanimously.

- d. **Ordinance No. 175: Stormwater Management – Authorization to Advertise:** Supervisor Goodier made a motion to authorize the advertisement of a public hearing on May 1, 2024, at 6:30PM for Ordinance No. 175, Stormwater Management. Vice Chair Trigg seconded the motion. There was no further discussion and the motion passed unanimously.
- e. **Ordinance No. 176: Zoning Ordinance, Zoning Map Amendment, & Cultural Campus Ordinance – Authorization to Advertise:** Vice Chair Trigg made a motion to authorize the advertisement of Ordinance No. 175 Zoning Ordinance and Cultural Campus Text Amendments and Ordinance No. 176 Zoning Map Amendments. Supervisor Goodier seconded the motion. There was no further discussion and the motion passed unanimously.
- f. **Appointment of Finance Committee Members:** At their February 28th Workshop meeting, the Board discussed appointing Ben Simons and Jon Trigg to the Finance Committee. The Township Solicitor explained that Vice Chair Trigg was not required to abstain from the vote as there is no remuneration. Supervisor Goodier made a motion to appoint Ben Simons and Jon Trigg to the Chadds Ford Finance Committee for a term ending on December 31, 2024. Vice Chair Trigg seconded the motion. There was no further discussion and the motion passed unanimously.
- g. **Lawn Care Services Bid Award – Turf Landscaping:** Vice Chair Trigg made a motion to award the April 1, 2024, through March 30, 2026, Lawn Care Services Bid award to Turf Landscape Contractors, in accordance with the terms and conditions as set forth in the contract. Supervisor Goodier seconded the motion. There was no further discussion and the motion passed unanimously.
- h. **Regional Emergency Management Coordinator Team Intermunicipal Agreement:** Supervisor Goodier made a motion to authorize the Township Solicitor to move forward to participate in the development of the Regional Emergency Management Coordinators Intermunicipal Agreement. Vice Chair Trigg seconded the motion. There was no further discussion and the motion passed unanimously.
- i. **AED Machine Expenditure:** Vice Chair Trigg made a motion to approve the purchase of an AED Machine for the Township Building for a cost not to exceed \$2000. Supervisor Goodier seconded the motion. There was no further discussion and the motion passed unanimously.
- j. **Painter's Folly Furnace Repair Expenditure:** Vice Chair Trigg made a motion to approve repair of the oil furnace in Painter's Folly by McCaffery Mechanical for a cost not to exceed \$1,800.00. Supervisor Goodier seconded the motion. There was no further discussion and the motion passed unanimously.
- k. **Resolution No. 15 of 2024 – Transportation and Community Development Initiative Funding:** During their March 27th Workshop meeting, the Board discussed adopting a Resolution of intent for an application for the Transportation and Community Development funding through the Delaware Valley Regional Planning Commission. The grant application will be developed and submitted by the Brandywine Conservancy and Museum of Art. If awarded the funding will go toward a feasibility study for a bridge over Creek Road to connect the High Trail. Vice Chair Trigg made a motion to adopt Resolution No. 15 of 2024, Transportation and Community Development Initiative Funding. Supervisor

Goodier seconded the motion. There was no further discussion and the motion passed unanimously.

- l. Resolution No. 16 of 2024 – Fee Schedule:** During the February 28th Workshop, the Board discussed amendments to the fee schedule, which included changing the title of Professional Services Agreement to Reimbursement Agreement, reinstating a HARB application fee, removing consultant fees for Samantha Reiner, adding fees for the newly appointed Zoning Hearing Board Solicitor, adding consultation fees with Township professionals, removal of Painter's Folly rentals, and restructuring of Conditional Use fees. Supervisor Goodier made a motion to approve Resolution No. 16 of 2024, Chadds Ford Township Fee Schedule. Vice Chair Trigg seconded the motion. There was no further discussion and the motion passed unanimously.
- m. Resolution No. 17 of 2024 – 2024 Budgetary Supplemental Appropriations:** At the March 27th Workshop, the Board discussed reallocating \$7,500.00 budgeted for a special consultant. The Board discussed allocating the funds between the following line items, Education, Training, & Seminars, Travel Expense, Postage & Shipping, IT Support/Software Maintenance, Utilities-Telephone, and Zoning Hearing Board Advertising. Vice Chair Trigg made a motion to approve Resolution No. 17 of 2024, Budgetary Supplemental Appropriations. Supervisor Goodier seconded the motion. There was no further discussion and the motion passed unanimously.
- n. Resolution No. 18 of 2024 – Transfer of Capital Improvement Funds for Walkable Chadds Ford:** At the February 28th and March 27th Workshops, the Board discussed additional funding for Walkable Chadds Ford to cover existing invoices and professional fees. Vice Chair Trigg made a motion to adopt Resolution No. 18 of 2024, transferring \$100,000.00 from the Capital Improvement Account to the Walkable Chadds Ford Open Space Account. Supervisor Goodier seconded the motion. There was no further discussion and the motion passed unanimously.
- o. Investing Open Space Funds to PLGIT Account:** Vice Chair Trigg made a motion to approve the transfer of open space funds in the amount of \$939,110.43 to PLGIT. Supervisor Goodier seconded the motion. There was no further discussion and the motion passed unanimously.
- p. Resolution No. 19 of 2024 – Adopting the Delaware County Hazard Mitigation Plan:** The Board directed the Township Manager, during their March 6th regular meeting, to begin the process of adopting the 2023 Delaware County Hazard Mitigation Plan. Vice Chair Trigg made a motion to approve Resolution No. 19 of 2024, adopting the Delaware County, 2023 Hazard Mitigation Plan. Supervisor Goodier seconded the motion. There was no further discussion and the motion passed unanimously.
- q. Boards, Commissions, and Committees Update:**

  - i. Zoning Hearing Board:** The Board discussed the applications on the Zoning Hearing Board's March 26th agenda. 6 Hickory Lane is requesting a variance to install an inground pool within areas of steep and very steep slopes. 1731-1737 Wilmington Pike is requesting a variance to allow temporary parking of overflow auto dealer inventory within the PBC district. The Zoning Hearing Board continued this application to their April 16<sup>th</sup> meeting. 1731-1737 Wilmington Pike is requesting a variance from Section 135-60 "Permitted Uses" to allow temporary parking of overflow auto dealer inventory in the PBC. Chadds Ford Investors, LP (the "Applicant") is the owner of the Brandywine Mills Shopping Center located off State Route 202 and Applied Bank Boulevard. As per the request of the applicant, this application was continued to the Zoning Hearing Board's April 16th meeting. 438 Webb Road is requesting a variance from Section 135-

9.C and 135-9.H. The Applicant plans to construct a home on the proposed rear lot. This application is on the Zoning Hearing Board's April agenda.

- ii. The Board shared recent activities of the Planning Commission including recommendation of the proposed Cultural Campus district, Zoning map amendments, and Stormwater Management ordinance text amendments. The Planning Commission also discussed a sketch plan application for Chadds Ford Tavern. The Commission advised the applicant to determine if zoning relief is needed.
- iii. The Board shared recent activities of the Open Space Committee including recommending the mailing of the Leaving a Legacy booklet and letter to property owners with 5+ acres, the memorial plaque for Debbie Reardon, a letter of support for NALT's DCNR grant application for acquisition of 1597 Baltimore pike, and the Township's contribution of \$250,000 to support the acquisition of 1597 Baltimore Pike. Also discussed were a Tree ID walk along Harvey Run Trail on May 18th at 10 a.m., routine playground maintenance, the 2024 Storytime Program, and Sunset Hill Preserve maintenance and a potential natural trail.

**7. MISCELLANEOUS DISCUSSION:** None.

**PUBLIC COMMENT (Non-Agenda Items):** None.

**UPCOMING MEETINGS:**

- Historical & Architecture Review Board meeting, April 8, 2024, cancelled due to lack of business.
- Planning Commission Regular meeting, April 10, 2024, at 7:00 p.m.
- Open Space Committee meeting, April 11, 2024, at 7:00 p.m.
- Zoning Hearing Board meeting, April 16, 2024, at 7 p.m. (3<sup>rd</sup> Tuesday)
- Board of Supervisors Workshop meeting, April 17, 2024, at 6:30 p.m. (3<sup>rd</sup> Wednesday)

**ADJOURNMENT:** There being no further business or public comment Supervisor Goodier made a motion to adjourn the meeting at 7:35 p.m. Vice Chair Trigg seconded the motion. There was no further discussion and the motion passed unanimously.

Respectfully submitted,

Lacey Faber, Township Secretary/Manager



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Apr 25, 2024  
Accrual Basis

CHADDS FORD TOWNSHIP  
Profit & Loss Budget vs. Actual  
January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
301.00 · PROPERTY TAXES			
301.10 · RE Tax Township Tax	27,870.20	295,100.00	-267,229.80
301.101 · RE Tax Remit Overage	215.32	150.00	65.32
301.11 · RE Tax Fire Protection	5,659.73	60,000.00	-54,340.27
301.12 · RE Tax Library	714.52	6,700.00	-5,985.48
301.13 · RE Tax Fire Hydrant Service	229.55	29,000.00	-28,770.45
301.14 · RE Tax Open Space			
301.20 · RE Tax Township Prior Year (Previous ye...	4,232.57		4,232.57
301.40 · RE Tax Remit DELCO (Delinquent)	840.27	3,500.00	-2,659.73
Total 301.00 · PROPERTY TAXES	39,762.16	394,450.00	-354,687.84
310.00 · LOCAL ENABLING TAXES			
310.10 · Real Estate Transfer Tax	106,814.55	200,000.00	-93,185.45
310.36 · Business Privilege Tax	41,706.51	50,000.00	-8,293.49
310.52 · Local Services Tax	43,144.79	160,000.00	-116,855.21
Total 310.00 · LOCAL ENABLING TAXES	191,665.85	410,000.00	-218,334.15
321.00 · CABLE TV FRANCHISE FEES			
321.80 · Comcast Franchise Fees	11,376.03	38,000.00	-26,623.97
321.81 · Verizon FIOS Franchise Fees	10,117.30	40,000.00	-29,882.70
Total 321.00 · CABLE TV FRANCHISE FEES	21,493.33	78,000.00	-56,506.67
331.00 · FINES AND FORFEITS			
331.10 · Court Fines, District Justice	510.85	1,000.00	-489.15
Total 331.00 · FINES AND FORFEITS	510.85	1,000.00	-489.15
341.00 · INTEREST/FINANCE CHGS			
341.01 · Interest Income from Banks	29,078.64	48,000.00	-18,921.36
341.02 · Finance Charges	-56.00	200.00	-256.00
Total 341.00 · INTEREST/FINANCE CHGS	29,022.64	48,200.00	-19,177.36
351.00 · FEDERAL GRANT FUNDS			
351.01 · American Rescue Act			
351.081 · NATIONAL PARKS SERVICE/ABPP			
Total 351.00 · FEDERAL GRANT FUNDS			
354.00 · STATE GRANTS			
354.15 · Recycling/Act 101		3,000.00	-3,000.00
354.16 · ARLE Grant			
Total 354.00 · STATE GRANTS		3,000.00	-3,000.00
355.00 · STATE SHARED REVENUE			
355.01 · PURTA Remittance		1,000.00	-1,000.00
355.04 · Alcoholic Beverage Tax		2,400.00	-2,400.00
355.07 · Foreign Fire Fighter Relief		40,000.00	-40,000.00
355.13 · Municipal Pension System Paymen		7,000.00	-7,000.00
Total 355.00 · STATE SHARED REVENUE		50,400.00	-50,400.00
357.00 · LOCAL GOV'T GRANTS/AID			
357.03 · County Aid		2,160.00	-2,160.00
Total 357.00 · LOCAL GOV'T GRANTS/AID		2,160.00	-2,160.00

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	Jan - Dec 24	Budget	\$ Over Budget
<b>358.00 · LOCAL GOV'T SHARED PAYMENTS</b>			
358.10 · Corporate Ctr Wy Traffic Signal			
358.40 · Sewer Authority Reimbursement	1,990.28	4,000.00	-2,009.72
<b>Total 358.00 · LOCAL GOV'T SHARED PAYMENTS</b>	<b>1,990.28</b>	<b>4,000.00</b>	<b>-2,009.72</b>
<b>361.00 · MISC. TWP FEES/RECOVERABLES</b>			
361.10 · Hydrant Fees	2,468.32	2,350.00	118.32
361.11 · Advertising Recoverables			
361.38 · Solicitor Recoverables	2,475.00		2,475.00
361.39 · Court Recorder Recoverable			
361.40 · Engineering Recoverables	12,838.50		12,838.50
361.41 · Land Planner Recoverables	4,991.15		4,991.15
361.42 · SEO Recoverables			
361.51 · Copies, Sale of Maps, Code/Ord			
361.90 · Misc. Township Fees N.E.C.	11,954.15	500.00	11,454.15
367.19 · Sewer Authority Rent			
<b>Total 361.00 · MISC. TWP FEES/RECOVERABLES</b>	<b>34,727.12</b>	<b>2,850.00</b>	<b>31,877.12</b>
<b>362.00 · PERMITS &amp; INSPECTIONS</b>			
361.31 · SLDO Application Fee	1,300.00	8,500.00	-7,200.00
361.34 · Conditional Use Application Fee	500.00	2,400.00	-1,900.00
361.35 · Zoning Hearing Board Appl. Fee	2,500.00	3,500.00	-1,000.00
362.41 · Building Permit	11,174.50	22,000.00	-10,825.50
362.42 · Electrical Permit Admin	640.00	1,000.00	-360.00
362.421 · Electrical Permit	5,620.00	10,000.00	-4,380.00
362.43 · Plumbing Permit	1,520.00	2,600.00	-1,080.00
362.45 · Certificate of Occupancy	200.00	2,000.00	-1,800.00
362.46 · UCC Fee	270.00	800.00	-530.00
362.47 · Mechanical Permit	1,777.00	15,000.00	-13,223.00
362.48 · Grading Permit	950.00	3,000.00	-2,050.00
362.49 · Well Permit		325.00	-325.00
362.50 · Zoning Permit	2,575.00	5,500.00	-2,925.00
362.51 · Special Permit Fees	1,985.00	3,000.00	-1,015.00
362.52 · Sign Permits	150.00	500.00	-350.00
362.54 · Plan Review	7,726.50	10,000.00	-2,273.50
362.55 · Roadway Occupancy Permits (ROP)	275.00	1,500.00	-1,225.00
362.56 · Safety Inspections			
362.58 · MISC. Permit Fee N.E.C.			
364.15 · SEO OnSite Septic Permit			
<b>Total 362.00 · PERMITS &amp; INSPECTIONS</b>	<b>39,163.00</b>	<b>91,625.00</b>	<b>-52,462.00</b>
<b>363.00 · HIGHWAYS AND STREETS</b>			
363.11 · Brandywine Drive Maintenance			
<b>Total 363.00 · HIGHWAYS AND STREETS</b>			
<b>389.00 · PRIOR YEAR CARRYOVER</b>			
389.01 · Misc Income		5,000.00	-5,000.00
389.04 · General Fund Carryover		217,725.00	-217,725.00
<b>Total 389.00 · PRIOR YEAR CARRYOVER</b>		<b>222,725.00</b>	<b>-222,725.00</b>

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January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
391.00 · OTHER INCOME			
391.38 · Brandywine Drive Income			
Total 391.00 · OTHER INCOME			
Total Income	358,335.23	1,308,410.00	-950,074.77
Gross Profit	358,335.23	1,308,410.00	-950,074.77

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	Jan - Dec 24	Budget	\$ Over Budget
Expense			
400.00 · LEGISLATIVE BODY			
400.05 · Supervisors Salaries	1,406.25	5,625.00	-4,218.75
Total 400.00 · LEGISLATIVE BODY	1,406.25	5,625.00	-4,218.75
401.00 · EXECUTIVE-MANAGER			
401.10 · Manager Salary	35,384.64	115,000.00	-79,615.36
Total 401.00 · EXECUTIVE-MANAGER	35,384.64	115,000.00	-79,615.36
402.00 · AUDIT SERVICES/FINANCIAL ADMIN.			
402.14 · Audit & Accounting Fees	500.00	12,500.00	-12,000.00
Total 402.00 · AUDIT SERVICES/FINANCIAL ADMIN.	500.00	12,500.00	-12,000.00
403.00 · TAX COLLECTION			
403.05 · Tax Collector-Salary	5,438.80	17,676.00	-12,237.20
403.21 · Tax Collector Expenses-Elected	2,849.47	2,000.00	849.47
403.311 · BPT/LST Collection Fees	3,058.75	8,000.00	-4,941.25
Total 403.00 · TAX COLLECTION	11,347.02	27,676.00	-16,328.98
404.00 · LEGAL SERVICES			
404.10 · Solicitor/General	31,692.19	60,000.00	-28,307.81
404.31 · - Administrative/Legal Consult			
Total 404.00 · LEGAL SERVICES	31,692.19	60,000.00	-28,307.81
405.00 · ADMINISTRATIVE STAFF			
405.10 · Asst Twp Mgr-Salary	23,076.96	75,000.00	-51,923.04
405.13 · Admin Asst Salary	16,923.04	55,000.00	-38,076.96
405.14 · Finance & HR Dir Salary	17,100.00	56,160.00	-39,060.00
405.15 · Temp/Part-time Staff	2,355.00	25,000.00	-22,645.00
405.31 · - Administrative/Ordinance Consu			
Total 405.00 · ADMINISTRATIVE STAFF	59,455.00	211,160.00	-151,705.00
406.00 · OTHER GENERAL ADMINISTRATIVE			
406.10 · Advertising-Gen'l, Help, Mtgs.	1,581.99	5,000.00	-3,418.01
406.21 · Office Supplies & Equipment	5,262.45	12,750.00	-7,487.55
406.23 · Postage & Shipping	204.00	1,500.00	-1,296.00
406.24 · Committee & Board Support	3,264.29	6,000.00	-2,735.71
406.28 · Communications mailers-postage	42.38	4,850.00	-4,807.62
406.29 · Payroll Service	643.80	1,500.00	-856.20
406.30 · Misc. Twp Admin Exp. NEC		200.00	-200.00
406.39 · Bank Service Charges & Fees	1,404.50	1,200.00	204.50
406.42 · Prof. Association Dues/Fees	1,730.00	1,500.00	230.00
406.46 · Travel Expense	1,957.94	5,200.00	-3,242.06
406.461 · Education, Training, Seminars	3,574.70	6,000.00	-2,425.30
406.48 · Website Fees/GIS	573.07	4,800.00	-4,226.93
407.27 · IT Support/Software Maintenance	11,157.05	18,000.00	-6,842.95
Total 406.00 · OTHER GENERAL ADMINISTRATIVE	31,396.17	68,500.00	-37,103.83
408.00 · ENGINEERING SERVICES			
408.10 · Engineering/General	29,217.25	60,000.00	-30,782.75

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408.15 · SEO Onsite Septic Inspections		2,500.00	-2,500.00
408.25 · Engineering-Road Program	3,276.25	8,100.00	-4,823.75
408.28 · 537 Plan		2,700.00	-2,700.00
408.29 · Stormwater Other	1,554.75	7,600.00	-6,045.25
408.31 · - Administrative/Stormwater Con			
<b>Total 408.00 · ENGINEERING SERVICES</b>	<b>34,048.25</b>	<b>80,900.00</b>	<b>-46,851.75</b>
<b>409.00 · MUNICIPAL BLDG. MAINTENANCE</b>			
409.32 · Utilities-Telephone	2,385.31	4,500.00	-2,114.69
409.36 · Utilities-Electric Twp. Bldg.	1,013.51	2,500.00	-1,486.49
409.361 · Utilities-Heat	878.16	2,100.00	-1,221.84
409.362 · Utilities - Public Sewer Fee			
409.37 · Maintenance & Repairs	2,698.43	12,000.00	-9,301.57
409.371 · Service Contracts (DELCO Alarm, K & D,...	2,109.39	13,000.00	-10,890.61
409.44 · Rubbish Removal	125.85	400.00	-274.15
409.45 · Janitorial/Cleaning Services	1,930.44	6,800.00	-4,869.56
409.46 · Janitorial Supplies	693.69	300.00	393.69
409.80 · Depreciation Expense			
<b>Total 409.00 · MUNICIPAL BLDG. MAINTENANCE</b>	<b>11,834.78</b>	<b>41,600.00</b>	<b>-29,765.22</b>
<b>410.00 · PUBLIC SAFETY</b>			
411.10 · Foreign Fire Fighter Relief (Fee paid to C...		40,000.00	-40,000.00
411.15 · Fire Marshall Salary	883.36	2,650.00	-1,766.64
411.21 · Fire Marshal Expenditures		150.00	-150.00
411.45 · Fire Protection (Concordville Fire & Prote...		100,000.00	-100,000.00
415.10 · Emergency Preparedness	247.26	2,000.00	-1,752.74
415.15 · - EMC Salary	883.36	2,600.00	-1,716.64
419.10 · Fire Hydrant Rental Fees (CWA)	7,973.60	26,000.00	-18,026.40
422.10 · Animal Control	621.00	3,000.00	-2,379.00
<b>Total 410.00 · PUBLIC SAFETY</b>	<b>10,608.58</b>	<b>176,400.00</b>	<b>-165,791.42</b>
<b>413.00 · BUILDING INSP./ZONING OFFICER</b>			
413.14 · Building/Code Inspectors	21,767.50	75,000.00	-53,232.50
413.15 · Safety Program		5,000.00	-5,000.00
413.21 · Inspections Expenditures	89.97	28.00	61.97
413.31 · Electrical Permit Inspections	1,475.00	11,000.00	-9,525.00
413.42 · Building Inspector Support		1,000.00	-1,000.00
413.48 · Permit Program		2,000.00	-2,000.00
413.49 · UCC Fee	373.50	800.00	-426.50
<b>Total 413.00 · BUILDING INSP./ZONING OFFICER</b>	<b>23,705.97</b>	<b>94,828.00</b>	<b>-71,122.03</b>
<b>414.00 · PLANNING AND ZONING</b>			
414.10 · ZHB Solicitor	5,690.00	10,000.00	-4,310.00
414.15 · Planning Solicitor		1,500.00	-1,500.00
414.16 · Land Planner	1,103.05	10,000.00	-8,896.95
414.312 · Court Reporter	986.00	3,000.00	-2,014.00
414.34 · ZHB Advertising	1,666.40	3,500.00	-1,833.60
414.451 · Ordinance Dev./Comp. Plan	6,921.00	10,000.00	-3,079.00
<b>Total 414.00 · PLANNING AND ZONING</b>	<b>16,366.45</b>	<b>38,000.00</b>	<b>-21,633.55</b>



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426.10 · Recycling Exp		4,200.00	-4,200.00
430.25 · Traffic Signs, Posts, Hardware	2,654.34	7,500.00	-4,845.66
430.31 · Roadmaster Salary	2,650.00	7,950.00	-5,300.00
430.451 · Contracted Repairs/Maintenance	3,110.00	45,000.00	-41,890.00
432.26 · Rock Salt	1,815.94	5,000.00	-3,184.06
432.45 · Snow Plowing Services	33,675.00	55,000.00	-21,325.00
433.36 · PECO-Traffic Signals	266.08	3,000.00	-2,733.92
433.361 · Traffic Signals w/Concord	1,027.33	2,000.00	-972.67
433.451 · Traffic Signals Maint./Service		4,000.00	-4,000.00
433.452 · Traffic Signal Corporate Ctr W.	39.96	1,000.00	-960.04
433.453 · Traffic Signal Birmingham NET	2,817.38	1,300.00	1,517.38
434.10 · PECO-Street Lights	508.02	2,000.00	-1,491.98
436.10 · MS-4 Stormwater Expenses		5,000.00	-5,000.00
438.10 · Road Maintenance	11,047.44	25,000.00	-13,952.56
438.49 · Misc. Road Repair NEC	148.00	3,000.00	-2,852.00
<b>Total 430.00 · ROADS &amp; HIGHWAY SERVICES</b>	<b>59,759.49</b>	<b>170,950.00</b>	<b>-111,190.51</b>
<b>450.00 · CULTURE AND RECREATION</b>			
450.01 · Cultural and Recreational Other	1,357.73	5,000.00	-3,642.27
454.20 · Brandywine Battlefield		10,000.00	-10,000.00
454.37 · Grds, Mnt. & Rep, Misc-P. Folly			
456.10 · Rachel Kohl Community Library		10,000.00	-10,000.00
459.10 · Historical Society		2,500.00	-2,500.00
459.20 · Civic Association		2,500.00	-2,500.00
459.30 · Sanderson Museum		2,500.00	-2,500.00
459.31 · Brandywine Valley Scenic Byway		600.00	-600.00
<b>Total 450.00 · CULTURE AND RECREATION</b>	<b>1,357.73</b>	<b>33,100.00</b>	<b>-31,742.27</b>
<b>461.00 · RECOVERABLES</b>			
404.45 · Solicitor Recoverable Expense	3,595.00		
408.45 · Engineering Recoverable	14,014.75		
414.45 · Land Planner Recoverable Exp.	4,991.15		
<b>Total 461.00 · RECOVERABLES</b>	<b>22,600.90</b>		
<b>481.00 · EMPLOYER PAID BENEFITS</b>			
481.10 · Soc. Sec./Medicare Tax	8,074.55	20,000.00	-11,925.45
481.30 · PA UC-Employer Paid		5,000.00	-5,000.00
483.30 · 401a Employer Contributions	9,227.06	14,500.00	-5,272.94
484.10 · Workers Compensation Insurance	2,121.00	1,400.00	721.00
484.20 · Short Term Disability	281.19	1,700.00	-1,418.81
487.00 · Health Insurance	12,865.15	40,000.00	-27,134.85
<b>Total 481.00 · EMPLOYER PAID BENEFITS</b>	<b>32,568.95</b>	<b>82,600.00</b>	<b>-50,031.05</b>
<b>486.00 · INSURANCE</b>			
486.10 · Prop, Gen. Liab., Off/Empl Prac (Property...	17,681.00	21,100.00	-3,419.00
486.11 · Flood Insurance		3,000.00	-3,000.00
486.12 · Umbrella Policy	3,202.00	5,300.00	-2,098.00
486.13 · Volunteer Accident & Automobile	600.00	350.00	250.00
486.60 · Fidelity Bonds	243.00	1,600.00	-1,357.00
486.61 · Commercial Crime Policy	2,008.00	2,500.00	-492.00
486.62 · Cyber Liability	2,440.00	3,000.00	-560.00
486.70 · Pollution Liability Insurance			
486.80 · Misc. Insurance, NEC		350.00	-350.00
<b>Total 486.00 · INSURANCE</b>	<b>26,174.00</b>	<b>37,200.00</b>	<b>-11,026.00</b>

5:24 PM  
Apr 25, 2024  
Accrual Basis

CHADDS FORD TOWNSHIP  
Profit & Loss Budget vs. Actual  
January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
491.00 · OTHER FINANCING USES			
491.1 · Transfers to Capital Improvemen		51,621.00	-51,621.00
491.12 · RE Tax Refunds	319.40	750.00	-430.60
Total 491.00 · OTHER FINANCING USES	319.40	52,371.00	-52,051.60
Total Expense	410,525.77	1,308,410.00	-897,884.23
Net Ordinary Income	-52,190.54		-52,190.54
Net Income	-52,190.54		-52,190.54

6:15 PM  
04/26/24

CHADDS FORD TOWNSHIP  
Deposit Detail

April 4 - 25, 2024

Type	Num	Date	Name	Account	Amount
Deposit		04/04/2024		100.10 · S & T Checking - 0036	0.00
General Journal	AJE-17	12/31/2022		145.55 · Undeposited Funds	-491.25
Payment	41407	07/29/2022	Glen Mills Veterinary Hospital	145.55 · Undeposited Funds	491.25
TOTAL					0.00
Deposit		04/04/2024		100.10 · S & T Checking - 0036	40,976.78
			TAXCOLLECTOR	301.10 · RE Tax Township Tax	-27,819.75
			TAXCOLLECTOR	301.12 · RE Tax Library	-628.89
			TAXCOLLECTOR	361.10 · Hydrant Fees	-2,488.32
			TAXCOLLECTOR	301.11 · RE Tax Fire Protection	-5,659.73
			TAXCOLLECTOR	301.10 · RE Tax Township Tax	-39.85
			TAXCOLLECTOR	301.12 · RE Tax Library	-0.82
			TAXCOLLECTOR	301.10 · RE Tax Township Tax	-10.60
			TAXCOLLECTOR	301.12 · RE Tax Library	-0.22
			Willowdale Holistic Center LLC	362.51 · Special Permit Fees	-200.00
			Neher Group	362.41 · Building Permit	-130.00
			Neher Group	362.46 · UCC Fee	-4.50
			Smith Contracting Home Remodeling	362.41 · Building Permit	-212.00
			Smith Contracting Home Remodeling	362.54 · Plan Review	-144.00
			Smith Contracting Home Remodeling	362.46 · UCC Fee	-4.50
			JPGRACE Construcion Inc	362.41 · Building Permit	-130.00
			JPGRACE Construcion Inc	362.46 · UCC Fee	-4.50
Payment	184	04/04/2024	JENNIFER DEVLIN	145.55 · Undeposited Funds	-1,675.10
Payment	109523	04/04/2024	Rotelle Development Company.	145.55 · Undeposited Funds	-252.00
Payment	085177	04/04/2024	Michael J. Hazley, Inc.	145.55 · Undeposited Funds	-28.00
Payment	13140	04/04/2024	Hellings Land Development, LLC	145.55 · Undeposited Funds	-1,258.00
Payment	1220	04/04/2024	Foxtail Lane 0003/Grading/Mickin	145.55 · Undeposited Funds	-310.00
TOTAL					-40,976.78
Deposit		04/11/2024		100.10 · S & T Checking - 0036	3,607.05
			MRRS, LLC	310.36 · Business Privilege Tax	-100.00
			MRRS, LLC	403.311 · BPT/LST Collection Fees	2.00
			MRRS, LLC	310.36 · Business Privilege Tax	-1,106.51
			MRRS, LLC	403.311 · BPT/LST Collection Fees	276.63
			MRRS, LLC	310.52 · Local Services Tax	-2,082.32
			MRRS, LLC	403.311 · BPT/LST Collection Fees	41.65
			Kenneth Wall	362.50 · Zoning Permit	-150.00
			EMG REMEDIATION SERVICES, LLC	362.41 · Building Permit	-50.00
			EMG REMEDIATION SERVICES, LLC	362.46 · UCC Fee	-4.50
			Disabatino landscaping Inc.	362.41 · Building Permit	-100.00
			Disabatino landscaping Inc.	362.46 · UCC Fee	-4.50
			Superior Tank & Energy Co LLC	362.47 · Mechanical Permit	-50.00
			Superior Tank & Energy Co LLC	362.46 · UCC Fee	-4.50
			PECO	362.55 · Roadway Occupancy Per...	-275.00
TOTAL					-3,607.05
Deposit		04/18/2024		100.10 · S & T Checking - 0036	9,477.10
Payment	6023	04/18/2024	VMDT PARTNERSHIP..	145.55 · Undeposited Funds	-1,845.45
Payment	1402	04/18/2024	CREEK ROAD 1635/BLUEDOORHOS/HANKS	145.55 · Undeposited Funds	-1,760.75
Payment	109648	04/18/2024	Rotelle Development Company.	145.55 · Undeposited Funds	-308.00
Payment	33146	04/18/2024	BALTIMORE PK 1597/MEGILL/PRELIM	145.55 · Undeposited Funds	-2,297.90
Payment	13174	04/18/2024	Hellings Land Development, LLC	145.55 · Undeposited Funds	-3,265.00
TOTAL					-9,477.10
Deposit		04/18/2024		100.10 · S & T Checking - 0036	15,924.57
			Treasurer of Delaware County	301.101 · RE Tax Remit Overage	-28.09
			Treasurer of Delaware County	310.10 · Real Estate Transfer Tax	-15,896.48
TOTAL					-15,924.57

5:29 PM

Apr 25, 2024

Accrual Basis

**CHADDS FORD TOWNSHIP**  
**General Fund Cash Disbursements**  
**April 4 through May 1, 2024**

Type	Date	Name	Split	Amount
<b>Apr 4 - May 1, 24</b>				
Check	04/07/2024	COMCAST CABLE	409.32 · Utilities-Telephone	-234.80
Check	04/17/2024	ASPIRE/PCS	483.30 · 401a Employer Contributions	-565.38
Check	04/17/2024	ASPIRE/PCS	214.10 · 457 Plan Employee Deductions	-592.30
Check	04/23/2024	PECO	-SPLIT-	-999.25
Check	05/01/2024	T MOBILE	409.32 · Utilities-Telephone	-164.91
Check	05/01/2024	T MOBILE	409.32 · Utilities-Telephone	-51.49
Check	05/01/2024	21ST CENTURY MEDIA-PHILLY CLUSTER	-SPLIT-	-1,253.41
Check	05/01/2024	A. F. DANIEL TECHNOLOGY GROUP, INC.	407.27 · IT Support/Software Maintenance	-1,410.23
Check	05/01/2024	Arthur Gallagher Risk Management Services	-SPLIT-	-27,352.00
Check	05/01/2024	BRANDYWINE VET	422.10 · Animal Control	-138.00
Check	05/01/2024	CARDIO PARTNERS, INC	406.21 · Office Supplies & Equipment	-1,856.66
Check	05/01/2024	CWA	419.10 · Fire Hydrant Rental Fees (CWA)	-1,578.50
Check	05/01/2024	Clearly	409.32 · Utilities-Telephone	-119.40
Check	05/01/2024	Township of Concord	433.361 · Traffic Signals w/Concord	-864.37
Check	05/01/2024	Maureen Czachorowski	406.24 · Committee & Board Support	-78.12
Check	05/01/2024	DELAWARE VALLEY HEALTH TRUST	487.00 · Health Insurance	-3,193.43
Check	05/01/2024	LACEY FABER	406.46 · Travel Expense	-51.19
Check	05/01/2024	EASTERN SALT COMPANY, INC.	432.26 · Rock Salt	-1,815.94
Check	05/01/2024	FRASER ADVANCED INFO SYSTEMS	409.371 · Service Contracts (DELCO Alarm, K & ...	-330.00
Check	05/01/2024	GreatAmerica Financial Services	409.371 · Service Contracts (DELCO Alarm, K & ...	-284.82
Check	05/01/2024	WEIGAND H A	-SPLIT-	-625.00
Check	05/01/2024	KELLEY THOMAS	403.21 · Tax Collector Expenses-Elected	-500.00
Check	05/01/2024	Samatha Reiner	406.46 · Travel Expense	-133.14
Check	05/01/2024	KEYSTONE MUNICIPAL SERVICES, INC.	-SPLIT-	-5,360.00
Check	05/01/2024	Lane Sign	450.01 · Cultural and Recreational Other	-1,195.00
Check	05/01/2024	MARDINLY INDUSTRIAL POWER, LLC	409.37 · Maintenance & Repairs	-392.60
Check	05/01/2024	MARTIN BROTHERS	438.10 · Road Maintenance	-2,225.00
Check	05/01/2024	Oxford Plumbing & Heating, Inc.	-SPLIT-	-961.91
Check	05/01/2024	PYRAMID MATERIALS	438.10 · Road Maintenance	-88.35
Check	05/01/2024	PETRIKIN, WELLMAN, DAMICO, BROWN, PETROSA	-SPLIT-	-3,657.50
Check	05/01/2024	ROSENFELD, BRUCE A .	491.12 · RE Tax Refunds	-130.18
Check	05/01/2024	Thompson Networks	409.32 · Utilities-Telephone	-126.48
Check	05/01/2024	UNITED INSPECTIONS	413.31 · Electrical Permit Inspections	-700.00
Check	05/01/2024	WB MASON	-SPLIT-	-101.88
Check	05/01/2024	Phil Wenrich	-SPLIT-	-342.34
Check	05/01/2024	DELAWARE COUNTY	406.24 · Committee & Board Support	-150.00
Check	05/01/2024	PENNONI	-SPLIT-	-9,500.00
Check	05/01/2024	Murphy Maddren Ltd	-SPLIT-	-5,680.00
Check	05/01/2024	HILLTOP	438.10 · Road Maintenance	-244.99
Check	05/01/2024	S & T Visa	-SPLIT-	-1,739.36
Check	05/01/2024	S & T Visa	-SPLIT-	-2,276.54
<b>Apr 4 - May 1, 24</b>				<b>-79,064.47</b>

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**OPEN  
SPACE**

5:59 PM

04/25/24

Accrual Basis

CHADDS FORD TWP OPEN SPACE FUND  
Custom Transaction Detail Report

April 4 through May 1, 2024

Type	Date	Num	Name	Memo	Account	Clr	Amount
<b>Apr 4 - May 1, 24</b>							
Check	04/17/2024	1173	Walkable Chadds Ford	Capital Improvement Fund Transfer Deposit Error Corr...	106.12 · S & T Checking - 2586		-100,000.00
Check	04/17/2024	1172	Walkable Chadds Ford	VOID: Capital Improvement Fund Transfer Deposit Err...	106.12 · S & T Checking - 2586	X	0.00
Check	04/23/2024	ACH	PECO	21472-42039	106.12 · S & T Checking - 2586		-219.74
Check	05/01/2024	580	MURPHY MADDREN LTD	INV 880	106.20 · BMT-Walkable C. F. - 9421		-260.00
Check	05/01/2024	581	Simone Collins	VOID:	106.20 · BMT-Walkable C. F. - 9421	X	0.00
Check	05/01/2024	582	Simone Collins	INV 15082	106.20 · BMT-Walkable C. F. - 9421		-150.00
Check	05/01/2024	1174	Delco Alarm Systems, LLC		106.12 · S & T Checking - 2586		-276.50
Check	05/01/2024	1175	Chadds Ford Sewer Authority		106.12 · S & T Checking - 2586		-225.00
Check	05/01/2024	1176	Oxford Plumbing & Heating, Inc.		106.12 · S & T Checking - 2586		-284.00
<b>Apr 4 - May 1, 24</b>							<b>-101,415.24</b>

- **AV Upgrades:** The AV Upgrades are scheduled to be installed on May 2, 3, and 6<sup>th</sup>.
- **Planning Commission Appointment:** The Board of Supervisors, Planning Commission Chair, and Township Manager held interviews for the Planning Commission vacancy. Four candidates were interviewed. After careful consideration, Kathy Koch was appointed on April 24<sup>th</sup> as the newest member of the Planning Commission. Congratulations, Kathy, and thank you for your service to the Township!
- **MAY 18<sup>th</sup> – Open Space Tree Identification Walk:** Join us on May 18<sup>th</sup> at 10AM for a guided walk on the Harvey Run Trail. Learn all about the trees planted along the trail from Open Space Committee member, Rob King.
- **Road Tour:** On March 26<sup>th</sup>, township staff, professionals and officials conducted the annual Road Tour. This is conducted to make decisions about the annual Road Project, which will utilize Liquid Fuels funding received from the state and county to repave roads in need of maintenance. Every township road is evaluated. The Road Tour also evaluates township infrastructure in need of maintenance such as inlets, storm pipes, culverts, signage, etc. A list was created and will be provided to our Road & Property maintenance contractor. The Road Project has been determined including the following:
  - Summit Drive – mill, base repair and overlay from the cul-de-sac to the paving seam near the Residence at Chadds Ford driveway.
  - Longview Road - mill, base repair and overlay from the cul-de-sac to Summit Drive.
  - Oakland Road - mill, base repair, overlay and striping from Harvey Road to PennDOT's ROW line for Route 202.
  - Southview Path – mill, base repair, elevation adjustments for approximately 50ft at the intersection with Wilderness Way. Note, grading adjustments needed to address runoff issues that are accelerating paving damage.
  - Woodland Drive – proposing to get alternate bids to replace portions of the existing gutter curb. The inclusion of this work in the project will depend on bid pricing.
- **DEP Meeting:** Townships are required to meet an unfunded mandate to reduce sediment in their streams by 10% over a 5-year period. This is known as a townships Pollutant Reduction Plan (PRP). On March 27<sup>th</sup>, the township met with DEP to discuss a project constructed by Painters Crossing Condominiums to see if the project would count towards Chadds Fords PRP for this portion of their watersheds. Staff are still waiting for a determination as to whether the project qualifies.
- **Chadds Ford Earth Day Event, April 27<sup>th</sup>:** In partnership with the Brandywine Conservancy and the Chadds Ford Township Residents Association, Chadds Ford is Hosting an Earth Day event with a Roadside Cleanup, Harvey Run Trail Cleanup and a Tree Planting, Honoring Debbie Reardon. You can sign up for one or all the events with lunch provided. We extend our gratitude and appreciation to the Brandywine Conservancy and the King family for their generous donation of two bur oak trees for the Memorial Tree Planting, BELFOR for their donation of safety and clean-up supplies, and North American Land Trust for lending trail maintenance supplies to support the event. Please join us!

# MAY MANAGERS REPORT

- **PennDOT:** Staff have compiled a list of concerns and provided them to PennDOT. They are working on the list and will provide updates as they are complete.
  - **RING ROAD:**
    - 10 Ring Road: Bridge/Culvert – Flooding issues.
    - 332 Ring Road – Drainage flow over the roadway.
    - Brush encroaching on roadway – Ring Road in general needs to be addressed.
  - **CREEK ROAD:**
    - Erosion along creek road, specifically near Bullock Road.
    - Erosion and flooding @ Station Way
  - **BALTIMORE PIKE (NORTH OF CREEK RD)** – manhole sinking reported.
  - **BALTIMORE PIKE** – Inlets need to be cleared from Creek Road over the bridge for proper drainage.
  - **RIDGE RD (NEAR 202 INTERSECTION)** – Potholes reported.
  - **RIDGE ROAD** – Vegetation management.
- **Current Ordinance Considerations:**
  - **Subdivision and Land Development Ordinance:** The Subdivision and Land Development Ordinance was adopted on April 3<sup>rd</sup>.
  - **Zoning Code & Zoning Map Amendment:** The Zoning Code was recommended by the Planning Commission on 9/13/23, and the Zoning Map and Cultural Campus were recommended on 3/13/24, to the Board of Supervisors for adoption. The Zoning Ordinance has been under revision since 2015. The Delaware County Planning Department recommended adoption of the Zoning Code on 10/20/23. The following is the schedule for adoption:
    - April 3<sup>rd</sup> - Authorization by the BOS to Advertise.
    - April – Work on mailing and advertisement.
    - April 18<sup>th</sup> & April 30<sup>th</sup> – Individual meetings with affected HOAs.
    - May 3<sup>rd</sup> – Send out mailing to property owners of properties to be rezoned.
    - May 15<sup>th</sup> & 29<sup>th</sup> – Advertise.
    - May 24<sup>th</sup> – Post the properties on or before this date.
    - June 4<sup>th</sup> – Public Hearing.
  - **Cultural Campus:** Cultural Campus was recommended by the Planning Commission to the Board of Supervisors on 3/13/24; however, it has been determined the Planning Commission and the Board of Supervisors would like to consider the ordinance further.
  - **Stormwater Management:** Delaware County provided a Model Stormwater Management Ordinance for municipalities to update their individual ordinances. The updated Model Ordinance is designed to comply with the regulatory requirements of Pennsylvania Department of Environmental Protection's (PA DEP) National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) program. The Planning Commission recommended Stormwater for adoption by the Board of Supervisors at their 3/13/24 meeting. The following is the schedule for adoption:
    - April 3<sup>rd</sup> – Authorization to Advertise Public Hearing.
    - April 17<sup>th</sup> & April 24<sup>th</sup> – Advertise Public Hearing.
    - May 1<sup>st</sup> – Public Hearing.



# MAY MANAGERS REPORT

- **Walkable Chadds Ford:** Staff held a meeting on March 20th with Walkable Chadds Ford (WCF) personnel to discuss the project. As an update, the last submission of revised plans was submitted to PennDOT on December 1<sup>st</sup>. The ADA Review has come back; however, we are still waiting for the traffic plan reviews. Once all plan reviews come back, they can be revised and resubmitted to PennDOT. Our DVRPC project manager explained that once the plans are revised and resubmitted, PennDOT will prioritize the project due to grant funding requirements. We were provided the following estimated timeline:
  - PS&E submissions (happens after all other PennDOT reviews and approvals. If we have ROW, Utility, and Environmental clearances, this allows to obligate funding to the feds): June 2024
  - Advertisement of construction contract: August 2024
  - PennDOT estimated Letting (bid-closing): September 2024
  - Preconstruction Meeting & NTP to contractor: November 2024
  - The TASA funding and the Scenic Byways funding are both operating on the same timeline and need to be obligated by August 2024 at the latest.
- **Emergency Services:** On April 3<sup>rd</sup>, the Board of Supervisors approved the Township Solicitor to participate in drafting and intermunicipal agreement for mutual aid.
  - On February 29, 2024, a meeting with Steven Shultz from Delaware County discussed adopting the county's Hazard Mitigation Plan and updating the township's Emergency Operations Plan (EOP) annually. Phil Wenrich and Mr. Shultz are reviewing the EOP for revisions. It will be updated and included in the Board of Supervisors' annual organization meeting agenda for approval. The Hazard Mitigation Plan was set for discussion on March 6th. On March 5, 2024, staff from multiple townships met to discuss collaboration on emergency management efforts, including mutual aid for Emergency Management Coordinators (EMCs) and an Intermunicipal Agreement. A stakeholder meeting with emergency management personnel was planned, but it's postponed until more information about the intermunicipal agreement is available.
- **Training:**
  - **PSATS:** On April 14-17, 2024, The Board of Supervisors and Township Manager had a productive time at the Annual Pennsylvania State Association of Township Supervisors (PSATS) Conference. They engaged in discussions covering Pennsylvania legislative updates, government administrative policy, zoning, public meetings, stormwater management, and other pertinent topics tailored to Second Class Townships in PA. These sessions provide valuable knowledge and strategies to enhance township operations and planning.
  - **GFOA:** Laura Lim has been registered for the Annual Government Finance Officers Association of PA Conference, May 19-22, 2024. The conference will focus on cyber security strategies, AP process improvement, pension management, fraud prevention, government accounting, municipal market trends, and cash & investment management.
  - **APMM:** Lacey Faber & Emily Pisano have been registered for the Association for PA Municipal Management Annual Conference, May 20 – 22, 2024. This conference offers training specifically tailored to municipal managers, including ethics, policy & procedures, and overall municipal administration.

# **Chadds Ford Committee Reports**

## **March 2024**

Police Report

Fire Report

BCO Report

Tax Collector Report

DELCO Deed Report

MRRS Report

Roadmaster March 2024 Report

# CHADDS FORD TOWNSHIP PSP REPORT

## MARCH 2024

INCIDENT TYPE	MARCH 2023	MARCH 2024	% CHANGE
CRASHES	14	15	7%
DUI ARRESTS	1	0	100%
TRAFFIC STOPS	107	75	30%

INCIDENT TYPE	MARCH 2023	MARCH 2024	% CHANGE
BURGLARY	0	0	---
CRIM. MISCHIEF	0	0	---
THEFT	4	4	0%
RETAIL THEFT	0	0	---
THEFT- FRAUD	0	1	---
DOMESTIC VIO.	2	0	100%

### Noteworthy Incidents of the Month

#### Troop K – Media: DUI - Alcohol

On 03/24/24, at approximately 3:30am, Troopers Yezzo and Wolk were patrolling the area of SR-1 and S Creek Rd, Chadds Ford Township, Delaware County. They observed a Toyota SUV commit a traffic violation and conducted a traffic stop in this area. The operator, who is a W/N-M of Dover, PA, displayed signs of impairment and was subsequently arrested for DUI. The male operator was transported to PSP - Media to be processed after denying a blood draw request. After being processed, he was subsequently released per rule 519.

**PSP Media conducted active patrols of “soft targets” such as schools, places of worships, shopping centers, etc.**

**Pennsylvania State Police will be hosting our annual Troop K Camp Cadet program which will be July 7<sup>th</sup>-12<sup>th</sup>, 2022 for children ages 11-14. Please visit the website to register any interested applicants at [www.troopkcampcadet.com](http://www.troopkcampcadet.com).**

#### PSP Communicator Information for the Month



## **TROOP K CAMP CADET, INC.**

PO Box 26303

Collegeville, PA 19426

Phone (215) 816-0406

### **OFFICERS**

President  
**Dawn DellaBarba**

Vice President  
**Samuel Chase**

Secretary  
**Gail Chase**

Treasurer  
**Larry Herman**

### **BOARD MEMBERS**

**Derrick Watford**  
Retired Corporal

**John Canterino**  
Retired Sergeant

**Richard Bouknight**

### **CAMP DIRECTOR**

**Michele L. Naab**  
Pennsylvania State Police  
Trooper First Class

### **SUNNY DAY CAMP DIRECTOR**

**Jessica L. Tobin**  
Community Affairs Officer

### **EMAIL**

[troopkcampcadet@gmail.com](mailto:troopkcampcadet@gmail.com)

### **WEBSITE**

[www.troopkcampcadet.com](http://www.troopkcampcadet.com)

Dear Friends,

Each year Troop K Camp Cadet provides to young adults between ages 11-14 from Delaware, Montgomery, and Philadelphia Counties a once-in-a-lifetime experience.

The purpose of Camp Cadet is to provide an insight into police training and the overall expectations of a first responder. This program emulates and is patterned after the Pennsylvania State Police training. The program is not a recreational camp, nor is it a disciplinary camp for problem youth. It is designed to bring a better understanding of law enforcement activities to the cadets as they learn self-discipline, teamwork, and most of all make new lifelong friends. We have several graduates return to give back their time as a junior counselor. The week includes physical training, demonstrations by the police K9 Unit, Bomb Squad, and SERT Team. There is also a static display of a police helicopter, other emergency vehicles and special surprises.

Troopers, local police officers, as well as the many other staff, volunteer their time for this weeklong overnight camp. Our organization provides the meals, lodging, and programs during this week at a low cost to the cadets. Here is where we need your generosity to help defray the remaining costs to run this extraordinary camp and make a significant difference in the lives of those 11-14-year-old cadets.

We are asking for any amount, no matter how small or large, as there are many ways to donate. Login into [www.troopkcampcadet.com](http://www.troopkcampcadet.com) and click on Donate Here.

- Checks can be written to Troop K Camp Cadet and sent to the address above.
- Venmo @Troopk-Camp-Cadet
- PayPal

Additionally, we provide donations to help support the Sunny Day Camp which is a one-day camp for those of all ages with special needs. For more information visit [sunnydaycamp.org](http://sunnydaycamp.org).

Troop K Camp Cadet is classified as a public charity under sections 501(c)(3) of the Internal Revenue and is qualified to receive tax deductible gifts/donations. All money goes directly to the camp.

Thank you in advance for your support and generosity.

Respectfully,

Board of Directors  
Troop K Camp Cadet

***We are a Non-Profit 501(C)3 Organization  
EIN Number 23-2819204***

## PURPOSE

The purpose of Camp Cadet is to provide an insight into police training and the functions of a police officer. This program is a true-to-life experience patterned after municipal and state police training. Participants in Camp Cadet gain an understanding of and a respect for the law, and build a positive relationship with police officers.



Most importantly, in the process, they learn more about themselves. They are challenged by classroom instruction and physical activities. There is an emphasis on self-discipline and teamwork. Working with other cadets brings a sense of pride and accomplishment.



The program is NOT a recreational camp, nor is it a disciplinary camp for problem youth. The camp is designed to bring a better understanding of law enforcement activities. Cadets will make new friends and learn to work as part of a team. The disciplined training fosters a positive attitude, which helps many graduating cadets attain goals they once thought unattainable.

## HIT THE BULLSEYE!



## RAISE THE FLAG



## CLIMB THE HIGHTS



## TROOP K



## CAMP CADET

SERVING  
PHILADELPHIA COUNTY  
DELAWARE COUNTY  
MONTGOMERY COUNTY

Experience the  
Excitement



## JOIN US

### HOW TO APPLY

Camp Cadet is a six-day, residential program for boys and girls ages 11-14. State and municipal police officers act as counselors and are on-site at all times

To apply for Camp Cadet  
visit our website at  
[www.troopkcampcadet.com](http://www.troopkcampcadet.com)

or email to our address at  
[TroopKCC@outlook.com](mailto:TroopKCC@outlook.com)

If you don't have Internet access  
or, if you would like additional  
information, please call the  
Pennsylvania State Police  
Community Services Officer  
at:

Philadelphia County 215-452-5208

Delaware County 484-840-1000

Montgomery County 610-584-1250

## CAMP CADET

### JOIN A TEAM



### SOLVE THE CRIME



### FLY HIGH



## HELP US

### HOW TO CONTRIBUTE

Camp Cadet is funded primarily by corporate and individual contributions, all of which go directly to support the Camp. Your support is appreciated.

Company/Individual Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Amount of Contribution: \$ \_\_\_\_\_

Date Of Contribution: \_\_\_\_\_

Make checks payable to:  
Troop K Camp Cadet, Inc.

Send it with this form to:  
Troop K Camp Cadet  
P.O. Box 26303  
Collegeville, PA 19426

Troop K Camp Cadet Inc.,  
is a 501c (3) tax exempt entity.  
Your contribution is 100%  
Tax Deductible

---

**HELP A CHILD BECOME A CADET**

# Concordville Fire & Protective Association

## Township EMS Report March 2024

### Chadds Ford Township EMS Emergencies

BLS 10

ALS 25

Total EMS calls in Chadds Ford Township March 2024 = 35

Total EMS call in Chadds Ford Township for 2024 = 133

All Townships Total EMS calls for the month = 387

All Townships Total EMS calls for the year = 1,231

# Concordville Fire & Protective Association

Concordville, PA

This report was generated on 4/2/2024 8:41:16 AM



## Incident Type Count per Station for Date Range

Start Date: 03/01/2024 | End Date: 03/31/2024

INCIDENT TYPE	# INCIDENTS
<b>Station: 59 - CONCORDVILLE FIRE AND PROTECTIVE ASSOC.</b>	
111 - Building fire	6
141 - Forest, woods or wildland fire	2
142 - Brush or brush-and-grass mixture fire	1
311 - Medical assist, assist EMS crew	9
322 - Motor vehicle accident with injuries	8
323 - Motor vehicle/pedestrian accident (MV Ped)	1
324 - Motor vehicle accident with no injuries	4
353 - Removal of victim(s) from stalled elevator	1
363 - Swift water rescue	1
412 - Gas leak (natural gas or LPG)	6
440 - Electrical wiring/equipment problem, other	3
444 - Power line down	2
600 - Good intent call, other	1
611 - Dispatched & cancelled en route	4
622 - No incident found on arrival at dispatch address	1
631 - Authorized controlled burning	1
714 - Central station, malicious false alarm	1
740 - Unintentional transmission of alarm, other	1
743 - Smoke detector activation, no fire - unintentional	5
745 - Alarm system activation, no fire - unintentional	20
746 - Carbon monoxide detector activation, no CO	1
<b># Incidents for 59 - Concordville Fire and Protective Assoc.:</b>	<b>78</b>

Only REVIEWED incidents included.



emergencyreporting.com

Doc Id: 857

Page # 1 of 1



**Building/Zoning Officer**  
**REPORT FOR CHADDS FORD**  
**MARCH 2024**

Fran McArdle/ K.M.S.

- PERMITS ISSUED
- PERMIT MANAGER DEPOSIT REPORT (Prepared by Laura Lim)
- INSPECTIONS PERFORMED
- CODE ENFORCEMENT ACTIVITY

## PERMITS ISSUED

March 1, 2024

- [REDACTED] Hoffman's Mill Rd: Flood door permit issued. (\$359.50)

March 5, 2024

- [REDACTED] Wilmington Pk: E.V. Charger permit issued. (\$3,644.50)

March 8, 2024

- [REDACTED] Beechwood Cr: Generator permit issued. (\$299.00)

March 13, 2024

- 3 Solicitation permits issued. (\$195.00 X 3)

March 15, 2024

- [REDACTED] Longview Dr: Deck permit issued. (\$360.50)

March 19, 2024

- [REDACTED] Pheasant Ln: Stucco removal permit issued. (\$134.50)

March 26, 2024

- [REDACTED] Baltimore Pk: Zoning permit issued pending Grading approval. (\$150.00)

March 29, 2024

- [REDACTED] Walnut Ridge Rd: Interior renovation permit issued. (\$1,126.50)

## INSPECTIONS

March 1, 2024

- [REDACTED] **Bullock Rd:** Footing inspection. (Approved)
- [REDACTED] **Creek Rd:** Underground plumbing inspection. (Not approved)
- [REDACTED] **Hoffman's Mill Rd:** Above ceiling inspection. (Approved)
- [REDACTED] **Creek Rd:** Underground plumbing reinspection. (Approved)

March 5, 2024

- [REDACTED] **Creek Rd:** Re-bar inspection. (Approved)
- [REDACTED] **Meadow Ct:** Roof framing inspection. (Approved)
- [REDACTED] **Meadow Ct:** Roof framing inspection. (Approved)
- [REDACTED] **N. Glen Dr:** Roof framing inspection. (Approved)
- [REDACTED] **N. Glen Dr:** Roof framing inspection. (Approved)

March 8, 2024

- [REDACTED] **Dogwood Hill Ln:** Framing inspection scheduled.
- [REDACTED] **Oakland Rd:** Underground plumbing inspection. (Approved)

March 12, 2024

- [REDACTED] **Magnolia Way:** Basement alteration framing and plumbing inspection. (Approved)
- [REDACTED] **Creek Rd:** Partial wall form inspection. (Approved)
- [REDACTED] **Hoffman's Mill Rd:** Final renovation inspection. (Approved)
- [REDACTED] **Baltimore Pk:** Site inspection with Mike Schneider.

March 15, 2024

- [REDACTED] **Hoffman's Mill Rd:** Final bathroom accessibility inspection. (Not approved)
- [REDACTED] **Wilmington Pk:** Final inspection. (Not approved)
- [REDACTED] **Marshall Rd:** Final HVAC inspection. (Approved)

March 19, 2024

- [REDACTED] **Walnut Ridge Ln:** Final bathroom renovation inspection. (Approved)
- [REDACTED] **Baltimore Pk:** Final renovation inspection. (Approved)
- [REDACTED] **Hoffman's Mill Rd:** Final bathroom accessibility re-inspection. (Approved)
- [REDACTED] **Bullock Rd:** Underground plumbing inspection. (Approved)

March 22, 2024

- [REDACTED] **Bullock Rd:** Slab pre-pour inspection. (Approved)
- [REDACTED] **Oakland Rd:** S.F.D.D. Footing inspection. (Approved)

March 26, 2024

- [REDACTED] **Creek Rd:** Footing inspection. (Not approved)
- [REDACTED] **Foxtail Ln:** Garage pre-slab inspection. (Approved)
- [REDACTED] **Meadow Ct:** Final basement renovation inspection. (Approved)
- [REDACTED] **Dogwood Hill Ln:** Site inspection pursuant to an open permit.

March 29, 2024

- [REDACTED] **Oakland Rd:** Wall form inspection scheduled.

## CODE ENFORCEMENT

March 1, 2024

- **Springhill Farms:** Correspondence with contractor regarding scheduling inspections.
- **Smith Bridge Rd:** Site inspection pursuant to a zoning violation.
- **Fawn Ln:** Site inspection pursuant to a resident complaint.
- **Ridge Rd:** Site inspection pursuant to an Air B&B complaint.
- **Creek Rd:** Site inspection pursuant to a neighbor's complaint.
- **Old Orchard Ln:** Site inspection pursuant to an Air B&B complaint.
- **Baltimore Pk:** Site inspection pursuant to an Air B&B complaint.

March 5, 2024

- **Summit Dr:** Site inspection pursuant to complaint regarding parking on the street.
- **Creek Rd:** Site inspection pursuant to a Resident complaint.
- **Baltimore Pk:** Review proposed land development plan.
- **Brandywine Dr:** Review special event permit application.
- **Painters Crossing Condo's:** Site inspection pursuant to a resident complaint.
- **Wilmington Pk:** Correspondence with contractor regarding permitted uses in the PBC District.
- **Baltimore Pk:** Correspondence with contractor regarding permitted uses in the LI District.

March 6, 2024

- **Painters Crossing Condo's:** Correspondence with Property Management Co. regarding electrical violation.
- **Wilmington Pk:** Prepare and send letter regarding overflow parking on Summit Dr.
- **Webb Rd:** Correspondence with property owner regarding stormwater management issue.
- **Baltimore Pk:** Prepare zoning review letter for Planning Commission.
- **Smith Bridge Rd:** Site inspection pursuant to a zoning violation.

March 8, 2024

- [REDACTED] **Smith Bridge Rd**: Meeting with residents regarding zoning violation.
- [REDACTED] **Hoffman's Mill Rd**: Correspondence with contractor regarding proposed construction.
- [REDACTED] **Magnolia Way**: Correspondence with property owner regarding basement renovation permit fees.
- [REDACTED] **Old Orchard Ln**: Zoning violation letter mailed. (Potential Air B&B)
- [REDACTED] **Ridge Rd**: Zoning violation letter mailed. (Potential Air B&B)
- [REDACTED] **Creek Rd**: Correspondence with contractor regarding soils report.
- [REDACTED] **Baltimore Pk**: Chadds Ford Tavern sketch plan review.
- [REDACTED] **Webb Rd**: Site visit regarding stormwater management issue.
- [REDACTED] **Bullock Rd**: Correspondence with contractor regarding scheduling a retention basin inspection.
- Correspondence with contractor regarding solicitation permits.

March 12, 2024

- [REDACTED] **Webb Rd**: Zoom meeting regarding zoning variance requirements.
- [REDACTED] **Hickory Ln**: Post property for zoning hearing.
- **Brandywine Mills**: Post property for zoning hearing.
- [REDACTED] **Smith Bridge Rd**: Site inspection pursuant to a zoning violation.
- [REDACTED] **Bellefair Ln**: Site inspection pursuant to an active permit.
- [REDACTED] **Baltimore Pk**: Site inspection pursuant to a stormwater issue.

March 13, 2024

- [REDACTED] **Baltimore Pk**: Send letter requesting property owner to remediate a stormwater issue.
- [REDACTED] **Smith Bridge Rd**: Site inspection.
- [REDACTED] **Hoffman's Mill Rd**: Site inspection pursuant to an active permit.
- [REDACTED] **Baltimore Pk**: Correspondence with property owner regarding HARB regulations.
- Correspondence with Real Estate Agent regarding re-sale U&O requirements.
- [REDACTED] **Baltimore Pk**: Correspondence with Architect regarding proposed renovations.

March 15, 2024

- [REDACTED] **Longview Dr:** Meeting with property owner and Township Engineer regarding grading permit instructions.
- [REDACTED] **Ridge Rd:** Correspondence with property owner regarding an Air B&B.
- [REDACTED] **Baltimore Pk:** Site inspection pursuant to a complaint.

March 19, 2024

- [REDACTED] **Baltimore Pk:** Correspondence with property owner regarding Harvey Run blockage.
- [REDACTED] **Bullock Rd:** Correspondence with contractor regarding plumbing inspection.
- [REDACTED] **Smith Bridge Rd:** Site inspection pursuant to survey flags on property.
- [REDACTED] **Baltimore Pk:** Correspondence with Engineer regarding elevator construction.
- [REDACTED] **Creek Rd:** Correspondence with contractor regarding scheduling a re-bar inspection.
- [REDACTED] **Baltimore Pk:** Site inspection pursuant to a HARB application for the replacement of the clock on the building.
- [REDACTED] **Marshall Rd:** Correspondence with applicant regarding proposed change to construction plans for interior renovations.
- Correspondence with contractor regarding sign ordinance.
- Correspondence with contractor regarding fire alarm permitting process.

March 20, 2024

- [REDACTED] **Baltimore Pk:** Correspondence with HARB members regarding approval of the clock.
- [REDACTED] **Smith Bridge Rd:** Site inspection pursuant to a zoning violation.
- [REDACTED] **Ridge Rd:** Review and deny energy storage equipment permit application. Letter sent to contractor.

March 22, 2024

- [REDACTED] **Baltimore Pk**: Correspondence with property owner regarding proposed interior renovations.
- [REDACTED] **Heyburn Rd**: Site inspection pursuant to a resident complaint.
- **Old Ridge Shopping Center**: Site inspection pursuant to a parking lot violation complaint.
- [REDACTED] **Wilmington Pk**: Site inspection pursuant to a parking lot complaint.
- [REDACTED] **Magnolia Way**: Site inspection pursuant to a building violation.
- [REDACTED] **Smith Bridge Rd**: Site inspection.
- [REDACTED] **Magnolia Way**: Issued citation for work without a permit.
- [REDACTED] **Smith Bridge Rd**: Issued citations for zoning violation.

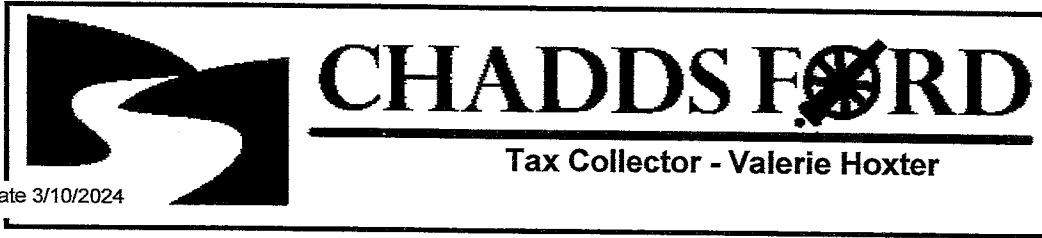
March 26, 2024

- [REDACTED] **Heyburn Rd**: Site inspection pursuant to a resident complaint.
- [REDACTED] **Buttonwood Cr**: Site inspection pursuant to a potential violation.
- [REDACTED] **Harvey Rd**: Site inspection pursuant to a violation.
- [REDACTED] **Heyburn Rd**: Prepare and mail violation letter.
- **Zoning Hearing**. [REDACTED] (Hickory Ln)

March 29, 2024

- [REDACTED] **Brintons Bridge Rd**: Correspondence with resident regarding status of proposed Tractor Supply.
- [REDACTED] **Ridge Rd**: Correspondence with Attorney regarding Air B&B.
- [REDACTED] **Baltimore Pk**: Correspondence with potential buyer of property regarding permitted uses.
- [REDACTED] **Buttonwood Dr**: Correspondence with property owner regarding site inspection.





Report Date 3/10/2024

Monthly Report by Code      February 2024 - REGULAR

<b>F</b>	<b>\$52,070.15</b>	<b>-</b>	<b>D</b>	<b>\$51,028.86</b>	<b>-</b>	<b>P</b>	<b>\$57,277.01</b>	<b>-</b>	<b>Total</b>	<b>\$51,028.86</b>
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Hydrant			Library			Fire			Open Space			Cap Improve			Township		
F	D	P	F	D	P	F	D	P	F	D	P	F	D	P	F	D	P
\$2,518.66	\$2,468.32	\$2,770.52	\$639.67	\$626.89	\$703.64	\$5,775.23	\$5,659.73	\$6,352.69	\$14,749.08	\$14,454.17	\$16,223.97	\$0.00	\$0.00	\$0.00	\$28,387.51	\$27,819.75	\$31,226.19

February 2024 - REGULAR

Township - \$27,819.75

Library - 626.89

Hydrant - 2,468.32

\$30,914.96

Fire

\$5,659.73

\$36,574.69

Open Space - \$14,454.17

Twp, Lib, Hyd, Fire \$ 36,574.69  
 Open Space \$ 14,454.17  
 Total Remitted \$ 51,028.86

Matches  
Software

Submitted by: Valerie Hoxter

## Tax Collector's Monthly Report to Taxing Districts

For February 2024: NEW DATA RECD FR DELCO END OF JANUARY (\$0.00 JAN COLLECTIONS)

## Chadds Ford Township \_ Taxing District

	Township	Township Interim	Library	Library Interim	Open Space	Open Space Interim	Fire Tax	Fire Tax Interim	Hydrant	Hydrant Interim
<b>A. Collections</b>										
1. Balance Collectable - Beginning of Month	\$ 295,383.53		\$ 6,656.22		\$ 153,470.27		\$ 60,093.98		\$ 27,363.54	
2A. Additions: During the Month (*)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
2B. Deductions: Credits During the Month - (from line 17)	\$ -		\$ -		\$ -				\$ -	
3. Total Collectable	\$ 295,383.53	\$ -	\$ 6,656.22	\$ -	\$ 153,470.27	\$ -	\$ 60,093.98	\$ -	\$ 27,363.54	\$ -
4. Less: Face Collections for the Month	\$ 28,387.51		\$ 639.67		\$ 14,749.08		\$ 5,775.23		\$ 2,518.66	
5. Less: Deletions from the List (*)										
6. Less: Exonerations (*)										
7. Less: Liens/Non-Lienable Installments (*)										
8. Balance Collectable - End of Month	\$ 266,996.02	\$ -	\$ 6,016.55	\$ -	\$ 138,721.19	\$ -	\$ 54,318.75	\$ -	\$ 24,844.88	\$ -
<b>B. Reconcillation of Cash Collected</b>										
9. Face Amount of Collections - (must agree with line 4)	\$ 28,387.51	\$ -	\$ 639.67	\$ -	\$ 14,749.08	\$ -	\$ 5,775.23	\$ -	\$ 2,518.66	\$ -
10. Plus: Penalties										
11. Less: Discounts	\$ 567.76		\$ 12.78		\$ 294.91		\$ 115.50		\$ 50.34	
12. Total Cash Collected per Column	\$ 27,819.75	\$ -	\$ 626.89	\$ -	\$ 14,454.17	\$ -	\$ 5,659.73	\$ -	\$ 2,468.32	\$ -
13. Total Cash Collected (12B+12C+12D+12E+12F+12G+12H+12I+12J+12K)										\$ 51,028.86

C. Payment of Taxes			
14. Amount Remitted During the Month (*)			
Date	Transaction #	Amount	TOTAL ALL TAXES
Total		\$	-

5. Amount Paid with this Report Applicable to this Reporting Month		Transaction #	\$	51,028.86
6. Total Remitted this Month - incl amounts listed above			\$	-
7. List, Other Credit Adjustments (*)				
Parcel #	Name	Amount		
Total		\$	-	

\$

-

overs/unders

\$

51,028.86

sub-total

\$

-

dup payts to refund

\$

-

bank chg ret'd chk

\$

51,028.86

Total remitted\*

8. Interest Earnings (if applicable)

\$

TAXING DISTRICT USE (OPTIONAL)

Carryover from Previous Month

Amount Collected this Month

Less Amount Paid this Month

Ending Balance

\$

Salvatore

3/11/24

Tax Collector

Date

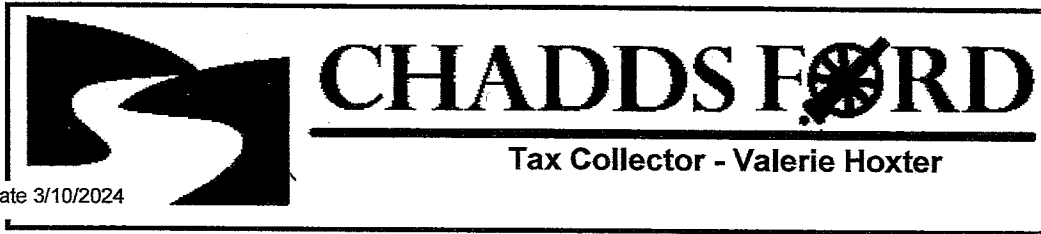
I verify this is a complete and accurate reporting of the balance collectable, taxes collected and remitted for the month.

Received by (taxing district):

Title:

Date:

I acknowledge the receipt of this report.



Report Date 3/10/2024

February 2024  
December 2023 - Regular  
Supplemental

# Monthly Report by Code December 2023

F	\$54.06	-	D	\$52.98	-	P	\$59.47	-	Total	\$59.47
---	---------	---	---	---------	---	---	---------	---	-------	---------

Hydrant			Library			Fire			Open Space			Cap Improve			Township		
F	D	P	F	D	P	F	D	P	F	D	P	F	D	P	F	D	P
\$0.00	\$0.00	\$0.00	\$0.74	\$0.73	\$0.82	\$0.00	\$0.00	\$0.00	\$17.09	\$16.74	\$18.80	\$0.00	\$0.00	\$0.00	\$26.23	\$35.51	\$39.85

February 2024 for  
December 2023 Supplemental (Regular)

Township - \$	39.85
Library - \$	0.82
Hydrant - \$	0.00
	<u>\$ 40.67</u>

Open Space - \$ 18.80

Twp, Lib, Hyd \$ 40.67  
Open Space \$ 18.80  
\$ 59.47 matches  
Software

Total remitted = \$ 59.47

Submitted by: Valerie Hoxter

DCED APPROVED FORMAT FOR ACT 169 TAX COLLECTOR'S REPORT								
Tax Collector's Monthly Report to Taxing Districts								
For December 2023 - Supplemental February 2024								
Chadds Ford Township _ Taxing District								
	Township	Township Interim	Library	Library Interim	Open Space	Open Space Interim	Fire Hydrant	Fire Hydrant Interim
<b>A. Collections</b>								
1. Balance Collectable - Beginning of Month	\$ 3,926.23	\$ 106.60	\$ 80.31	\$ 2.18	\$ 1,851.57	\$ 50.27	\$ 503.38	\$ -
2A. Additions: During the Month (*)			\$ -		\$ -		\$ -	\$ -
2B. Deductions: Credits During the Month - (from line 17)*	\$ -		\$ -		\$ -		\$ -	
3. Total Collectable	\$ 3,926.23	\$ 106.60	\$ 80.31	\$ 2.18	\$ 1,851.57	\$ 50.27	\$ 503.38	\$ -
4. Less: Face Collections for the Month - Dec Supplemental	\$ 36.23	\$ -	\$ 0.74	\$ -	\$ 17.09	\$ -	\$ -	\$ -
5. Less: Deletions from the List (*)	\$ -		\$ -		\$ -		\$ -	
6. Less: Exonerations (*)								
7. Less: Liens/Non-Lienable Installments (*)								
8. Balance Collectable - End of Month	\$ 3,890.00	\$ 106.60	\$ 79.57	\$ 2.18	\$ 1,834.48	\$ 50.27	\$ 503.38	\$ -
<b>B. Reconciliation of Cash Collected</b>								
9. Face Amount of Collections - (must agree with line 4)	\$ 36.23	\$ -	\$ 0.74	\$ -	\$ 17.09	\$ -	\$ -	\$ -
10. Plus: Penalties	\$ 3.62		\$ 0.08		\$ 1.71		\$ -	
11. Less: Discounts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12. Total Cash Collected per Column	\$ 39.85	\$ -	\$ 0.82	\$ -	\$ 18.80	\$ -	\$ -	\$ -
13. Total Cash Collected (12B+12C+12D+12E+12F+12G+12H+12I)							\$ 59.47	\$ -
* ATTACH ANY SUPPORTING DOCUMENTATION REQUIRED BY YOUR TAXING DISTRICT								

## L4. Amount Remitted During the Month (\*)

[illegible]

15. Amount Paid with this Report Applicable to this Reporting Month

Transaction #	\$	59.47
---------------	----	-------

16. Total Remitted this Month - incl amounts listed above

\$ 59.47

\$	-	overs/unders reg & interim
----	---	----------------------------

17. List, Other Credit Adjustments (\*)

Parcel #	Name	Amount
	Total	\$ -

\$	59.47	sub-total
\$	-	dup payts to refund
\$	-	bank chg retd chk
\$	59.47	Tot remitted reg supplementl 2023

18. Interest Earnings (if applicable)

\$

TAXING DISTRICT USE (OPTIONAL)

Carryover from Previous Month

Amount Collected this Month

Less Amount Paid this Month

**Ending Balance**

\$

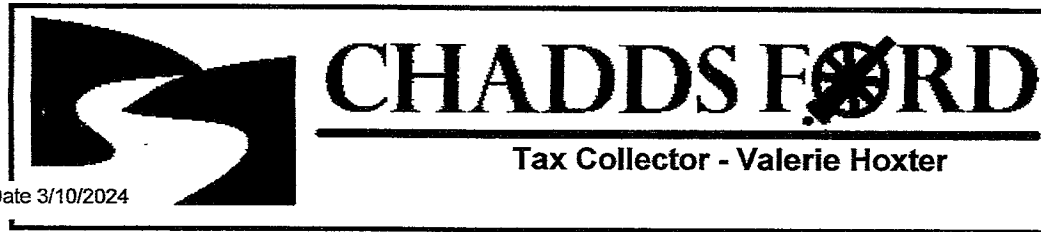
Salerno Tax Collector 3/11/24 Date

I verify this is a complete and accurate reporting of the balance collectable, taxes collected and remitted for the month.

Received by (taxing district): \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

I acknowledge the receipt of this report.



Report Date 3/10/2024

February 2024



supplemental  
Dec. 2023  
Collection.

Monthly Report by Code December 2022 Interim.

F	\$14.38	-	D	\$14.09	-	(P)	\$15.81	-	Total	\$15.81
---	---------	---	---	---------	---	-----	---------	---	-------	---------

Hydrant			Library			Fire			Open Space			Cap Improve			Township		
F	D	P	F	D	(P)	F	D	P	F	D	(P)	F	D	P	F	D	(P)
\$0.00	\$0.00	\$0.00	\$0.20	\$0.19	\$0.22	\$0.00	\$0.00	\$0.00	\$4.54	\$4.45	\$4.99	\$0.00	\$0.00	\$0.00	\$9.64	\$9.45	\$10.60

February 2024  
December 2023 Supplemental (prior year Interim Carryover)

Township \$ 10.60  
Library \$ 0.22  
Hydrant \$ 0.00  
\$10.82

Open Space \$ 4.99

Twp, Lib, Hyd \$ 10.82  
Open Space \$ 4.99  
Total Remitted \$ 15.81 matches  
software

Submitted by: Valerie Hoxter

Year : 2024  
Month : March

Municipality Monthly Deed Report –  
Delaware County

04/03/2024

CHADDS FORD TOWNSHIP

Instrument #	Date Recorded	Party Names	Description / Consideration	Parcel ID	Tax	Reason
2024008132 6962/ 2792	03/12/2024	<b>Grantor:</b> JANE T MOSES WAYNE MOSES KENNETH R MOSES LYNN M GRUBER <b>Grantee:</b> DAVID GRUBER	53 BULLOCK RD \$10.00	04-00-00081-07	\$1,622.94	Other
2024007166 6960/ 5330	03/05/2024	<b>Grantor:</b> CHRISTINA LEE JONES <b>Grantee:</b> CHRISTINA LEE JONES BEN A JONES	1605 PAINTERS CROSSING \$0.00	04-00-00018-62	\$0.00	Conveyance Between Spouses
2024007500 6961/ 2808	03/07/2024	<b>Grantor:</b> LISA L BLASER -BYG LINDSEY J CONAN -GDN <b>Grantee:</b> SCOTT HINES ELIZABETH HINES	23 CARRIAGE PATH \$645,000.00	04-00-00086-60	\$3,225.00	
2024008125 6962/ 2657	03/12/2024	<b>Grantor:</b> SHIRLEY L DAMBRO <b>Grantee:</b>	0 RIDGE RD COR DR 280 RIDGE RD \$0.00	04-00-00229-00 04-00-00230-00	\$0.00	Other
2024008231 6962/ 3612	03/13/2024	<b>Grantor:</b> WILLIAM T CUNNINGHAM MELISSA A CUNNINGHAM <b>Grantee:</b> JOHANNESSEN LIVING TRUST JOSEPH JOHN JOHANNESSEN -TR SAMANTHA FLEIFEL JOHANNESSEN -TR	102 KELLY DR \$925,000.00	04-00-00168-53	\$4,625.00	
2024008253 6962/ 3761	03/13/2024	<b>Grantor:</b> STEVEN JOSEPH LIMBAUGH KATHERINE LUCKE LIMBAUGH <b>Grantee:</b> DAVID GREGORY BLAUVELT -TR WHITNEY CAMP SILKWORTH -TR DAVID GREGORY BLAUVELT & WHITNEY CAMP SILKWORTH TRUST	451 WEBB RD RD \$1,350,000.00	04-00-00304-02	\$6,750.00	
2024008501 6962/ 5970	03/15/2024	<b>Grantor:</b> MICHAEL PESSAGNO <b>Grantee:</b> CHADDS FORD TOWNSHIP	16 LONGVIEW RD \$0.00	04-00-00169-06	\$0.00	Other
2024009644 6964/ 3752	03/26/2024	<b>Grantor:</b> BRANDYWINE CONSERVANCY & MUSEUM OF ART <b>Grantee:</b>	0 ES CRK RD COR NC 0 CREEK RD \$0.00	04-00-00100-00 04-00-00102-00	\$0.00	Other
2024009741 6964/ 4602	03/26/2024	<b>Grantor:</b> AVIS SPIES -EST WILLIAM B SPIES -EXR <b>Grantee:</b> TIMOTHY JOHN SPIES -AKA T JON SPIES -AKA	60 HEYBURN RD \$0.00	04-00-00156-01	\$0.00	Conveyance through Will or Intestate Law

Out of Period Adjustments

Transfers

Detail Line Sum:	\$16,222.94
Out of Period Adjustments:	\$0.00
Gross Transfer Tax Amount:	16,222.94



Year : 2024  
Month : March

Municipality Monthly Deed Report –  
Delaware County

04/03/2024

Less 2%:	\$324.46
Transfers:	\$0.00
Net Remittance Amount:	\$15,898.48

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# Municipal Resource Recovery Systems, LLC

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17 Veterans Square, 2<sup>nd</sup> Floor, P.O. Box 1391, Media, PA 19063 Phone: 610-565-1396 Fax: 610-565-1539  
[www.MRRSLLC.com](http://www.MRRSLLC.com)

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April 5, 2024

Lacey Faber, Township Manager  
Chadds Ford Township  
10 Ring Road  
Chadds Ford, PA 19317

RECEIVED  
APR - 8 2024  
CHADDS FORD  
TOWNSHIP

**RE: March 2024 Collections**

Dear Lacey:

Enclosed please find MRRS check #5500 in the amount of \$927.88 and MRRS check #5501 in the amount of \$2,040.67 for Business Privilege Tax Registration and Local Service Tax collections respectively, along with the March 2024 monthly reconciliation report.

As always, should you have any questions please do not hesitate to contact me at your convenience.

Kindest regards,



Sharon O'Reilly, Account Manager  
Municipal Resource Recovery Systems, LLC

Enclosures

# Chadds Ford Township

March 2024

## Reconciliation

	<u>Total Collected</u>	<u>MRRS Fees &amp; Expenses</u>	<u>Payable to Chadds Ford Twp</u>
<b>Current</b> Business Privilege Tax Collections (BPT) - 2024	\$ 100.00		
MRRS - 2% of Current Collection Total		\$ 2.00	
<b>NET Current BPT Due to Chadds Ford Twp</b>	\$ 100.00	\$ 2.00	\$ 98.00

<b>Current</b> Local Service Tax Collections (LST)	\$ 2,082.32		
MRRS - 2% of Current Collection Total		\$ 41.65	
<b>NET Current LST Due to Chadds Ford Twp</b>	\$ 2,082.32	\$ 41.65	\$ 2,040.67

<b>Delinquent</b> Business Privilege Tax Collections (BPT)*	\$ 1,106.51		\$ -
Local Service Tax Collections (LST)*	\$ -		
MRRS - 25% Delinquent Collection Total		\$ 276.63	
<b>NET Delinquent Collections Due to Chadds Ford Twp</b>	\$ 1,106.51	\$ 276.63	\$ 829.88

<b>Delinquent</b> Business Privilege Tax Collections (BPT)**	\$ -		\$ -
Local Service Tax Collections (LST)**			
MRRS - 30% Delinquent Collection Total		\$ -	
<b>NET Delinquent Collections Due to Chadds Ford Twp</b>	\$ -	\$ -	\$ -

MRRS Adjustments / Expenses

\$

\$

**TOTAL Payable to Chadds Ford Township**

**\$ 3,288.83**

**\$ 320.27**

**\$ 2,968.56**

\* Commission - First \$200,000.00 Collected - 25% (Annually)

\*\* Commission - After First \$200,000.00 Collected - 30% (Annually)

Handwritten calculations in blue ink:  
 11 829.88  
 98.00  
 2040.67  
 2968.55

# Collections Deposited by Revenue Type

4/1/2024 8:51:53AM Chadds Ford Township 3/1/2024to 3/31/202 04

Account #	Name	Amount	Check	Year	Receipt #
<b>10004</b>					
<b>Business Privilege License Registration 04LBPL</b>					
04-50357	MAC MOD Analytical, Inc.	200.00	19735	2024	R72110
04-50750	X Golf Garnet Valley	100.00	1381	2024	R71580
04-50803	Schnabel Engineering, LLC	100.00	14911	2024	R72054
04-50847	Delco Electrical Construction	100.00	5527	2024	R71899
04-50952	Mathnasium of Glen Mills	200.00	1300	2024	R71581
04-50971	HomePro Systems of Delaw	106.51	12133	2024	R72113
04-51030	After Glow LLC	100.00	018	2024	R71394
04-51060	Kimyette Y Willis Counselin	100.00	1043	2024	R71393
04-51062	Shannon Wellington Wedding	100.00	1001	2024	R71564
04-51064	Cashflow Solutions LLC	100.00	2147	2024*	R72109
<b>Business Privilege License Registration 04LBPL</b>					
<b>Total:</b>	<b>1,206.51</b>	<b>Normal Portion: 900.00</b>	<b>Penalty Portion: 306.51</b>	<b>Interest Portion: 0.00</b>	

<b>Local Service Tax 04TLST</b>					
04-50029	Alter Image, Inc.	86.00	1093731	23Q4	R71368
04-50030	AMC Theater - Painters Cr	40.00	80578598	23Q4	R71631
04-50093	Allstate Insurance - Brian Mil	12.94	80578570	23Q4	R71590
04-50114	Chadds Ford Eye Associates	12.00	80578674	23Q4	R71759
04-50179	Public Storage	13.02	80578694	23Q4	R71772
04-50246	GBT US, LLC	12.00	80578608	23Q4	R71636
04-50248	Donald J. Weiss, Esquire PC	36.51	80578573	23Q4	R71592
04-50302	Fundamental Agency	28.00	80578575	23Q4	R71594
04-50326	Johnson & Johnson Services	24.00	80578522	23Q4	R71462
04-50346	Kronos, Inc.	12.94	80578440	23Q4	R71434
04-50363	Accident Fund Insurance Co c	42.00	80578590	23Q4	R71623
04-50471	SAP America, Inc	23.71	80578584	23Q4	R71603
04-50506	Supplier & Expense Strategie	25.96	80578492	23Q4	R71481
04-50560	Weichert Co of PA - Chadds I	12.00	80578521	23Q4	R71501
04-50730	Lamb Silver, Inc.	25.88	80578660	23Q4	R71747
04-50757	MATT Financial Mgmt, LLC	40.00	80578669	23Q4	R71755
04-50770	Alliance Data Systems	28.00	86629631	22Q3	R71585
04-50793	Sunstates Security, LLC	32.00	80578627	23Q4	R71722
04-50799	Gates Building Envelope, Inc	12.94	80578450	23Q4	R71440
04-50832	On-Crane Solutions, LLC	12.94	80578604	23Q4	R71634
04-50930	Edward Jones	16.00	80578597	23Q4	R71630
04-50966	CrossCountry Mortgage, LL	12.00	80578631	23Q4	R71726
04-50971	HomePro Systems of Delaw	13.02	80578544	23Q4	R71533
04-50973	Glen Eagle Pediatric Dentist	28.00	80578670	23Q4	R71756
04-50982	Pointe Sales, LLC	8.68	80578675	23Q4	R71760
04-50983	Whelan Security Mid Atlant	12.00	80578643	23Q4	R71736
04-50986	Removery, LLC	24.00	80578665	23Q4	R71752
04-50990	Kognitiv US, LLC	14.00	80578452	23Q4	R71441
04-51026	Club Shave Barbershop and N	12.00	80578678	23Q4	R71762
04-51032	BASM Technologies Inc	13.02	80578664	23Q4	R71751
04-51045	Cheryl J Sturm, Attorney at L	13.00	80578559	23Q4	R71587
04-51062	Shannon Wellington Wedding	60.00	1001	23Q3	R71563
04-51062	Shannon Wellington Wedding	36.00	1001	23Q4	R71563
04-51085	PNC Bank, NA	6.00	80578595	23Q4	R71628
04-81006	ADP, LLC	12.00	80578495	23Q4	R71487
04-81010	ABM Industry Groups, LLC	26.00	80578690	23Q4	R71769
04-81021	American Cancer Society, Inc	8.00	80578454	23Q4	R71442

# Collections Deposited by Revenue Type

4/1/2024  
8:51:53AM

Chadds Ford Township

3/1/2024to 3/31/202  
04

Account #	Name	Amount	Check	Year	Receipt #
04-81057	Elwyn, Inc	20.00	80578531	23Q4	R71507
04-81086	Siemens Healthcare Diagnost	12.00	80578692	23Q4	R71771
04-81102	K-Force, Inc & Subsidiaries	7.00	80578632	23Q4	R71727
04-81158	Glaukos Corporation	12.94	80578578	23Q4	R71596
04-81160	Discover Bank	14.00	80578455	23Q4	R71443
04-81166	Cognizant Technology Solut	38.90	80578500	23Q4	R71490
04-81169	US Bank National Associat	36.00	80578572	23Q4	R71591
04-81184	United Services Automobile A	12.00	80578456	23Q4	R71444
04-81187	Tata Consultancy Services	12.94	80578696	23Q4	R71773
04-81199	Tata America International C	12.00	80578494	23Q4	R71486
04-81208	Draeger, Inc.	12.00	80578535	23Q4	R71509
04-81211	Khoury Dental Management, I	36.00	80578663	23Q4	R71750
04-81230	SAP Government Support & S	12.94	80578628	23Q4	R71723
04-81240	Sinovet Pharmaceuticals	12.94	80578661	23Q4	R71748
04-81272	Land Services USA, Inc.	24.00	80578457	23Q4	R71445
04-81276	TD Bank, NA	28.00	80578458	23Q4	R71446
04-81277	DSS Sustainable Solutions U	12.94	80578667	23Q4	R71754
04-81282	Microsoft Corporation	12.94	80578681	23Q4	R71763
04-81288	Agilent Technologies, Inc.	24.00	80578649	23Q4	R71740
04-81299	Verizon Business Network	20.00	80578459	23Q4	R71447
04-81302	International Business Machir	12.94	80578493	23Q4	R71482
04-81311	Ensono, LP	12.94	80578460	23Q4	R71448
04-81313	Brand Shared Services	12.00	80578461	23Q4	R71449
04-81323	Shockwave Medical, Inc.	12.00	80578566	23Q4	R71588
04-81324	Capital Blue Cross	6.00	80578528	23Q4	R71504
04-81325	JP Morgan Chase Bank Nati	12.96	80578503	23Q4	R71491
04-81335	Axiom Inc.	2.17	80578462	23Q4	R71450
04-81340	General Dynamics Mission	12.00	80578599	23Q4	R71632
04-81344	TE Connectivity Corporation	12.00	80578527	23Q4	R71503
04-81358	Southern New Hampshire Un	12.00	80578463	23Q4	R71451
04-81362	First Bank	10.00	80578464	23Q4	R71452
04-81363	Cardiovascular Systems Inc	6.00	80578465	23Q4	R71453
04-81373	Fujifilm Sonosite, Inc	12.00	80578683	23Q4	R71764
04-81374	NRG Energy, Inc	14.00	80578593	23Q4	R71626
04-81385	Organon, LLC	14.00	80578672	23Q4	R71758
04-81390	Workday, Inc	24.00	80578510	23Q4	R71496
04-81395	Seagen Inc	14.00	80578466	23Q4	R71454
04-81400	Netsmart Technologies	12.94	80578467	23Q4	R71455
04-81401	Liberty Mutual Group, Inc.	14.00	80578444	23Q4	R71438
04-81405	PMA Management Corp	12.94	80578468	23Q4	R71456
04-81415	Clarivate Analytics US, LLC	12.00	80578469	23Q4	R71457
04-81420	Amazon Web Services, Inc	12.94	80578515	23Q4	R71498
04-81421	Corrohealth, Inc	14.00	80578639	23Q4	R71733
04-81423	Wirb Copernicus Group, Inc.	12.00	80578470	23Q4	R71458
04-81427	Eliassen Group	12.00	80578471	23Q4	R71459
04-81430	United Airlines, Inc.	12.96	80578644	23Q4	R71737
04-81432	Syneos Health, LLC	14.00	80578576	23Q4	R71595
04-81436	Grand Canyon University	14.00	80578610	23Q4	R71638
04-81441	United BioSource, LLC (UBS	12.00	80578436	23Q4	R71430
04-81442	Boomi, LP	6.00	80578472	23Q4	R71460
04-81443	Penn Mutual Payroll Admini	12.94	80578473	23Q4	R71461
04-81444	Wiley Rein, LLP	12.94	80578474	23Q4	R71464
04-81446	Parexcel International	8.00	80578475	23Q4	R71465
04-81448	Bio-Rad Laboratory, Inc.	14.00	80578476	23Q4	R71466
04-81449	American Bankers Insurance	12.00	80578442	23Q4	R71436
04-81453	United Healthcare Service, I	10.00	80578592	23Q4	R71625
04-81455	M&T Bank	14.00	80578477	23Q4	R71467



# Collections Deposited by Revenue Type

4/1/2024 8:51:53AM Chadds Ford Township 3/1/2024to 3/31/202 04

Account #	Name	Amount	Check	Year	Receipt #
04-81463	Novartis Services Inc	14.00	80578498	23Q4	R71488
04-81464	Up To Date Inc	14.00	80578443	23Q4	R71437
04-81465	Moodys Investors Service, I	13.02	80578478	23Q4	R71468
04-81466	Amazon Com Services, LLC	4.34	80578656	23Q4	R71673
04-81468	Medable Inc	14.00	80578479	23Q4	R71469
04-81470	Merkle Incorporated	13.02	80578480	23Q4	R71470
04-81471	Bankunited NA	13.02	80578481	23Q4	R71471
04-81475	Sanofi US Services, Inc	14.00	80578596	23Q4	R71629
04-81476	Earnest, LLC	14.00	80578588	23Q4	R71613
04-81477	Bioverativ US, LLC	14.00	80578651	23Q4	R71742
04-81478	Exaltaret, LLC	12.94	80578655	23Q4	R71746
04-81479	Erie Indemnity Company	14.00	80578557	23Q4	R71541
04-81486	Church & Dwight Co, Inc.	13.02	80578482	23Q4	R71472
04-81487	Main Line Healthcare	14.00	80578483	23Q4	R71473
04-81488	Science Applications Interna	2.00	80578484	23Q4	R71474
04-81489	Nemours	24.00	80578437	23Q4	R71431
04-81494	Title Resources Guarantee Co	8.00	80578646	23Q4	R71738
04-81496	Danisco USA, Inc.	13.02	80578485	23Q4	R71475
04-81497	Medical Guardian LLC	12.00	80578512	23Q4	R71497
04-81499	Ace American Insurance Co	12.00	80578689	23Q4	R71768
04-81506	Dell Marketing	12.00	80578486	23Q4	R71476
04-81508	Johnson & Johnson Consume	12.00	80578487	23Q4	R71477
04-81514	Northrop Grumman Systems	12.00	80578688	23Q4	R71767
04-81515	Flowers Bakeries LLC	13.00	80578634	23Q4	R71728
04-81518	LPL Financial LLC	6.00	80578488	23Q4	R71478
04-81520	BDO USA PC	2.17	80578504	23Q4	R71492
04-81521	Zoll Services, LLC	2.00	80578489	23Q4	R71479
04-81532	Zappos.Com LLC	2.00	80578567	2024	R71589
04-81535	Center For Orthopedic and R	102.00	464868	23Q4	R71846
Local Service Tax					04TLST
Total:	2,082.32	Normal Portion:	2,082.32	Penalty Portion:	0.00 Interest Portion: 0.00

Numerous meetings and conversations with Lacey  
Numerous meetings and conversations with fire dept officials  
Numerous meetings and conversations with emergency management  
Numerous phone calls and emails

3/1/24	Researching Traffic Logix Inspect Radars Signs Review and sign burn permits. ████ Ridge Road – Traffic Complaint Meet with Del Co Emergency Management
3/2/24	Painters Crossing – Electrical fire hazard inspection Wilmington Pike and Brandywine Drive – Traffic Accident
3/3/24	Burn permit site visit – █████ Heyburn
3/4/24	Meet with Lacey
3/5/24	On-line EMC Training
3/5/24	Emergency Management Thornberry TWP
3/6/24	Inspected damaged signs Met with Timotha Trigg
3/7/24	Oakland Road - Monitor Road Repair Wilmington Pike and Applied Card Way – Traffic Accident
3/8/24	Baltimore Pike and Creek Road - Remove deer from traffic lane.
3/9/24	Heyburn and Smithbridge – Brush Fire Monitor CFT Roads for flooding. ████ Painters Crossroads – Person hit by car.
3/10/24	Review Emergency Operations Plan – Calvary Chapel
3/11/24	Review Emergency Operations Plan - Saint Cornelius Early Learning Center Meet with Lacey Ridge Road – Small tree in roadway 4 Hours FEMA Training IS-230.E:
3/12/24	3 Hours FEMA Training IS-2200: ████ Marshal – Gas leak
3/13/24	Del Co 911 Center Quarterly In-Service Training 10 Ring – Keys for traffic signs
3/14/24	Wilmington Pike and Marshall – Missing stop signs X 2 ████ Ridge – Trees on wires
3/15/24	Traffic Logix Portal access for training Painters Folly hang new flag. Remove numerous advertisement signs from township roads. ████ - falling tree.
3/16/24	████ – falling tree in roadway.
3/17/24	4 hours PEMA Training PA-PEMA P004
3/18/24	████ Wilmington Pike – Vehicle struck fire hydrant. 10 Ring Road – Sign documents Various Roads – Pothole reports

3/19/24	<p>Del Co 911 Center Emergency Management Training</p> <p>4 Hours PEMA Training P012</p> <p>Ridge and Tally Ho – Check Road closure</p> <p>Phoenixville – Pick up road signs.</p> <p>Ridge and Tally Ho – Check Road opening for UVCFSD</p> <p>Wilmington Pike/ Baltimore Pike / Webb Road – PennDOT signs</p>
3/20/24	<p>4 Hours FEMA Training IS-29-A</p>
3/21/24	<p>Del Co 911 Center with Supervisors – NIMS/PEMA/FEMA Training</p> <p>██████████ – Del Co Strategic Response meeting</p>
3/22/24	<p>Del Co 911 Center Hazard Mitigation Training</p> <p>The Ridings for Speed Sign Repair</p> <p>Pothole monitoring per citizen reports</p> <p>Creek and Rockey Hill Road – Meeting bridge closure folks</p>
3/23/24	<p>9 Hours Monitor flooding in township.</p> <p>RT 202 and RT 1 PennDOT signs in roadway</p> <p>██████████ – Road Damage</p>
3/25/24	<p>4 Hours FEMA Training IS-2901 Community Lifelines</p> <p>Brandywine Drive – Drainage Grate elevated</p>
3/26/24	<p>4 Hours FEMA Training IS-2500 National Prevention Framework</p> <p>4 Hours FEMA Training IS-2600 National Introduction Framework</p> <p>4 Hours FEMA Training IS-2600 National Introduction Framework</p>
3/28/24	<p>Ridge and Wilmington Pike – Numerous pothole reporting</p> <p>Ridings – Traffic Complaint – ██████████</p>
3/30/24	<p>██████████ Woodland Drive – Brush Fire</p>
3/31/24	<p>██████████ Painters Crossing Gas in building.</p>





# **REQUEST FOR PROPOSALS: ROAD & PROPERTY MAINTENANCE**

**CONTRACT SERVICE DATES: MAY 1, 2024 – April 30, 2026**

**BID PROPOSAL DUE DATE: APRIL 10, 2024, by 12:00 p.m.**

**BID OPENING: APRIL 10, 2024, 12:30 p.m.**

**ANTICIPATED BID AWARD:**

**CHADDS FORD TOWNSHIP: 10 Ring Road, Chadds Ford, PA 19317**  
**PHONE: 610.388.8800 | FAX: 610.388. 5057**  
**EMAIL: [info@chaddsfordpa.gov](mailto:info@chaddsfordpa.gov)**



# **CHADDS FORD TOWNSHIP ROAD & PROPERTY MAINTENANCE SPECIFICATIONS**

**MAY 1, 2024 – April 30, 2026**  
**Chadds Ford Township (CFT) Delaware County**

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## **I. SCOPE OF WORK**

### **A. Background Information.**

- 1) CHADDS FORD TOWNSHIP requires the services of an outside contractor to perform road maintenance on Township roads and property maintenance on various owned Township properties and buildings. This work consists of but is not limited to road and drainage system repair and installation, road sign repair and installation, vegetation management and tree removal, property maintenance and repair work, etc. These services must be available on a twenty-four (24) hour on-call response for emergency work during the contract period. This work will require that the contractor supply the personnel and equipment specified in **Section II. A.(2)** of this BID package. The Township expects carefully performed, high quality work completed in a timely and cost-effective manner. Emergency response calls from 5PM to 7AM, weekends and holidays will be reimbursed for a minimum of two (2) hours of time and equipment needed to perform the work.

### **B. Intent of Specifications.**

- 1) CHADDS FORD TOWNSHIP, DELAWARE COUNTY is soliciting BIDs for furnishing the services, and/or equipment set forth in this BID. It is the intent and purpose of these Specifications to detail the terms and conditions under which a successful Contractor will provide services to CHADDS FORD TOWNSHIP in full accordance with the terms and conditions as set forth in this BID proposal.

### **C. BID Proposals, Acceptance Deadline, and Award.**

- 1) BIDs will be accepted online via the PennBID Program (<https://pennbid.bonfirehub.com>).
- 2) It is the responsibility of the bidder to submit the BID prior to the time of opening. No bid shall be considered after the time set for the receipt of bids. Bids shall be submitted on the electronic Form of Bid furnished at PennBID. Submission of paper bid forms by mail, hand-delivery, fax, e-mail or other method will not be accepted and shall not constitute a responsive bid.
- 3) No bid will be considered unless submitted upon the electronic bid form for the project via PennBID. The blank spaces in the bid form shall be filled in correctly, where indicated, for each and every item for which a description is given, and the bidder must state the prices for which he proposes to do each part of the work contemplated.
- 4) BIDs may be withdrawn at any time prior to the official opening. After the official opening, BIDs may not be amended, altered, or withdrawn. The Contractor(s) may not submit changes, amendment(s) or modifications once the BID opening has occurred. The Contractor may withdraw and resubmit a BID anytime prior to the final date set for receipt of BIDs.

- 5) Bidders shall acknowledge receipt of all addenda which have been issued during period of bidding and agree that said bulletins shall become part of this contract.
- 6) BID Proposals submitted by 12:00 p.m. on April 10, 2024, will be opened at a Public BID Opening meeting on, April 10, 2024, at 12:15 p.m.
- 7) The Road & Property Maintenance Contract is anticipated to be awarded to the lowest responsible bidder at the Board of Supervisors Regular meeting on May 1, 2024, at 6:30 p.m.
- 8) CHADDS FORD TOWNSHIP reserves the right to waive, change, add, or delete any terms or conditions of this BID and reserves the right to reject any or all proposal or portions of proposals submitted in response to this BID. All BIDs become the property of CHADDS FORD TOWNSHIP. The Township may, in its discretion, request Contractors to make an oral presentation and/or its designee(s) in support of their proposals. Upon review of BIDs, the Township may select the proposal or proposals which in its<sup>35</sup> judgment are most advantageous to CHADDS FORD TOWNSHIP, and thereupon select the Contractor or Contractors with whom to negotiate a contract or contracts. Such determination shall be solely at the discretion of CHADDS FORD TOWNSHIP.
  - (a) CHADDS FORD TOWNSHIP shall use the following criteria to determine the lowest responsible and responsive Contractor meeting the Specifications (list not in order of priority):
    - (1) Cost
    - (2) Proposed methods of servicing the contract;
    - (3) Effectiveness and timeliness of proposed methods of service provision;
    - (4) Contractor's qualifications, for both personnel and the firm; and
    - (5) Demonstrated ability to effectively perform specifications in BID.

**D. Bonding and Certificate of Insurance Requirements.**

- 1) BIDs **must** be accompanied by the following:
  - (a) Certificate of General Liability Insurance and current Workers' Compensation insurance, if applicable, and liability insurance for all vehicles to be used in the performance of the contract as outlined in **Section I.I.** Said insurance shall include the Township as an additional insured.
  - (b) Required Bid Security in the form of a BID BOND (on the form provided) or certified bank check in the amount of \$1,000.00. Bid Bonds are returnable after the contract is awarded.
- 2) **PERFORMANCE BOND:** Within ten (10) days from the notice of award, the successful BIDDER will furnish a PERFORMANCE BOND in an amount equal to 100% of the contract amount. On the date this contract ends, the PERFORMANCE BOND will be returned.



**CHADDS FORD TOWNSHIP**  
**ROAD & PROPERTY MAINTENANCE SPECIFICATIONS**  
MAY 1, 2024 – April 30, 2026  
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**E. Term of Agreement.**

- 1) Said Agreement shall be for a one (2) year period beginning May 1, 2024, and terminating April 30, 2026.
- 2) The Contractor and CHADDS FORD TOWNSHIP may agree to a renewal of said Agreement for a period of two (2) additional single year periods ending April 30, 2028.

**F. Termination.**

- 1) CHADDS FORD TOWNSHIP may terminate said Agreement by giving the Contractor thirty (30) days prior written notice of intent to terminate with no penalty to CHADDS FORD TOWNSHIP.
- 2) When the intent to terminate is delivered to the Contractor, either by certified mail or personal service, the Contractor shall cease all work except that which is already in progress as of the date said notice is given.
- 3) CHADDS FORD TOWNSHIP shall be responsible for payment of work already completed, and for work in progress.
- 4) The Contractor may not recover any anticipatory profits or costs incurred after termination.
- 5) Continuing non-performance by the Contractor in terms of Specifications shall be a basis for the termination of the contract by CHADDS FORD TOWNSHIP. The Township shall not pay for work, equipment, or supplies which are unsatisfactory. The Contractor will be given a reasonable opportunity to correct the deficiencies. This, however, shall in no way be construed as a waiver or as negating the basis for termination for non-performance.

**G. Payments.**

- 1) The Contractor shall submit invoices to the Township Finance Director on a monthly basis, within thirty (30) days of the date(s) service was performed.
- 2) Invoices for work performed shall be submitted to the satisfaction of the Township, with a reasonable description of all work performed, by the 20<sup>th</sup> of each month.
- 3) The Township will process approved invoices for payment within forty-five (45) days.
- 4) The Township reserves the right to withhold payment to Contractor or to require Contractor to return payments, or parts therefore, received from CHADDS FORD TOWNSHIP in the event the Contractor's performance does not comply with the provisions of these specifications, or does not comply with applicable CHADDS FORD TOWNSHIP, local, state, or federal standards, regulations, or policies.
- 5) Contractor agrees to return any unearned amounts paid by CHADDS FORD TOWNSHIP



**CHADDS FORD TOWNSHIP**  
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within thirty (30) days following the final date of said agreement, or within thirty (30) days of each notice to Contractor that amounts paid are to be refunded to the Township.

- 6) Contractor agrees to attend a Board meeting, if requested, and be paid at the basic hourly rate for such attendance.
- 7) CHADDS FORD TOWNSHIP is exempted from Federal Excise and State Sales Tax; therefore, tax must not be included in this BID.
- 8) Invoices shall be sent directly to:  
Chadds Ford Township  
10 Ring Road  
Chadds Ford, PA 19317  
AND/OR  
Email: [Info@chaddsfordpa.gov](mailto:Info@chaddsfordpa.gov)

**H. Independent Contractor and Indemnification.**

- 1) The independent Contractor shall exercise all rights and privileges under any Agreement between CHADDS FORD TOWNSHIP and the Contractor as such, and in no way is the Contractor or any of its agents, subcontractors, or employees to be considered officers, servants, or employees of the Township or its individual member organizations. CHADDS FORD TOWNSHIP shall neither have nor exercised any control or direction over the employees, agents, or subcontractors of the Contractor.
- 2) The Contractor indemnifies and holds harmless CHADDS FORD TOWNSHIP, its members, municipalities, officers, directors, employees, and other staff from and against any and all claims, damages, losses, liabilities, suits, actions, demands, proceedings, whether legal or administrative, and expenses, including but not limited to attorney fees, arising directly or indirectly out of any breach of agreement, misrepresentation, misconduct, injuries to or negligence on the part of the Contractor or its employees, agents, or subcontractors.

**I. Liability and Other Insurances.**

- 1) Contractors shall maintain liability insurance coverage and other necessary insurance coverage to protect itself, CHADDS FORD TOWNSHIP and its members against all claims and/or actions including those by Contractor's employees or agents of Contractor, subcontractors, or by others. The Contractor shall provide, when returning the signed contract, a signed copy of the insurance policy(s) for the required coverage listed from a firm authorized to sell same within the Commonwealth of Pennsylvania. Said insurance policy(s) shall remain open and current for the entire term of said Agreement. Failure to provide said Certificate of Insurance shall be considered grounds to terminate said Agreement.
- 2) Contractor shall maintain liability insurance and other insurance coverage in full force and effect to protect itself and CHADDS FORD TOWNSHIP and its employees, agents and

members against all claims and/or actions including, but not limited to those relating to:

- (a) Workers' compensation disability benefit, and other similar employee benefit acts;
- (b) Bodily injury, occupational sickness or disease, or death of employees;
- (c) Bodily injury, sickness or disease, or death of any person other than any of Contractor's employees;
- (d) Damages because of damage to or destruction of tangible property, including loss resulting therefrom;
  - (1) Violations of civil rights
  - (2) Bodily injury, death and/or property damage arising from motor vehicle operation.

3) The insurance provided by Contractor shall be written for the amounts as written below, as a minimum:

(a) Commercial General Liability - Occurrence Form ISO 1986 or equivalent;

- (1) \$1,000,000 General Aggregate
- (2) \$1,000,000 Products/Completed Operations Aggregate
- (3) \$1,000,000 Personal/Advertising Injury
- (4) \$1,000,000 Each Occurrence
- (5) Any restrictive endorsements must be included

(b) Worker's Compensation

- (1) Pennsylvania statutory coverage
- (2) Employer's Liability - Basic Limits

(c) Business Vehicle Policy

- (1) Covering any vehicle - Policy symbol #1
- (2) \$1,000,000 Each accident limit
- (3) No restriction on self-insured retention

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4) Contractor's compliance with the above insurance requirements shall not relieve Contractor from any liability.

**J. Non-Discrimination.**

1) In the performance of any agreement between CHADDS FORD TOWNSHIP and Contractor, Contractor warrants that it will not discriminate against any employee or subcontractor on account of race, color, sex, religious creed, ancestry, age, gender, or national origin. Furthermore, Contractor agrees not to discriminate against any client on account of race, color, religious creed, ancestry, age, gender, or national origin.

**K. Loss or Damage Caused by Third Parties.**

1) It is agreed that CHADDS FORD TOWNSHIP or its agents or employees shall not be responsible for any acts of third parties which result in loss or damage to Contractor's facility and/or equipment. Contractor holds CHADDS FORD TOWNSHIP and its agents or employees harmless for any such damage or loss. However, in the event a third party willfully damages or causes a loss to Contractor's facility and/or equipment, the Township



to the extent practicable will endeavor to cooperate with Contractor's efforts to recover from the defendant compensation for such damage or loss.

**L. Contractor Responsibility for Expenses.**

- 1) Contractor shall be responsible for payment of all expenses associated with its performance under this Agreement including wages, salaries and employee benefits, furniture, equipment, materials, supplies, upkeep, maintenance, repair, replacement, shipping, storage, real and other property expense, rents, utilities, licensing and inspection fees, taxes, insurance, bonds, etc. If materials or equipment is needed that will be charged directly to the Township's account, such materials or equipment must be ordered through the Township's administrative office and a purchase order number be assigned to cover the purchase or lease.

**M. Restriction Regarding CHADDS FORD TOWNSHIP Member Organizations and Their Employees and Agents.**

- 1) It is understood that the employees of CHADDS FORD TOWNSHIP or individuals acting as agents of the Township are not authorized to receive any type of personal payment, reimbursement, compensation, commission, gratuity, or gift for services provided under any agreement between CHADDS FORD TOWNSHIP and Contractor. Contractor warrants that no employee or agent of CHADDS FORD TOWNSHIP has been or will be retained to solicit or secure any agreement witnessed and that Contractor has not paid or agreed to pay and will not pay or agree to pay any employee or agent of CHADDS FORD TOWNSHIP any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon the making of any agreement with the Township or as an inducement for entering into any agreement with CHADDS FORD TOWNSHIP. The unauthorized offering or receipt of such payments may result in the immediate termination of any agreement between CHADDS FORD TOWNSHIP and the Contractor.

**N. Access to Records and Information.**

- 1) Contractor agrees to furnish to CHADDS FORD TOWNSHIP such information as may be requested which relates to the services Contractor provides. Contractor shall permit CHADDS FORD TOWNSHIP, the State of Pennsylvania, and the United States Government to audit/inspect records and reports, review services and/or evaluate the performance of these services at any time. Contractor shall provide reasonable access to all the records, books, reports and other necessary data and information needed to accomplish reviews of program activities, services, and expenditures.

**O. Assignment.**

- 1) Any Agreement between a Contractor and CHADDS FORD TOWNSHIP will be binding upon their respective successors and assigns and shall inure to the benefit of their respective successors and assigns. However, Contractor shall make no assignment without first obtaining CHADDS FORD TOWNSHIP'S written permission to do so.



**CHADDS FORD TOWNSHIP**  
**ROAD & PROPERTY MAINTENANCE SPECIFICATIONS**  
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**P. Severability.**

- 1) Each paragraph and provision of any Agreement between CHADDS FORD TOWNSHIP and Contractor shall be severable from the entire Agreement and if any provision is found to be invalid, the remaining provisions shall nevertheless remain in effect.

**Q. Amendment.**

- 1) Any Agreement between CHADDS FORD TOWNSHIP and the Contractor may not be altered, waived, amended, extended, or otherwise modified, except where done in writing signed by all parties hereto.

**R. Governing Law.**

- 1) Any Agreement between CHADDS FORD TOWNSHIP and Contractor shall be governed by the laws of the State of Pennsylvania. In any legal action arising from or in any way related to an Agreement between the Township and Contractor, the laws of Pennsylvania shall apply, and venue will be in the Court of Common Pleas, Delaware County, Pennsylvania

**S. Sole and Entire Agreement.**

- 1) Any written Agreement, between CHADDS FORD TOWNSHIP and Contractor shall constitute the sole and entire Agreement between both parties and shall supersede any prior written or oral agreement between CHADDS FORD TOWNSHIP and Contractor respecting the services to be provided under this BID.

**T. Hold Harmless.**

- 1) Contractor shall agree to indemnify and hold harmless CHADDS FORD TOWNSHIP, its officers, agents and employees with respect to any claim, action, cost, or judgment for patent infringement, trademark, or copyright violation arising out of the purchase of or use of materials, supplies, equipment, or services covered by this Agreement.

## **II MINIMUM SPECIFICATIONS**

**A. Road Maintenance Specifications.**

- 1) Contractor shall be available twenty-four (24) hours a day, seven (7) days a week, provide a means of notification, telephone numbers, etc. and be available with equipment within one (1) hour of notification.
- 2) Minimum Equipment Qualifications:
  - A. Contractor shall own and/or have access to the rental of the following equipment:
    - One (1) Dump Truck, capacity of ten (10) tons or greater
    - One (1) Front End Loader and Backhoe
    - One (1) Service Truck
    - One (1) Utility Trailer, nine (9) tons
    - One (1) Dump Truck, three (3) tons



- One (1) Chipper
- One (1) Chainsaw
- One (1) Gas Trimmer
- One (1) Tar Pot
- One (1) Plate Tamper
- One (1) Jack Hammer
- One (1) Tractor with (boom) mower
- One (1) Utility Trailer, three (3) tons

**B.** Other Equipment Needed: Contractor will furnish all hand tools such as shovels, rakes, brooms etc. Rates, if chargeable for all power tools shall be included on the ROAD MAINTENANCE BID FORM.

Other Labor: Supervisors rates  
Skilled Labor rates  
Unskilled Labor rates

- 3) Vehicles shall have current state registration, inspection and operators shall have the required state issued driver's license.
- 4) All equipment shall be maintained in good mechanical and operational condition during the contract period. Contractor shall provide all fuels and repairs at Contractor's expense.
- 5) The Contractor shall be responsible for any and/or all subcontractors, including insurance coverage. Subcontractors must be approved by the Township.
- 6) All equipment is subject to inspection and approval by the Township Manager and/or a designee of the Township prior to the award of the contract.
- 7) The Contractor shall be responsible for damage to any property with restoration of same.

**B. Description of Work.**

- 1) The Contractor shall provide the following services to the Township at the rates set forth in the BID proposal. Services included are as follows but not limited to:
  - (a) Install and repair street signs as needed.
  - (b) Paving repairs to Township roads, including repair of potholes.
  - (c) Miscellaneous line painting and tar crack sealing on Township roads.
  - (d) Tree removal and maintenance.
  - (e) Trim and cut brush and trees along roadside.
  - (f) Vegetation management on Township owned parcels (open space).
  - (g) Clean debris and make repairs to stormwater inlets and drains.
  - (h) Stormwater management facility repair, maintenance, and replacement.



**CHADDS FORD TOWNSHIP**  
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- (i) Perform miscellaneous repairs to Township owned facilities.

**III. SPECIAL CONTRACT PROVISIONS.**

- A. The Contractor shall furnish, erect, place and maintain traffic control signs and devices and maintain traffic during hours of construction and at all other times in accordance with the methods indicated on the drawings and:
- 1) The special provisions of the Contract.
  - 2) PA Code, Title 67, Chapter 212, Publication 213 Temporary Traffic Control Guidelines.
  - 3) PA Code, Title 67, Chapter 212, Publication 212 Official Traffic Control Devices.
  - 4) PennDOT Publication No. 35, Approved Construction Materials (Bulletin 15).
  - 5) PennDOT Publication No. 408, Specifications.
    - (a) Immediately upon completion of the work, remove devices.
    - (b) All traffic control devices must be in place before work begins.
    - (c) Access to all adjacent properties must be maintained at all times.
    - (d) The work area must be properly barricaded and secured during nonwork hours to provide unrestricted full width use for through-traffic lanes.



**CHADDS FORD TOWNSHIP**  
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MAY 1, 2024 – April 30, 2026  
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**CHADDS FORD TOWNSHIP, DELAWARE COUNTY ROAD MAINTENANCE BID FORM**

**Contract Duration: May 1, 2024 to April 30, 2026, and option periods**

**BID INCLUDES LABOR AND EQUIPMENT**

	<u>5/01/24-4/30/25</u>	<u>5/01/25-4/30/26</u>
<b>MAJOR EQUIPMENT:</b>		
One (1) Dump Truck, capacity of ten (10) tons or greater	\$ 150 /hr.	\$ 155 /hr.
One (1) Front End Loader and Backhoe	\$ 275 /hr.	\$ 279 /hr.
One (1) Service Truck	\$ 59 /hr.	\$ 65 /hr.
One (1) Utility Trailer, nine (9) tons	\$ 3 /hr.	\$ 3 /hr.
One (1) Dump Truck, three (3) tons	\$ 97.99 /hr.	\$ 105 /hr.
One (1) Chipper	\$ 117 /hr.	\$ 125 /hr.
One (1) Utility Trailer, three (3) tons	\$ 3 /hr.	\$ 3 /hr.
One (1) Tractor with (boom) mower	\$ 353 /hr.	\$ 353 /hr.
Other skid steer (name)	\$ 150 /hr.	\$ 150 /hr.
Other excavator (name)	\$ 150 /hr.	\$ 150 /hr.
<b>MISCELLANEOUS EQUIPMENT:</b>		
Chain Saws	\$ 73 /hr.	\$ 75 /hr.
Gas Trimmers	\$ 65 /hr.	\$ 70 /hr.
Tar Pot	\$ 117.53 /hr.	\$ 123 /hr.
Plate Tamper	\$ 371 /hr.	\$ 371 /hr.
Jack Hammer	\$ 371 /hr.	\$ 371 /hr.
Other broom (name)	\$ 375 /hr.	\$ 375 /hr.
Other milling head (name)	\$ 550 /hr.	\$ 550 /hr.
<b>LABOR:</b>		
Supervisor's Rates	\$ 119 /hr.	\$ 123 /hr.
Skilled Labor Rates	\$ 59.99 /hr.	\$ 65 /hr.
Unskilled Labor Rates	\$ 59.99 /hr.	\$ 63 /hr.

**CONTRACTOR'S NAME/COMPANY:** Delaware Environmental Construction Services

**ADDRESS:** 935 Rahway Drive Newark, DE 19711

**PHONE:** 3025442086 **CELL:** XXXXXXXXXX **EMAIL:** decservicesllc@gmail.com

By signing this agreement, both parties agree to all requirements, terms and conditions stated in this bid package. Contract is valid only upon execution by the Township Manager and approval by the Board of Supervisors:

Nate Johnson  
Signature of Contractor

\_\_\_\_\_  
Lacey Faber, Township Manager



**CHADDS FORD TOWNSHIP**  
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Approval Date: \_\_\_\_\_

**COST EVALUATION SHEET**  
**(Complete and submit this form with your bid)**

For purposes of price comparison among bidders, the following hypothetical calculation will be made:

	<u>YEAR 1</u>	<u>YEARS 2</u>
One (1) Dump Truck, capacity of ten (10) tons or greater	10 hours = \$ <u>150</u>	\$ <u>155</u>
One (1) Front End Loader and Backhoe	10 hours = \$ <u>275</u>	\$ <u>279</u>
One (1) Service Truck	20 hours = \$ <u>59</u>	\$ <u>65</u>
One (1) Utility Trailer, nine (9) tons	5 hours = \$ <u>3</u>	\$ <u>3</u>
One (1) Dump Truck, three (3) tons	5 hours = \$ <u>97.99</u>	\$ <u>105</u>
One (1) Chipper	5 hours = \$ <u>117</u>	\$ <u>125</u>
One (1) Utility Trailer, three (3) tons	5 hours = \$ <u>3</u>	\$ <u>3</u>
Chain Saw	10 hours = \$ <u>73</u>	\$ <u>75</u>
Gas Trimmer	10 hours = \$ <u>65</u>	\$ <u>70</u>
Tar Pot	5 hours = \$ <u>117.53</u>	\$ <u>123</u>
Plate Tamper	5 hours = \$ <u>371</u>	\$ <u>371</u>
Jack Hammer	5 hours = \$ <u>371</u>	\$ <u>371</u>
Tractor with (boom) mower	5 hours = \$ <u>353</u>	\$ <u>353</u>
Supervisor Rates	20 hours = \$ <u>119</u>	\$ <u>123</u>
Skilled Labor Rates	20 hours = \$ <u>59.99</u>	\$ <u>65</u>
Unskilled Labor Rates	20 hours = \$ <u>59.99</u>	\$ <u>63</u>
<b>Total:</b>	\$ <u>2,294.50</u>	\$ <u>2349</u>



**CHADDS FORD TOWNSHIP**  
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## COMPANY INFORMATION

**Company Name:** Delaware Environmental Construction Services

**Company Address:** 935 Rahway Drive Newark, DE 19711

**Number of Persons Employed by Firm:** Full Time 19 Part Time 3

**Name, title and telephone number of Contractor's contact person for all inquiries. The contact person shall be responsible for fielding all inquiries from CHADDS FORD TOWNSHIP and providing the Contractor's response:**

**Name:** Phone: [REDACTED] Nate Johnson

**Title:** Owner **Email:** decservicesllc@gmail.com

**Address:** 935 Rahway Drive Newark, DE 19711 **Cell:** [REDACTED]

**Business form of Contractor (e.g. corporation, partnership, etc.), if applicable:** LLC

**If a corporation, include the date and state of incorporation:** 03/31/21 Delaware

**Contractor's Tax Identification Numbers: Federal:** 92-3291100 **State:** DE

**References:**

**List three customer references, including business name, contact name, address and phone numbers.**

1: ATTACHED

2:

3:



KNOW ALL MEN BY THESE PRESENTS, that we \_\_\_\_\_ (Insert full name and address or legal title of Contractor) as Principal, hereinafter called the Principal, and \_\_\_\_\_ (Insert full name and address or legal title of Surety) a corporation duly organized under the laws of the State of \_\_\_\_\_ as Surety, hereinafter called the Surety, are held and firmly bound unto, \_\_\_\_\_ (Insert full name and address or legal title of Owner) as Obligee, hereinafter called the Obligee, in the sum of \$\_\_\_\_\_ for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, of in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Chadds Ford Township Road &amp; Property Maintenance Bid Package - Page 14 of 15



**CHADDS FORD TOWNSHIP**  
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(Witness) (Title)



*Delaware Environmental Construction Services*

*935 Rahway Dr \* Newark, DE 19711*

*302.544.2086*

*decservicesllc@gmail.com*

**Delaware Environmental Construction Services**  
**935 Rahway Drive**  
**Newark, DE 19711**

**302-544-2086**  
**Decservicesllc@gmail.com**

**Ein # 92-3291100**

### **Equipment List:**

- (2) 2022 Chevy 3500 hd
- (3) 2021 Dodge 5500 Concrete body
- (1) 2009 Ford F550 Concrete Body
- (1) 2012 Dodge 3500 Pick up
- (1) 2023 Gmc 3500
- (2) 2007 Chevy 2500 hd
- (5) 2009-2015 Mac Granite Tri Axle Dump Trucks
- (1) 2012 Toyota 4runner
- (1) 2010 GMC Bucket/Chip Truck
- (1) 2012 International Bucket/Chip Truck
- (2) 2009 Chevy 6500 Chip Truck
- (1) 2016 Vermeer chipper
- (2) 2019 Morbark Chipper



- (1) 2019 Vermeer Stump Grinder
- (3) 2016-2020 Kubota ssv75 Skid Steer
- (1) 2020 Kubota svl97 Skid Steer
- (1) 2020 Caterpillar 289 Track Skid Steer
- (4) Chicago Pneumatic Jack Hammer
- (4) Bradco Street Sweeper
- (1) Caterpillar Mill Head for Skid
- (1) Bradco Trencher for Skid
- (3) 2010-2016 Caterpillar 420 Backhoe
- (2) 2020 Kubota Kx057 Mini Excavator
- (1) 2019 Cat 309 Mini Excavator
- (1) 2019 Cat 320 Excavator
- (1) 2016 Caterpillar 655F Paver
- (2) 2016 Caterpillar CB24 Roller
- (1) 2020 Dynapac CC 1300
- (1) 2020 Dynapac CC3800 Roller
- (1) 2020 Dynapac CC4200 Roller
- (1) 2017 Wirtgen 200 Milling Machine
- (2) 20ft 14k Pj Equipment Trailer
- (1) 22ft 16k Kaufman Equipment Trailer
- (1) 20ft Haulmark Enclosed Trailer
- (1) 18ft Hitchman Dump Trailer
- (1) Finn Hydroseeder
- (1) Vermeer VX50-1000 VacuumTrailer

## **Experience Statement**

Concord Avenue Street Scape \$373,294.00

- Rip out and replace Curb and Sidewalk
- Rip out current ramps and replace with new ADA curb ramps
- Mill 8500sy of asphalt pavement
- Replace top layer of asphalt @ 1.5in with Superpave type c

- Adjust Manholes to new pavement height
- Replace top layer of asphalt @ 1.5in
- Started Project on February 6<sup>th</sup>, 2023
- Completion Date of April 25<sup>th</sup>, 2023
- Justin Hoeveler, R.E. on multiple ADA and bridge projects. GPI  
Greenman Pederson INC. 484-478-1901 Jhoeveler@gpi.net

#### Millers Avenue Road Paving Rehabilitation \$339,329.94

- Rip out and Replace Curb and Sidewalk
- Rip out current ramps and replace with new ADA curb ramps
- Set 6 Catch basins
- 250 linear ft of 18in concrete pipe
- Reset Manholes to new pavement height
- Mill 5700sy of asphalt pavement
- Replace top layer of asphalt @ 1.5in with Superpave type c
- Started Project on March 27<sup>th</sup>, 2023
- Completion Date of May 31<sup>st</sup>, 2023
- Justin Hoeveler, R.E. on multiple ADA and bridge projects. GPI  
Greenman Pederson INC. 484-478-1901 Jhoeveler@gpi.net

#### Deltech Courtyard Wilmington Campus \$1,583,294.00 awarded to Grassbusters Landscaping Completed September 2023

- Grassbusters Landscaping did the demo, underdrains/drainage, and site amenities.
- Delaware Environmental was responsible to do the following items:
  1. 1000sq ft of exposed aggregate blue stone walk way = \$9,700.00
  2. Install pavers = \$188,200.00
  3. Install Keystone Amphitheatre seating and steps = \$186,935.00
  4. Install boulders for landscape = \$12,800
  5. Install Landscape = \$28,000
  6. Install Irrigation for Landscape = \$ 39,000

7. Install new wall for the new metal stair way. Matching Brick from Palmetto Brick Company. 1340 pieces of Black Wirecut Closures = \$27,000
  8. Install new footer and knee wall for new fence. Black Wirecut Closures brick from Palmetto brick company = \$20,000.00
- Grassbusters Landscaping LLC [REDACTED] Michelle Gibbons [Shellyg@qblinc.net](mailto:Shellyg@qblinc.net)
  - Architect for project Is Brandon Guy [REDACTED]

#### Delmarva Power Wilmington Sub Station \$275,000.00 Completed August 2023

- Contact Martom Landscaping. Mike Thompson [REDACTED]
- Install 2000 sq ft of 4ft wide sidewalk = \$32,000
- Install 4 ada handicap ramps = \$10,000
- Install 1200 tons of 3in base asphalt = \$111,700
- Install 600 tons of 1.5 top coat asphalt = \$59,500
- Install Landscape = \$61,800

#### Delmarva Power Ridge Road Reforestation/Revitalization \$73,000 Completed November 2023

- Contact Martom Landscaping, Mike Thompson [REDACTED]
- Clean and Jet pipes, and basin.
- Cut Cattails and over grown brush.
- Furnish and Install Silk Fence
- Cut forebay areas at a depth of 1 ft 6in
- Haul away all materials
- Hydroseed
- Plant Native trees and shrubs

Welsh Hill Tract Rd SWM Pond \$17,359.00 Completed July 2023

- New Castle County Project C301305 Bid23A-008
- Landscape Of The Welsh Hill Tract SWM Pond
- Install 3,000 Plugs
- Install Specified Seed Mixes via Hydroseed
- Contact Evan Macguinness [REDACTED]

Dollar General Elkton \$117,329.40

- Clear and root rake .35 acres
- Install 6 catch Basin
- Install 475 lf of 18in concrete pipe
- Install 6in solid nds pipe for roof runoff
- Install 2 Bioretention Ponds
- Hydroseed all areas
- Contact Kris Vento [REDACTED]

Dollar General Townsend, DE \$39,000

- Install Plant material per spec and drawings
- Stake plant material
- Mulch

Contact [kelly.ebeling@penntexventures.com](mailto:kelly.ebeling@penntexventures.com)

Dollar General Frankford, DE \$32,940

- Install Plant material per spec and drawings
- Stake plant material
- Mulch

Contact [kelly.ebeling@penntexventures.com](mailto:kelly.ebeling@penntexventures.com)

Community Transportation Fund, Subdivision Paving North IV  
\$673,294.00

- Rip out and replace Curb and Gutter type 1-8 1800 lf
- Rip out and replace Curb and Gutter type 2 8,680 lf
- Rip out and replace Curb type 1-8 100 lf
- Rip out and replace Curb type 2 50 lf
- Portland Cement Sidewalk 4" 6400 sqft
- Portland Cement Sidewalk 6" 12,814 sqft
- Pavement Milling 5500 sy
- Replace top layer of asphalt @ 1.5in with Superpave type c 475 tons
- Deldot
- KCI Inspector Logan Press [REDACTED] [REDACTED]
- Damian Blakely Deldot Materials and Research [REDACTED]

Lamson Lane for Harvey Hanna & Associates Inc [REDACTED] Michael  
Brabson [Mbrabson@harveyhanna.com](mailto:Mbrabson@harveyhanna.com) \$85,000

- Climb and cut 15 Spruce trees
- Install automated irrigation system (rainbird)
- Cut hot mix to run pvc line
- Patch pvc trench with hot mi
- Install irrigation control box
- Install Landscape
- Install Mulch

Lifepath Noble Street GH ADA Restroom Improvement \$67,000  
-275 sq ft bathroom

- Demo existing shower and pan, drywall, floor, sink, vanity, toilet
- Cut out floor joist to go curb less

- Install new backer board
- Install new tile pan, and walls
- Install glass shower door
- Install new lvt floor, trim, toilet, and sink

Jeffrey Peters [REDACTED]

#### Penndel Mental Health Center Kitchen Renovation \$109,000

- 753 sq ft kitchen replacement
- Demo existing kitchen including cabinets, appliances, floor, subfloor, drywall,
- Install new subfloor, lvt and tile, drywall, trim, doors, appliances, cabinets, sink, all finishes

#### Cecil County Road Side Tree Trimming \$139,999

- 5 man crew for road side tree trimming

Contact Kenny Newcomb Assistant Chief Cecil County Roads Division

758 East Old Philadelphia Rd.  
Elkton, MD 21921  
410 996-6270

#### Tilton Park City of Wilmington \$39,000

- Landscape install

#### Robscott Manor Streambank Planting \$239,000

- Landscape Install
- Install stakes/deer protection
- Water for 6 months

Contact Britton Williams of ADEL @ Bwilliams@a-del.com

## Spencer Plaza For The City of Wilmington and Grassbusters Landscaping

Contact Rich Crouse [REDACTED] or [REDACTED]

- Dry Stack Blue Stone Masonry Walls \$225,000
- Lighting Ran Into Stone Walls \$12,500
- 3500 sq ft of side walk \$52,500

## Old New Castle Amstel House Repointing With Lime Mortar \$37,500 Contact David Squitieri [REDACTED]

Michael Swartz Campell Rd Historic Natural Dry Stack Field Stone Retaining Walls From Onsite Material \$179,000  
6000sq ft Wet Lay Bluestone With Mortar Joints \$225,000  
Contact Mason Swartz [REDACTED]

## Life Path Recreational Building 12,000 sq ft Epoxy Floor Coating \$195,000 [REDACTED]

- Set up dust control.
- Grind floors and prep for epoxy
- Furnish and install epoxy floor

## Iron Hill Brewery Epoxy Floor Covering \$79,500 [REDACTED] Connor Ashbee

- Set up dust control
- Grind floors and prep for epoxy
- Furnish and install epoxy floor

## Kinder Care Epoxy Floor Covering \$59,327 Shannon Moody [REDACTED] [REDACTED]

- Set up dust control
- Grind floors and prep for epoxy

- Furnish and install epoxy floor

Peoples Park 68,000 sq ft 8in wwf pad \$753,000 2/7/24

-place, pour, laser screed, finish via broom finish

-saw cut 15ft x 15ft squares and clean

-install 3/8 backer rod and sikaflex caulk

Delaware River Bay Authority Memorial Wall 11/01/23 \$297,329.00

-Patch spalling areas

- Clean out all cracks

-Install 3/8-1/2 in backer rod and caulk with Sika Flex

-7500 linear ft

### Other References

Michael Cronin [Mcronin@kleinfelder.com](mailto:Mcronin@kleinfelder.com) Century Engineering, A  
Kleinfelder Company

### Qualifications

Juan Carlos Negrete Carrillo OSHA 10 hour outreach training program

Juan Carlos Traffic Control Supervisor

Alex Alva Mid-Atlantic Region Technician Certification Asphalt Field  
Technician

Evan Macguinness MD State Highway Administration Yellow Card  
Erosion and Sediment Control

Jeffery Peters MD State Highway Administration Yellow Card Erosion  
and Sediment Control

Delaware DNREC Sediment and Stormwater Program Contractor  
Training Program (Blue Card)

Jeremy Casey = Pesticide License

Evan Macguinness = Certified Nursery Landscape Professional

Nate Johnson Atssa Certified flagger and traffic supervisor

Nate Johnson ACI Concrete Quality Technical Manager

Nate Johnson ACI Concrete Flatwork Associate



# BID BOND

Bond No. Bid Bond

KNOW ALL BY THESE PRESENTS, That we,  
Delaware Environmental Construction Services, LLC  
hereinafter referred to as the "Principal," and

Name Lexington National Insurance Corporation

Address P.O. Box 6098, Lutherville, MD 21094 herein  
after referred to as the "Surety" are held and firmly bound to Chester Housing Authority,  
hereinafter referred to as the "Authority," or to their successors and assigns, in the  
penal sum of \_\_\_\_\_

\_\_\_\_\_ Ten Percent of Amount Bid \_\_\_\_\_ dollars (\$ 10% of Amount Bid ) lawful  
money of the United States, for the payment of which said sum of money well and truly  
to be made, we, and each of us, bind our-selves, our heirs, executors, administrators,  
successors, and assigns jointly and severally, firmly by these presents.

WHEREAS, the Principal is about to submit or has submitted to the Authority the  
accompanying Bid/Proposal, hereby made a part hereof, for  
Wellington Ridge Deck Replacement

(identify project by number and brief description)

NOW, THEREFORE, the conditions of this obligation are such that if the Principal shall  
not withdraw said bid without the consent of the Authority for a period of one hundred  
twenty (120) days after the opening bids and, in the event of acceptance of the  
Principal's Proposal by the Authority, the Principal shall:

(a) within five (5) days after notification by the Authority of such acceptance  
furnish a performance bond and a separate payment bond, as may be required by the  
Authority, for the faithful performance and proper fulfillment of such Contract, which  
bonds shall be satisfactory in all respects to Authority and shall be executed by good  
and sufficient sureties, and

(b) in all respects comply with the provisions of the Instructions to Bidders for the  
Contract, hereby made a part hereof, or if Authority shall reject the aforesaid bid, then  
this obligation shall be null and void otherwise to remain in full force and effect. In the  
event that the bid of the Principal shall be accepted and the Contract be awarded to  
him, the Surety hereunder agrees, subject only to the payment by the Principal of the  
premium therefor, if requested by the Authority, to write the aforementioned  
performance and payments bonds in the forms set forth in the Contract Documents.

It is expressly understood and agreed that the liability of the Surety for any all claims  
hereunder shall in no event exceed the penal amount of this obligation as herein stated.

There shall be no liability under this bond if, in the event of the acceptance of the Principal's Bid/Proposal by Authority, either a performance bond or a payment bond, or both, shall not be required by Authority on or before the 30th day after the date of acceptance.

The Surety, for value received, hereby stipulates and agrees that the obligations of the Principal's Surety and its bond shall in no way be impaired or affected by any postponements of the date upon which Authority will receive or open bids, or by any extensions of the date within which the Authority may accept the Principal's bid/proposal or by any waiver by the Authority of any of the requirements of the Instructions to Bidders; and the Surety hereby waives notice of any such postponements, extensions, or a waivers.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers  
the 10th day of April, 2024.

(SEAL)

Delaware Environmental Construction Services, LLC

Principal

By: Nate Johnson

Owner

Title

Lexington National Insurance Corporation

Surety

By: Thomas R. Davis

Thomas R. Davis, Attorney-in-Fact

Title

AFFIX ACKNOWLEDGMENTS AND AUTHORIZATION  
OF SURETIES



ACKNOWLEDGMENT OF PRINCIPAL, IF A CORPORATION

STATE OF \_\_\_\_\_)  
:SS:

COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me personally came \_\_\_\_\_, to me known, who, being by me duly sworn, did depose and say that he\she resides at \_\_\_\_\_; that he\she is the \_\_\_\_\_ of \_\_\_\_\_ the corporation described in and which executed the foregoing instrument; that he\she knows the seals of such corporation; that one of the seals affixed to such instrument is such seal; that it was so affixed by order of the board of directors of such corporation, and that he\she signed his name thereto by like order.

\_\_\_\_\_  
Notary Public or Commissioner of Deeds

ACKNOWLEDGMENT OF PRINCIPAL, IF A PARTNERSHIP

STATE OF \_\_\_\_\_)  
:SS:

COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me personally came \_\_\_\_\_, to me known and know to me to be the members of the firm of \_\_\_\_\_ described in and who executed the foregoing instrument and they acknowledged to me that they executed the same as and for the act and deed of such firm.

\_\_\_\_\_  
Notary Public or Commissioner of Deeds

ACKNOWLEDGMENT OF PRINCIPAL, IF AN INDIVIDUAL

STATE OF \_\_\_\_\_)

:SS:

COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me  
personally came \_\_\_\_\_, to me known and know to me to be the  
person described firm of \_\_\_\_\_  
\_\_\_\_\_ in and who executed the  
foregoing instrument and acknowledged that he\she executed the same.

\_\_\_\_\_  
Notary Public or Commissioner of deeds

# POWER OF ATTORNEY

## Lexington National Insurance Corporation

Lexington National Insurance Corporation, a corporation duly organized under the laws of the State of Florida and having its principal administrative office in Baltimore County, Maryland, does hereby make, constitute and appoint:

**Griffin Willson, Thomas Davis, John Lawrence, Robin V. Russell**

as its true and lawful attorney-in-fact, each in their separate capacity, with full power and authority to execute, acknowledge, seal and deliver on its behalf as surety any bond or undertaking of \$6,000,000 or less. This Power of Attorney is void if used for any bond over that amount.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Company on February 15, 2018:

Be it Resolved, that the CEO, President or any Vice-President shall be and is hereby vested with full power and authority to appoint suitable persons as Attorney-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on the behalf of the Company, to execute, acknowledge and deliver any and all bonds, contracts, or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any all notices and documents cancelling or terminating the Company's liability thereunder and any such instruments so executed by any Attorney-in Fact shall be binding upon the Company as if signed by the CEO, President and sealed by the Corporate Secretary.

RESOLVED further, that the signature of the CEO, President or any Vice-President of LEXINGTON NATIONAL INSURANCE CORPORATION may be affixed by facsimile to any power of attorney, and the signature of the Secretary or any Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of such power, or any such power or certificate bearing such facsimile signature or seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed with respect to any bond to which it is attached continue to be valid and binding upon the Company.

IN WITNESS WHEREOF, the Company have caused this instrument to be signed and their corporate seal to be hereto affixed.



Ronald A. Frank, CEO



State of Maryland  
County of Harford County, SS:

Before me, a notary public, personally appeared, Ronald A. Frank, CEO of Lexington National Insurance Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

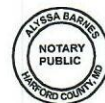
I certify under the PENALTY of PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission Expires: 05/23/24

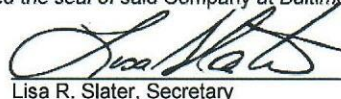


Notary



I, Lisa R. Slater, Secretary of Lexington National Insurance Corporation, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said company, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Baltimore, Maryland this 18th day of January, 2024.



Lisa R. Slater, Secretary

Attached to bond signed this 10th day of April, 2024







# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/10/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Twain Insurance Agency 1022 Highland Colony Parkway, Suite 303 Ridgeland MS 39157	<b>CONTACT NAME:</b> Tameka Sapp <b>PHONE (A/C, No, Ext):</b> 301-450-1824 <b>E-MAIL ADDRESS:</b> tsapp@twainins.com	<b>FAX (A/C, No):</b>
<b>INSURED</b> Delaware Environmental Construction Services LLC 935 Rahway Dr Newark DE 19711	<b>License#:</b> 15048058 <b>DELAENV-02</b>	
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> The Hartford Insurance		
<b>INSURER B:</b>		
<b>INSURER C:</b>		
<b>INSURER D:</b>		
<b>INSURER E:</b>		
<b>INSURER F:</b>		

**COVERAGES****CERTIFICATE NUMBER:** 32145686**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	20SBAAY0YTP	5/31/2023	5/31/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Retention/Deductible \$ 0
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	20SBAAY0YTP	5/31/2023	5/31/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	20SBAAY0YTP	5/31/2023	5/31/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	Y	20WECAY2FBV	5/31/2023	5/31/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Contractors Pollution Liability Leased/Rented Equipment			20SBAAY0YTP 20SBAAY0YTP	5/31/2023 5/31/2023	5/31/2024 5/31/2024	Each Incident/Agg/Ded Limit of Ins./Ded \$1MM/\$2MM/\$500 \$250,000/\$1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Proof of Insurance for Chadds Ford Township

**CERTIFICATE HOLDER****CANCELLATION**

Chadds Ford Township  
10 Ring Road  
Chadds Ford, PA 19317

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**CHADDS FORD TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
RESOLUTION No. 23-2024**

**A RESOLUTION OF CHADDS FORD TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA DELEGATION OF SIGNATURE AUTHORITY TO THE  
TOWNSHIP MANAGER FOR EXECUTION AND/OR IMPLEMENTATION OF STATE  
FUNDING INCLUDING THE TRANSPORTATION ALTERNATIVE SET-ASIDE  
(TASA) PROGRAM FEDERAL-AID AND THE SCENIC BYWAYS FEDERAL-AID  
REIMBURSEMENT GRANTS**

**WHEREAS**, the Board of Supervisors of Chadds Ford Township is receiving federal grants for the construction of Walkable Chadds Ford; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of the Township of Chadds Ford, Delaware County, Pennsylvania, delegates to the Township Manager the authority to electronically sign and execute the Transportation Alternative Set-Aside Federal Aid and the Scenic Byways Federal-Aid Reimbursement Grant Agreements to the Pennsylvania Department of Transportation on behalf of Chadds Ford Township.

**APPROVED and ADOPTED**, this 1st day of May, 2024 by the Board of Supervisors of Chadds Ford Township, Delaware County, Pennsylvania.

**TOWNSHIP OF CHADDS FORD BOARD OF SUPERVISORS:**

\_\_\_\_\_  
**Samantha Reiner, Chair**

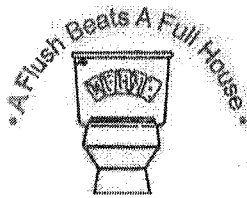
\_\_\_\_\_  
**Timotha Trigg, Vice Chair**

\_\_\_\_\_  
**Kathleen Goodier, Supervisor**

**(Township Seal)**

**Attest:**

\_\_\_\_\_  
**Lacey Faber, Township Secretary**



## **HORN PLUMBING & HEATING, INC.**

304 NATIONAL ROAD, SUITE 100, EXTON, PA 19341

HIC # PA 031148

(610) 363-4200 FAX (610) 363-9080 [www.hornplumbing.com](http://www.hornplumbing.com)

April 10, 2024

Chaddsford Township

Attention: Laura Lim

10 Ring Road

Chaddsford PA 19317

Tel: 719-650-4707

Email: [cfttreasurer@chaddsfordpa.gov](mailto:cfttreasurer@chaddsfordpa.gov)

### **Payne AC and Coil Only Installation**

- Supply and Install Payne MFG Model # PA4SAN46000N Condensing Unit.
- Supply and Install Payne MFG Model # CVPVA6024XMC Vertex Coil.
- Supply and Install new refrigerant Line set

**ESTIMATE COST \$ 7,773.00**

**\*\*Horn Plumbing and Heating Inc. has a full one year warranty on installation\*\***

**\*\*Payne MFG. comes with 5 year parts warranty in a light commercial application \*\***

### **INSTALLATION INCLUDES THE FOLLOWING**

- Remove and dispose of existing AC and Coil.
- Reuse existing line set.
- Nitrogen purge during brazing process.
- Adapt to existing supply air plenum.
- Perform complete AC system start up.



- After acceptance of proposal, sign and remit via fax, e-mail or standard mail. A 50% deposit required for estimates over \$ 1,000.00 prior to starting work. Remaining balance due upon completion.
- Permit and/or inspection fees not included. (Horn Plumbing & Heating, Inc. will determine if permits are necessary and advise the customer.)
- Any additional work or unforeseen problems not mentioned in this estimate will be an added cost and quoted to the customer at that time prior to starting work.
- Materials supplied and installed by Horn Plumbing & Heating, Inc. come with a 1 year parts and labor warranty.
- Customer supplied and existing materials are not guaranteed by Horn Plumbing & Heating Inc.
- Estimate cost expires 15 days from the date mentioned above

JOB ESTIMATED BY PHILIP V: *Philip Van Schaalkwyk*

CLIENT SIGNATURE: \_\_\_\_\_



# Request For Qualifications

Feasibility Study for the Preservation of Mother Archie's Corner





## CHADDS FOR TOWNSHIP

### Request for Qualifications (RFQ) - Feasibility Study for Preservation of Mother Archie's Corner

#### **SECTION I - PROJECT OVERVIEW**

- 1. History and Background of Mother Archie's Corner:** Mother Archie's Corner, located at the intersection of Bullock and Ring Roads in Chadds Ford Township, Delaware County, holds historical significance as the site of the former Bullock Octagonal School (1838), which was later transformed into a church by Lydia A. Archie. Lydia A. Archie, known as Mother Archie, was the first ordained female preacher in the African Union M.P. Church. Acquiring the property in 1891, Mother Archie turned the schoolhouse into a church and established a cemetery for parishioners, including herself upon her passing in 1932. Despite its importance to the local Black community and its inspiration for artist Andrew Wyeth, the site has suffered from neglect and environmental factors, necessitating a comprehensive preservation effort.
- 2. Project Description:**
  - a. Proposed Project: Chadds Ford Township invites qualified firms specializing in preservation and rehabilitation who meet qualification standards established by the Secretary of the Interior to submit proposals for a feasibility study on Mother Archie's Corner. The study aims to prevent further deterioration of the existing ruins and headstones and provide a clear path forward for preservation.
  - b. Community Need: The feasibility study addresses the question: "How do we preserve Mother Archie's in a way that recognizes the history and culture of the site?" Collaboration with various stakeholders, including residents, the Mother Archie's Steering Committee, and local organizations, is integral to engaging the community in preserving this unique piece of Chadds Ford history.
  - c. Project Development Partners: The Mother Archie's Steering Committee, residents, local photographers, Brandywine Museum of Art and Conservancy staff, Chadds Ford Board of Supervisors, and Township staff are actively involved. Efforts to engage descendants of Mother Archie's church and collaboration with the Black Cemetery Network underscore the community-centric approach.
- 3. Local Resources and Preservation Program:**
  - a. Affected Resources: Mother Archie's Corner encompasses the ruins of the Bullock Octagonal School and a cemetery. Deterioration of headstones highlights the urgency of preservation. The site is recognized in the Chadds Ford Comprehensive Plan, Historic and Natural Resources Plan Recommendations Map, and 2018 Open Space Update.
  - b. Community's Historic Preservation Program: Chadds Ford Township, a Certified Local Government (CLG), prioritizes historic preservation through its Comprehensive Plan. Collaboration with committees, boards, and task forces, including the Historical and Architectural Review Board, reflects the commitment to preserving community character and resources.
  - c. Commitment to CLG Responsibilities: The feasibility study aligns with CLG responsibilities, demonstrating an active commitment to historic preservation, public engagement, and adherence to preservation standards.

#### **SECTION II - PROPOSAL REQUIREMENTS**



## CHADDS FOR TOWNSHIP Request for Qualifications (RFQ) - Feasibility Study for Preservation of Mother Archie's Corner

1. **Project Plan:** The project comprises three phases - Feasibility Study, Preservation Analysis, and Public Engagement - aiming to gather input, conduct analyses, and involve the community in decision-making. Regular management, stakeholder engagement, and reporting mechanisms ensure effective project oversight.
  - a. Consultant Selection (July 2024)
  - b. Preservation Analysis (Fall 2024)
    - Survey forms and data collection
    - Conduct structural survey and fieldwork
    - Analyze potential parking areas
  - c. Public Engagement (January 2024 – April 2025)
    - Consultant will meet with residents/property owners, advisory committee, and attend Board of Supervisors meetings as needed throughout the duration of the project to present to the public, including results of preservation analysis and final study.
  - d. Project/Consultant Management
    - Regular in-person or virtual meetings with the consultant
    - Regular reports to the Board of Supervisors
    - Check-ins with PA SHPO staff
    - Respond to questions and conduct fieldwork as needed
  - e. Feasibility Study (First Quarter of 2025)
    - The final feasibility study will describe in detail the best methods of preservation for Mother Archie's Corner. The study will be presented to the public and available as both a digital and hardcopy document.
4. **Project Impact:** The project aims to provide a comprehensive feasibility study, align with community needs and preservation goals, and contribute to local, state, and federal planning efforts. It seeks to enhance the municipality's historic preservation capacity, promote grant awareness, and integrate project outcomes into day-to-day planning.
5. **Proposal Submission:** Qualified firms are invited to submit detailed proposals addressing the outlined project scope and requirements. Proposals must be received on June 25, 2024, by 12:00PM . The selected firm will be awarded on July 24, 2024.
6. **Exploration of Access:** As an additional component to the feasibility study, Chadds Ford Township is interested in exploring the feasibility of establishing an access route to Mother Archie's Corner through an easement on adjacent land. This access route would potentially include the development of an informational trailway that educates visitors about the historical significance of Mother Archie's Corner. Chadds Ford's Open Space Update (2018) discusses such a trail, which would connect culturally and historically significant locations throughout the Township including the Brandywine Battlefield, Kuerner Farm, and Mother Archie's Corner. The Harvey Run Trail, a five-mile natural surface trail, begins just over .5 mile from Mother Archie's Corner and could serve as an excellent connection should a trail be determined as the best option for connection. The Township would ultimately like to explore how to increase access to Mother Archie's Corner, which currently faces limited parking due to the site's residential location.



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### **SECTION III - ADDITIONAL INFORMATION**

***Grant Management Plan (CLG Work):*** Please refer to the attached document for detailed information about tasks, timelines, and deliverables related to the CLG's in-house work under the grant.

***Project Scope of Work (Consultant Work):*** Please refer to the attached document for a detailed description of the consultant's tasks, timeframes, and deliverables related to the feasibility study.

***Relationship to Pennsylvania's Statewide Historic Preservation Plan 2018-2023:*** The project aligns with Goal 2 of the Statewide Plan, transforming historic places into vibrant communities, and Goal 4, investing in the future through historic places and programs. It fosters community participation, preserves cultural heritage, and contributes to Pennsylvania's historic preservation objectives.

***Project Impact - Detailed Responses: Expected Outcomes and Products:*** The feasibility study will serve as a preservation plan, meeting community needs and fulfilling CLG responsibilities. It aligns with local, state, and federal planning efforts, increases preservation capacity, and promotes grant awareness.

***Coordination into Planning Efforts:*** The project aligns with Chadds Ford's Comprehensive Plan and integrates with trail development plans, contributing to broader community development. Future planning efforts will reference the feasibility study.

***Increase in Capacity:*** The feasibility study enhances the municipality's preservation capacity by providing a clear plan for Mother Archie's Corner and establishing a framework for future preservation projects.

***Plan for Promoting Grant Receipt and Use:*** The grant award will be announced through various channels, including social media, the Township website, email blasts, and public meetings.

***Day-to-Day Use of Project Products:*** The feasibility study will be a reference document for ongoing planning and preservation initiatives, guiding decision-making and community engagement.

***Responsibility for Implementation:*** Chadds Ford Township staff and Board of Supervisors are responsible for implementing recommendations from the feasibility study.

***Next Steps:*** Implementation of the preservation plan, including applying for grants, creating a timeline, and sustaining community engagement.

***Inclusion in Future Planning and Development Efforts:*** The project sets a precedent for future preservation initiatives, demonstrating a commitment to preserving Chadds Ford's rich history and integrating it into broader community development plans.

### **SECTION IIII - SELECTION CRITERIA**

Chadds Ford Township recognizes that procuring professional services is different from procuring materials, equipment, supplies, and labor. The cost of professional services, although an important



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factor, will not be the sole consideration. Strong weight will be given to other factors, which may include but not be limited to:

1. Specific qualifications of the firm relative to the specific proposed project;
2. A list of the names of all staff who will be involved in the project and their hourly rates;
3. Specific qualifications of the individuals within the firm most responsible for carrying out the services relative to the proposed project. Firms must demonstrate that individuals meet the Professional Qualifications Standard published in Appendix A of 36 CFR Part 61 Procedures for Approved State and Local Government Historic Preservation Programs; *The above items should be addressed for the last two years and should specifically address experiences in each of the items in the Scope of Services.*
4. Must meet qualification standards as set by the Secretary of the Interior;
5. Reasonability of Cost;
6. References: Provide at least three clients for whom each of the services called for in the Scope of Work was performed in the past two years. If any of these services were not provided for at least three clients, references should be submitted that indicate which services were provided and which were not for each client;
7. Licenses and professional designations, including certifications;
8. Proof of ability to provide services in a timely matter. Please list other projects on which the assigned staff members will be working on concurrently and list the office location from which services will be provided, and
9. Proof of liability insurance.

**Proposal Submission:** The RFP due date is Tuesday, June 25, 2024, at 12:00PM. Please submit a single hard copy and electronic version on a flash drive either in person or via USPS/delivery service to the address noted above.

**Selection:** Chadds Ford Township shall serve as the Selection Committee and shall independently evaluate each Proposal.

**Award:** As a professional service the Township is not required to accept the lowest bid. Chadds Ford Township will award a contract to the firm determined to be fully responsive and responsible to the RFQ requirements, taking into consideration the recommendation of the Selection Committee.

**Questions can be directed to:** Emily Pisano, Assistant Township Manager

**Submit proposals to:** CHADDS FORD TOWNSHIP, 10 RING ROAD, CHADDS FORD, PA 19317

Thank you for your interest in preserving Chadds Ford's rich history. We look forward to receiving your proposals.

Sincerely,  
LACEY FABER, TOWNSHIP MANGER, Chadds Ford Township



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**Grant Management Plan (CLG Work):** The following is a description of the steps, deliverables, and timeline the Township will follow to select a consultant and prepare a feasibility study for Mother Archie's Corner.

1. Selection of a consultant will be conducted through the following steps:
  - Draft an RFQ and submit to PA SHPO for review and comment
  - Revise RFQ as necessary
  - Draft list of qualified consultants and distribute RFQ to consultants
  - Convene selection committee to review and rank proposals through a competitive selection process
  - Review selected proposal with PA SHPO
  - Seek authorization from the Chadds Ford Board of Supervisors and enter into a contract with the selected consultant
  - Organize a meeting with the selected consultant, the Township, and PA SHPO staff
2. The above steps will occur based on the following timeline:
  - May 2024: Circulate approved RFQ
  - June/July 2024: Review submitted proposals
  - July 2024: execute contract with selected consultant after review by Township Solicitor and authorization by the Board of Supervisors
  - August 2024: Organize a meeting with the selected consultant, the Township, and PA SHPO staff
3. Deliverables from this portion of the project will include:
  - RFQs
  - Proposal and contract from selected consultant
4. Project/Consultant Management will be conducted through the following steps:
  - Meet as needed in-person or virtually with the consultant
  - Provide regular reports to the Board of Supervisors
  - Regularly scheduled check-ins with PA SHPO staff
  - Respond to questions from the consultant and PA SHPO staff and meet at Mother Archie's for fieldwork as needed
5. The above steps will occur throughout the duration of the project (June 2024-March 2025).
6. Deliverables for this portion of the project will include:
  - Reports
  - Minutes from regular meetings with the consultant and PA SHPO staff
7. Stakeholder/Public Engagement will be conducted through the following steps:
  - Discuss potential Steering Committee members for review and have them appointed by the Board of Supervisors
  - Provide regular updates to the Steering Committee
  - Organize public meetings in conjunction with the consultant's suggestions



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- Advertise public meetings through the Township's Facebook account, the Township website, and legal advertisements in a local newspaper
8. The above steps will occur throughout the duration of the project (June 2024-March 2025).
  9. Deliverables for this portion of the project will include:
    - Meeting notices/Legal advertisements
    - Meeting minutes
    - Regular updates
  10. Reporting will be conducted through the following steps:
    - Prepare quarterly progress reports and invoices to submit to PA SHPO
    - Submit a final report and product submission to PA SHPO in hardcopy and PDF via email
  11. The above steps will occur quarterly throughout the duration of the project and be closed out by August 30, 2025.
  12. Deliverables for this portion of the project will include:
    - Quarterly progress reports and invoices
    - Final report to PA SHPO
    - Feasibility study of Mother Archie's Corner
    - Reimbursement requests and corresponding receipts

**Project Scope of Work (Consultant Work):** The following is a description of the steps, deliverables, and timeline the consultant will follow to prepare a feasibility study for Mother Archie's Corner.

1. Feasibility Study
  - Meet with the Board of Supervisors and Advisory Committee to gather input/suggestions
  - Market analysis research
2. The above steps will occur based on the following timeline:
  - June 2024 – September 2024
3. Deliverables from this portion of the project will include:
  - Report to Steering Committee regarding proposed preservation methods
4. Preservation Analysis
  - Prepare survey form and data collection mechanism after consultation with PA SHPO
  - Conduct structural survey of structure and document via data collection and photos
  - Conduct fieldwork to survey property grounds, present condition with related photos
  - Analyze potential parking areas
5. The above steps will occur based on the following timeline:
  - September 2024 – November 2024





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6. Deliverables from this portion of the project will include:
  - Survey forms, pictures, and any additional collection information
7. Public Engagement
  - Meet with residents/property owners to gather input/suggestions
  - Meet with Steering Committee as needed
  - Meet with the public to gather input for preservation options
8. The above steps will occur based on the following timeline:
  - August 2024 – December 2024
9. Deliverables from this portion of the project will include:
  - PowerPoint presentation reviewing results
10. Drafting of Report
  - Consultant will be responsible to provide PA SHPO and the Township with data collection reports as necessary
  - Consultant will produce a draft report for review by the Steering Committee
  - Consultant will revise draft as appropriate and produce final document for release
  - Consultant will provide PA SHPO with copies of work product as required to satisfy grant requirements
11. The above steps will occur based on the following timeline:
  - December 2024 – March 2025
12. Deliverables from this portion of the project will include:
  - A final feasibility study

## **ZHB REPORT – MAY 2024**

### **April 16, 2024:**

1. **6 Hickory Lane**: The applicant is requesting a variance from Section 135-144.6 to install an inground pool within areas of steep and very steep slopes. The applicant submitted a grading permit which then triggered the need for a variance and conditional use. The applicant is proceeding with a zoning variance as a first step.

**DECISION:** The applicant was given the option of withdrawing the application or having the ZHB render a decision based on the testimony of Patrick Cavanaugh, PLS testifying that the pool would not be installed in the any areas of very steep slope. At the recommendation of the contractor Nathan Simcox of Hydroscape, Inc. they elected to withdraw the application and proceed with a conditional use application.

2. **1731-1737 Wilmington Pike**: The applicant is requesting a variance from Section 135-60 "Permitted Uses" to allow temporary parking of overflow auto dealer inventory in the PBC. Chadds Ford Investors, LP (the "Applicant") is the owner of the Brandywine Mills Shopping Center located off State Route 202 and Applied Bank Boulevard. The Property is located in the PBC: Planned Business Center. The Owner is proposing to lease a portion of the Property to a local automobile dealer for the temporary parking of overflow inventory. The work required to do so would involve laying down gravel in an area of about 20,600 square feet adjacent to one of the internal access drives.

**DECISION:** As per the request of the applicant, CFI is hereby withdrawing the Application and will be filing a new and separate ZHB application for this same temporary use on a different property.

3. **438 Webb Road**: The applicant is requesting a variance from Section 135-9.C and 135-9.H. The Applicant is the owner of the property along with her siblings. She plans to construct her home on the proposed rear lot. The applicant seeks these Variances in order to allow the subdivision of the parcel to create a second buildable lot while utilizing a shared driveway to access Webb Road. The addition of a shared driveway easement and the necessity to widen the flag area to 30 feet restrict the net area of proposed Lot 1 by less than the required 2 Acre minimum. Relief of Section 135-9.H is only being requested from the internal lot line created in this subdivision. The required 10 feet will be provided from the adjoining property to the West. As a note, when the Subdivision & Land Development application was submitted, all three property owners were required to sign the application; however, for the ZHB

application, they provided an Affidavit, stating she is authorized as the sole applicant for the application.

**DECISION:** No one requested party status in opposition to the Application, however, there was public comment in favor of and against the Application, as well as several general questions from the public. At the conclusion of the hearing, a Motion was made and seconded to grant the variances requested from §135-9.C to allow proposed Lot 1 to have a net lot area of 1.921 acres and from §135-9.H to allow the driveway serving only Lot 2 to be adjacent to the side property line between proposed Lots 1 and 2. A majority of the Board concluded that the Applicant established entitlement to the variances requested and the Motion carried by a vote of two Board members in favor (Reardon and Mock) and one opposed (Koch). The variances requested were granted contingent on the Applicant receiving subdivision approval of a subdivision plan showing development substantially as depicted on Exhibit B-1(4).

**May 28, 2024:**

1. **126 Ridge Road:** The applicant is requesting a variance from Section 135-8. The Applicant is the owner of the property requesting to operate an Airbnb while continuing to reside at the home for purposes of horticulture education and local history information to and for visitors/guests. Use of the home as an Airbnb will greatly assist the owner in terms of generating income so as to continue historical research and horticulture on the property and further provide a viable means for owner to meet maintenance and tax obligations so as to remain in residence.

**Planning Commission:** The Planning Commission's regular meeting for April 2024 was cancelled due to lack of business. The Planning Commission is scheduled to meet again on May 8<sup>th</sup> at 7 p.m. At their May meeting, the Planning Commission will review the Subdivision/Land Development application for 438 Webb Road. The applicant is proposing to subdivide the existing 4.375-acre property into two (2) separate lots in order to create a new 2.010-acre lot to be used for the construction of a new single-family detached dwelling.

**Open Space Committee:** The Open Space Committee regular meeting for April 2024 was cancelled due to lack of business. The Committee is scheduled to meet again on May 9<sup>th</sup> at 7 p.m. At their May meeting, the Open Space Committee will discuss signage for Township owned open space, organized walks along Harvey Run Trail, plans for a public meeting to discuss a possible trail at Sunset Hill Preserve, and naming the Township Park/Playground.

**Finance Committee:** The Finance Committee did not meet in April. The Committee is scheduled to meet again on June 26<sup>th</sup> at 10 a.m.

**Sewer Authority Board:** The Sewer Authority Board did not meet in April. They are scheduled to meet again on May 21<sup>st</sup> at 7 p.m.

**HARB:** The HARB meeting for April was cancelled due to lack of business. HARB is scheduled to meet on May 13<sup>th</sup> at 7 p.m. At their May meeting, HARB will review their 2023 annual report, discuss possible revisions to the committee's administrative process, and discussion on Brandywine Valley Scenic Byway Property Recognition Program.