

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**BOARD OF SUPERVISORS**

Tuesday, May 19, 2020

During this tele-conference BOS meeting, public comment will be handled as follows:

- Participants are asked to call in by 6:55 pm.
- Participants will be asked to identify themselves when being accepted into the meeting.
- The public will be muted during the meeting when the Board is talking.
- For each agenda item that requires a Board vote, the public will be unmuted and given an opportunity to comment and ask questions.
- Participants wishing to comment must state their name and must speak one at a time.
- Comments or questions can also be submitted via email to [info@eastgoshen.org](mailto:info@eastgoshen.org).
- Participants are asked to turn down the volume if they are livestreaming the meeting on YouTube.

1. Call to Order (7:00 PM)
2. Pledge of Allegiance
3. Moment of Silence
4. Announce that the meeting is being livestreamed on YouTube
5. Public Hearing- None
6. Chairman's Report
  - a. The Board met in Executive Session prior to this meeting for a personnel matter.
  - b. Angela Matchica and Jeff O'Donnell have resigned from the Sustainability Advisory Committee.
7. Emergency Services Reports (7:05 PM to 7:10 PM)
  - a. WEGO – Chief Dr. Brenda Bernot
  - b. [Goshen Fire Co – April 2020 Report](#)
  - c. [Malvern Fire Co – April 2020 Report](#)
  - d. [Good Fellowship – April 2020 Report](#)
  - e. Fire Marshal – None
8. [Financial Report – April 2020 Report \(7:10 PM to 7:20 PM\)](#)
9. Approval of Minutes and Treasurer's Report (7:20 PM to 7:25 PM)
  - a. [Minutes – May 5, 2020](#)
  - b. [Treasurers Report – May 14, 2020](#)
10. Old Business - None
11. New Business
  - a. [Consider recommendation for proposed budget cuts \(7:25 PM to 7:35 PM\)](#)
  - b. [Consider proposal for appraisals for Paoli Pike Trail/Segment B \(7:35 PM to 7:45 PM\)](#)
  - c. [Consider easement for Segment A of the Paoli Pike Trail \(7:45 PM to 7:50 PM\)](#)
  - d. [Acknowledge update from Department of Parks and Recreation \(7:50 PM to 7:55 PM\)](#)
  - e. [Consider resolution honoring East Goshen Township's Public Works Department. \(7:55 PM to 8:00 PM\)](#)
12. Any Other Matter
13. Public Comment – (8:00 PM to 8:30 PM)
14. Liaison Reports – none

15. Correspondence, Reports of Interest (8:30 PM to 8:35 PM)  
 May 14, 2020 – No Exposure Certification from PA DEP for 1301 Wilson Drive  
 May 11, 2020 – Funding Request from Malvern Fire Company  
 1st Quarter 2020 Right-to Know Report
16. Adjournment (8:35 PM)

**Meetings & Dates of Importance**

**(At this time, all meetings are being held via Zoom Teleconference)**

May 21, 2020	Futurist Committee	07:00 pm
May 25, 2020	Memorial Day – Office Closed	-----
May 28, 2020	Pipeline Task Force	05:00 pm
June 1, 2020	SAC Seminar (Tentative)	07:00 pm
June 2, 2020	Election Day (No Meeting)	-----
June 3, 2020	Planning Commission	07:00 pm
June 4, 2020	Park and Recreation Commission	07:00 pm
June 8, 2020	Municipal Authority	07:00 pm
June 9, 2020	Board of Supervisors	07:00 pm
June 10, 2020	Long Range Planning	10:00 am
June 10, 2020	Conservancy Board	07:00 pm
June 11, 2020	Historical Commission	07:00 pm
June 16, 2020	Board of Supervisors	07:00 pm
June 18, 2020	Futurist Committee	07:00 pm
June 22, 2020	Sustainability Advisory Committee	07:00 pm
June 25, 2020	Pipeline Task Force	05:00 pm

Newsletter Deadline for Summer 2020: May 27, 2020

The Chairperson, in his or her sole discretion, shall have the authority to rearrange the agenda accommodate the needs of other board members, the public or an applicant.

**Public Comment** – Pursuant to Section 710.1 of the Sunshine Act the Township is required to include an opportunity for public comment agenda which is intended to allow residents and/or taxpayers to comment on matters of concern, official action or deliberation which are or may be before the Board of Supervisors. Matters of concern which merit additional research will be placed on the agenda for the next meeting. The Board of Supervisors will allocate a maximum of 30 minutes for public comment at each meeting.

**Constant Contact** - Want more information about the latest news in the Township and surrounding area? East Goshen Township and Chester County offer two valuable resources to stay informed about important local issues. East Goshen communicates information by email about all Township news through Constant Contact. To sign up, go to [www.eastgoshen.org](http://www.eastgoshen.org), and click the “E-notification & Emergency Alert” button on the left side of the homepage.

**ReadyChesco** - Chester County offers an emergency notification system called ReadyChesco, which notifies residents about public safety emergencies in the area via text, email and cell

phone call. Signing up is a great way to keep you and your loved ones safe when disaster strikes. Visit [www.readychesco.org](http://www.readychesco.org) to sign up today!

**Smart 911** – Smart 911 is a new service in Chester County that allows you to create a Safety Profile at [www.smart911.com](http://www.smart911.com) that includes details you want the 9-1-1 center and public safety response teams to know about your household in an emergency. When you dial 9-1-1, from a phone associated with your Safety Profile that information automatically displays to the 9-1-1 call taker allowing them to send responders based on up-to-date location and emergency information. With your Safety Profile, responders can arrive aware of many details they would not otherwise know. Fire crews can arrive knowing exactly how many people live in your home and where the bedrooms are located. EMS personnel can know family members' allergies or specific medical conditions. And police can access a photo of a missing family member in seconds rather than minutes or hours, helping the search start faster.

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# Goshen Fire Company Monthly Operations Report

## April 2020



Fire Responses per Municipality	Monthly Responses	Monthly Manhours	YTD Responses	YTD Manhours
East Goshen	15	41	79	229
West Goshen	7	18	71	356
Westtown	9	25	28	75
Willistown	2	7	12	29
Other	4	9	23	167
<b>Total - Fire</b>	<b>37</b>	<b>100</b>	<b>213</b>	<b>856</b>

Fire Police Responses per Municipality	Monthly Responses	Monthly Manhours	YTD Responses	YTD Manhours
East Goshen	10	33	38	105
West Goshen	4	11	39	199
Westtown	2	2	15	15
Willistown	2	7	11	24
Other	3	7	17	68
<b>Total - Fire Police</b>	<b>21</b>	<b>60</b>	<b>120</b>	<b>411</b>

EMS Responses per Municipality	Monthly Responses	Monthly Manhours	YTD Responses	YTD Manhours
East Goshen	130	198	665	1031
West Goshen	64	84	341	566
Westtown	16	21	101	147
Willistown	25	52	84	152
Other	8	7	39	54
<b>Total - EMS</b>	<b>243</b>	<b>362</b>	<b>1230</b>	<b>1950</b>

Total Responses per Municipality	Monthly Responses	Monthly Manhours	YTD Responses	YTD Manhours
East Goshen	155	272	782	1365
West Goshen	75	113	451	1121
Westtown	27	48	144	237
Willistown	29	66	107	205
Other	15	23	79	289
<b>Total - Goshen Fire Company</b>	<b>301</b>	<b>522</b>	<b>1563</b>	<b>3217</b>

# Goshen Fire Company Monthly Operations Report

## April 2020



## Monthly Updates

### Key Indicators

Patients Treated	179	
Patients 65 and Over	141	79%
EMS Calls to Assisted Living and Retirement Facilities	115	33%
Automatic Fire/CO Alarms	13	35%

### Major Incidents

Garage Fire - 524 Franklin Way - East Goshen	4/22/2020
Accident w/Entrapment - Paoli Pk @ Hibberd - East Goshen	4/23/2020
Building Fire - 131 Denbigh Terrace - West Whiteland	4/25/2020
Accident w/Entrapment - Sugartown Rd - Willistown	4/27/2020

### Events

Annual Awards Banquet - April 25	Cancelled
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### Fundraising Activities

Easter Flower Sale - April 10-12	Cancelled
Buffet Breakfast - April 26	Cancelled

### Personnel Updates

None	
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### Apparatus Updates

New Ambulance Placed in Service (Ambulance 56-2)	4/29/2020
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## **Malvern Fire Company**

424 East King Street  
Malvern, PA 19355

Main 610-647-0693  
Fax 610-647-0249  
[www.malvernfireco.com](http://www.malvernfireco.com)

### **East Goshen Township 2020 EMS Statistics**

#### **January:**

30 Calls; 6 BLS (4 Transports); 24 ALS (15 Transports)  
1 Fire; 29 Medical

#### **February:**

35 Calls; 4 BLS (3 Transports); 31 ALS (19 Transports)  
1 Fire; 24 Medical

#### **March:**

36 Calls; 6 BLS (4 Transports); 30 ALS (16 Transports)  
1 Fire, 1 Auto Accident, 34 Medical

#### **April:**

32 Calls; 9 BLS (7 Transports); 23 ALS (13 Transports)  
1 Auto Accident, 31 Medical



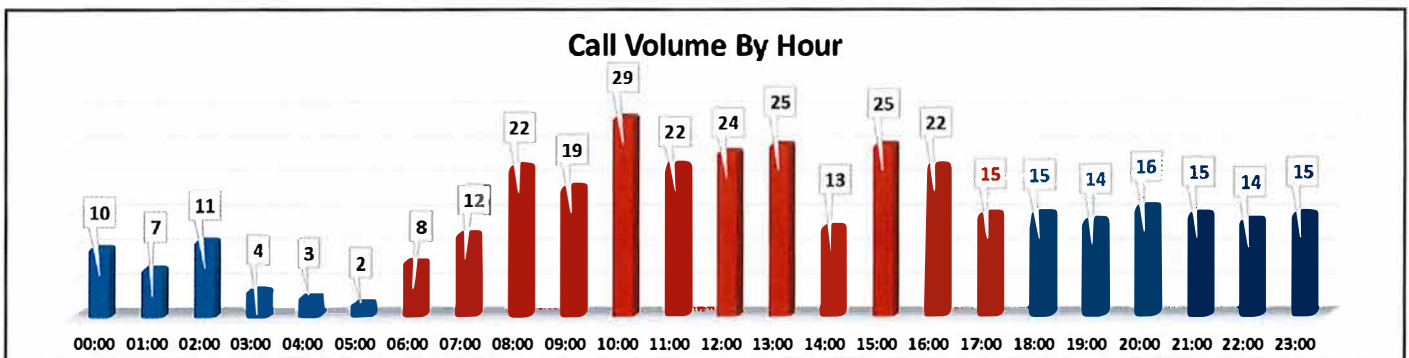
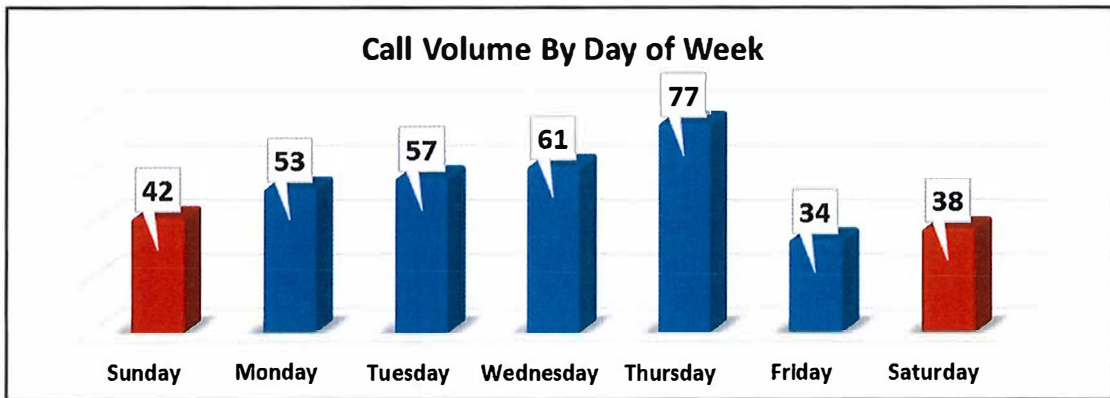
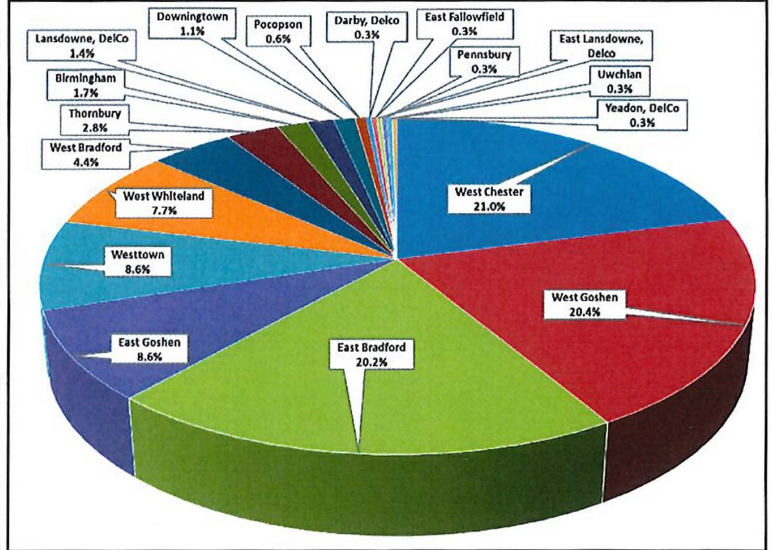


***April 2020***  
**OPERATIONS REPORT**

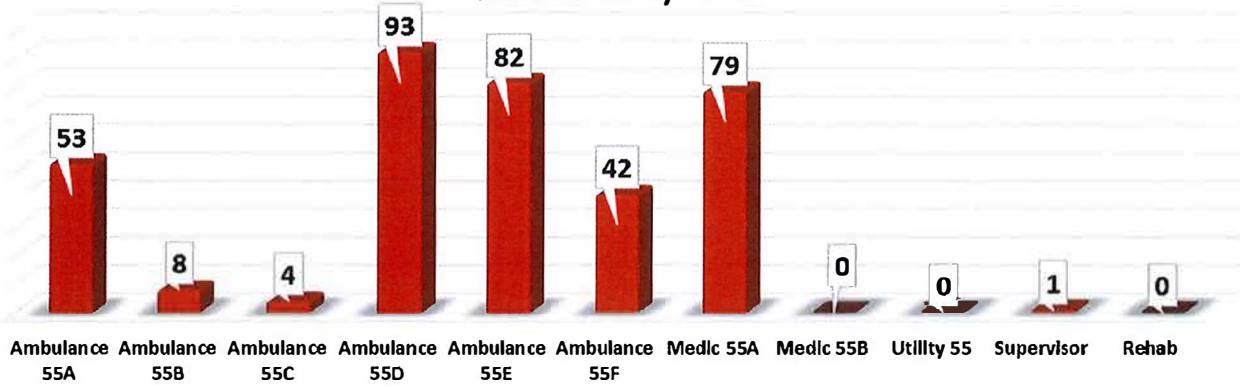


# CALL VOLUME

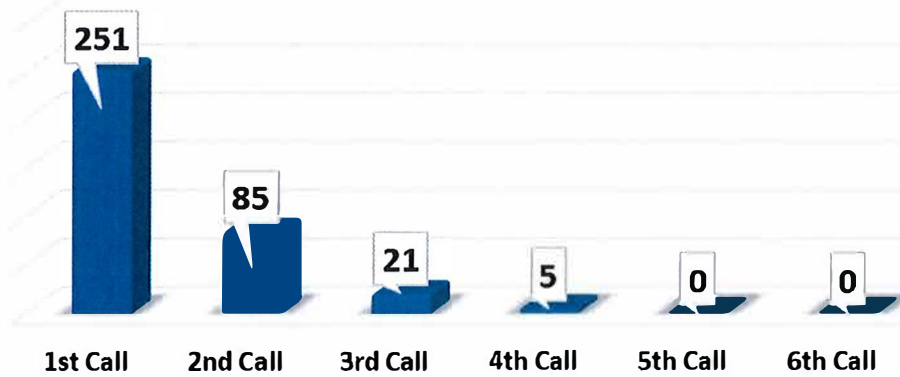
Municipality	Month	% of Calls	YTD
West Chester	76	21.0%	502
West Goshen	74	20.4%	423
East Bradford	73	20.2%	202
East Goshen	31	8.6%	189
Westtown	31	8.6%	178
West Whiteland	28	7.7%	107
West Bradford	16	4.4%	64
Thornbury	10	2.8%	41
Birmingham	6	1.7%	25
Lansdowne, DelCo	5	1.4%	6
Downingtown	4	1.1%	
Pocopson	2	0.6%	
Darby, Delco	1	0.3%	
East Fallowfield	1	0.3%	
East Lansdowne, Delco	1	0.3%	
Pennsbury	1	0.3%	
Uwchlan	1	0.3%	
Yeadon, DelCo	1	0.3%	
			<b>362</b>



**Call Volume By Vehicle**



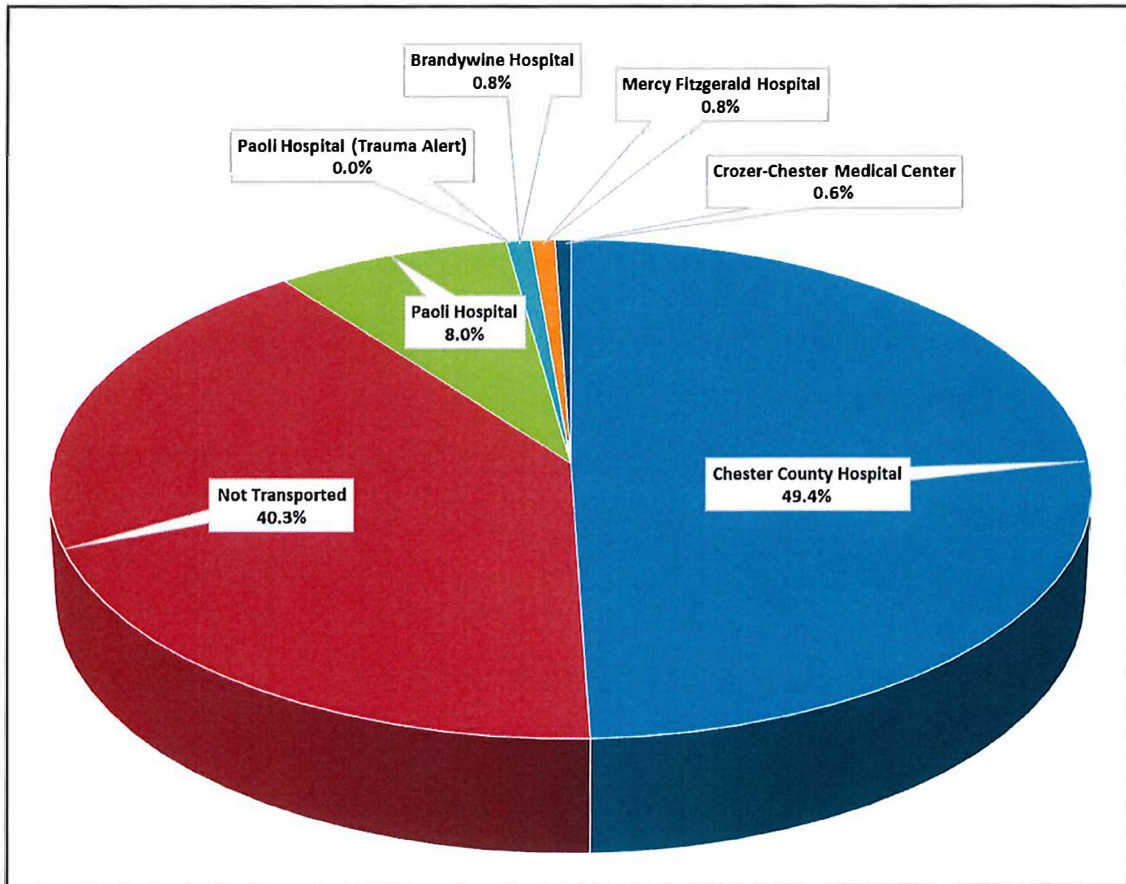
**Call Sequence**



# HOSPITAL DESTINATION INFORMATION

Receiving Hospital	Total	%
Chester County Hospital	179	49.4%
Not Transported	146	40.3%
Paoli Hospital	22	6.1%
Paoli Hospital (Trauma Alert)	7	1.9%
Brandywine Hospital	3	0.8%
Mercy Fitzgerald Hospital	3	0.8%
Crozer-Chester Medical Center	2	0.6%
<b>362</b>		
Transported:		<b>216</b> 59.7%
Not Transported:		<b>146</b> 40.3%
		<b>362</b>

Non-Transport Breakdown	
Refusal	45
Recalled Enroute	16
Recalled On Scene	44
No Services	26
Lift Assist	6
DOA	5
Released to BLS	4
External ALS Assist	0
<b>146</b>	



## MISCELLANEOUS CALL INFORMATION

Average Times	
Dispatch To Enroute	1.50
Enroute To On Scene	6.95
On Scene Time	16.83
Transport Time	10.24
Dispatch To Available	45.32

Alcohol / Drug Suspicion		
	Total	%
Alcohol	12	3.3%
Alcohol and Drugs	4	1.1%
Drugs	9	2.5%
Total:	<b>25</b>	<b>6.9%</b>
Unknown / Unable to Determine	20	5.5%

Calls Covering Other Agencies	
Mercy Fitzgerald Hospital EMS	8
Uwchlan Ambulance	6
Minquas Fire Co	5
Goshen Fire Co	4
Longwood Fire Co	3
Concordville Fire Co	2
Malvern Fire Co	2
	<b>30</b>

Responses By Station	
Main Station (Station 55)	300
East Goshen (Station 155)	0
East Bradford (Station 255)	62

West Chester University Calls		
	Total	%
Total WCU Calls	0	0.0%
WCU Calls in West Chester	0	0.0%
WCU Calls in West Goshen	0	0.0%
WCU Calls in East Bradford	0	0.0%

Call Types		
ALS - Respiratory Difficulty	79	21.8%
BLS - Sick Person	65	18.0%
BLS - Fall / Lift Assist	23	6.4%
ALS - Cardiac Problems	20	5.5%
BLS - Injured Person	20	5.5%
BLS - Emotional Disorder	15	4.1%
ALS - Unresponsive Person	13	3.6%
ALS - CVA/Stroke	12	3.3%
ALS - Cardiac/Resp Arrest	12	3.3%
Accident - BLS	9	2.5%
EMS - Stand By - Fire	9	2.5%
ALS - Overdose	8	2.2%
ALS - Syncope	8	2.2%
BLS - Abdominal Pain	6	1.7%
BLS - Overdose	6	1.7%
ALS - Fall	5	1.4%
ALS - Hypotension	5	1.4%
Accident - ALS	5	1.4%
ALS - Seizures	4	1.1%
ALS - Unconscious Person	4	1.1%
BLS - Assault w/Injury	4	1.1%
ALS - Diabetic Emergency	3	0.8%
BLS - Hemorrhaging	3	0.8%
ALS - Abdominal Pain	2	0.6%
ALS - Choking	2	0.6%
ALS - Emotional Disorder	2	0.6%
ALS - Injured Person	2	0.6%
Alarm - BLS Medical	2	0.6%
BLS - DOA	2	0.6%
BLS - Unknown Nature	2	0.6%
ALS - Allergic/Med Reaction	1	0.3%
ALS - Assault w/Injury	1	0.3%
ALS - Maternity/Labor Pains	1	0.3%
ALS - Poisoning	1	0.3%
Accident - Pedestrian	1	0.3%
Alarm - Carbon Monoxide	1	0.3%
BLS - Allergic/Med Reaction	1	0.3%
BLS - Back Pain	1	0.3%
BLS - Maternity/Labor Pain	1	0.3%
BLS - Syncope	1	0.3%
	<b>362</b>	

# Memo

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To: Board of Supervisors  
From: Jon Altshul  
Re: April 2020 Financial Report  
Date: May 6, 2020

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As of April 30<sup>th</sup>, the general fund had revenues of \$3,997,409 and expenses of \$3,346,707 for a year-to-date surplus of \$650,702 and a negative budget variance of \$45,328, which is only a modest decline of \$17,693 since last month. As of April 30<sup>th</sup>, the general fund balance is \$6,091,273.

On the expense side, the Township is under budget by \$162,336. In particular, Public Works is well under budget (-\$104,079) due to the lack of snow this winter, but partially offset by the cost of the Forrest Lane bridge improvements and tree removal. Codes is also under-budget (-\$40,731) due to early permitting activity and personnel savings. Administration and Emergency Services are both modestly under budget as well, although on the Emergency Services side, this is due to the fact that we did not receive the funding request for the Malvern Fire Company in April (\$13,913) as expected. Parks and Recreation is \$9,448 over budget due to Public Works personnel costs for work on Segments F&G of the Paoli Pike Trail and engineering invoices for the Bow Tree Pond project.

On the revenue side, EIT fell short of expectations in April and is now \$105,997 under budget. However, this shortfall may have been related to the timing of disbursements, rather than early signals of economic problems, which shouldn't crystalize until August when we receive Q2 disbursements. In fact, the first disbursement in May was one of the highest ever received by the Township (\$653,800). Real Estate Property Tax is also slightly under-performing (-\$39,535 or -2.1%) as property owners may be delaying payment of their taxes. Interestingly however, cert fee activity only dipped slightly in April, reflecting favorable interest rates for refinancing and also that there continues to be a market for home sales in the current environment. Real Estate Transfer Tax (-\$54,957 or -27.5%) is underperforming and, importantly, current receipts only reflect property transfers through 3/31. However, the transfer tax receipts received in May for April closings (and not reflected in these figures) were surprisingly strong.

## Other funds

- The **State Liquid Fuels Fund** had \$551,084 in revenues and \$0 in expenses. The fund balance was 552,232.
- The **Capital Reserve Fund** had \$91,937 in revenues and \$546,985 in expenses. The fund balance was \$4,955,487.
- The **Transportation Fund** had \$1,726 in revenues and \$305,342 in expenses. The fund balance was \$608,108.
- The **Sewer Operating Fund** had \$1,135,174 in revenues and \$962,311 in expenses. The fund balance was \$1,149,298.
- The **Refuse Fund** had \$342,918 in revenues and \$364,190 in expenses. The fund balance was \$607,922.
- The **Bond Fund** had \$17,480 in revenues and \$119,192 in expenses. The fund balance was \$3,613,928.
- The **Sewer Capital Reserve Fund** had \$5,251 in revenues and \$224,662 in expenses. The fund balance is \$2,118,378.
- The **Operating Reserve Fund** had \$9,746 in revenues and no expenses. The fund balance is \$2,605,870.

SUMMARY OF FUNDS REPORT (AKA "JOE REPORT")  
ALL FUNDS APRIL 2020

\* NOTE: GENERAL FUND INCLUDES PASS-THROUGH ACCOUNTS

	GENERAL FUND*	LIQUID FUELS STATE FUND	CAP RESV FUND	TRANSPORT FUND	SEWER OP. FUND	REFUSE FUND	SEWER CAP RESV FUND	OPERATING RESERVE	TOWNSHIP FUNDS	MUNICIPAL AUTHORITY	BOND FUND
<b>01/01/20 BEGINNING BALANCE</b>	\$5,625,871	\$1,148	\$5,410,535	\$911,724	\$976,435	\$629,194	\$2,337,788	\$2,596,124	\$18,488,820	\$24,873	\$3,715,640
<b>RECEIPTS</b>											
310 TAXES	\$3,438,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,438,203	\$0	\$0
320 LICENSES & PERMITS	\$110,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,220	\$0	\$0
330 FINES & FORFEITS	\$15,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,278	\$0	\$0
340 INTERESTS & RENTS	\$59,496	(\$412)	\$13,569	\$1,726	\$3,229	\$1,636	\$3,800	\$9,746	\$92,791	(\$56)	\$17,480
350 INTERGOVERNMENTAL	\$600	\$551,495	\$78,368	\$0	\$0	\$0	\$0	\$0	\$630,463	\$3,231	\$0
360 CHARGES FOR SERVICES	\$109,777	\$0	\$0	\$0	\$1,131,260	\$341,282	\$0	\$0	\$1,582,319	\$846	\$0
380 MISCELLANEOUS REVENUES	\$601,802	\$0	\$0	\$0	\$685	\$0	\$0	\$0	\$602,486	\$423	\$0
390 OTHER FINANCING SOURCES	\$167,311	\$0	\$0	\$0	\$0	\$0	\$1,451	\$0	\$168,762	\$226,876	\$0
	\$4,502,685	\$551,084	\$91,937	\$1,726	\$1,135,174	\$342,918	\$5,251	\$9,746	\$6,640,521	\$231,320	\$17,480
<b>EXPENDITURES</b>											
400 GENERAL GOVERNMENT	\$486,354	\$0	\$109,401	\$0	\$0	\$0	\$0	\$0	\$595,755	\$0	\$0
410 PUBLIC SAFETY	\$2,184,956	\$0	\$7,659	\$0	\$0	\$0	\$0	\$0	\$2,192,615	\$0	\$0
420 HEALTH & WELFARE	\$58,861	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,861	\$0	\$0
426 SANITATION & REFUSE	\$0	\$0	\$0	\$0	\$818,942	\$364,190	\$0	\$0	\$1,183,131	\$251,992	\$0
430 HIGHWAYS,ROADS & STREETS	\$524,306	\$0	\$383,405	\$305,342	\$0	\$0	\$0	\$0	\$1,213,053	\$0	\$0
450 CULTURE-RECREATION	\$178,978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,978	\$0	\$119,192
460 CONSERVATION & DEVELOPMENT	\$329	\$0	\$46,519	\$0	\$0	\$0	\$0	\$0	\$46,848	\$0	\$0
470 DEBT SERVICE	\$115,706	\$0	\$0	\$0	\$139,703	\$0	\$0	\$0	\$255,409	\$0	\$0
480 MISCELLANEOUS EXPENDITURES	\$508,354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$508,354	\$0	\$0
490 OTHER FINANCING USES	\$0	\$0	\$0	\$0	\$3,666	\$0	\$224,662	\$0	\$228,328	\$0	\$0
	\$4,057,843	\$0	\$546,985	\$305,342	\$962,311	\$364,190	\$224,662	\$0	\$6,461,332	\$251,992	\$119,192
<b>2020 SURPLUS/(DEFICIT)*</b>	\$444,842	\$551,084	(\$455,048)	(\$303,616)	\$172,863	(\$21,272)	(\$219,410)	\$9,746	\$179,189	(\$20,673)	(\$101,712)
<b>CLEARING ACCOUNT ADJUSTMENTS</b>	\$20,559										
<b>04/30/20 ENDING BALANCE</b>	<u>\$6,091,273</u>	<u>\$552,232</u>	<u>\$4,955,487</u>	<u>\$608,108</u>	<u>\$1,149,298</u>	<u>\$607,922</u>	<u>\$2,118,378</u>	<u>\$2,605,870</u>	<u>\$18,688,568</u>	<u>\$4,200</u>	<u>\$3,613,928</u>

**EAST GOSHEN TOWNSHIP  
GENERAL FUND SUMMARY  
As of April 30, 2020**

Account Title	2020 Annual Budget	2020 YTD Budget	2020 YTD Actual	\$ Variance	% Variance
EMERGENCY SERVICES EXPENSES	4,379,933	1,525,868	1,503,626	(22,242)	-1.5%
PUBLIC WORKS EXPENSES	2,774,562	758,989	695,475	(63,514)	-8.4%
ADMINISTRATION EXPENSES	1,886,456	672,085	704,781	32,696	4.9%
CODES EXPENSES	522,011	176,557	141,616	(34,941)	-19.8%
PARK AND RECREATION EXPENSES	881,005	196,877	209,154	12,277	6.2%
<b>TOTAL CORE FUNCTION EXPENSES</b>	<b>10,443,967</b>	<b>3,330,376</b>	<b>3,254,653</b>	<b>(75,723)</b>	<b>-2.3%</b>
EMERGENCY SERVICES REVENUES	72,000	9,833	6,978	(2,855)	-29.0%
PUBLIC WORKS REVENUES	1,000,284	152,679	193,245	40,566	26.6%
ADMINISTRATION REVENUES	318,829	88,840	129,123	40,283	45.3%
CODES REVENUES	272,870	64,916	70,706	5,790	8.9%
PARK AND RECREATION REVENUES	132,620	31,549	34,377	2,828	9.0%
<b>TOTAL CORE FUNCTION REVENUES</b>	<b>1,796,603</b>	<b>347,817</b>	<b>434,429</b>	<b>86,612</b>	<b>24.9%</b>
<b>NET EMERGENCY SERVICES</b>	<b>4,307,933</b>	<b>1,516,035</b>	<b>1,496,648</b>	<b>(19,387)</b>	<b>-1.3%</b>
<b>NET PUBLIC WORKS</b>	<b>1,774,278</b>	<b>606,310</b>	<b>502,231</b>	<b>(104,079)</b>	<b>-17.2%</b>
<b>NET ADMINISTRATION</b>	<b>1,567,627</b>	<b>583,245</b>	<b>575,658</b>	<b>(7,587)</b>	<b>-1.3%</b>
<b>NET CODES</b>	<b>249,141</b>	<b>111,641</b>	<b>70,910</b>	<b>(40,731)</b>	<b>-36.5%</b>
<b>NET PARK AND RECREATION</b>	<b>748,385</b>	<b>165,328</b>	<b>174,776</b>	<b>9,448</b>	<b>5.7%</b>
<b>CORE FUNCTION NET SUBTOTAL</b>	<b>8,647,364</b>	<b>2,982,559</b>	<b>2,820,223</b>	<b>(162,336)</b>	<b>-5.4%</b>
DEBT - PRINCIPAL	349,999	-	-	0	0.0%
DEBT - INTEREST	203,872	91,837	92,054	217	0.2%
<b>TOTAL DEBT</b>	<b>553,871</b>	<b>91,837</b>	<b>92,054</b>	<b>217</b>	<b>0.2%</b>
<b>TOTAL CORE FUNCTION NET</b>	<b>9,201,235</b>	<b>3,074,396</b>	<b>2,912,277</b>	<b>(162,119)</b>	<b>-5.3%</b>
<b>NON-CORE FUNCTION REVENUE</b>					
EARNED INCOME TAX	5,130,800	1,440,093	1,334,096	(105,997)	-7.4%
REAL ESTATE PROPERTY TAX	2,042,779	1,887,772	1,848,237	(39,535)	-2.1%
REAL ESTATE TRANSFER TAX	650,000	200,000	145,043	(54,957)	-27.5%
CABLE TELEVIS.FRANCHISE	457,200	114,300	109,274	(5,027)	-4.4%
LOCAL SERVICES TAX	345,000	92,797	96,322	3,525	3.8%
OTHER INCOME	575,456	35,464	30,008	(5,456)	-15.4%
<b>TOTAL NON CORE FUNCTION REVENUE</b>	<b>9,201,235</b>	<b>3,770,426</b>	<b>3,562,979</b>	<b>(207,447)</b>	<b>-5.5%</b>
<b>NET RESULT</b>	<b>0</b>	<b>696,030</b>	<b>660,702</b>	<b>(45,328)</b>	

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**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
1580 PAOLI PIKE  
TUESDAY, MAY 5, 2020  
DRAFT MINUTES**

*Note: In light of the Coronavirus pandemic, this was a virtual video-conference meeting conducted via the Zoom platform. In response to media reports about the vulnerability of the Zoom platform, public participation was limited to telephone.*

**Present:** Chairman Marty Shane; Vice-Chairman David Shuey; Members Michele Truitt, John Hertzog and Mike Lynch; Township Manager Rick Smith; Assistant Township Manager and Finance Director Jon Altshul

**Call to Order & Pledge of Allegiance**

Marty called the meeting to order at 7:00 p.m. and led the pledge of allegiance. David also called for a moment of silence in honor of our troops, public health workers and first responders.

**Chairman's Report**

Marty reported that the Township had received the police arbitration award. Rick reported that yard waste would resume on Wednesday, May 12 and that Sunoco would resume pipeline construction work at the Bow Tree, New Kent and Quaker sites within the next week.

**Emergency Services Report**

Marty acknowledged receipt of the April 27 Emergency Management report from Kevin Miller.

**Approval of Minutes of April 21, 2020**

David made a motion to approve the minutes of April 21, 2020. Michele seconded. The motion passed 5-0.

**Approval of Treasurer's Reports of April 30, 2020**

David made a motion to accept the receipts and approve the expenditures as presented in the Expenditure Register and as summarized in the April 30, 2020, Treasurer's Reports. Mike seconded. The motion passed 5-0.

**Consider Request to Adopt Redistricting Resolution**

Former state representative Carole Rubley encouraged the Board to support the resolution to end gerrymandered redistricting in Pennsylvania. She noted that 381 government entities in Pennsylvania have already supported this resolution. David made a motion to support the resolution in support of a Citizens Commission for Legislative and Congressional Redistricting. Michele seconded, but noted that she did so to allow for discussion.



1 Michele stated that she opposed the resolution and related legislative initiatives, as the  
2 redistricting process in Pennsylvania is enshrined in the state constitution. David stated that  
3 he is supportive of the resolution because there has been an abuse of the redistricting  
4 process, particularly in Southeastern Pennsylvania. Mike stated that all legislators know  
5 that there is a problem with gerrymandering, but that they don't need a non-binding  
6 resolution from local governments to fix it. John agreed with Mike and Michele that this  
7 matter is outside the purview of local governments. Marty at first indicated that he was  
8 undecided on the matter, but later clarified that he supported it.

9  
10 The motion did not pass by a vote of two in favor (David and Marty), two opposed (Michele  
11 and John), and one abstention (Mike).

12  
13 **Acknowledge Receipt of Joint Paving Marking Bid Award**

14 Rick explained that the Township partners with a number of area municipalities on a paving  
15 marking and striping contract. This year was West Goshen's year to issue and award the  
16 bid for the group. David asked whether this bid was for the Boot Road widening project,  
17 to which Rick responded that it was not. Marty expressed concern about why the Board  
18 did not need to take a vote on the matter. Michele asked how much this contract would cost  
19 East Goshen. Jon explained that the price is not materially different than in years past and  
20 that we typically spend between \$35,000 and \$42,000 for road striping annually.

21  
22 Mike made a motion to agree with the cooperative bid for paving marking with West  
23 Goshen, East Goshen, Uwchlan and Westtown for a total contract amount of \$140,381.85  
24 with unit pricing. David seconded. The motion passed 5-0.

25  
26 **Consider ACH Payment Resolution**

27 Jon explained that the Coronavirus has accelerated vendors' interest in requesting that  
28 payments be made via ACH as opposed to paper check. He described a proposed internal  
29 control whereby he and Rick would sign an ACH report before Barb Phillips submits  
30 payments and then Chris Boylan would reconcile those reports against the General Ledger  
31 monthly. He added that in the next few months, East Goshen's bank would be rolling out  
32 a new Treasury Management system that would allow ACHs to be approved by Rick and  
33 Jon after Barb submits them in the system. David made a motion to adopt Resolution 2020-  
34 21, authorizing staff to make ACH payments as an alternative to paper checks. Mike  
35 seconded. The motion passed 5-0.

36  
37 **Any Other Matter**

38 Michele asked for an update on the COVID crisis in East Goshen. Jon reported that East  
39 Goshen had the highest number of positive cases in Chester County and 18 fatalities. Mike  
40 recognized the severity of the issue, the anxiety that many residents are having about the  
41 matter and that many residents are looking to the Township for guidance, even though the  
42 Township has no responsibility over the management of this public health crisis. He  
43 suggested that Township staff draft a statement about the Township's responsibilities with  
44 respect to COVID-19 for the website, a suggestion to which other Board members were in  
45 agreement.

1 Jon stated that the Township piggybacks on the County's electricity generation contract,  
2 which went out to bid today. The low bid was from Constellation Energy at a little over 4.7  
3 cents per kWh for 2021-2023, or 12% less than what we're currently paying. At these rates,  
4 the Township would realize about \$10,000 in annual savings, primarily in the Sewer Fund  
5 from the operation of the Ridley Creek Sewer Treatment Plant.

6  
7 **Correspondence, Reports of Interest**

8 The Board acknowledged receipt of an April 22, 2020 Notice of Intent from Greenhill  
9 Sewer Association to renew their sewer permit and a April 30, 2020 Notice of Synthes  
10 USA land development application for 1303 Goshen Parkway.

11  
12 **Adjournment**

13 There being no further business, David made a motion to adjourn at 8:10. Michele  
14 seconded. The motion passed 5-0.

15  
16 Respectfully submitted,  
17 *Jon Altshul, Recording Secretary*

18  
19 Attached: April 30, 2020 Treasurer's Report

TREASURER'S REPORT  
 RECEIPTS AND BILLS

April 16, 2020 - April 30, 2020

**GENERAL FUND**

Real Estate Tax	\$24,095.77
Earned Income Tax	\$49,000.00
Local Service Tax	\$2,000.00
Transfer Tax	\$0.00
General Fund Interest Earned	\$0.00
Total Other Revenue	\$48,344.99

Total General Fund Receipts: \$123,440.76

Accounts Payable	\$62,352.14
Electronic Pmts:	
Credit Card	\$0.00
Postage	\$1,000.00
Debt Service	\$76,463.95
Payroll	\$136,964.69

Total Expenditures: \$276,780.78

**STATE LIQUID FUELS FUND**

Receipts	\$0.00
Interest Earned	\$0.00
Total State Liquid Fuels Receipts:	<u>\$0.00</u>

Accounts Payable \$0.00

Total Expenditures: \$0.00

**CAPITAL RESERVE FUND**

Receipts	\$0.00
Interest Earned	\$0.00
Total Capital Reserve Fund Receipts:	<u>\$0.00</u>

Accounts Payable \$151,410.10

Total Expenditures: \$151,410.10

**TRANSPORTATION FUND**

Receipts	\$0.00
Interest Earned	\$0.00
Total Transportation Fund Receipts:	<u>\$0.00</u>

Accounts Payable \$0.00

Total Expenditures: \$0.00

**SEWER OPERATING FUND**

Receipts	\$183,956.20
Interest Earned	\$0.00

Total Sewer Operating Fund Receipts: \$183,956.20

Accounts Payable \$146,808.89

Electronic Pmts:	
Credit Card	\$0.00
Debt Service	\$63,571.59
Total Expenditures:	<u>\$210,380.48</u>

**REFUSE FUND**

Receipts	\$61,726.88
Interest Earned	-\$0.05
Total Refuse Fund Receipts:	<u>\$61,726.83</u>

Accounts Payable \$25,388.86

Total Expenditures: \$25,388.86

**BOND FUND**

Receipts	\$0.00
Interest Earned	\$0.00
Total Bond Fund Receipts:	<u>\$0.00</u>

Accounts Payable \$0.00

Total Expenditures: \$0.00

**SEWER CAPITAL RESERVE FUND**

Receipts	\$0.00
Interest Earned	\$0.00
Total Sewer Capital Reserve Fund Receipts:	<u>\$0.00</u>

Accounts Payable \$0.00

Total Expenditures: \$0.00

**OPERATING RESERVE FUND**

Receipts	\$0.00
Interest Earned	\$0.01
Total Operating Reserve Fund Receipts:	<u>\$0.01</u>

Accounts Payable \$0.00

Total Expenditures: \$0.00

1

TREASURER'S REPORT  
 RECEIPTS AND BILLS

April 30, 2020 - May 14, 2020

**GENERAL FUND**

Real Estate Tax	\$23,466.45	Accounts Payable	\$542,085.05
Earned Income Tax	\$837,589.37	<u>Electronic Pmts:</u>	
Local Service Tax	\$49,135.59	Credit Card	\$3,685.80
Transfer Tax	\$46,415.25	Postage	\$0.00
<i>General Fund Interest Earned</i>	\$3,491.05	Debt Service	\$0.00
Total Other Revenue	\$126,842.34	Payroll	\$128,719.86
<b>Total General Fund Receipts:</b>	<b>\$1,086,940.05</b>	<b>Total Expenditures:</b>	<b>\$674,490.71</b>

**STATE LIQUID FUELS FUND**

Receipts	\$0.00	Accounts Payable	\$0.00
<i>Interest Earned</i>	\$46.97	<b>Total Expenditures:</b>	<b>\$0.00</b>
<b>Total State Liquid Fuels Receipts:</b>	<b>\$46.97</b>		

**CAPITAL RESERVE FUND**

Receipts	\$139.07	Accounts Payable	\$6,146.63
<i>Interest Earned</i>	\$2,188.05	<b>Total Expenditures:</b>	<b>\$6,146.63</b>
<b>Total Capital Reserve Fund Receipts:</b>	<b>\$2,327.12</b>		

**TRANSPORTATION FUND**

Receipts	\$0.00	Accounts Payable	\$0.00
<i>Interest Earned</i>	\$254.67	<b>Total Expenditures:</b>	<b>\$0.00</b>
<b>Total Transportation Fund Receipts:</b>	<b>\$254.67</b>		

**SEWER OPERATING FUND**

Receipts	\$187,531.58	Accounts Payable	\$52,662.79
<i>Interest Earned</i>	\$451.01	<u>Electronic Pmts:</u>	
		Credit Card	\$2,217.35
<b>Total Sewer Operating Fund Receipts:</b>	<b>\$187,982.59</b>	Debt Service	\$0.00
		<b>Total Expenditures:</b>	<b>\$54,880.14</b>

**REFUSE FUND**

Receipts	\$52,189.13	Accounts Payable	\$3,543.16
<i>Interest Earned</i>	\$240.92	Credit Card	\$15,696.81
<b>Total Refuse Fund Receipts:</b>	<b>\$52,430.05</b>	<b>Total Expenditures:</b>	<b>\$19,239.97</b>

**BOND FUND**

Receipts	\$0.00	Accounts Payable	\$32,093.39
<i>Interest Earned</i>	\$2,551.54	<b>Total Expenditures:</b>	<b>\$32,093.39</b>
<b>Total Bond Fund Receipts:</b>	<b>\$2,551.54</b>		

**SEWER CAPITAL RESERVE FUND**

Receipts	\$0.00	Accounts Payable	\$0.00
<i>Interest Earned</i>	\$555.47	<b>Total Expenditures:</b>	<b>\$0.00</b>
<b>Total Sewer Capital Reserve Fund Receipts:</b>	<b>\$555.47</b>		

**OPERATING RESERVE FUND**

Receipts	\$0.00	Accounts Payable	\$0.00
<i>Interest Earned</i>	\$438.60	<b>Total Expenditures:</b>	<b>\$0.00</b>
<b>Total Operating Reserve Fund Receipts:</b>	<b>\$438.60</b>		

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**EAST GOSHEN TOWNSHIP  
MEMORANDUM**

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**TO:** BOARD OF SUPERVISORS  
**FROM:** JON ALTSHUL  
**SUBJECT:** PROPOSED PAYMENTS OF BILLS  
**DATE:** MAY 14, 2020

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Attached please find the Treasurer's Report for the weeks of April 30, 2020 – May 14, 2020.

The Treasurer's Report contains a few noteworthy items. First, the inspection services for Segments C-E (Batch 3, p7) should be paid from the Capital Reserve Fund, not the Bond Fund, as these costs will be reimbursed by the grants—**as a result, the recommended motion is unusual this week.**

The Expenditure Register reflects a \$35,000 payment from the Sewer Fund to Lewis Environmental (Batch 4, p9) for remediation work at the sewer plant. This expense is covered by a reimbursement from M&T Bank, which was received after this Treasurer's Report was prepared.

The register also reflects a \$23,739 expense for traffic signal repair, reflecting the replacement of the pre-emption system at Wilson Dr. and Airport Rd.

**Recommended motion:** Mr. Chairman, I move that we graciously accept the receipts and approve the expenditures, except for the \$1,429.06 payment to Transportation Planning and Design, which will be reissued as a payment from the Capital Reserve Fund, as presented in the Expenditure Register and as summarized in the Treasurer's Report.

Report Date 05/05/20

Expenditures Register  
GL-2005-73588

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
<b>01 GENERAL FUND</b>										
1471				WESTTOWN-EAST GOSHEN POLICE						
	61891	1	01410 5300	POLICE GEN.EXPENSE	050120	05/05/20	05/01/20	05/05/20	19304 p	311,838.25
				MAY 2020 CONTRIBUTION						
										311,838.25
										311,838.25
										1 Prepaids, totaling 311,838.25
										0 Printed, totaling 0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	311,838.25	GENERAL FUND
		311,838.25	

PERIOD SUMMARY

Period	Amount	
2005	311,838.25	
		311,838.25

Legend:  
 Expenditures Register Spooling to Windows Printers  
 Print those ready to UPDATE  
 Sorting by vendor  
 Printing for GL Period 2005  
 Doing a page break  
 Archiving to Expenditures Register-2005.txt  
 MARP05 run by BARBARA 9 : 46 AM

Report Date 05/05/20

Procurement Card Entries

PAGE 1

Per	Budget #	Sub#	Description	Vendr	Vendor Name	Invoice #	Inv Date	Credit	Src	Trx #	#	U
2005			CREDIT CARD PAYMENT									
	01401	3400	NOTICE-EGT STATE & LOCAL COVID	2226	21ST CENT.MEDIA NEWS #884433	1987969	04/12/20	213.53	PC	73590	1	
	01401	2100	BALANCE DUE - SHORT PAY OF INVOICE	1990	CRYSTAL SPRINGS	3154612-04-2	04/12/20	10.00	PC	73590	2	
	06427	4502	WEEK 4/16/20 - 4/21/20	241	C.C. SOLID WASTE AUTHORITY	56900-R	04/22/20	5,242.03	PC	73590	3	
	05422	4502	WEEK 4/16/20 - 4/21/20	241	C.C. SOLID WASTE AUTHORITY	56900-S	04/22/20	592.71	PC	73590	4	
	01430	2330	NYLON RSTPLUG W/GUARD & CONDUCTOR	2442	KENT AUTOMOTIVE	9307530794	04/16/20	333.55	PC	73590	5	
	01430	2330	KOOL KUT LUBE	2442	KENT AUTOMOTIVE	9307530795	04/16/20	72.53	PC	73590	6	
	01430	2330	SUPER 88 ELECTRICAL TAPE	2442	KENT AUTOMOTIVE	9307523682	04/13/20	88.99	PC	73590	7	
	01430	2330	KOOL KUT LUBE & AEROSAL BOLT & NUT	2442	KENT AUTOMOTIVE	9307526288	04/14/20	109.12	PC	73590	8	
	01430	2320	667.5 GALS. DIESEL	1161	REILLY & SONS INC	185073-531	04/21/20	702.98	PC	73590	9	
	01409	3840	4/16/20 - 5/15/20	2868	VERIZON-1420	7504490-041520	04/15/20	80.65	PC	73590	10	
								7,446.09				
								7,446.09				

GENERAL LEDGER SUMMARY

GL Account #	Debit	Credit	Description
014XX-XXXX	1,611.35		GENERAL FUND Expense Account
01107-1010		1,611.35	GENERAL FUND Bank Account
054XX-XXXX	592.71		SEWER OPERATING Expense Account
05100-1005		592.71	SEWER OPERATING Bank Account
064XX-XXXX	5,242.03		REFUSE Expense Account
06100-1005		5,242.03	REFUSE Bank Account

Report Date 05/11/20

Expenditures Register  
GL-2005-73667

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
<b>01 GENERAL FUND</b>										
6	61907	1	01409 3740	ABC PAPER & CHEMICAL INC TWP. BLDG. - MAINT & REPAIRS TRASH CAN LINERS, CLEANERS, TOILET TISSUE & SPRAY BOTTLES	106180	05/11/20		05/11/20		937.04
										937.04
68	61908	1	01401 3120	AMS APPLIED MICRO SYSTEMS LTD. CONSULTING SERVICES APRIL 2020	66662	05/11/20		05/11/20		1,097.00
	61908	2	01414 5001	ZONING IT CONSULTING APRIL 2020 - GEO PLAN	66662	05/11/20		05/11/20		28.00
										1,125.00
1657	61911	1	01409 3600	AQUA PA TWP. BLDG. - FUEL, LIGHT, WATER 000309801 0309801 2/24-3/24/20 BS	042720-BS	05/11/20		05/11/20		19.19
	61911	2	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 000309801 0309801 3/24-4/23/20 BS	042720-BS	05/11/20		05/11/20		19.43
										38.62
102	61914	1	01401 3120	B&D COMPUTER SOLUTIONS CONSULTING SERVICES APRIL 2020	00003297	05/11/20		05/11/20		2,000.00
	61914	2	01407 2130	COMPUTER EXPENSE HARD DRIVE FOR M. LYNCH'S LAPTOP	00003297	05/11/20		05/11/20		114.00
	61914	3	01407 2130	COMPUTER EXPENSE HARD DRIVE FOR M. GORDON'S DESKTOP	00003297	05/11/20		05/11/20		105.00
										2,219.00
2675	61918	1	01401 3210	CANDLESTICK COMMUNICATIONS COMMUNICATION EXPENSE HANDSET CORDS	DS200401001	05/11/20		05/11/20		11.13
										11.13
497	61919	1	01430 2330	COLLIFLOWER INC. VEHICLE MAINT AND REPAIR HOSE ASSEMBLY	01160605	05/11/20		05/11/20		108.78
	61919	2	01430 2330	VEHICLE MAINT AND REPAIR LESS CREDIT FOR HOSE ASSEMBLY DUPLICATE PAYMENT	01160605	05/11/20		05/11/20		-38.51
										70.27



Report Date 05/11/20

Expenditures Register  
GL-2005-73667

PAGE 2

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
<b>01 GENERAL FUND</b>										
317				CONTRACTOR'S CHOICE						
61920	1	01430	2330	VEHICLE MAINT AND REPAIR	00246878	05/11/20		05/11/20		279.21
				BAR & CHAIN OIL & CHAIN LOOPS						
61921	1	01438	2450	MATERIALS & SUPPLIES-HIGHWAYS	00246809	05/11/20		05/11/20		1,031.94
				SOCK NETTING						
										1,311.15
3613				DELAWARE VALLEY HEALTH TRUST						
61922	1	01486	1560	HEALTH, ACCID. & LIFE	18410	05/11/20		05/11/20		57,209.19
				MAY 2020 PREMIUM - MEDICAL & RX						
61922	2	01213	1000	DENTAL INSURANCE W/H	18410	05/11/20		05/11/20		2,053.74
				MAY 2020 PREMIUM - DENTAL						
										59,262.93
3941				DISCOVERY BENEFITS INC.						
61923	1	01487	1500	MISC. EMPLOYEE BENEFITS	0001156842-IN	05/11/20		05/11/20		50.00
				APRIL 2020 FSA						
										50.00
551				GOLDEN EQUIPMENT COMPANY						
61924	1	01430	2330	VEHICLE MAINT AND REPAIR	20-45783	05/11/20		05/11/20		753.36
				STEEL SEGMENTS						
										753.36
2717				HIGGINS & SONS INC., CHARLES A.						
61925	1	01433	2450	MATERIALS & SUPPLIES - SIGNS	51728	05/11/20		05/11/20		610.20
				MARK OUT LOCATIONS W/RED PAINT -						
				CHESTER PK & PAOLI, PAOLI & BOOT,						
				PAOLI & RESERVOIR & PAOLI & S/C						
										610.20
627				HIGHWAY MATERIALS INC.						
61927	1	01438	2450	MATERIALS & SUPPLIES-HIGHWAYS	162888	05/11/20		05/11/20		284.75
				6.02 TONS 19mm, 0.3<3, B						
61928	1	01438	2450	MATERIALS & SUPPLIES-HIGHWAYS	162898	05/11/20		05/11/20		957.44
				18.43 TONS 9.5mm 0.3<3, H						
										1,242.19

Report Date 05/11/20

Expenditures Register  
GL-2005-73667

PAGE 3

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
633	61929	1	01430 2330	HODGSON'S AUTOMOTIVE INC. VEHICLE MAINT AND REPAIR EMISSIONS INSPECT.- 2009 FORD RANGR	85339	05/11/20		05/11/20		32.47
										32.47
3838	61930	1	01438 2460	KNIGHT BROS. INC. TREE REMOVAL MISC.TREE SERVICE - DEAD ASH TREES E. BOOT ROAD 4/20-4/23/20	14622	05/11/20		05/11/20		7,680.00
	61931	1	01438 2460	TREE REMOVAL MISC.TREE SERVICE - HADLEIGH & MARK DRIVES - RE: STORM DAMAGE	14619	05/11/20		05/11/20		2,660.00
										10,340.00
2352	61935	1	01434 3610	PECO - 99193-01400 STREET LIGHTING 99193-01400 3/26-4/24/20	043020	05/11/20		05/11/20		699.50
	61935	2	01433 2470	UTILITIES - TRAFFIC LIGHTS 99193-01400 3/26-4/24/20	043020	05/11/20		05/11/20		601.81
										1,301.31
3153	61933	1	01409 7505	PECO - 01360-05046 BOOT & PAOLI LED SIGN 01360-05046 3/31-4/27/20 BOOT LED	042920	05/11/20		05/11/20		45.47
										45.47
2591	61932	1	01454 3600	PECO - 59500-35010 UTILITIES 59500-35010 3/25-4/23/20 POND PUMP	042420	05/11/20		05/11/20		32.35
										32.35
4091	61934	1	01454 3717	PECO 02280-03067 MARYDELL POND REHAB 02280-03067 4/3-5/2/20 MARYDELL	043020	05/11/20		05/11/20		52.59
										52.59
1052	61937	1	01408 3130	PENNONI ASSOCIATES INC. ENGINEERING SERVICES SERVICES THRU 3/29/20 CORNWALLIS DR	1022465	05/11/20		05/11/20		4,266.00
	61938	1	01408 3130	ENGINEERING SERVICES SERV. THRU 3/29/20 SUNOCO PIPELINE NOISE & VIBRATION	1022466	05/11/20		05/11/20		5,690.00
	61939	1	01454 3717	MARYDELL POND REHAB SERVICE THRU 3/29/20 MARYDELL BASIN	1022468	05/11/20		05/11/20		33.00

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<b>01 GENERAL FUND</b>										
1052				PENNONI ASSOCIATES INC.						
61940	1	01454	3707	BOW TREE POND 1	1022469	05/11/20		05/11/20		12,978.25
				SERVICE THRU 3/29/20 BOW TREE PD.1						
61941	1	01436	3130	STORMWATER ENGINEERING	1022471	05/11/20		05/11/20		2,761.25
				SERVICE THRU 3/29/20 ANNUAL SWM						
				INSPECTIONS						
61942	1	01408	3131	ENGINEER. & MISC.RECHARGES	1022467	05/11/20		05/11/20		454.00
				SERV. THRU 3/29/20 SUNOCO PIPELINE						
61943	1	01408	3131	ENGINEER. & MISC.RECHARGES	1022470	05/11/20		05/11/20		163.00
				SERVICE THRU 3/29/20 - DUCKLINGS						
				1302 WILSON						
61944	1	01408	3131	ENGINEER. & MISC.RECHARGES	1022472	05/11/20		05/11/20		97.00
				SERVICE THRU 3/29/20 - DIXON						
61945	1	01408	3131	ENGINEER. & MISC.RECHARGES	1022473	05/11/20		05/11/20		544.00
				SERVICE THRU 3/29/20 - COSTELLO						
										26,986.50
1203				SAFETY-KLEEN CORPORATION						
61948	1	01430	2330	VEHICLE MAINT AND REPAIR	82830459	05/11/20		05/11/20		424.00
				PARTS WASHER SOLUTION						
										424.00
4172				SERVICEMASTER SERVICES						
61946	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	2522	05/11/20		05/11/20		1,039.50
				APRIL 2020 JANITORIAL SERV. TWP.						
61946	2	01409	3840	DISTRICT COURT EXPENSES	2522	05/11/20		05/11/20		310.50
				APRIL 2020 JANITORIAL SERV. DC						
61947	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	2690	05/11/20		05/11/20		1,039.50
				MAY 2020 JANITORIAL SERV. TWP						
61947	2	01409	3840	DISTRICT COURT EXPENSES	2690	05/11/20		05/11/20		310.50
				MAY 2020 JANITORIAL SERV. DC						
										2,700.00
1470				WESTTOWN TOWNSHIP						
61951	1	01410	5310	REGIONAL POLICE BLDG INTEREST	051120	05/11/20		05/11/20		837.29
				MAY 2020 INTEREST						
61951	2	01410	5320	REGIONAL POLICE BLDG PRINCIPAL	051120	05/11/20		05/11/20		9,583.33
				MAY 2020 PRINCIPAL						
										10,420.62

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<b>03 SINKING FUND</b>										
1052				PENNONI ASSOCIATES INC.						
	61936	1	03409 7400	CAPITAL REPLACEMENT-TWP BLDG	1022464	05/11/20		05/11/20		555.00
				SERVICES THRU 3/29/20 TWP.BLDG.ROOF						
										555.00

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<b>05 SEWER OPERATING</b>										
1658				AQUA PA						
61910	1	05422	3601	R.C. COLLEC.-UTILITIES 001533998 1087842 3/24-4/23/20 TWN	042720 TWN	05/11/20		05/11/20		64.40
61912	1	05420	3602	C.C. COLLECTION -UTILITIES 000309826 0309826 3/24-4/23/20 TH	042720 TH	05/11/20		05/11/20		38.23
61913	1	05420	3602	C.C. COLLECTION -UTILITIES 000305003 0305003 3/25-4/24/20 WW	042820 WW	05/11/20		05/11/20		30.90
										133.53
151				BLOENSKI DISPOSAL CO, CHARLES						
61915	1	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS W/LINER 4/27/20	177456	05/11/20		05/11/20		181.00
										181.00
583				HACH COMPANY						
61926	1	05422	3700	R.C. STP-MAINT. & REPAIRS PHOSPHORUS TNT	11932138	05/11/20		05/11/20		355.56
										355.56
3529				VERIZON - 442069312 MODEMS						
61950	1	05420	3601	C.C. INTERCEPTOR-UTILITIES MARCH 26 - APRIL 25, 2020 MODEMS	9853319444	05/11/20		05/11/20		101.29
										101.29

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<b>08 BOND FUNDS (CAPITAL PROJECTS)</b>										
197				BUCKLEY BRION MCGUIRE & MORRIS						
61917	1	08459	6000	MISC TRAIL EXPENSES	22282	05/11/20		05/11/20		2,237.05
				LEGAL SERV. 4/7-4/30/20 PAOLI PK.TR						
										2,237.05
1349				TRAFFIC PLANNING & DESIGN INC.						
61949	1	08459	6003	SEGMENT C ENGINEERING	01-L00380	05/11/20		05/11/20		475.88
				CONSTRUCTION INSPECTIONS - SEGMENT.C						
61949	2	08459	6005	SEGMENTS D&E ENGINEERING	01-L00380	05/11/20		05/11/20		953.18
				CONSTRUCTION INSPECTIONS- SEGMENT.D&E						
										1,429.06
										124,958.69
0 Printed, totaling										124,958.69

*TO BE VOID AND REISSUED FROM CAPITAL PROJECTS*

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	119,966.20	GENERAL FUND
03	03	555.00	SINKING FUND
05	05	771.38	SEWER OPERATING
08	08	3,666.11	BOND FUNDS (CAPITAL PROJECTS)
		124,958.69	

PERIOD SUMMARY

Period	Amount
2005	124,958.69
	124,958.69

Legend:  
 Expenditures Register Previewing to your screen  
 Print those ready to pay  
 Sorting by vendor  
 Printing for GL Period 2005  
 Doing a page break  
 Creating a CSV File  
 Archiving to Expenditures Register-2005.txt  
 MARP05 run by BARBARA 10 : 40 AM

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<b>01 GENERAL FUND</b>										
6				ABC PAPER & CHEMICAL INC						
61974	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS C-FOLD TOWELS & DISPOSABLE MASKS	106392	05/14/20		05/14/20		180.90
61975	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS TOILET SEAT COVERS & DISPENSERS , PAPER TOWELS & RAGS	106223	05/14/20		05/14/20		318.75
61976	1	01454	3000	GENERAL EXPENSE LAVENDER CLEANER, URINAL BLOCKS, HAND SOAP & ROLL TOWELS	106370	05/14/20		05/14/20		335.21
										834.86
4217				AQUA PA						
61977	1	01411	3630	HYDRANT & WATER SERVICE 000310033 0310033 3/31-4/30/20 186	050120 279	05/14/20		05/14/20		4,809.96
61977	2	01411	3631	HYDRANTS - RECHARGE EXPENSE 000310033 0310033 3/31-4/30/20 93	050120 279	05/14/20		05/14/20		2,404.98
61978	1	01411	3630	HYDRANT & WATER SERVICE 000309987 0309987 3/31-4/30/20 HY6	050120 HY6	05/14/20		05/14/20		155.16
										7,370.10
2898				AQUASCAPES UNLIMITED						
61979	1	01454	3711	POND TREATMENT POND TREATMENTS - MARY DELL, UPPER AND LOWER BOW TREE & PIN OAK	3337	05/14/20		05/14/20		1,841.00
										1,841.00
2695				BRICKHOUSE ENVIRONMENTAL						
61980	1	01454	3100	PROFESSIONAL SERVICES SUMMER WATER SAMPLING - EG PARK	3151	05/14/20		05/14/20		620.66
										620.66
197				BUCKLEY BRION MCGUIRE & MORRIS						
61981	1	01404	3140	LEGAL - ADMIN LEGAL SERVICE - 3/26-4/27/20	22277	05/14/20		05/14/20		500.00
61981	2	01413	3140	LEGAL - TWP CODE LEGAL SERVICE - 3/26-4/27/20	22277	05/14/20		05/14/20		1,400.00
61981	3	01414	3110	LEGAL - CODES LEGAL SERVICE - 3/26-4/27/20	22277	05/14/20		05/14/20		80.00
										1,980.00

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2675	61990	1	01401 3210	CANDLESTICK COMMUNICATIONS COMMUNICATION EXPENSE MOVE POTS LINES FROM VERIZON TO NETCARRIER	M2005120915	05/14/20		05/14/20		202.50
										202.50
3488	61982	1	01409 3740	CINTAS CORPORATION #287 TWP. BLDG. - MAINT & REPAIRS WEEK END 4/29/20 CLEAN MATS	4049218611	05/14/20		05/14/20		70.92
	61982	2	01487 1910	UNIFORMS WEEK END 4/29/20 CLEAN UNIFORMS	4049218611	05/14/20		05/14/20		547.56
	61983	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS WEEK END 4/22/20 CLEAN MATS	4048646911	05/14/20		05/14/20		70.92
	61983	2	01487 1910	UNIFORMS WEEK END 4/22/20 CLEAN UNIFORMS	4048646911	05/14/20		05/14/20		547.56
										1,236.96
3249	61984	1	01401 3210	COMCAST 8499-10-109-0107712 COMMUNICATION EXPENSE 0107712 5/5-6/4/20 EG PARK LED	050420	05/14/20		05/14/20		108.35
										108.35
3490	61985	1	01401 3210	COMCAST 8499-10-109-0111284 COMMUNICATION EXPENSE 0111284 5/9-6/8/20 SPEC.VIDEO PW	050420	05/14/20		05/14/20		34.77
										34.77
317	61987	1	01430 2330	CONTRACTOR'S CHOICE VEHICLE MAINT AND REPAIR SPOOL INSERTS, SLEEVES & AUTOCUT HEAD	00247011	05/14/20		05/14/20		99.23
										99.23
320	61988	1	01430 2330	CONWAY POWER EQUIPMENT VEHICLE MAINT AND REPAIR OIL FILTERS, OIL & SPARK PLUGS	72511	05/14/20		05/14/20		59.41
										59.41
3872	61992	1	01454 3100	EAGLE TERMITE & PEST CONTROL PROFESSIONAL SERVICES PEST CONTROL APRIL 2020	217075	05/14/20		05/14/20		25.00
	61994	1	01409 3745	PW BUILDING - MAINT REPAIRS PEST CONTROL APRIL 2020	217072	05/14/20		05/14/20		45.00
	61996	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS PEST CONTROL APRIL 2020	217070	05/14/20		05/14/20		105.00





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2717				HIGGINS & SONS INC., CHARLES A.						
	62007	1	01433 2450	MATERIALS & SUPPLIES - SIGNS TRAF. SIGNAL MAINTENANCE N. CHESTER RDS AT GREENHILL, BOOT, MANLEY & PAOLI PK. PAOLI PK. & BOOT	51773	05/14/20		05/14/20		5,268.20
	62008	1	01433 2450	MATERIALS & SUPPLIES - SIGNS TRAF. SIGNAL MAINTENANCE- AIRPORT & WILSON, BOOT & WILSON, N.CHESTER & STRASBURG	51772	05/14/20		05/14/20		9,367.40
	62009	1	01433 2450	MATERIALS & SUPPLIES - SIGNS TRAF. SIGNAL MAINTENANCE-PAOLI PIKE & RESERVOIR, ELLIS & GOSHEN VILLAGE	51774	05/14/20		05/14/20		5,024.85
	62009	2	01433 2450	MATERIALS & SUPPLIES - SIGNS TRAF. SIGNAL MAINTENANCE-STRASBURG & RESERVOIR	51774	05/14/20		05/14/20		1,367.20
	62009	3	01433 2450	MATERIALS & SUPPLIES - SIGNS TRAF. SIGNAL MAINTENANCE- W.CHESTER PIKE & ROSEHILL, CHESTER HOLLOW & MANLEY	51774	05/14/20		05/14/20		2,711.60
										23,739.25
719				KEEN COMPRESSED GAS COMPANY						
	62010	1	01437 2460	GENERAL EXPENSE - SHOP VARIOUS GAS CYLINDERS	83274632	05/14/20		05/14/20		72.30
										72.30
3718				KERSCHNER, GARY						
	62011	1	01462 2485	BLACKSMITH SUPPLIES BLACKSMITH TOOL, MATERIALS & MEMBERSHIP TO CHEST.CNTY.ART ASSOC.	051220	05/14/20		05/14/20		812.36
										812.36
3838				KNIGHT BROS. INC.						
	62012	1	01438 2460	TREE REMOVAL MISC.TREE SERVICE - CLOCKTOWER & THORNCROFT	14634	05/14/20		05/14/20		3,650.00
										3,650.00
2861				LITTLE INC., ROBERT E.						
	62014	1	01430 2600	MINOR EQUIP. PURCHASE BACKPACK SPRAYER	03-721600	05/14/20		05/14/20		535.96
										535.96

REPLACED  
PRE-EMPLOY  
SYSTEM

PAID  
FROM  
BLACKSMITH  
SHOP  
DONATION

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2889				MARSH CREEK SIGNS						
	62015	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS	12312	05/14/20		05/14/20		215.00
				SNEEZE GUARD - RECEPTION AREA						
										215.00
1641				NAPA AUTO PARTS						
	62019	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810118	05/14/20		05/14/20		173.06
				HEADLIGHTS -2						
	62020	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810260	05/14/20		05/14/20		27.93
				OEM REPLACEMENT						
	62021	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810399	05/14/20		05/14/20		22.22
				OIL FILTER						
	62022	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810400	05/14/20		05/14/20		133.32
				OIL FILTERS						
	62023	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810535	05/14/20		05/14/20		140.78
				DIAMONDGRIP GLOVES & ELECTRICAL						
				CLEANER						
	62024	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810696	05/14/20		05/14/20		-18.00
				BATTERY CORE RETURN						
	62025	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810679	05/14/20		05/14/20		115.10
				BATTERY						
	62026	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810648	05/14/20		05/14/20		-36.00
				BATTERY CORE RETURNS						
	62027	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810603	05/14/20		05/14/20		242.56
				BATTERIES (2)						
	62028	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810715	05/14/20		05/14/20		470.85
				BATTERIES (3)						
	62029	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810752	05/14/20		05/14/20		218.79
				LAMP KITS (2) AND IDBARS						
	62030	1	01430 2330	VEHICLE MAINT AND REPAIR	2-810753	05/14/20		05/14/20		-81.00
				BATTERY CORE RETURNS (3)						
	62031	1	01430 2330	VEHICLE MAINT AND REPAIR	2-811178	05/14/20		05/14/20		68.65
				FLT PADS - 2015 FORD F350						
										1,478.26
3679				NETCARRIER TELECOM INC. 67846						
	62032	1	01401 3210	COMMUNICATION EXPENSE	649821	05/14/20		05/14/20		446.35
				5/1/20 - 5/31/20						
										446.35
3680				NETCARRIER TELECOM INC. 67891						
	62037	1	01401 3210	COMMUNICATION EXPENSE	649828	05/14/20		05/14/20		136.10
				5/1/20 - 5/31/20						
										136.10

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1022				PATTERSON, MICHAEL J.						
	62039	1	01438 2450	MATERIALS & SUPPLIES-HIGHWAYS REMOVE & REPLACE STOCKADE FENCING MILLTOWN YD.	042820	05/14/20		05/14/20		1,800.00
										1,800.00
2593				PECO - 18510-39089						
	62041	1	01454 3600	UTILITIES 18510-39089 3/4-4/2/20 BOW TR.PUMP	050420	05/14/20		05/14/20		68.93
	62041	2	01454 3600	UTILITIES 18510-39089 4/2-5/1/20 BOW TR.PUMP	050420	05/14/20		05/14/20		70.32
										139.25
1032				PECO - 99193-01302						
	62043	1	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 99193-01302 3/26-4/24/20	050620	05/14/20		05/14/20		2,185.41
	62043	2	01454 3600	UTILITIES 99193-01302 3/26-4/24/20	050620	05/14/20		05/14/20		60.56
										2,245.97
1201				SAFETY SOLUTIONS INC.						
	62046	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS HAND SANITIZER (72)	51834	05/14/20		05/14/20		428.40
	62047	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS HAND SANITIZER, MASKS & GLOVES	51788	05/14/20		05/14/20		105.90
	62047	2	01437 2460	GENERAL EXPENSE - SHOP HAND SANITIZER, MASKS & GLOVES	51788	05/14/20		05/14/20		105.90
	62048	1	01409 2400	TWP. BLDG. - MATERIALS & SUPPLIES MASKS	51819	05/14/20		05/14/20		299.75
										939.95
1783				STATE WORKERS INSURANCE FUND						
	62049	1	01411 6000	VOLUNTEER FIREFIGHTER WORKERS COMP POLICY# 05918452 INST.6 OF 11	050120	05/14/20		05/14/20		3,082.00
										3,082.00
3120				STTC SERVICE TIRE TRUCK CTRS INC.						
	62050	1	01430 2330	VEHICLE MAINT AND REPAIR COOPER ROADMASTER TIRE	607076-17	05/14/20		05/14/20		205.33
										205.33

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1324				T&G WINDOW CLEANING						
	62051	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS	293205	05/14/20		05/14/20		1,000.00
				SPRING WINDOW SERVICE						
	62052	1	01409 3840	DISTRICT COURT EXPENSES	293206	05/14/20		05/14/20		150.00
				SPRING WINDOW SERVICE - DIST.CT.						
										1,150.00
2878				TD AMERITRADE FBO 913-022866						
	62053	1	01483 5315	PENSION - DC NON-UNIFORM	051420	05/14/20		05/14/20		12,043.00
				MAY 2020						
										12,043.00
3659				TD AMERITRADE FBO 913074154						
	62054	1	01483 5320	FF PENSION - EXPENSE	051420	05/14/20		05/14/20		17,895.00
				MAY 2020						
										17,895.00

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<b>03 SINKING FUND</b>										
3551				MCMAHON ASSOCIATES INC.						
	62016	1	03460 7403	PAOLI PK. TRAIL - SEGMENT C PROF.SERV. 2/29-3/27/20 SEGMENT C CONSTRUCTION	170858	05/14/20		05/14/20		755.00
	62016	2	03460 7404	PAOLI PK. TRAIL - SEGMENT D PROF.SERV. 2/29-3/27/20 SEGMENT D CONSTRUCTION	170858	05/14/20		05/14/20		755.00
	62016	3	03460 7405	PAOLI PK. TRAIL - SEGMENT E PROF.SERV. 2/29-3/27/20 SEGMENT E CONSTRUCTION	170858	05/14/20		05/14/20		755.00
	62018	1	03460 7406	PAOLI PK. TRAIL - SEGMENT F PROF.SERV. 2/29-3/27/20 PAOLI PK. CONSTRUCTION SEGMENT F	170855	05/14/20		05/14/20		1,234.60
	62018	2	03460 7407	PAOLI PK. TRAIL - SEGMENT G PROF.SERV. 2/29-3/27/20 PAOLI PK. CONSTRUCTION SEGMENT G	170855	05/14/20		05/14/20		1,234.60
										4,734.20
1052				PENNONI ASSOCIATES INC.						
	62044	1	03410 7400	POLICE BUILDING ROOF SERVICE THRU 5/3/20 POLICE STATION ROOF 50%	1023842	05/14/20		05/14/20		857.43
										857.43

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<b>05 SEWER OPERATING</b>										
2960				COMMONWEALTH OF PENNSYLVANIA						
	61986	1	05422 3700	R.C. STP-MAINT.& REPAIRS	1144266	05/14/20		05/14/20		500.00
				PAI1305020 ANN.FEE NPDES PERMIT/ CHAP.92A MS4 INDIVIDUAL PERMIT						
										500.00
1526				CUSTOM ENVIRONMENTAL TECHNOLOGY						
	61989	1	05422 2440	R.C. STP- CHEMICALS	6109	05/14/20		05/14/20		4,362.80
				2290 BINS POLYMER						
										4,362.80
3872				EAGLE TERMITE & PEST CONTROL						
	61991	1	05422 3701	R.C. COLLEC.-MAINT.& REPR	217074	05/14/20		05/14/20		25.00
				PEST CONTROL APRIL 2020						
	61993	1	05420 3705	ASHBRIDGE-MAINT.&REPR	217073	05/14/20		05/14/20		25.00
				PEST CONTROL APRIL 2020						
	61995	1	05422 3700	R.C. STP-MAINT.& REPAIRS	217071	05/14/20		05/14/20		45.00
				PEST CONTROL APRIL 2020						
768				LEWIS ENVIRONMENTAL GROUP						
	62013	1	05422 3700	R.C. STP-MAINT.& REPAIRS	49909	05/14/20		05/14/20		34,999.61
				EMERGENCY SPILL RESPONSE - 4/10, 4/12, 4/15 & 4/20/20						
										34,999.61
3675				NETCARRIER TELECOM INC. 67889						
	62038	1	05420 3602	C.C. COLLECTION -UTILITIES	649826	05/14/20		05/14/20		49.69
				5/1/20 - 5/31/20						
										49.69
3676				NETCARRIER TELECOM INC. 67890						
	62034	1	05422 3600	R.C STP -UTILITIES	649827	05/14/20		05/14/20		49.39
				5/1/20 - 5/31/20						
										49.39
3677				NETCARRIER TELECOM INC. 67887						
	62033	1	05420 3602	C.C. COLLECTION -UTILITIES	649824	05/14/20		05/14/20		49.43
				5/1/20 - 5/31/20						
										49.43

*Erumb vrsjd  
BY MET BANK*

Report Date 05/14/20

Expenditures Register  
GL-2005-73731

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
<b>05 SEWER OPERATING</b>										
3678	62035	1	05420 3603	NETCARRIER TELECOM INC. 67888 ASHERIDGE - UTILITIES 5/1/20 - 5/31/20	649825	05/14/20		05/14/20		49.52
										49.52
3725	62036	1	05420 3604	NETCARRIER TELECOM INC. 68255 MILL VAL./BARKWAY UTILITIES 5/1/20 - 5/31/20	649983	05/14/20		05/14/20		50.64
										50.64
2827	62040	1	05420 3603	PECO - 04725-43025 ASHERIDGE - UTILITIES	050420	05/14/20		05/14/20		452.38
	62040	2	05420 3603	04725-43025 3/4-4/2/20 WYLPEN PUMP ASHERIDGE - UTILITIES	050420	05/14/20		05/14/20		488.24
				04725-43025 4/2-5/1/20 WYLPEN PUMP						
										940.62
1031	62042	1	05420 3602	PECO - 99193-01204 C.C. COLLECTION -UTILITIES	050620	05/14/20		05/14/20		235.47
	62042	2	05420 3604	99193-01204 3/26-4/29/20 MILL VAL./BARKWAY UTILITIES	050620	05/14/20		05/14/20		168.87
	62042	3	05420 3600	99193-01204 3/26-4/29/20 C.C. METERS - UTILITIES	050620	05/14/20		05/14/20		10.26
	62042	4	05422 3601	99193-01204 3/26-4/29/20 R.C. COLLEC.-UTILITIES	050620	05/14/20		05/14/20		142.89
	62042	5	05422 3600	99193-01204 3/26-4/29/20 R.C STP -UTILITIES	050620	05/14/20		05/14/20		9,507.47
										10,064.96
1005	62045	1	05420 3702	PENNSYLVANIA ONE CALL SYSTEM C.C. COLLEC.-MAINT. & REPR.	0000856549	05/14/20		05/14/20		84.10
	62045	2	05422 3701	MONTHLY ACTIVITY - APRIL 2020 R.C. COLLEC.-MAINT. & REPR	0000856549	05/14/20		05/14/20		84.10
										168.20
1201	62047	3	05420 3702	SAFETY SOLUTIONS INC. C.C. COLLEC.-MAINT. & REPR.	51788	05/14/20		05/14/20		105.90
	62047	4	05422 3701	HAND SANITIZER, MASKS & GLOVES R.C. COLLEC.-MAINT. & REPR	51788	05/14/20		05/14/20		105.90
	62048	2	05422 3700	HAND SANITIZER, MASKS & GLOVES R.C. STP-MAINT. & REPAIRS	51819	05/14/20		05/14/20		299.75
				MASKS						





Report Date 05/14/20

Expenditures Register  
GL-2005-73731

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
<b>06 REFUSE</b>										
4081				TOTAL RECYCLE INC.						
	62055	1	06427 4504	RECYCLING FEES	0000009206	05/14/20		05/14/20		3,543.16
				RECYCLING FEE - APRIL 2020						
										3,543.16

Report Date 05/14/20

Expenditures Register  
GL-2005-73731

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
<b>08 BOND FUNDS (CAPITAL PROJECTS)</b>										
3551	62017	1	08459	6001	MCMAHON ASSOCIATES INC. SEGMENTS A&B ENGINEERING PROF.SERV.2/29-3/27/10 PAOLI PK A&B	170826	05/14/20	05/14/20		21,683.82
										21,683.82
3843	62056	1	08429	6000	WEST GOSHEN SEWER AUTHORITY WEST GOSHEN STP IMPROVEMENTS HEADWORK IMPROVEMENTS	042920	05/14/20	05/14/20		6,743.46
										6,743.46
										185,821.08
0 Printed, totaling										185,821.08

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	96,367.60	GENERAL FUND
03	03	5,591.63	SINKING FUND
05	05	51,891.41	SEWER OPERATING
06	06	3,543.16	REFUSE
08	08	28,427.28	BOND FUNDS (CAPITAL PROJECTS)
		185,821.08	

PERIOD SUMMARY

Period	Amount
2005	185,821.08
	185,821.08

Legend:  
 Expenditures Register Spooling to Windows Printers  
 Print those ready to pay  
 Sorting by vendor  
 Printing for GL Period 2005  
 Doing a page break  
 Creating a CSV File  
 Archiving to Expenditures Register-2005.txt  
 MARP05 run by BARBARA 12 : 56 PM



Report Date 05/14/20

Procurement Card Entries

PAGE 1

MARP17 run by BARBARA

4 : 43 PM

Per	Budget #	Sub#	Description	Vendr	Vendor Name	Invoice #	Inv Date	Credit	Src	Trx #	#	U
2005			CREDIT CARD PAYMENT									
05422	3701		STAND BY TIME 4/1-4/28/20	4045	ACE DISPOSAL CORPORATION	162625	05/06/20	187.50	PC	73737	1	
01438	2450		PORTABLE TOILETS -5/1-5/31/20	3140	ACE PORTABLES INC.	162417	05/01/20	110.00	PC	73737	2	
01438	2450		30 YDS ROLLOFF HAULING FEE 4/21	2762	AJB A.J. BLOSENSKI INC.	04L17261	04/21/20	200.00	PC	73737	3	
06427	4502		WEEK 5/1/20 - 5/7/20	241	C.C. SOLID WASTE AUTHORITY	57029-R	05/07/20	5,337.89	PC	73737	4	
05422	4502		WEEK 5/1/20 - 5/7/20	241	C.C. SOLID WASTE AUTHORITY	57029-S	05/07/20	580.98	PC	73737	5	
06427	4502		WEEK 4/23/20 - 4/30/20	241	C.C. SOLID WASTE AUTHORITY	56970-R	04/30/20	5,116.89	PC	73737	6	
05422	4502		WEEK 4/23/20 - 4/30/20	241	C.C. SOLID WASTE AUTHORITY	56970-S	04/30/20	627.90	PC	73737	7	
05420	3700		6 V.BATTERIES FOR PORTABLE METERS	2442	KENT AUTOMOTIVE	9307539772	04/22/20	116.27	PC	73737	8	
01430	2320		330.9 GALS. GASOLINE	1161	REILLY & SONS INC	185074-530	04/21/20	367.63	PC	73737	9	
01430	2320		581.0 GALS. DIESEL	1161	REILLY & SONS INC	185502-531	04/29/20	594.36	PC	73737	10	
01430	2320		226.9 GALS. GASOLINE	1161	REILLY & SONS INC	185898-530	05/06/20	274.78	PC	73737	11	
01430	2320		381.1 GALS. DIESEL	1161	REILLY & SONS INC	185897-531	05/06/20	417.69	PC	73737	12	
05422	3601		4/28/20 - 5/27/20	2773	VERIZON - PW FIOS 0001-15	7528031 042720	04/27/20	111.99	PC	73737	13	
01401	3210		4/28/20 - 5/27/20	2829	VERIZON - TWP.FIOS 0001-74	5527634 042720	04/27/20	109.99	PC	73737	14	
								14,153.87				
								14,153.87				

GENERAL LEDGER SUMMARY

GL Account #	Debit	Credit	Description
014XX-XXXX	2,074.45		GENERAL FUND Expense Account
01107-1010		2,074.45	GENERAL FUND Bank Account
054XX-XXXX	1,624.64		SEWER OPERATING Expense Account
05100-1005		1,624.64	SEWER OPERATING Bank Account
064XX-XXXX	10,454.78		REFUSE Expense Account
06100-1005		10,454.78	REFUSE Bank Account

# Memo

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To: Board of Supervisors  
From: Jon Altshul  
Re: Consider Proposed Budget Cuts  
Date: May 11, 2020

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The impact of COVID-19 on Township revenues, while very difficult to project now, will certainly be significant. All total, I think it's reasonable to anticipate a \$500,000 decline in Township revenues, or a little less than 5% of the General Fund budget.

As you know, the national unemployment rate hit 14.7% in April, and forecasters expect elevated unemployment levels to continue through 2021. Below find recent actual and projected future national unemployment rates for the next two and a half years.

February 2020 (Actual; pre-shutdowns)	March 2020 (Actual; shutdowns started in mid-March)	April 2020 (Actual)	Q2 2020 projected*	Q3 2020 projected*	Q4 2020 projected*	2021 projected*	2022 projected*
3.5%	4.4%	14.7%	15.0%	12.0%	9.0%	6.6%	4.7%

\* Source: PNC Bank, National Economic Outlook, late April 2020

However, analyzing both BLS and PNC data more closely (and at the risk of putting a positive spin on a terrible economic tragedy), these job losses are disproportionately impacting lower wage earners who pay less EIT. In other words, the impact of COVID may be somewhat less than the unemployment rate would indicate. So, overall I would project that COVID-19 will result in a decline of about 5-8% in EIT receipts for the last 6 months of 2020, or 2.5%-4% for the year, which corresponds with about \$125,000-\$200,000. Because of the time lag between a worker earning money and the taxes disbursed back to taxing districts, we will not begin to register less EIT cash flow until August.

When coupled with likely losses from Transfer Tax, building permits, and interest income, it's reasonable to expect that revenues will be as much as \$500,000 below budget levels.

To that end, staff has proposed and the Finance Committee has recommended \$473,931 in budget cuts that can be implemented now that approximately offset these anticipated revenue declines:

Description	Category	Savings	Notes
Defer Bow Tree Pond Dredge	Park Maintenance	155,885	Net of engineering expenses to date
Defer Marydell Pond planting	Park Maintenance	30,000	
Cancel Conservancy Board planting	Park Maintenance	4,000	
Go to electronic newsletters for remainder of year	Admin	6,956	Summer newsletter already to be electronic
Cancel PSATS	Admin	11,000	Already effectively done
Defer hiring clean energy consultant	Admin	10,000	
Cancel neighborhood University	Admin	639	
Cancel ABC Appreciation Event	Admin	13,849	Note that on a cash basis the 2019 event was paid in early 2020
Cancel Roadside Litter Pick-up	Public Works	18,000	
Moratorium on ABC expenditures	Various	7,695	e.g. no ornaments (historical), educational materials (pipeline); hemp bags (SAC)
10% reduction in Misc Park Events	Parks	400	
10% reduction in Park Event (CD, Pumpkin, etc)	Parks	3,055	Assumes that Friends will not cover entire cost of events (which, frankly, is unlikely)
Eliminate a Preschool Entertainment event	Parks	297	
Eliminate consultant for BP Zoning District Analysis	Codes	10,000	
Defer paving of Killern Lane, Eastwick Circle & Great Oak Lane	Public Works	102,155	These streets would be deferred until 2021
Reduce Transfer to Capital Reserve Fund by \$100,000	Various	100,000	The Capital Reserve Fund has about \$850,000 more than the accumulated depreciation of Township assets. A more responsible approach might be to transfer \$100,000 to \$150,000 less than the formula calls for in 2020.
<b>Total</b>		<b>473,931</b>	

Note that we expect to receive the analysis of the Police Department arbitration award by the first meeting in June. At that time, the Board can formally amend the 2020 budget to reflect both that award and these proposed cuts. In the meantime, by adopting the recommended motion, staff can formally change its work plans for the remainder of the year and communicate the changes to impacted groups.


**Recommended motion:** Mr. Chairman, I move that the Township implement the budget reductions outlined in the table above.

# Memorandum

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**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**  
Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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Date: 5/14/2020  
To: Board of Supervisors  
From: Mark Gordon, Township Zoning Officer   
Re: Paoli Pike Trail Easements / Appraisal Proposal / Segment B

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Dear Board Members,

As you know the Township is in the design and permit phase of Segment B of the Paoli Pike Trail Project (Ellis Ln. to Reservoir Rd).

We are prepared to begin Appraisals for the trail easements needed within Segment B. Since we are actively seeking State and Federal funding to construct Segment B, we are following the PennDOT process for obtaining easements along the trail route as we have with all the other segments. It is appropriate to secure appraisals in order to make fair compensation offers to the property owners.

We have solicited a proposal from Coyle, Lynch and Co., the same appraisal firm that we worked with for segments A, C, D, and E. The Coyle and Lynch proposal for appraisal services for the four parcels within Segment B is \$4800 each; totaling \$19,200.

Appraisals are a professional service and therefore the Township is not required to formally bid this work.

You may recall that the Board recently approved an expenditure for appraisal preparation and review services from "Appraisal Review Services Inc."; that expenditure was to prepare the scope of work for the appraisals and for the review of the appraisals once they are complete, to ensure the appraisals follows federal guidelines.

I have spoken with Jon, and we should have about \$328,000 remaining in the bond fund to pay for the easement acquisitions along Segment B after accounting for this appraisal work and the two easement acquisitions proposed for Segment A. In addition, Jon is still forecasting that the General Fund portion of the bond fund overall will have a surplus of



about \$280,000. However, this forecasted surplus is a moving target until we have received bids back for the Hershey's Mill and Milltown Dam projects.

**STAFF RECOMMENDATION:**

Staff and the Solicitor have been very pleased with the work performed by Coyle, Lynch and Co. during the recent easement acquisitions in segments A, C, D, and E and recommend that the Township utilize Coyle, Lynch and Co. again for the appraisals of the easements required within Segment B.

**DRAFT MOTION:**

Mr. Chairman, I move that the Board accept the appraisal services proposals from Coyle, Lynch and Co. for the trail easements within Segment B of the Paoli Pike Trail, in the amount \$19,200.

# COYLE, LYNCH & COMPANY

VALUATION ADVISORY SERVICES

112 CHESLEY DRIVE

SUITE 250, HAMPTON BUILDING

MEDIA, PENNSYLVANIA 19063-0040

VOX 610-461-5000

FAX 610-461-7284

WWW.COYLELYNCH.COM

JOHN J. COYLE 3<sup>RD</sup>, MAI, CRE + O ♦ + □ Δ

JOHN ANTHONY EGAN, MAI, SRA +

H. MICHAEL McDEVITT, MAI + O ± □

JOHN J. COYLE 4<sup>TH</sup>, JD, MAI + ♦

BRIAN WILBUR COYLE, MAI + O

MACK E. WELLER +

MICHAEL J. MCCLOSKEY, JR., MAI, USMC  
OF COUNSEL  
(1972 - 2008)

+ PA CERTIFIED GENERAL REAL ESTATE APPRAISER

O NJ CERTIFIED GENERAL REAL ESTATE APPRAISER

♦ DE CERTIFIED GENERAL REAL ESTATE APPRAISER

• NY CERTIFIED GENERAL REAL ESTATE APPRAISER

± MD CERTIFIED GENERAL REAL ESTATE APPRAISER

Δ TX CERTIFIED GENERAL REAL ESTATE APPRAISER

□ VA CERTIFIED GENERAL REAL ESTATE APPRAISER

May 13, 2020

Mark A. Gordon, CFM  
Director of Code Enforcement / Zoning Officer  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

**RE: PAOLI PIKE TRAIL**  
**1325 PAOLI PIKE**  
**EAST GOSHEN TOWNSHIP, CHESTER COUNTY**  
**WEST CHESTER, PENNSYLVANIA 19380**  
**TAX PARCEL NO. 53-3-1.9**  
**OWNER: HICKS, PETER**  
**CLC JOB NO. 20-177**

Mark:

We propose to appraise the captioned property to estimate the amount of damages to the property as a result of the acquisition of a portion of the site for the Paoli Trail extending through East Goshen Township in the vicinity of Paoli Pike.

We will inspect the subject property, and gather and evaluate data to process the applicable approaches to value. We will develop a complete analysis of the property, and we will communicate either a strip appraisal report or a "before and after" appraisal report for the property in accordance with PennDOT appraisal requirements. This proposal expires on June 30, 2020 unless executed and returned to our office by June 30, 2020.

We will exercise independent judgment and will complete the appraisal assignment in accordance with sound appraisal techniques and in conformity with the Uniform Standards of Professional Appraisal Practice. Market value, as defined in the Uniform Standards of Professional Appraisal Practice formulated by the Appraisal Standards Board of The Appraisal Foundation, is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition was developed by the Ad Hoc Committee on Uniform Standards of The Appraisal Foundation on April 27, 1987; and was approved and adopted by the Appraisal Standards Board of The Appraisal Foundation on January 30, 1989.

The definition also appears in Advisory Opinion 22 (AO-22) of the 2020-2021 edition of USPAP on Page 118. This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994.

As indicated on Page 58 of the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2013); on Page 24 of the 13<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2008) and on Page 24 of the 12<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2001), the Appraisal Institute in 1993 adopted the following definition of market value, which was developed by the Appraisal Institute Special Task Force on Value Definitions to clarify distinctions among market value, disposition value, and liquidation value. Market value, as defined by the Task Force, is:

The most probable price which a specified interest in real property is likely to bring under all the following conditions:

- (1) Consummation of a sale occurs as of a specified date.
- (2) An open and competitive market exists for the property interest appraised.

- (3) The buyer and seller are each acting prudently and knowledgeably.
- (4) The price is not affected by undue stimulus.
- (5) The buyer and seller are typically motivated.
- (6) Both parties are acting in what they consider their best interest.
- (7) Marketing efforts were adequate and a reasonable time was allowed for exposure in the open market.
- (8) Payment was made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- (9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Page 59 of the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2013) cites the following definition of market value:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

We have utilized the definition of market value contained in the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* as the controlling definition of market value in this assignment, although the other definitions of market value referenced above are consistent with the definition upon which we have placed the greatest emphasis.

Market value is not predicated only on the utility of the property to the current owner and/or occupant, or solely on the nature of the current use or occupancy, but also considers the property viewed with reference to all of the uses and occupancies to which it is reasonably adaptable.

To complete this engagement in a timely fashion, we will require physical access to the property to complete our inspection; the opportunity to speak to someone knowledgeable about the physical and operational characteristics of the property; and copies of the following data:

- Site plan.
- Survey, if available.
- Legal description of each parcel.

- Building floorplans and building elevation plans.
- Factory Mutual or other insurance risk plans, if available.
- Deeds, easement agreements, right of way agreements, and other documents affecting the nature of the title to the property.
- Lease abstracts, if the property is tenant occupied.
- The two most recent years of rental income data for the property, if the property is tenant occupied.
- The two most recent years of expense data associated with occupancy of the real estate whether tenant occupied or owner occupied.
- The two most recent years of capital improvement data.

We propose a total fee of \$4,800 for this assignment. The assignment will be payable as follows:

- |  |         |
|--|---------|
| • Upon execution of this contract:       | \$0     |
| • Upon inspection of the premises:       | \$2,400 |
| • Upon completion of our field work:     | \$0     |
| • Upon delivery of the completed report: | \$2,400 |

Travel, telephone calls and other out-of-pocket expenses are included in our fee. All meetings and expert court testimony subsequent to delivery of our appraisal report, if applicable, will be invoiced at our prevailing per diem rate plus all associated expenses.

We will provide you with 3 copies of each completed report which will be delivered to you within 45 days of our receipt of your written authorization to proceed and our receipt of the factual information listed above. Payment is due and payable upon delivery of our invoice. In the event payment is not received within 10 days of delivery of our invoice, we will include a service charge compounded at the rate of 1% per month on the unpaid balance. Our tax identification number is # 23-2569022.

The Financial Services Modernization Act of 1999, known as the Gramm-Leach-Bliley Act, has been interpreted to include real estate appraisers as financial institutions in certain instances. Accordingly, it is necessary for us to disclose our policies and practices regarding nonpublic personal and financial information. While we may be provided with or we may collect various personal information or various financial information in the course of providing appraisal services, we treat this information as confidential. We do not share, sell, publish, refer, communicate, transfer or disclose any information about our customers or

clients to any related entities of Coyle, Lynch & Company or to any unrelated entities of Coyle, Lynch & Company.

Our report will be completed subject to the general assumptions and limiting conditions to be included in the transmittal of the completed report which will state among other things that:

Plans and specifications for the facility were referenced as a guide for the factual description of the improvements in support of the personal inspection of the premises.

Information, estimates, and data are obtained from sources considered reliable, and will be assumed true and correct.

Possession of the report does not carry with it the right of publication nor will any part of the report be disseminated to the public without our prior approval.

The report is to be used in whole and not in part and no part of it shall be used in conjunction with any other appraisal.

No responsibility is assumed for matters which are of a technical, engineering, or legal nature.

Good title will be assumed, and management are assumed to be competent.

Unless disclosed to us and stated and considered in the body of the report, our value estimate is based on the premise that the subject is free of hazardous or potentially hazardous substances; or if affected by hazardous or potentially hazardous substances those substances have been or will be removed by the current owner, and an approved cleanup plan has resulted or will result in a correction of the deficiencies.

Sketches in the report were included to assist the reader in visualizing the property.

No survey of the property was made by the appraiser.

The report will represent the independent opinion of the appraiser with the sole compensation being a professional fee.

Each appraiser signing the report will certify to the best of his knowledge and belief that:

The statements of fact contained in the report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the appraiser's professional analyses, opinions, and conclusions.

The appraiser has no present or prospective interest in the subject, and has no personal interest or bias with respect to the parties involved.

Compensation is not contingent upon any action or event resulting from the analyses, opinions, or conclusions in, or use of this report.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the Uniform Standards of Professional Appraisal Practice.

The use of the report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives if signed by a Member of the Appraisal Institute.

The designated appraiser signing the report is certified under the continuing education program of the Appraisal Institute.

A personal inspection of the subject has been made and the analysis and opinions in the report have been formed by the appraiser signing the report. Anyone other than the appraiser signing the report who assists in the calculation and processing of data used in the report is acknowledged.

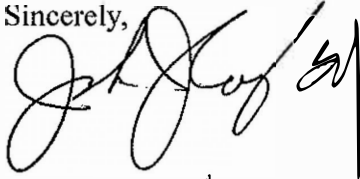
The acceptance of this assignment was not conditioned upon our reporting a specific (dictated) value; nor was the acceptance of the assignment conditioned upon our concluding a requested minimum value or maximum value; nor was the acceptance of the assignment predicated in any way upon the approval, extension, or modification of an existing or pending loan for which the subject real estate is or may be pledged as collateral.

As part of the property inspection it is not possible to personally observe conditions beneath the soil, hidden structural components, and mechanical components within the walls and under the floors of the improvements. Unless specifically identified to the contrary in the body of the report, all mechanical components are assumed to be in operating condition and commensurate with the condition of the balance of the improvements.

Our report will be prepared for your exclusive use, and possession of the report will not obligate us to present testimony concerning the information, analysis, or conclusions contained in the report without our prior consent. The information, analysis, conclusions contained in our report may not be used by or relied upon by any other party in whole or in part without our prior consent, and you are not authorized to provide our original report or copies of our report to any other party in whole or in part without our prior consent.

If this agreement is acceptable, please sign and return one copy to us.

Sincerely,



John J. Coyle 3<sup>rd</sup>, MAI, CRE  
President

PA Certified General Real Estate Appraiser #GA-397L

Accepted: \_\_\_\_\_

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

20-177 PROPOSAL – 1325 PAOLI PIKE

Ω



# COYLE, LYNCH & COMPANY

VALUATION ADVISORY SERVICES

112 CHESLEY DRIVE

SUITE 250, HAMPTON BUILDING

MEDIA, PENNSYLVANIA 19063-0040

VOX 610-461-5000

FAX 610-461-7284

WWW.COYLELYNCH.COM

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+ PA CERTIFIED GENERAL REAL ESTATE APPRAISER

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± MD CERTIFIED GENERAL REAL ESTATE APPRAISER

Δ TX CERTIFIED GENERAL REAL ESTATE APPRAISER

◻ VA CERTIFIED GENERAL REAL ESTATE APPRAISER

May 13, 2020

Mark A. Gordon, CFM  
Director of Code Enforcement / Zoning Officer  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

**RE: PAOLI PIKE TRAIL**  
**1325 PAOLI PIKE**  
**EAST GOSHEN TOWNSHIP, CHESTER COUNTY**  
**WEST CHESTER, PENNSYLVANIA 19380**  
**TAX PARCEL NO. 53-3-1.8**  
**OWNER: HICKS, WILLIAM**  
**CLC JOB NO. 20-176**

Mark:

We propose to appraise the captioned property to estimate the amount of damages to the property as a result of the acquisition of a portion of the site for the Paoli Trail extending through East Goshen Township in the vicinity of Paoli Pike.

We will inspect the subject property, and gather and evaluate data to process the applicable approaches to value. We will develop a complete analysis of the property, and we will communicate either a strip appraisal report or a "before and after" appraisal report for the property in accordance with PennDOT appraisal requirements. This proposal expires on June 30, 2020 unless executed and returned to our office by June 30, 2020.

We will exercise independent judgment and will complete the appraisal assignment in accordance with sound appraisal techniques and in conformity with the Uniform Standards of Professional Appraisal Practice. Market value, as defined in the Uniform Standards of Professional Appraisal Practice formulated by the Appraisal Standards Board of The Appraisal Foundation, is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition was developed by the Ad Hoc Committee on Uniform Standards of The Appraisal Foundation on April 27, 1987; and was approved and adopted by the Appraisal Standards Board of The Appraisal Foundation on January 30, 1989.

The definition also appears in Advisory Opinion 22 (AO-22) of the 2020-2021 edition of USPAP on Page 118. This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994.

As indicated on Page 58 of the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2013); on Page 24 of the 13<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2008) and on Page 24 of the 12<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2001), the Appraisal Institute in 1993 adopted the following definition of market value, which was developed by the Appraisal Institute Special Task Force on Value Definitions to clarify distinctions among market value, disposition value, and liquidation value. Market value, as defined by the Task Force, is:

The most probable price which a specified interest in real property is likely to bring under all the following conditions:

- (1) Consummation of a sale occurs as of a specified date.
- (2) An open and competitive market exists for the property interest appraised.

- (3) The buyer and seller are each acting prudently and knowledgeably.
- (4) The price is not affected by undue stimulus.
- (5) The buyer and seller are typically motivated.
- (6) Both parties are acting in what they consider their best interest.
- (7) Marketing efforts were adequate and a reasonable time was allowed for exposure in the open market.
- (8) Payment was made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- (9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Page 59 of the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2013) cites the following definition of market value:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

We have utilized the definition of market value contained in the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* as the controlling definition of market value in this assignment, although the other definitions of market value referenced above are consistent with the definition upon which we have placed the greatest emphasis.

Market value is not predicated only on the utility of the property to the current owner and/or occupant, or solely on the nature of the current use or occupancy, but also considers the property viewed with reference to all of the uses and occupancies to which it is reasonably adaptable.

To complete this engagement in a timely fashion, we will require physical access to the property to complete our inspection; the opportunity to speak to someone knowledgeable about the physical and operational characteristics of the property; and copies of the following data:

- Site plan.
- Survey, if available.
- Legal description of each parcel.

- Building floorplans and building elevation plans.
- Factory Mutual or other insurance risk plans, if available.
- Deeds, easement agreements, right of way agreements, and other documents affecting the nature of the title to the property.
- Lease abstracts, if the property is tenant occupied.
- The two most recent years of rental income data for the property, if the property is tenant occupied.
- The two most recent years of expense data associated with occupancy of the real estate whether tenant occupied or owner occupied.
- The two most recent years of capital improvement data.

We propose a total fee of \$4,800 for this assignment. The assignment will be payable as follows:

- |  |         |
|--|---------|
| • Upon execution of this contract:       | \$0     |
| • Upon inspection of the premises:       | \$2,400 |
| • Upon completion of our field work:     | \$0     |
| • Upon delivery of the completed report: | \$2,400 |

Travel, telephone calls and other out-of-pocket expenses are included in our fee. All meetings and expert court testimony subsequent to delivery of our appraisal report, if applicable, will be invoiced at our prevailing per diem rate plus all associated expenses.

We will provide you with 3 copies of each completed report which will be delivered to you within 45 days of our receipt of your written authorization to proceed and our receipt of the factual information listed above. Payment is due and payable upon delivery of our invoice. In the event payment is not received within 10 days of delivery of our invoice, we will include a service charge compounded at the rate of 1% per month on the unpaid balance. Our tax identification number is # 23-2569022.

The Financial Services Modernization Act of 1999, known as the Gramm-Leach-Bliley Act, has been interpreted to include real estate appraisers as financial institutions in certain instances. Accordingly, it is necessary for us to disclose our policies and practices regarding nonpublic personal and financial information. While we may be provided with or we may collect various personal information or various financial information in the course of providing appraisal services, we treat this information as confidential. We do not share, sell, publish, refer, communicate, transfer or disclose any information about our customers or

clients to any related entities of Coyle, Lynch & Company or to any unrelated entities of Coyle, Lynch & Company.

Our report will be completed subject to the general assumptions and limiting conditions to be included in the transmittal of the completed report which will state among other things that:

Plans and specifications for the facility were referenced as a guide for the factual description of the improvements in support of the personal inspection of the premises.

Information, estimates, and data are obtained from sources considered reliable, and will be assumed true and correct.

Possession of the report does not carry with it the right of publication nor will any part of the report be disseminated to the public without our prior approval.

The report is to be used in whole and not in part and no part of it shall be used in conjunction with any other appraisal.

No responsibility is assumed for matters which are of a technical, engineering, or legal nature.

Good title will be assumed, and management are assumed to be competent.

Unless disclosed to us and stated and considered in the body of the report, our value estimate is based on the premise that the subject is free of hazardous or potentially hazardous substances; or if affected by hazardous or potentially hazardous substances those substances have been or will be removed by the current owner, and an approved cleanup plan has resulted or will result in a correction of the deficiencies.

Sketches in the report were included to assist the reader in visualizing the property.

No survey of the property was made by the appraiser.

The report will represent the independent opinion of the appraiser with the sole compensation being a professional fee.

Each appraiser signing the report will certify to the best of his knowledge and belief that:

The statements of fact contained in the report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the appraiser's professional analyses, opinions, and conclusions.

The appraiser has no present or prospective interest in the subject, and has no personal interest or bias with respect to the parties involved.

Compensation is not contingent upon any action or event resulting from the analyses, opinions, or conclusions in, or use of this report.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the Uniform Standards of Professional Appraisal Practice.

The use of the report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives if signed by a Member of the Appraisal Institute.

The designated appraiser signing the report is certified under the continuing education program of the Appraisal Institute.

A personal inspection of the subject has been made and the analysis and opinions in the report have been formed by the appraiser signing the report. Anyone other than the appraiser signing the report who assists in the calculation and processing of data used in the report is acknowledged.

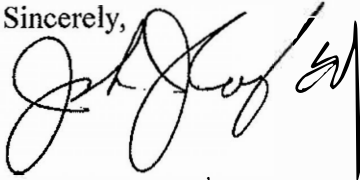
The acceptance of this assignment was not conditioned upon our reporting a specific (dictated) value; nor was the acceptance of the assignment conditioned upon our concluding a requested minimum value or maximum value; nor was the acceptance of the assignment predicated in any way upon the approval, extension, or modification of an existing or pending loan for which the subject real estate is or may be pledged as collateral.

As part of the property inspection it is not possible to personally observe conditions beneath the soil, hidden structural components, and mechanical components within the walls and under the floors of the improvements. Unless specifically identified to the contrary in the body of the report, all mechanical components are assumed to be in operating condition and commensurate with the condition of the balance of the improvements.

Our report will be prepared for your exclusive use, and possession of the report will not obligate us to present testimony concerning the information, analysis, or conclusions contained in the report without our prior consent. The information, analysis, conclusions contained in our report may not be used by or relied upon by any other party in whole or in part without our prior consent, and you are not authorized to provide our original report or copies of our report to any other party in whole or in part without our prior consent.

If this agreement is acceptable, please sign and return one copy to us.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Coyle", written over a vertical line.

John J. Coyle 3<sup>rd</sup>, MAI, CRE

President

PA Certified General Real Estate Appraiser #GA-397L

Accepted: \_\_\_\_\_

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

20-176 PROPOSAL – 1325 PAOLI PIKE

Ω

# COYLE, LYNCH & COMPANY

VALUATION ADVISORY SERVICES

112 CHESLEY DRIVE

SUITE 250, HAMPTON BUILDING

MEDIA, PENNSYLVANIA 19063-0040

VOX 610-461-5000

FAX 610-461-7284

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May 13, 2020

Mark A. Gordon, CFM  
Director of Code Enforcement / Zoning Officer  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

**RE: PAOLI PIKE TRAIL**  
**1351 PAOLI PIKE AND ENTERPRISE AVENUE**  
**EAST GOSHEN TOWNSHIP, CHESTER COUNTY**  
**WEST CHESTER, PENNSYLVANIA 19380**  
**TAX PARCEL NO. 53-4-166 & 167**  
**OWNER: 1351 PAOLI PIKE ASSOCIATES, LP**  
**CLC JOB NO. 20-179**

Mark:

We propose to appraise the captioned property to estimate the amount of damages to the property as a result of the acquisition of a portion of the site for the Paoli Trail extending through East Goshen Township in the vicinity of Paoli Pike.

We will inspect the subject property, and gather and evaluate data to process the applicable approaches to value. We will develop a complete analysis of the property, and we will communicate either a strip appraisal report or a "before and after" appraisal report for the property in accordance with PennDOT appraisal requirements. This proposal expires on June 30, 2020 unless executed and returned to our office by June 30, 2020.

We will exercise independent judgment and will complete the appraisal assignment in accordance with sound appraisal techniques and in conformity with the Uniform Standards of Professional Appraisal Practice. Market value, as defined in the Uniform Standards of Professional Appraisal Practice formulated by the Appraisal Standards Board of The Appraisal Foundation, is:



The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their best interests;
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We have utilized the definition of market value contained in the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* as the controlling definition of market value in this assignment, although the other definitions of market value referenced above are consistent with the definition upon which we have placed the greatest emphasis.

Market value is not predicated only on the utility of the property to the current owner and/or occupant, or solely on the nature of the current use or occupancy, but also considers the property viewed with reference to all of the uses and occupancies to which it is reasonably adaptable.

To complete this engagement in a timely fashion, we will require physical access to the property to complete our inspection; the opportunity to speak to someone knowledgeable about the physical and operational characteristics of the property; and copies of the following data:

- Site plan.
- Survey, if available.
- Legal description of each parcel.

- Building floorplans and building elevation plans.
- Factory Mutual or other insurance risk plans, if available.
- Deeds, easement agreements, right of way agreements, and other documents affecting the nature of the title to the property.
- Lease abstracts, if the property is tenant occupied.
- The two most recent years of rental income data for the property, if the property is tenant occupied.
- The two most recent years of expense data associated with occupancy of the real estate whether tenant occupied or owner occupied.
- The two most recent years of capital improvement data.

We propose a total fee of \$4,800 for this assignment. The assignment will be payable as follows:

- |  |         |
|--|---------|
| • Upon execution of this contract:       | \$0     |
| • Upon inspection of the premises:       | \$2,400 |
| • Upon completion of our field work:     | \$0     |
| • Upon delivery of the completed report: | \$2,400 |

Travel, telephone calls and other out-of-pocket expenses are included in our fee. All meetings and expert court testimony subsequent to delivery of our appraisal report, if applicable, will be invoiced at our prevailing per diem rate plus all associated expenses.

We will provide you with 3 copies of each completed report which will be delivered to you within 45 days of our receipt of your written authorization to proceed and our receipt of the factual information listed above. Payment is due and payable upon delivery of our invoice. In the event payment is not received within 10 days of delivery of our invoice, we will include a service charge compounded at the rate of 1% per month on the unpaid balance. Our tax identification number is # 23-2569022.

The Financial Services Modernization Act of 1999, known as the Gramm-Leach-Bliley Act, has been interpreted to include real estate appraisers as financial institutions in certain instances. Accordingly, it is necessary for us to disclose our policies and practices regarding nonpublic personal and financial information. While we may be provided with or we may collect various personal information or various financial information in the course of providing appraisal services, we treat this information as confidential. We do not share, sell, publish, refer, communicate, transfer or disclose any information about our customers or

clients to any related entities of Coyle, Lynch & Company or to any unrelated entities of Coyle, Lynch & Company.

Our report will be completed subject to the general assumptions and limiting conditions to be included in the transmittal of the completed report which will state among other things that:

Plans and specifications for the facility were referenced as a guide for the factual description of the improvements in support of the personal inspection of the premises.

Information, estimates, and data are obtained from sources considered reliable, and will be assumed true and correct.

Possession of the report does not carry with it the right of publication nor will any part of the report be disseminated to the public without our prior approval.

The report is to be used in whole and not in part and no part of it shall be used in conjunction with any other appraisal.

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Unless disclosed to us and stated and considered in the body of the report, our value estimate is based on the premise that the subject is free of hazardous or potentially hazardous substances; or if affected by hazardous or potentially hazardous substances those substances have been or will be removed by the current owner, and an approved cleanup plan has resulted or will result in a correction of the deficiencies.

Sketches in the report were included to assist the reader in visualizing the property.

No survey of the property was made by the appraiser.

The report will represent the independent opinion of the appraiser with the sole compensation being a professional fee.

Each appraiser signing the report will certify to the best of his knowledge and belief that:

The statements of fact contained in the report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the appraiser's professional analyses, opinions, and conclusions.

The appraiser has no present or prospective interest in the subject, and has no personal interest or bias with respect to the parties involved.

Compensation is not contingent upon any action or event resulting from the analyses, opinions, or conclusions in, or use of this report.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the Uniform Standards of Professional Appraisal Practice.

The use of the report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives if signed by a Member of the Appraisal Institute.

The designated appraiser signing the report is certified under the continuing education program of the Appraisal Institute.

A personal inspection of the subject has been made and the analysis and opinions in the report have been formed by the appraiser signing the report. Anyone other than the appraiser signing the report who assists in the calculation and processing of data used in the report is acknowledged.

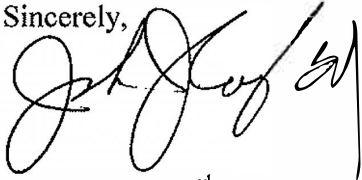
The acceptance of this assignment was not conditioned upon our reporting a specific (dictated) value; nor was the acceptance of the assignment conditioned upon our concluding a requested minimum value or maximum value; nor was the acceptance of the assignment predicated in any way upon the approval, extension, or modification of an existing or pending loan for which the subject real estate is or may be pledged as collateral.

As part of the property inspection it is not possible to personally observe conditions beneath the soil, hidden structural components, and mechanical components within the walls and under the floors of the improvements. Unless specifically identified to the contrary in the body of the report, all mechanical components are assumed to be in operating condition and commensurate with the condition of the balance of the improvements.

Our report will be prepared for your exclusive use, and possession of the report will not obligate us to present testimony concerning the information, analysis, or conclusions contained in the report without our prior consent. The information, analysis, conclusions contained in our report may not be used by or relied upon by any other party in whole or in part without our prior consent, and you are not authorized to provide our original report or copies of our report to any other party in whole or in part without our prior consent.

If this agreement is acceptable, please sign and return one copy to us.

Sincerely,



John J. Coyle 3<sup>rd</sup>, MAI, CRE  
President  
PA Certified General Real Estate Appraiser #GA-397L

Accepted: \_\_\_\_\_

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

20-179 PROPOSAL – 1351 PAOLI PIKE AND ENTERPRISE AVENUE

Ω

# COYLE, LYNCH & COMPANY

VALUATION ADVISORY SERVICES

112 CHESLEY DRIVE

SUITE 250, HAMPTON BUILDING

MEDIA, PENNSYLVANIA 19063-0040

Vox 610-461-5000

FAX 610-461-7284

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JOHN J. COYLE 3<sup>RD</sup>, MAI, CRE + O ◊ + ◻ Δ

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May 13, 2020

Mark A. Gordon, CFM  
Director of Code Enforcement / Zoning Officer  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

**RE: PAOLI PIKE TRAIL**  
**1340 ENTERPRISE DRIVE**  
**EAST GOSHEN TOWNSHIP, CHESTER COUNTY**  
**WEST CHESTER, PENNSYLVANIA 19380**  
**TAX PARCEL NO. 53-4-168 AND 169**  
**OWNER: ACERO HOLDINGS, LLC**  
**CLC JOB NO. 20-178**

Mark:

We propose to appraise the captioned property to estimate the amount of damages to the property as a result of the acquisition of a portion of the site for the Paoli Trail extending through East Goshen Township in the vicinity of Paoli Pike.

We will inspect the subject property, and gather and evaluate data to process the applicable approaches to value. We will develop a complete analysis of the property, and we will communicate either a strip appraisal report or a "before and after" appraisal report for the property in accordance with PennDOT appraisal requirements. This proposal expires on June 30, 2020 unless executed and returned to our office by June 30, 2020.

We will exercise independent judgment and will complete the appraisal assignment in accordance with sound appraisal techniques and in conformity with the Uniform Standards of Professional Appraisal Practice. Market value, as defined in the Uniform Standards of Professional Appraisal Practice formulated by the Appraisal Standards Board of The Appraisal Foundation, is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition was developed by the Ad Hoc Committee on Uniform Standards of The Appraisal Foundation on April 27, 1987; and was approved and adopted by the Appraisal Standards Board of The Appraisal Foundation on January 30, 1989.

The definition also appears in Advisory Opinion 22 (AO-22) of the 2020-2021 edition of USPAP on Page 118. This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994.

As indicated on Page 58 of the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2013); on Page 24 of the 13<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2008) and on Page 24 of the 12<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2001), the Appraisal Institute in 1993 adopted the following definition of market value, which was developed by the Appraisal Institute Special Task Force on Value Definitions to clarify distinctions among market value, disposition value, and liquidation value. Market value, as defined by the Task Force, is:

The most probable price which a specified interest in real property is likely to bring under all the following conditions:

- (1) Consummation of a sale occurs as of a specified date.
- (2) An open and competitive market exists for the property interest appraised.



- (3) The buyer and seller are each acting prudently and knowledgeably.
- (4) The price is not affected by undue stimulus.
- (5) The buyer and seller are typically motivated.
- (6) Both parties are acting in what they consider their best interest.
- (7) Marketing efforts were adequate and a reasonable time was allowed for exposure in the open market.
- (8) Payment was made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- (9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Page 59 of the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* (published in 2013) cites the following definition of market value:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

We have utilized the definition of market value contained in the 14<sup>th</sup> Edition of the *Appraisal of Real Estate* as the controlling definition of market value in this assignment, although the other definitions of market value referenced above are consistent with the definition upon which we have placed the greatest emphasis.

Market value is not predicated only on the utility of the property to the current owner and/or occupant, or solely on the nature of the current use or occupancy, but also considers the property viewed with reference to all of the uses and occupancies to which it is reasonably adaptable.

To complete this engagement in a timely fashion, we will require physical access to the property to complete our inspection; the opportunity to speak to someone knowledgeable about the physical and operational characteristics of the property; and copies of the following data:

- Site plan.
- Survey, if available.
- Legal description of each parcel.

- Building floorplans and building elevation plans.
- Factory Mutual or other insurance risk plans, if available.
- Deeds, easement agreements, right of way agreements, and other documents affecting the nature of the title to the property.
- Lease abstracts, if the property is tenant occupied.
- The two most recent years of rental income data for the property, if the property is tenant occupied.
- The two most recent years of expense data associated with occupancy of the real estate whether tenant occupied or owner occupied.
- The two most recent years of capital improvement data.

We propose a total fee of \$4,800 for this assignment. The assignment will be payable as follows:

- |  |         |
|--|---------|
| • Upon execution of this contract:       | \$0     |
| • Upon inspection of the premises:       | \$2,400 |
| • Upon completion of our field work:     | \$0     |
| • Upon delivery of the completed report: | \$2,400 |

Travel, telephone calls and other out-of-pocket expenses are included in our fee. All meetings and expert court testimony subsequent to delivery of our appraisal report, if applicable, will be invoiced at our prevailing per diem rate plus all associated expenses.

We will provide you with 3 copies of each completed report which will be delivered to you within 45 days of our receipt of your written authorization to proceed and our receipt of the factual information listed above. Payment is due and payable upon delivery of our invoice. In the event payment is not received within 10 days of delivery of our invoice, we will include a service charge compounded at the rate of 1% per month on the unpaid balance. Our tax identification number is # 23-2569022.

The Financial Services Modernization Act of 1999, known as the Gramm-Leach-Bliley Act, has been interpreted to include real estate appraisers as financial institutions in certain instances. Accordingly, it is necessary for us to disclose our policies and practices regarding nonpublic personal and financial information. While we may be provided with or we may collect various personal information or various financial information in the course of providing appraisal services, we treat this information as confidential. We do not share, sell, publish, refer, communicate, transfer or disclose any information about our customers or

clients to any related entities of Coyle, Lynch & Company or to any unrelated entities of Coyle, Lynch & Company.

Our report will be completed subject to the general assumptions and limiting conditions to be included in the transmittal of the completed report which will state among other things that:

Plans and specifications for the facility were referenced as a guide for the factual description of the improvements in support of the personal inspection of the premises.

Information, estimates, and data are obtained from sources considered reliable, and will be assumed true and correct.

Possession of the report does not carry with it the right of publication nor will any part of the report be disseminated to the public without our prior approval.

The report is to be used in whole and not in part and no part of it shall be used in conjunction with any other appraisal.

No responsibility is assumed for matters which are of a technical, engineering, or legal nature.

Good title will be assumed, and management are assumed to be competent.

Unless disclosed to us and stated and considered in the body of the report, our value estimate is based on the premise that the subject is free of hazardous or potentially hazardous substances; or if affected by hazardous or potentially hazardous substances those substances have been or will be removed by the current owner, and an approved cleanup plan has resulted or will result in a correction of the deficiencies.

Sketches in the report were included to assist the reader in visualizing the property.

No survey of the property was made by the appraiser.

The report will represent the independent opinion of the appraiser with the sole compensation being a professional fee.

Each appraiser signing the report will certify to the best of his knowledge and belief that:

The statements of fact contained in the report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the appraiser's professional analyses, opinions, and conclusions.

The appraiser has no present or prospective interest in the subject, and has no personal interest or bias with respect to the parties involved.

Compensation is not contingent upon any action or event resulting from the analyses, opinions, or conclusions in, or use of this report.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the Uniform Standards of Professional Appraisal Practice.

The use of the report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives if signed by a Member of the Appraisal Institute.

The designated appraiser signing the report is certified under the continuing education program of the Appraisal Institute.

A personal inspection of the subject has been made and the analysis and opinions in the report have been formed by the appraiser signing the report. Anyone other than the appraiser signing the report who assists in the calculation and processing of data used in the report is acknowledged.

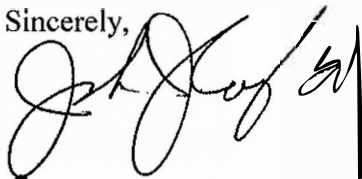
The acceptance of this assignment was not conditioned upon our reporting a specific (dictated) value; nor was the acceptance of the assignment conditioned upon our concluding a requested minimum value or maximum value; nor was the acceptance of the assignment predicated in any way upon the approval, extension, or modification of an existing or pending loan for which the subject real estate is or may be pledged as collateral.

As part of the property inspection it is not possible to personally observe conditions beneath the soil, hidden structural components, and mechanical components within the walls and under the floors of the improvements. Unless specifically identified to the contrary in the body of the report, all mechanical components are assumed to be in operating condition and commensurate with the condition of the balance of the improvements.

Our report will be prepared for your exclusive use, and possession of the report will not obligate us to present testimony concerning the information, analysis, or conclusions contained in the report without our prior consent. The information, analysis, conclusions contained in our report may not be used by or relied upon by any other party in whole or in part without our prior consent, and you are not authorized to provide our original report or copies of our report to any other party in whole or in part without our prior consent.

If this agreement is acceptable, please sign and return one copy to us.

Sincerely,



John J. Coyle 3<sup>rd</sup>, MAI, CRE  
President

PA Certified General Real Estate Appraiser #GA-397L

Accepted: \_\_\_\_\_

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

20-178 PROPOSAL – 1340 ENTERPRISE DRIVE

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**PROFESSIONAL PROFILE**

**JOHN J. COYLE 3RD, MAI, CRE**

**PRESENT POSITION:**

President and Director of the Regional Valuation Department of Coyle, Lynch & Company; Vice President of Coyle Real Estate Company; Director of Real Estate Valuation of Corporate Valuation Advisors; and Vice President of Delaware Valley Realty Advisors, Inc.

Mr. Coyle is a co-director of, co-manager of, and partial owner of the Henderson Group, Inc. The Henderson Group developed, owns, and manages 2,600,000 square feet of industrial, office, and retail properties in 48 buildings in 5 communities in the western Philadelphia, PA (Delaware County) suburbs, and 600,000 square feet of industrial and office space in 11 buildings in Melbourne, FL (Brevard County).

**CERTIFICATION:**

Mr. Coyle is a licensed Real Estate Broker (RM-024731-A) in the Commonwealth of Pennsylvania since 1972; and a Certified General Real Estate Appraiser in the Commonwealth of Pennsylvania (#GA-397L) since the enactment of the Real Estate Appraisers Certification Act No. 98 of 1990; in the State of New Jersey (#RG-1630); in the State of Delaware (#X10000145); in the State of New York (#46000018883); in the State of Texas (#TX-1335204-G); and in the Commonwealth of Virginia (#4001017681). In recent years, Mr. Coyle has also received reciprocal practice certificates in Rhode Island, Tennessee, Connecticut, Maryland, North

Carolina, Oklahoma, California, Georgia, Florida, and New Hampshire. Mr. Coyle has met the current continuing educational requirements in each state in which he is certified and for each professional organization of which he is a member.

**PAST EXPERIENCE:**

Mr. Coyle's previous positions include Vice President of Strategis Asset Valuation & Management Company (formerly Realty Appraisals Company); President of Northland Appraisal Company; and Staff Appraiser for Jackson Cross Company.

**PROFESSIONAL SOCIETIES:**

Mr. Coyle is an MAI member and an SRA member of the Appraisal Institute (the merged entity of the former American Institute of Real Estate Appraisers and the former Society of Real Estate Appraisers), a CRE member of the Counselors of Real Estate, and a Hoyt Fellow of the Homer Hoyt Institute for Advanced Studies. Mr. Coyle is also a Realtor Member of the Delaware Valley Association of Realtors, and past President and Director of the Delaware County Association of Realtors and the Philadelphia Chapter of the Society of Real Estate Appraisers; served as District Governor of the Society of Real Estate Appraisers; and served on the national Board of Directors of the Appraisal Institute. Mr. Coyle presently serves as a Director of the Delaware County Industrial Development Authority.

**PROPERTY TYPES EVALUATED:**

Since 1972, Mr. Coyle has applied his expertise to a wide range of valuation problems. Property types appraised include improved real and personal property assets in the broad classifications of industrial, residential, institutional, commercial, agricultural, and special purpose properties, and a diverse array of undeveloped acreage and developed land. Improved industrial facilities appraised include light, medium, and heavy duty manufacturing plants; laboratory facilities; petroleum refineries; petroleum storage facilities; breweries; processing plants; chemical plants; pilot plants; warehouses; flex buildings; research and development facilities; transportation terminals; food processing plants; landfills; quarries; power generating facilities; and waterfront terminal facilities. Improved residential property types appraised include single family dwellings; garden, mid-rise, and high rise apartment buildings; congregate care facilities; nursing homes; and

continuing care retirement communities. Improved institutional properties appraised include hospitals; colleges; schools; churches; and parsonages. Improved commercial property types appraised include regional shopping malls; regional, community and neighborhood shopping centers; hotels and motels; office buildings; service stations; operations centers; car washes; convenience stores; golf courses; marinas; mobile home parks; and department stores. Improved agricultural properties appraised include farms; fisheries; orchards; ranches; and commercially operated agribusiness facilities. Special purpose properties appraised include railroad rights of way; natural resource tracts consisting of timberlands; water rights; and peat, coal, and limestone reserves; amusement parks; cemeteries; restaurants; bowling alleys; parking garages; pipelines; water distribution systems; sewage treatment plants; and various forms of environmentally challenged properties. Property interests appraised include fee simple estates, leasehold estates, reversionary interests, life estates, leased fee estates, air rights, subsurface rights, and easements, including conservation easements.

**EDUCATION:**

Mr. Coyle is a graduate of The American University with an MS in Real Estate and Urban Development Planning; and a graduate of Saint Joseph's University with a BS in Business Administration. He has also completed coursework in valuation and related topics presented by the Appraisal Institute, the Society of Office and Industrial Realtors, the American Society of Appraisers, the Center for Business Intelligence, the RS Means Company, the Colorado School of Mines; and the Massachusetts Institute of Technology.

**SCOPE OF ASSIGNMENTS:**

Mr. Coyle has participated in appraisal and consulting assignments in 51 of the 67 counties in Pennsylvania, each of the 3 counties in Delaware, 20 of the 21 counties in New Jersey, and 33 of the 57 counties in New York. He has worked in 38 of the continental United States for private individuals, corporations, governmental agencies, law firms, and lending institutions in connection with the sale and acquisition of real estate; corporate dissolutions; mortgage financing; ad valorem, income, and estate tax litigation; bankruptcy proceedings; security offerings; condemnation matters; risk control issues; and portfolio management assignments.



**EXPERT TESTIMONY:**


Mr. Coyle has been qualified as an expert in the valuation of real and/or personal property in the Court of Common Pleas in 28 of the 67 counties in the Commonwealth of Pennsylvania; in the United States District Court for the Eastern District of Pennsylvania; in the Supreme Court of the State of New York; in the Tax Court of the State of New Jersey; in the Chancery Court of the State of Delaware; and in various quasi-judicial proceedings before boards and panels throughout the geographic area he has served.

# Memorandum

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**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**  
Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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Date: 5/14/2020  
To: Board of Supervisors  
From: Mark Gordon, Township Zoning Officer   
Re: Easement Consideration / Segment A of the Paoli Pike Trail

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Dear Board Members,

The Township Staff and Solicitor have secured the easements for Segment A of the Paoli Pike Trail.

There are two properties in Segment B and the consideration offered and accepted is as follows:

**Thomson (WSFS) 1301 Paoli Pike:**

- |                         |   |
|-------------------------|---|
| 1. Sidewalk Easement:   | \$21,800 (3,117 s.f. of shared use trail)                         |
| 2. Signal Easement:     | \$4,300 (493 s.f. for traffic signal easement)                    |
| 3. Temp Const. Easement | <u>\$6,200</u> (1,806 s.f. for temporary use during construction) |
| <b>Total</b>            | <b><u>\$32,300</u></b>  |

**National Bank of Malvern (YMCA ENTRANCE OFF PAOLI PIKE)**

- |                         |   |
|-------------------------|---|
| 1. Sidewalk Easement:   | \$25,600 (7,760 s.f. of shared use trail)                           |
| 2. Signal Easement:     | NA  |
| 3. Temp Const. Easement | <u>\$26,300</u> (16,377 s.f. for temporary use during construction) |
| <b>Total</b>            | <b><u>\$51,900</u></b>  |

**Draft Motion:**

Mr. Chairman, I move that the Board of Supervisors authorize the Chairman to sign the easement agreements for the two parcels in Segment A of the Paoli Pike Trail, and authorize staff to make payment to the property owners.

**APPRAISER'S BREAKDOWN OF DAMAGES**  
**(Paoli Pike Trail)**

FEDERAL PROJECT NO.	N/A
PROJECT NAME/ROUTE	State Route 2014 Section PPA R/W
COUNTY	Chester
MUNICIPALITY	East Goshen Township
PARCEL NO.	2
CLAIM NO.	None Provided
OWNER(S)	Richard Z. Thomson & Kathryn O. Thomson

<b>Before Value</b>	N/A
<b>After Value</b>	N/A
<b>Total Damages</b>	<b>\$32,300</b>

**BREAKDOWN OF TOTAL DAMAGES**

**DIRECT DAMAGES:**

Required R/W – Land	\$0.00	
Required R/W – Improvements	\$0.00	
Required Sidewalk (Shared Use) Easement	\$21,800	
Required Traffic Signal Easement	\$4,300	
Special Benefits, if any	<u>( \$0)</u>	
<b>Subtotal – Direct Damages</b>	<b>\$26,100</b>	<b>&gt;&gt; \$26,100</b>

<b>TEMPORARY CONSTRUCTION EASEMENT(S)</b>	<b>\$6,200</b>	<b>&gt;&gt; \$6,200</b>
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**INDIRECT (SEVERANCE) DAMAGES:**

Indirect Damages	\$0	>> \$0
Cost of Adjustments, if any	<u>\$0</u>	>> <u>\$0</u>

<b>TOTAL DAMAGES</b>	<b>\$32,300*</b>
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**\* NOTE:** The amounts in this breakdown must be rounded amounts brought from the appraisal report and must add up to the difference between the concluded Before Value and After Value, which is “Total Damages”.

**REMARKS:**

The estimate of damages to the subject property has been estimated utilizing the LPS 5 Appraisal Report-Partial Take (Strip) form. Thusm a “Before Value” and an “After Value” have not been calculated.

Direct Damages resulting from the taking of 3,117 SF of land for a Sidewalk (Shared Use) Easement and 493 SF of land for a Traffic Signal Easement are \$26,100. Temporary Construction Easements total 1,806 SF, resulting in damages of \$6,200. Thus, aggregate damages to the subject property total \$32,300.

**NOTE:** A copy of this Breakdown Sheet must be submitted for each copy of the appraisal report, but must NOT be bound or inserted in the appraisal report.



# FYI

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To: Board of Supervisors  
From: Department of Parks and Recreation  
RE: East Goshen Township – 2020 Summer Camp

Dates: June 22 – July 24  
Location: East Goshen Township Park, Veteran's Pavilion  
Hours: 9am-12pm  
Fee-based attendance  
Camper Ages: 5-13  
Staff Ages: 16+

In light of the coronavirus pandemic, East Goshen Township (EGTPR) may offer a half-day summer camp program modified to include federal and state guidance to ensure the welfare of camp staff and participants.

Guidelines include:

- 1) CDC Guidelines for summer camp programs (DRAFT); *the CDC anticipates posting official guidance by 5/15/2020*
- 2) PRPS (Pennsylvania Recreation and Park Society) (5/12/2020)
- 3) PA Dept. of Health; PRPS has been in contact with PA DOH and awaits written guidance; *as of 5/14/20 has not received written guidance*

Some of the recommended safety precautions our camp will follow include:

- Reducing overall daily camp attendance to 50 participants and splitting them into groups of 25 or less. EGTPR will be further decreasing group size to 10-15 by age/grade levels.
- Checking staff/camper temperatures upon drop off. Those with temperatures above 100 will be sent home until cleared in writing by the medical doctor.
- Staff will wear facemasks each day while working and gloves for any transfer of physical items amongst campers.
- Additional hand washing stations will be set up. Handwashing will be required upon drop off, midday, and before parent pickup. Hand sanitizer will also be used when unintentional physical touching does occur.
- Social distancing; activities will done exclusively in the above mentioned groups, and with six ft. distance when feasible. Jason is assisting PRPS in the creation of an social distancing activity guide used across the state.
- Staff and campers will be educated about proper hygiene techniques and additional signage posted.
- The entire site will be disinfected at the end of each program day.

*Computer/H:/East Goshen Township/Budget*

- The camp will not include field trips or utilize transportation. Communal meals are not served and any snacks served will come in pre-packaged containers.
- The campsite will include a dedicated area for children exhibiting signs of COVID.
  - Procedure if a camper/staff exhibits signs of COVID
    - Camper/staff removed from their group and isolated in dedicated area.
    - Parent/guardians notified for immediate pickup.
    - Camper/staff not allowed to resume camp activities until cleared in writing by their medical doctor.
    - Families of all camper/staff alerted of possible exposure within their group.
  - Procedure upon a positive COVID test
    - Families of all camper/staff will be alerted of possible exposure and recommendation made to be tested.
    - Local health officials notified.
    - The entire camp site will be shut down for 48 hours per CDC recommendation
      - Day one so all remaining COVID particles can settle on physical site
      - Day two so the entire physical site can be disinfected

#### Communications

- We have met with camp staff twice via Zoom to discuss the camp. First with senior staff to discuss leadership roles and then with all staff to discuss camp operations and procedures. All staff are aware of the camp modifications, the potential risks, and all still want to work at camp.
- I surveyed current registered families (76), with questions centered on the above procedure.
  - 84% would attend if we had to take temperatures
  - 76% would attend if we could only offer half day option
  - 78% would attend if we could not offer field trips
- The consensus in direct communications with parents is they would be appreciative of any camp program we could safely and appropriately offer.

#### Next steps:

- Our insurance carrier has this document, along with the above-mentioned guidelines, and will provide written comment on coverage.
- Either the federal (CDC) or PA state (DOH) guidelines need to be approved before we can proceed. Gov. Wolf has told PRPS this will occur in the near future.
- Once official government guidance and insurance is secured, we could host a summer camp program.

Additional Township camp programs under consideration

Robotic Lego's Camps (late June – early August)

Rocketry Camp (8/10 – 8/14)

Young Rembrandts Art Camps (late June – early August)

These take place in the Township Building with the exception of Rocketry Camp. We have limited registration maximums to meet our building room COVID capacities: We would need to be in the green zone before we could offer these programs and they would follow the same procedures listed above.

## EGT Parks and Recreation Programs Status

May 1 - September 1

Program (Outdoor; Group Activities)	Original Date	New Date	Notes
Baltimore Trip	25-Apr	19-Sep	Would need to be in Green
Nature Warriors	April - July	Cancelled	
NYC Trip	16-May	24-Oct	Would need to be in Green
Township Yard Sale	30-May	cancelled	Will hold Fall Yard Sale 9/26
Malvern Library Story Time	Tuesdays; May	TBD	Would need to be in Green
Chester County Concert Band	10-Jun	TBD; likely cancelled	
Community Day	27-Jun	29-Aug	Reevaluated at 6/4 Park meeting
Applebrook Golf Outing	30-Jun	Same date	May need to have set tee times instead of shot gun start; event scheduled as planned
Preschool Entertainment Series	3 x Tuesdays in July		Would need to be in Green
Chesco Teen Awesome FEST	15-Aug	Cancelled	
SE PA Teen Filmmakers Showcase	17-Aug	Same date	at Movie Tavern Exton; Red or Yellow (virtual) Green (as planned or modified for social distancing)
Food Truck & Music Festival	29-Aug	Same date	
Hide EGT Gnome Scavenger Hunts	Mondays in summer	TBD; August	Postponed until green
GoWilMa! Reading/Scavenger Hunts	Summer	Summer	in partnership with Willistown, Malvern Lib etc.
Summer REC Camp *See Memo*	6/22 - 7/24	Same	Camp safeguards include: camper temp. checks, staff wearing face masks, hand washing protocol, CDC defined social distancing
Rocketry Camp	8/10-8/14	Same	Same as Summer REC Camp
Program (Twp. Bldg.; Group Activities)	Original Date	New Date	Notes
Yoga	On going	Held virtually	Postponed until green
Pilates	On going	Postponed	Postponed until green
Zumba	On going	Held virtually	Postponed until green
Senior Card Club	On going	Postponed	Postponed until green
Robotic Lego Camps	6/22 - 8/7	Same	Same as Summer REC Camp
Young Rembrandts Art Camps	6/22 - 8/7	Same	Same as Summer REC Camp
Program (Outdoor; Permitted Special Eve	Original Date	New Date	Notes
Charlotte Grace 5K	4-Apr	TBD	
Race to Recovery	20-Apr	12-Sep	
Walk MS	3-May	Cancelled	
TS Walk	9-May	26-Sep	



BIA Tribute Trek	16-May	9/12/2020	
WCU Carnival of Ruin	30-May	Next Year	
YMP Color 5K Run	23-Jun	19-Sep	
Photograpy Camps	6/22 - 8/7	Same	Same as Summer REC Camp
Youth Tennis Camps	6/22 - 8/7	Same	Same as Summer REC Camp
Walk for Me	8-Aug	Same	
Sports Leagues	Spring	Postponed	Will begin when fields open (+); school associated leagues cancelled
<b>General Park Facilities</b>	<b>Status</b>	<b>New Date</b>	<b>Notes</b>
Trails	Open		
Park Restrooms	Open		
Playground	Closed	Green	PW will disinfect daily once open
Tennis Courts	Closed	Recommended yellow	Open for singles play; CDC/USTA COVID Guidelines posted; Green for all play
Pickleball Courts	Closed	Recommended yellow	Open for singles play; CDC/USPA COVID Guidelines posted; Green for all play
Basketball Courts	Closed	Green	
Sports Fields (+)	Closed	Green	
Flag Football	Closed	Green	
Youth Soccer	Closed	Green	
Stones	Closed	Green	
<b>Virtual Programming</b>	<b>Status</b>	<b>New Date</b>	<b>Notes</b>
Virtual Adult/Child Cooking Classes	Planning		In discussions with Kitchen Wizards, 3rd party vendor
Virtual Theatre Kids Program	Planning		In discussions with Theatre Horizon, 3rd party vendor
EGT 5K Run/Walk	As planned		May 16 - May 30
Coronavirus "Stay at Home Teacher" of the Year Award	As planned		Submissions through 6/2; Park Commission/BOS to select winner
Joke Day	As planned		Tuesdays through yellow
Nature Warriors Scavenger Hunt	As planned		30-May
Other EGT "Parks and Rec at home"	As planned		uploaded to website weekly

**EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

**RESOLUTION 2020-194**

**A RESOLUTION HONORING THE EAST GOSHEN  
TOWNSHIP PUBLIC WORKS DEPARTMENT**

**WHEREAS**, May 17-23, 2020 is National Public Works Week;

**WHEREAS**, the East Goshen Township Department of Public Works (“the Department”) has established itself as the pre-eminent Public Works Department in Chester County, being one of very few to perform road resurfacing, sewer line televising, and trench work in-house, amongst many other tasks that other municipalities out-source to third parties;

**WHEREAS**, seven members of the Department are volunteer firefighters with the Goshen Fire Company, providing critical first responder services for Township residents, in addition to their regular responsibilities maintaining Township infrastructure;

**WHEREAS**, the members of the Department have and continue to perform essential services during the current COVID 19 crisis;

**NOW THEREFORE, BE IT RESOLVED THAT** the East Goshen Township Board of Supervisors hereby recognizes the East Goshen Township Department of Public Works during National Public Works Week for its exemplary service in ensuring that East Goshen Township remains the most desirable community in which to live, work and play in Chester County.

**RESOLVED AND ADOPTED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



May 14, 2020

Mr. Joe Macrone  
Supply Director  
Lavazza Professional North America LLC  
1301 Wilson Drive  
West Chester, PA 19380-5954

Re: No Exposure Certification  
Lavazza Professional North America West Chester  
Facility  
Certification No. NOEXSE039  
Authorization ID No. 1313579  
East Goshen Township, Chester County

Dear Mr. Macrone:

The Department of Environmental Protection (DEP) received your No Exposure Certification for Discharges of Stormwater Associated with Industrial Activities on April 29, 2020 for the facility located at 1301 Wilson Drive, West Chester, PA 19380-5954. This letter serves to acknowledge receipt of your No Exposure Certification.

You have certified that the subject facility, including its materials, products, wastes, and equipment, are not exposed to precipitation. This condition must be maintained to remain eligible for a stormwater permit exemption. If conditions change, you must notify DEP and immediately seek coverage under the NPDES General Permit (PAG-03) or an individual NPDES stormwater permit.

A new No Exposure Application and PAG-03 Notice of Intent (NOI) must be submitted every five years to renew the permit exemption. **Your certification expires five years from the date of this letter. To renew the permit exemption, a new No Exposure Application and PAG-03 NOI must be submitted 180 days prior to the expiration date.**

In the event that the facility operator changes, you as well as the new operator must complete and submit the Application for NPDES or WQM Permit Transfer form (3800-PM-BCW0041b) to DEP at least 30 days prior to the change in operators.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board  
Rachel Carson State Office Building, Second Floor  
400 Market Street  
P.O. Box 8457  
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

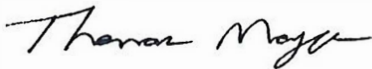
A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

**IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.**

If you have any questions, please contact Sara Abraham at [saabraham@pa.gov](mailto:saabraham@pa.gov) or 484.250.5195.

Sincerely,



Thomas L. Magge  
Environmental Program Manager  
Clean Water Program

cc: East Goshen Township  
Operations Section  
Permits Chief  
Central Office, Division of Operations  
Re



**Malvern Fire Company**

424 East King Street  
Malvern, PA 19355

Main 610-647-0693  
Fax 610-647-0249  
www.malvernfireco.com

**Monday, May 11, 2020**

Mr. Louis F. Smith Jr.  
Township Manager  
Board of Supervisors  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380



Re: Yearly Response to Residential & Businesses in East Goshen Township

Dear Mr. Smith,

For Fire, Rescue, Ambulance and ALS services provided to East Goshen Township, for calendar year 2020, we are requesting a donation that will be used for apparatus upkeep and maintenance.

Total donation requested ..... \$ 13,913.00

We appreciate your consideration and continued support of our organization.

Best Regards,

D. Matt Miles  
Chairman, MFC Board of Trustees  
mobile 610-842-3785

cc: J LeBresco

## **Memo**

To: Board of Supervisors  
From: Amanda Barlow  
Re: Right-to-Know Quarterly Report  
January-February-March 2020

### **Completed 1/8/2020**

Valeria Marquez  
8785 SW 165<sup>th</sup> Avenue, Suite 301  
Miami, FL 33193

Ms. Marquez submitted a Standard-Right-To-Know Request form requesting copies of open/expired building permits and active code enforcement violations, against the following property: 1034 Hershey Mill Rd West Chester, PA 19380. Marg Gordon responded via e-mail letting her know this property requires a U&O certificate before anyone can occupy this property. Mark also attached copies of the inspection report and temporary access certificate that was issued. It was also noted that there are currently no active code enforcement actions for this property.

### **Completed 1/8/2020**

Gordon Davis  
1675 Yardley Drive  
West Chester, PA 19380

Mr. Davis submitted a Standard-Right-To-Know Request form requesting copies of invoices submitted to East Goshen Township by Thomas Comitta Associates in 2018 and 2019. An e-mail was sent to Mr. Davis by Jon, letting him know that copies of the requested invoices and a summary of all total payments are available for public inspection at the EGT building. Mr. Davis responded back to this e-mail, requesting hard copies of the invoices and a summary of all total payments instead of stopping in to look at them. An e-mail was sent to Mr. Davis letting him know copies would be made right away, and Mr. Davis is aware of the fee for the copies.

### **Completed 1/22/2020**

Mike Bixler  
305 Hinkel Rd  
Ashland, PA 17921

Mr. Bixler submitted a Standard-Right-To-Know Request form asking what the 2019 fireworks bids were in their entirety, along with their associated costs. Jon sent an e-mail in response to Mr. Bixler's question, letting him know that we did not formally go out to bid for fireworks but instead received a number of price quotes. The fireworks display proposal from *Skysooter Displays* was also attached in the e-mail.

### **Completed 2/3/2020**

Ramsey Reiner  
1229 Kay Circle  
West Chester, PA 19382

Mr. Ramsey submitted a Standard-Right-To-Know Request form asking for copies of solicitors invoices in regards/response, to any community “watchdog” groups or “activist” residents from 2010-present. Also, the number of RTK requests from repeat offenders mentioned above. In response to Mr. Reiner’s request, Jon spoke with Mr. Ramsey over the phone and also sent an e-mail with attachments of the RTK quarterly reports from 2011-present.

### **Completed 2/3/2020**

Candy Anderson  
[Cm1013@yahoo.com](mailto:Cm1013@yahoo.com)

Ms. Anderson sent an e-mail requesting that it serve as a Standard-Right-To-Know Request asking that the resolution approving the township supervisor’s 2020 salary be provided. Jon responded via e-mail stating that to his knowledge, there has never been any resolution adopted for this purpose. Jon mentioned that an ordinance was adopted in late 1995, authorizing the compensation of \$4,125 per year for supervisors, and said that this provision is codified in Section 70-2 of the East Goshen Township Code.

### **Completed 2/4/2020**

Marianne Riehl  
443 Wellington Road  
West Chester, PA 19380

Ms. Riehl submitted a Standard-Right-To-Know Request asking for copies of the approved plans for CVS Pharmacy at 1501 Paoli Pike, including the parking lot and approved landscaping plans/requirements. An e-mail was sent by Jon to Ms. Riehl in response to her request. Included in this e-mail, were attachments of the final land development plans, including the parking lot plans along with the final landscaping plans, for the CVS Pharmacy at 1501 Paoli Pike. An attachment was also sent of the 1988 Zoning Hearing Board decision on the new use.

### **Completed 2/6/2020**

Laura Gronski  
1326 West Chester Pike  
West Chester, PA 19380

Ms. Gronski submitted a Standard-Right-To-Know Request asking for a report of rental units in Goshen Valley, who have filed rental occupancy reports with the township. The East Goshen Township Ordinance for Rental Occupancy Reports require, that the owners of all rental properties provide the Township with a list of renters semi-annually, as of June 30<sup>th</sup> and December 31<sup>st</sup> of each calendar year. In response, I sent an e-mail to Laura with an attachment of the responses I received back in December 2019, of the current properties being rented out in East Goshen Township. In addition to my e-mail, Lynn also sent Laura an e-mail with an attachment of the report of U&O inspections that have been requested in Goshen Valley since 1/1/18.

### **Completed 2/11/2020**

Bill Fulmer  
201 Hilloch Drive  
West Chester, PA 19380

Mr. Fulmer submitted a Standard-Right-To-Know Request asking for a plot plan for the above address, due to looking into doing some landscape work that involves building a retaining wall. Jon responded to this request via e-mail with an attachment of the plot plan that was from ChescoViews. In addition to this attachment, Jon informed Mr. Fulmer that he had left 2 large format copies of the title plan, and the grading/landscaping plan for the development for Mr. Fulmer to pick up. Jon also mentioned that if Mr. Fulmer was planning on doing any digging, then he is to call 811 (PA One Call) at least 3 days prior to beginning work to mark any underground utilities. Mr. Fulmer was also informed that if the retaining wall is over 4' tall, he may need a permit from the Township.

### **Completed 2/13/2020**

Peter French  
212 Woodbine Ave  
Narberth, PA 19072

Mr. French submitted a Standard-Right-To-Know Request asking for property records for 1010 Hershey Mill Road. These records include permits pulled for renovations and any plans for subdivision that may have been filed over the years. Jon replied to this request via e-mail stating that he has printed out all the permits, and various correspondences about 1010 Hershey's Mill Road, and that they would be provided to him when he comes in the office.



### **Completed 2/13/2020**

Rebecca Zerfuss  
141 Karen Glen Way  
Brodheads ville, PA 18322

Ms. Zerfuss submitted a Standard-Right-To-Know Request asking for the As-Built plans on file for 927 Monte Vista Dr., to assist in designing a backyard renovation for a client. Jon responded via e-mail stating that we do not have as-built plans for properties in this area. Instead Jon attached a plot plan from ChescoViews for the requested property, as well as a simple neighborhood sketch plan from the original subdivision application in the 1960s, and an inspection report from when the property was sewer ed in the mid-1980s. Jon also noted that they are to contact PA One Call to ensure that any underground utility lines are marked before any digging or excavation begins at the property.

### **Completed 2/19/2020**

Abbas Rahbari  
1613 Manley Road  
West Chester, PA 19380

Mr. Rahbari submitted a Standard-Right-To-Know Request asking for documents showing all consideration and funds paid to the Police Department in the last 5 years. Jon called and left a voicemail for Mr. Rahbari, letting him know the document is ready and available for his inspection.

### **Completed 2/21/2020**

Logan Beck  
319 S High Street  
West Chester, PA 19382

Mr. Beck submitted a Standard-Right-To-Know Request asking for a search of all files pertaining to 1311 West Chester Pike. This is due to EnviroSure conducting the PHASE 1 ESA at this property. Specifically, Mr. Beck is looking for files regarding underground storage tanks, environmental concerns, building permits, and ownership records. Jon contacted Mr. Beck via e-mail in response to his request, letting him know that he has pulled the property file for this address, and to let him know when he is available to stop in and view the file.

**Completed 2/25/2020**

Abbas Rahbari  
1613 Manley Road  
West Chester, PA 19380

Mr. Rahbari submitted a Standard-Right-To-Know Request asking for the following information regarding Jon Altshul. Mr. Rahbari requested his educational background, total compensation package including salary and negotiated consideration, his executed contract with East Goshen Township, the last time he received racial sensitivity training, an executed oath of office document pursuant to Act 69 sec. 501, and the names and addresses of his previous employers. Jon called and left a message for Mr. Rahbari letting him know, the documents/information requested is here and can be picked up.

**Completed 2/28/2020**

Caroline Hughes  
1101 Amalfi Drive  
West Chester, PA 19380

Ms. Hughes submitted a Standard-Right-To-Know Request asking for all invoices and contracts submitted by Margaret A. Morris, Esq. for legal representation of East Goshen Township, as Intervener for the Safety Seven PUC case. Jon responded via e-mail stating that he attached a copy of the invoice from Reger Rizzo and Darnall LLP for Margaret Morris' work on behalf of East Goshen, in the Flynn v Sunoco matter. Along with this invoice, a copy of the signed contract with her firm from October 2017, for her work representing EGT before the PUC was attached.

**Completed 3/10/2020**

Abbas Rahbari  
1613 Manley Road  
West Chester, PA 19380

Mr. Rahbari submitted a Standard-Right-To-Know Request asking for all permits and inspection records for 1405 Larch Lane and 1402 Larch Lane which are both in West Chester, PA. Jon called Mr. Rahbari to let him know that the original files are here for him to review in the building in response to his request.

**Completed 3/24/2020**

Janis Farese  
American Transparency  
P.O. Box 970999  
Boca Raton, FL 33497-0999

Ms. Farese submitted a Standard-Right-To-Know Request asking for an electronic copy of any and all employees for the year of 2019. With each record she requested that the following be included: Employer name, employer zip code, year of compensation, first name, middle initial, last name, hire date, base salary amount, bonus amount, overtime amount, gross annual wages and position title. In response to this request, Jon replied via e-mail and attached a copy of the East Goshen Township's 2019 pensionable wage worksheet.