



EAST BRANDYWINE TOWNSHIP

Board of Supervisors

1. Agenda February 19th PM Session

Documents:

[20260219 BOS AGENDA PM SESSION.PDF](#)

2. Items For 02/19 Meeting

Documents:

- [3. BOS MINUTES AM SESSION .PDF](#)
- [4. BOS MINUTES AM SESSION .PDF](#)
- [5. TREASURERS REPORT.PDF](#)
- [6. A. MANAGERS REPORT.PDF](#)
- [6. B. ATM REPORT 2.19.26.PDF](#)
- [6. C. INSPECTION REPORT - JANUARY 2026.PDF](#)
- [6. D ROADMASTER RPT.PDF](#)
- [6. E. PD RPT.PDF](#)
- [6. F. EBFC TOWNSHIP REPORT JANUARY 2026.PDF](#)
- [6. G. MINQUAS JANUARY 2026 OPERATIONS REPORT COVER LETTER.PDF](#)
- [6. G. MINQUAS JANUARY 2026 OPERATIONS REPORT.PDF](#)
- [8. A. C. WRIGHT RESIGNATION.PDF](#)
- [8. B. ESCROW RELEASE LTR 2 2026-02-05.PDF](#)
- [8. B. FINANCIAL SECURITY PHASE 4 LTR 2026-02-04.PDF](#)
- [8. C. PROPSAL FOR SERVICES 2-12-2026.PDF](#)

**East Brandywine Township Board of Supervisors
PM Meeting Thursday, February 19, 2026 - 6:30 P.M.**

A G E N D A

A RECORDING DEVICE WILL BE IN USE DURING THIS MEETING

I. OPENING OF MEETING – PLEDGE OF ALLEGIANCE

II. POLICE DEPARTMENT PROMOTIONS

- A. Officer Tanner Smith to Corporal.....F. Taraschi
- B. Cpl/Det Cyle Harnish to Sergeant DetectiveF. Taraschi

III. PUBLIC COMMENT FOR AGENDA ITEMS

Rules for Conduct of Public Meetings, established by Resolution 2001-08. The time allocated to each individual making a comment shall be three (3) minutes unless otherwise set by the presiding officer. Additional public comment may be granted at the discretion of the presiding officer at the conclusion of the meeting.

IV. MINUTES OF PREVIOUS MEETINGS

- Approval of the February 5th, 2026 BOS Meeting Minutes

V. TREASURERS REPORT, AUTHORIZATION TO PAY BILLS AND APPROVE PAYROLL

VI. REPORTS

- A. Township Manager’s Report
- B. Asst. Manager’s Report
- C. Building Inspector’s Report
- D. Township Roadmaster’s Report
- E. EBT Police Department Report
- F. EB Fire Company Report
- G. Minquas Ambulance Report

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Resignation Of Calley Wright from Park & Rec CommitteeL. Reven
- B. Brandywine Walk Escrow Phase 1 Release 2 & Phase 4 Release 1L. Reven
- C. Lafayette College Study: Proposal Strategic Workforce & Compensation StudyL. Reven
- D. Solid Waste Policy Update: Transition to Automated Collection ContainersN. Stribrny

IX. SUBDIVISION & ZONING APPLICATIONS

X. ORDINANCES & RESOLUTIONS FOR CONSIDERATION

XI. PUBLIC COMMENT ON NON-AGENDA ITEMS

XII. NOTICES

There was an Executive Session held on February 5th to discuss personnel matters.

XIII. ADJOURNMENT

EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
AM SESSION
February 5, 2026

Those in Attendance:

Francis X. Taraschi, Chairman
Kyle P. Scribner, Vice-Chairman
Emily Keller, Supervisor
Luke D. Reven, Township Manager
Noah Stribrny, Asst. Township Manager
Derrick Claas, Roadmaster
Jeff Yankanich, Chief EBTPD
Tom Oeste, Township Solicitor
Lisa Taraschi, Township Secretary

The East Brandywine Township Board of Supervisors meeting of Thursday, February 5, 2026 was called to order at 9:00 AM at the East Brandywine Township Municipal Complex and followed with the Pledge of Allegiance.

Opening of Meeting

Chairman Taraschi opened the meeting by announcing that this meeting is being recorded.

Public Comment on Agenda Items

There was no public comment.

Approval of Minutes

Vice-Chairman Scribner made a motion to approve the meeting minutes from the January 15, 2026 Board meeting. Supervisor Keller seconded the motion. With all members voting Aye, motion passed 3-0.

Treasurer's Report, Authorization to Pay Bills and Approve Payroll

Vice-Chairman Scribner made a motion to authorize the payment of bills and approve the payroll. Chairman Taraschi seconded the motion. With all members voting Aye, motion passed 3-0.

Old Business

There was none.

New Business

Recommendation of Wesley Wolf to the Open Space Committee

Mr. Reven presented Mr. Wolf's application to the Board. After discussion, Vice-Chairman Scribner made a motion to appoint Mr. Wesley Wolf to the Open Space Committee. Supervisor Keller seconded the motion. With all members voting Aye, motion passed 3-0.

Recommendation of Jack Ousey to the Trails Committee

Mr. Stribny presented Mr. Ousey's application to the Board. After a brief discussion, Vice-Chairman Scribner made a motion to appoint Mr. Jack Ousey to the Trails Committee. Supervisor Keller seconded the motion. With all members voting Aye, motion passed 3-0.

Lafayette College Study: Proposal Strategic Workforce & Compensation Study

This item was tabled to a future Board of Supervisor's meeting.

2026 Cedarville NPDES MS4 Permit Support Services

Mr. Reven presented the 2026 NPDES MS4 Proposal for professional services to the board and requested they authorize staff to execute it. Mr. Reven provided the Board with clarification on who Cedarville is training as well as the BMP Inspection process. There was additional discussion regarding RFPs from other engineers relating to these processes.

Vice-Chairman Scribner made a motion to accept the 2026 NPDES MS4 Proposal and present 3 options of Engineers for 2027 to the Board of Supervisors. Supervisor Keller seconded the motion. With all members voting Aye, motion passed 3-0.

Bondsville Mill Park: Proposed 2026 Construction Goals & Priorities

Mr. Jim Buczala, Vice-Chairman of the Bondsville Mill Committee, presented a slide show history of committee accomplishments to the Board.

Mr. Bob Watts, Chairman of the Bondsville Mill Committee, presented a proposal to the Board regarding future proceedings for the construction part of the Mill. The Construction crew would like to go through the Mill and conduct a survey to look at the condition in its entirety and not concentrating on a couple of buildings. Mr. Watts stated that the Construction crew would like to be more self-directed and not need to request the Board's direction on how to proceed, in what manner, and in what sequencing.

Mr. Reven initiated a discussion regarding the communicated expectation of deliverables for 2026 set up in the budget process. The goals were to finish the interior of Building A, finish the exterior of Building C, and access the park at grade without using a stair set. There was also some discussion regarding the proposal goals. BVM Committee wishes the Board to grant the Construction crew control of all aspects of the BVM building envelope construction. This includes goals, priorities, objectives, specifications, material selections, techniques, scheduling, and reports. Mr. Reven added that they would like to survey the following items: Mill Race, Building B, Building C, Building D, the area between E & F including the elevator, Buildings E and A, and West Bridge. And finally, if time allows, they finish the main floor of Building A. It was discussed who was going to conduct the surveys. Mr. Buczala stated in house however, an engineer would need to look at the West bridge and possibly other areas. He added that there may be a future request to purchase materials.

There was some discussion regarding the potential of the park becoming a separate entity from the Township, possibly a 501C3.

It was discussed that the Mill has \$20,000 budgeted for 2026. Mr. Stone indicated that money has been allocated for the surveys requested. There was some discussion regarding maintenance costs. Mr. Buczala indicated that using good products would impact the maintenance costs on the buildings in a positive manner.

Mr. Reven presented 3 questions: 1. What is the scope of work in 2026? 2. What will the finished park look like? 3. Who decides? He does not see an issue with the scope of work. Regarding question 2, Mr. Reven states that there is not a consistent vision that will be resolved at the meeting today. For question 3, he wants to know who is responsible for what is happening at the park.

Vice Chairman Scribner suggested that surveys be completed first on the areas that could be the most unstable to the public. He advised the Committee to then come back to the Board to inform them of their findings.

Mr. Buczala asked what the process would look like. Chairman Taraschi instructed the committee to work with Mr. Reven to establish the process.

Mr. Reven continued with his comments regarding the scope of work for 2026. He suggested he heard from the Board that finishing building A is a priority. Mr. Reven stated he heard from Vice-Chairman Scribner that the surveys that affect health and safety are also a priority. Finally, he added that the interior construction for Building D, Building E, and Building A is another priority. Mr. Reven suggested that the Construction Crew's goals be reviewed directly with the Board annually before budget process.

Chairman Taraschi stated that the funding currently in place should not be taken up by Building A. Mr. Stone stated that the surveys will be time-consuming, but they hope to complete them in 2026.

Chairman Taraschi recapped the discussion in order of priority: first, Building D survey, then, Building E survey, next, the bridge, and lastly, Building A survey. Mr. Stone disagreed, saying he cannot commit to an order because it depends on volunteer availability.

Vice-Chairman Scribner stated that public safety is priority #1.

Chairman Taraschi agreed with Mr. Reven that Construction Crew goals should be reviewed annually by the Board before the budget process. Mr. Stone agreed.

Vice-Chairman Scribner reiterated the importance to recognize safety first and survey second. Chairman Taraschi inquired how the survey results will be shared with the rest of the committee. It was agreed that the survey's would be performed and then reported back to the Board of Supervisors.

Mr. Reven clarified that all surveys are first priority, and finishing the interior of Building A is second priority. Mr. Reven stated he disagrees with this decision; however, he respects it as a good compromise.

Mr. Mark Bevacqua of the Budget Committee, inquired if a survey reveals a safety issue, should that issue be addressed immediately? Charman Taraschi stated that a discussion and decision would be determined at that time.

Subdivision & Zoning Applications

There were none.

Ordinances & Resolutions for Consideration

Ordinance 1 of 2026 Speed Change on Old Horseshoe Pike

Mr. Oeste presented the following ordinance to the Board. A copy Verbatim et literatim is included in these minutes.

AN ORDINANCE OF THE TOWNSHIP OF EAST BRANDYWINE, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF EAST BRANDYWINE TOWNSHIP, CHAPTER 245, TITLED “VEHICLES AND TRAFFIC”, ARTICLE 1, SECTION 245-1 “SPEED LIMITS,” TO ADD A 25 MILE PER HOUR SPEED LIMIT FOR A SEGMENT OF OLD HORSESHOE PIKE PURSUANT TO THE PENNSYLVANIA VEHICLE CODE, INCLUDING ACT 151 OF 1998.

WHEREAS, East Brandywine Township is authorized under the Pennsylvania Vehicle Code, 75 Pa.C.S. § 101 et seq., to regulate traffic and establish maximum speed limits on Township highways; and

WHEREAS, Section 3362(a)(1.2) of the Pennsylvania Vehicle Code, as amended by Act 151 of 1998, authorizes a municipality to establish a 25 mile per hour maximum speed limit in a residential district, without the necessity of an engineering and traffic study, where the highway is a local highway, is not a numbered traffic route, and is under municipal jurisdiction; and

WHEREAS, the Board of Supervisors finds that the portion of Old Horseshoe Pike addressed herein is a non-numbered local Township highway and is located within a residential district, as that term is defined in the Pennsylvania Vehicle Code; and

WHEREAS, the Board of Supervisors finds that establishing a 25 mile per hour maximum speed limit on this roadway segment will promote public safety and the general welfare.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Brandywine Township, Chester County, Pennsylvania, as follows:

Section 1. Section § 245-1. A, Speed limits, of the Code of Ordinances of East Brandywine Township is hereby amended by adding the following row to the existing table of streets and maximum speed limits:

Name of Road	Speed Limit (mph)	Location
Old Horseshoe Pike	25	Entire length

All other provisions, listings, and speed limits contained in § 245-1 shall remain unchanged and in full force and effect.

Section 2. All ordinances or parts of ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

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

Section 4. This Ordinance shall be effective immediately upon enactment as provided by law.

ENACTED AND ORDAINED this 5th day of February, 2026.

Vice-Chairman Scribner made a motion to adopt Ordinance 1 of 2026 Speed change on Old Horseshoe Pike. Supervisor Keller seconded the motion. With all members voting Aye, motion passed 3-0.

Public Comment on Non-Agenda Items

There was none.

Notices

Chairman Taraschi announced there will be an executive session following this meeting to discuss personnel matters.

Adjournment

Vice-Chairman Scribner made a motion to adjourn at 10:54 AM. Supervisor Keller seconded the motion, with all members voting Aye. Motion passed 3-0.

Respectfully submitted,

Lisa Taraschi
Township Secretary

EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
AM SESSION
February 5, 2026

Those in Attendance:

Francis X. Taraschi, Chairman
Kyle P. Scribner, Vice-Chairman
Emily Keller, Supervisor
Luke D. Reven, Township Manager
Noah Stribrny, Asst. Township Manager
Derrick Claas, Roadmaster
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Old Business

There was none.

New Business

Recommendation of Wesley Wolf to the Open Space Committee

Mr. Reven presented Mr. Wolf's application to the Board. After discussion, Vice-Chairman Scribner made a motion to appoint Mr. Wesley Wolf to the Open Space Committee. Supervisor Keller seconded the motion. With all members voting Aye, motion passed 3-0.

Recommendation of Jack Ousey to the Trails Committee

Mr. Stribrny presented Mr. Ousey's application to the Board. After a brief discussion, Vice-Chairman Scribner made a motion to appoint Mr. Jack Ousey to the Trails Committee. Supervisor Keller seconded the motion. With all members voting Aye, motion passed 3-0.

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Chairman Taraschi stated that the funding currently in place should not be taken up by Building A. Mr. Stone stated that the surveys will be time-consuming, but they hope to complete them in 2026.

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WHEREAS, Section 3362(a)(1.2) of the Pennsylvania Vehicle Code, as amended by Act 151 of 1998, authorizes a municipality to establish a 25 mile per hour maximum speed limit in a residential district, without the necessity of an engineering and traffic study, where the highway is a local highway, is not a numbered traffic route, and is under municipal jurisdiction; and

WHEREAS, the Board of Supervisors finds that the portion of Old Horseshoe Pike addressed herein is a non-numbered local Township highway and is located within a residential district, as that term is defined in the Pennsylvania Vehicle Code; and

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Public Comment on Non-Agenda Items

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Notices

Chairman Taraschi announced there will be an executive session following this meeting to discuss personnel matters.

Adjournment

Vice-Chairman Scribner made a motion to adjourn at 10:54 AM. Supervisor Keller seconded the motion, with all members voting Aye. Motion passed 3-0.

Respectfully submitted,

Lisa Taraschi
Township Secretary

East Brandywine Township
Bank Account Balances
 As of February 17, 2026

ASSETS	
Current Assets	
Checking/Savings	
101 General Fund Operating	
101.01 General Checking - Fulton 8380	1,060,576
101.01P Payroll - Fulton 8448	8,012
102.000 Due from Developer	
Total Due From Developer	30,663
Total 101 General Fund Operating	<u>1,099,250</u>
103-107 Special Revenue Funds	
103.01 Fire Services Fund - Fulton 8353	9,052
104.01 Solid Waste Fund - Fulton 8439	25,757
105.02 Traffic Impact - Fulton 6790	2,446,197
106.02 Open Space Ref - Fulton 6802	4,386,932
107.01 Open Space SALDO - Fulton 5420	118,831
Total 103-107 Special Revenue Funds	<u>6,986,770</u>
118-121 Capital Projects Funds	
118-21 Capital Fund - Fulton 6820	
118.02 Capital Projects	<u>2,278,470</u>
135 State Funds	
135.01 State Fund - Fulton 8401	<u>20,086</u>
160-165 Pension Trust Funds	
160.01 Uniform Pension - Fidelity 7628	9,228,865
165.01 Non-Uniform Pension - RJ 4666	2,752,081
Total 160-165 Pension Trust Funds	<u>11,980,945</u>
Total Checking/Savings	<u>22,365,521</u>
Total Current Assets	<u>22,365,521</u>
TOTAL ASSETS	<u>22,365,521</u>
LIABILITIES & EQUITY	0

Tax Collector's Account	1,492
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9:05 AM

02/17/26

East Brandywine Township Solid Waste Check Detail

February 5 - 18, 2026

<u>Date</u>	<u>Num</u>	<u>Account</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>
02/18/2026	514	104.01 Solid Waste-Fulton 8439	Chester County Solid Waste Auth...	2010LC INV 77535, 77607	
		427.49 Refuse Tipping Fees		INV 77374 Refuse Tipping 1/28/...	-4,875.34
		427.49 Refuse Tipping Fees		INV 77607 Refuse Tipping 2/3/2...	-4,097.04
TOTAL					-8,972.38
02/18/2026	515	104.01 Solid Waste-Fulton 8439	TotalRecycle Inc	6647 INV 18369	
		427.50 Recycle Tipping Fees		Recycle tipping 1/6, 7, 13, 14, 2...	-2,979.46
TOTAL					-2,979.46

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9:07 AM

02/17/26

East Brandywine Township State Liquid Fuels Check Detail

February 5 - 18, 2026

<u>Date</u>	<u>Num</u>	<u>Account</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>
02/18/2026	3807	135.01 State Fund-Fulton 8401	West Brandywine Township	B0001 INV 221083	
		433.03 Traffic Signal Electric		Q4 2025 PECO reimbursement	-49.87
		433.02 Repairs Traffic Signals		Q4 2025 Signal Svs reimburse...	-950.00
		433.03 Traffic Signal Electric		Q4 2025 HA Thomson reimbur...	-120.50
TOTAL					-1,120.37
02/18/2026	3808	135.01 State Fund-Fulton 8401	PECO Energy	2085543000 Traffic Light	
		433.03 Traffic Signal Electric		1/6 - 2/3/2026 (28 days)	-74.57
TOTAL					-74.57
02/18/2026	3809	135.01 State Fund-Fulton 8401	Ascendance Truck Centers	VIN 1HTKTSWM1PH332520	
		437.37 Tools+Machinery Repairs		Truck 23 repairs	-2,257.66
TOTAL					-2,257.66

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East Brandywine Township General Fund Check Detail February 5 - 18, 2026

Date	Num	Account	Name	Memo	Paid Amount
02/18/2026	31833	101.01 · General - Fulton 8380	Applied Micro Systems Ltd	INV 71274, 71276, 71288	
		403.24 · Tax Collection Operations		INV 71274 Misc items + postage	-57.85
		403.24 · Tax Collection Operations		INV 71276 envelopes (mailing)	-225.00
		403.24 · Tax Collection Operations		INV 71288 monthly software support contract + cloud backup	-232.16
TOTAL					-515.01
02/18/2026	31834	101.01 · General - Fulton 8380	Team Life	Quote 22327	
		415.24 · Emergency Mgmt		AED pads	-623.16
TOTAL					-623.16
02/18/2026	31835	101.01 · General - Fulton 8380	Pennsylvania One Call System Inc	EBW INV 1136091	
		406.32 · Cell Phones		Monthly activity fee (2026 INV)	-47.40
TOTAL					-47.40
02/18/2026	31836	101.01 · General - Fulton 8380	Brandywine Valley SPCA	INV Jan26-06	
		422.31 · Animal Control (SPCA)		Chesco Emergency Fee	-270.40
TOTAL					-270.40
02/18/2026	31837	101.01 · General - Fulton 8380	Quadient Finance USA Inc	7900-0440-8103-1720	
		406.20 · Postage		12/29 Postage	-750.00
		406.20 · Postage		Flexlimit Protection Fee	-7.50
TOTAL					-757.50
02/18/2026	31838	101.01 · General - Fulton 8380	Primo Brands	8720135550 INV 06A87201355550	
		406.24 · General Operating Supplies		12/1 - 12/31/2025 activity	-132.74
TOTAL					-132.74
02/18/2026	31839	101.01 · General - Fulton 8380	Schwaab Inc	INV 4975554	
		406.24 · General Operating Supplies		Date stamp	-73.50
TOTAL					-73.50
02/18/2026	31840	101.01 · General - Fulton 8380	PSTCA	Dennis Mulhern ID 1530	
		403.24 · Tax Collection Operations		2026 PA State Tax Collectors' Association	-100.00
TOTAL					-100.00

East Brandywine Township General Fund Check Detail February 5 - 18, 2026

Date	Num	Account	Name	Memo	Paid Amount
		409.36 · Electric		Open Space Location 301 Creek Rd 1/7 - 2/4/2026 (28 Days)	-191.69
TOTAL					-191.69
02/18/2026	31850	101.01 · General - Fulton 8380	Witmer Public Safety Group	INV 759805	
		410.24P · New Police Equip		new hire equipment	-158.62
TOTAL					-158.62
02/18/2026	31851	101.01 · General - Fulton 8380	4 Leaf Sports	INV 1705	
		410.25A · Memorials + Staff/Vol Apprec		Tyree reitirement gift	-225.00
TOTAL					-225.00
02/18/2026	31852	101.01 · General - Fulton 8380	AJ Blosenski	INV 2730657W360	
		379.01 · Misc Charges for Svs		Svs 2/1 - 2/28/2026 (SOLID 427.45 OWES GENERAL 379.01)	-78,643.23
		379.01 · Misc Charges for Svs		INV 2732360W360 Extra P/U 4 yd-Com 950835 (SOLID 427.4...	-85.00
TOTAL					-78,728.23
02/18/2026	31853	101.01 · General - Fulton 8380	EL Carpenter Repair	Sales receipt dated 1/29/2026	
		437.37 · Tools + Machinery Repairs		tire disposal	-38.00
TOTAL					-38.00
02/18/2026	31854	101.01 · General - Fulton 8380	B & L Commercial Cleaning Inc	INV 26-034	
		409.25 · Cleaning Svs		LEAVE ON CART PD 3 days/week	-1,290.00
		409.25 · Cleaning Svs		LEAVE ON CART TWP 2 days/week	-925.00
		409.25 · Cleaning Svs		Cleaning PD garage	-125.00
		409.25 · Cleaning Svs		Carpet extraction (Chief Yankanich's office)	-150.00
TOTAL					-2,490.00
02/18/2026	31855	101.01 · General - Fulton 8380	Napa Auto Parts (Dtown)	INV 271307	
		437.37 · Tools + Machinery Repairs		INV 271307 maintenance trucks	-133.37
TOTAL					-133.37
02/18/2026	31856	101.01 · General - Fulton 8380	PECO Energy	2652944000 Twp Bldg	
		409.36 · Electric		1/9/2026 - 2/6/2026 (28 days)	-2,656.85
		409.36 · Electric		other- late payment charge 12/8/2025 - 1/9/2026 (32 days) ***r...	-31.73
		409.36 · Electric		late payment 12/8/2025 - 1/9/2026 (32 days) ***rcv'd INV late	-10.57
TOTAL					-2,699.15

East Brandywine Township General Fund Check Detail February 5 - 18, 2026

Date	Num	Account	Name	Memo	Paid Amount
02/18/2026	31857	101.01 · General - Fulton 8380	Wilson Oil & Propane	114245 INV 11610675, 11610811	
		409.23 · Heating Fuel		INV 11610675 Admin Propane (Heating oil)	-1,993.50
		409.23 · Heating Fuel		INV 11610811 Garage Propane (Heating oil)	-398.70
TOTAL					-2,392.20
02/18/2026	31858	101.01 · General - Fulton 8380	21st Century Media - Philly Cluster	884418 AD 2774592	
		406.34 · Ads + Printing		AD 2774592 Public Meeting (12/8 - 12/14/2025 billing period)	-207.71
		406.34 · Ads + Printing		aging credit (applied to INV AD 2774592), now being charged	-11.21
		406.34 · Ads + Printing		credit (over 60 days)	135.40
TOTAL					-83.52
02/18/2026	31859	101.01 · General - Fulton 8380	Siana Law LLP	INV 13729, 103730	
		414.31 · Planning + Zoning		4430.28 INV 103729 Geyer Appeal	-50.00
		414.31 · Planning + Zoning		4430.42 INV 103730 Klein Co	-1,818.44
TOTAL					-1,868.44
02/18/2026	31860	101.01 · General - Fulton 8380	Hafer Petroleum Equipment	EAST335 INV 27077	
		409.37 · Repairs + Maint		Service fuel pumps	-443.25
TOTAL					-443.25
02/18/2026	31861	101.01 · General - Fulton 8380	Buckley Brion McGuire & Morris LLP	INV dated 2/9/2026	
		404.31 · Legal Svs - General		40751.00 PennDOT Bondsville Rd Property Acquisition	-425.00
		102.040 · Arbo Hills SubDiv		40441.00 Klein CU/SubDiv 830 Horseshoe Pk INV 41021 ...	-500.00
		404.31 · Legal Svs - General		30839.00 (3) Creeks CU 2069 Bondsville INV 41020	-78.04
		102.042 · Carlino Proj Reboot		29962.00 Carlino (Litigation) INV 41018	-875.59
		403.24 · Tax Collection Operations		28218.00 Tax Liens INV 41014	-482.50
		102.042 · Carlino Proj Reboot		28019.00 Carlino (Land Development) INV 41013	-675.00
		102.010 · Mapleview		27993.00 Mapleview THs INV 41012	-700.00
		102.001 · Applecross		27945.00 Applecross INV 41011	-450.00
		404.31 · Legal Svs - General		27928.00 General INV 41010	-9,775.00
		102.009 · Brandywine Walk (NVR)		27918.00 Brandywine Walk INV 41009	-557.00
		404.31 · Legal Svs - General		29975.00 (555) Reeds Rd INV 41019	-950.00
TOTAL					-15,468.13
02/18/2026	31862	101.01 · General - Fulton 8380	AT & T Mobility	INV 287284902086X02082026	
		406.32 · Cell Phones		East Brandywine Township x4869	-38.23
		406.32 · Cell Phones		N. Stribrny x4834	-44.10
		406.32 · Cell Phones		Asst. Township Manager x1822	-44.55
		410.32A · Cell Phones		New Detective x3403	-44.10
		406.32 · Cell Phones		Park Bathroom Hotspot x3512	-38.23
		410.32A · Cell Phones		Jeff Yankanich x1663	-44.10

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East Brandywine Township
General Fund Check Detail
February 5 - 18, 2026

Date	Num	Account	Name	Memo	Paid Amount
		410.32A · Cell Phones		Police Patrol x1008	-49.17
		410.32A · Cell Phones		Police Patrol x2702	-44.10
TOTAL					-346.58
02/18/2026	31863	101.01 · General - Fulton 8380	GreatAmerica Financial Services	INV 41160898,	
		410.24B · Copier Lease + Supplies		PD Lanier IM 2500 Copier	-171.44
TOTAL					-171.44
02/18/2026	31864	101.01 · General - Fulton 8380	Ramsay's Automotive	INV 44918, 44940	
		410.243 · Vehicle Maint - Repair + Wash		INV 44918 2022 Ford Interceptor oil + washer fluid	-183.00
		410.243 · Vehicle Maint - Repair + Wash		INV 44940 2021 Ford Interceptor wiper blade	-15.00
TOTAL					-198.00

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East Brandywine Township
Open Space Referendum Deposit Detail
 January 13 through February 16, 2026

Type	Date	Name	Account	Amount
Deposit	01/13/2026		106.02 OpenSpaceRef Fulton 6802	2,400.00
		Keystone	310.20 EIT Earned Income Tax	-2,400.00
TOTAL				-2,400.00
Deposit	01/15/2026		106.02 OpenSpaceRef Fulton 6802	4,300.00
		Keystone	310.20 EIT Earned Income Tax	-4,300.00
TOTAL				-4,300.00
Deposit	01/20/2026		106.02 OpenSpaceRef Fulton 6802	5,200.00
		Keystone	310.20 EIT Earned Income Tax	-5,200.00
TOTAL				-5,200.00

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East Brandywine Township
Traffic Impact Deposit Detail
February 5 - 16, 2026

<u>Type</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Amount</u>
Deposit	02/13/2026		105.02 TrafficImpact Fulton6790	1,236.56
		NV Homes	389.01 Traffic Impact Revenues	-1,236.56
TOTAL				-1,236.56

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East Brandywine Township General Fund Deposit Detail February 5 - 17, 2026

Date	Account	Name	Memo	Amount
02/06/2026	101.01 · General - Fulton 8380		Deposit	87,300.00
	310.20 · EIT Earned Income Tax	Keystone	2/6 EIT General	-87,300.00
TOTAL				-87,300.00
02/06/2026	101.01 · General - Fulton 8380		Deposit	6,204.51
	310.20 · EIT Earned Income Tax	Keystone	2/6 EIT General (end of month rec)	-6,204.51
TOTAL				-6,204.51
02/06/2026	101.01 · General - Fulton 8380		Deposit	4,095.54
	310.50 · LST Local Services Tax	Keystone	2/6 LST General (End of month rec)	-4,095.54
TOTAL				-4,095.54
02/10/2026	101.01 · General - Fulton 8380		Deposit	37,984.66
	321.80 · Cable TV Franchise Fees	Comcast	Comcast Franchise Fee	-15,559.58
	331.11 · Fines PD	Chester County Clerk of Courts	Clerk of Courts Adult Probation	-677.13
	362.40 · Bldg App Fee	McGillin Architecture	1277 Horseshoe Pk (Carlino) Giant	-250.00
	362.40 · Bldg App Fee	KP Scribner Property Mgmt	142 Sills La basement	-150.00
	362.41 · Bldg Permits	KP Scribner Property Mgmt	142 Sills La basement	-674.50
	362.40 · Bldg App Fee	KP Scribner Property Mgmt	440 Norland Dr basement	-150.00
	362.41 · Bldg Permits	KP Scribner Property Mgmt	440 Norland Dr basement	-854.50
	362.40 · Bldg App Fee	John Montgomery	EBYA shed at park	-100.00
	362.41 · Bldg Permits	John Montgomery	EBYA shed at park	-134.00
	361.33 · Zoning Permit, ZHB, CU	Daniel Kleinhenn	26 Blakely Rd	-50.00
	362.47 · Stormwater App Fee	Daniel Kleinhenn	26 Blakely Rd	-100.00
	362.41 · Bldg Permits	Coria co	134 Nichols Mill Rd sunroom w/deck	-1,144.50
	362.41 · Bldg Permits	Mt Vernon Construction	118 Rebecca Dr stucco remediation, replace w/siding (Tode)	-150.00
	362.41 · Bldg Permits	New London Electric	1210 Gilray generator	-229.50
	362.41 · Bldg Permits	Sobieski Svs Inc	531 N Guthriesville Rd HVAC (Gandioso)	-75.00
	362.41 · Bldg Permits	Deck Craft Plus	101 Locks Farm La deck	-354.50
	362.41 · Bldg Permits	Holly Williams	9 Blakely Rd addition, sunroom w/deck	-1,654.50
	362.41 · Bldg Permits	Steptoe Siedzowski	102 Camryn Ct deck	-354.50
	362.41 · Bldg Permits	Glenelg	7 Englerth La EV charger	-104.50
	362.41 · Bldg Permits	Edward Richter	466 Hallman Ct sprinkler	-129.50
	379.01 · Misc Charges for Svs	Debra Defilippo	PD alarm reg	-25.00
	379.01 · Misc Charges for Svs	Sumit Dave	PD alarm reg	-25.00
	379.01 · Misc Charges for Svs	Metro Reporting Bureau	PD report	-15.00
	379.01 · Misc Charges for Svs	Metro Reporting Bureau	PD report	-15.00
	379.01 · Misc Charges for Svs	LexisNexis	PD report	-15.00
	413.31 · Bldg Inspec + Review	ARRO Consulting Inc	over payment INV 115352	-217.50

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East Brandywine Township General Fund Deposit Detail February 5 - 17, 2026

Date	Account	Name	Memo	Amount
	102.010 · Maplevieview	Gladwyne BH Investments	Maplevieview escrow payment (Pennoni INV 1306684, BBMM INV 40788)	-956.00
	102.003 · Estates at Dowlin Forge ...	MDG Downingtown	Estates escrow payment (Pennoni INV 1306682)	-5,677.25
	102.009 · Brandywine Walk (NVR)	Bollinger Realty	Brandywine Walk escrow payment (Pennoni INV 1306685)	-6,315.00
	430.33 · Vehicle Fuel	East Brandywine Township	PW Jan 2026 fuel	-1,477.70
	379.01 · Misc Charges for Svs	PECO Energy	Road Occupancy Permit	-100.00
	379.01 · Misc Charges for Svs	PECO Energy	Road Occupancy Permit	-100.00
	362.40 · Bldg App Fee	NV Homes	1300 Kidron Ct (Brandywine Walk) Lot 163	-150.00
TOTAL				-37,984.66
02/10/2026	101.01 · General - Fulton 8380		Deposit	7,000.00
	310.20 · EIT Earned Income Tax	Keystone	2/10 EIT General	-7,000.00
TOTAL				-7,000.00
02/11/2026	101.01 · General - Fulton 8380		Deposit	900.00
	310.50 · LST Local Services Tax	Keystone	2/11 LST General	-900.00
TOTAL				-900.00
02/12/2026	101.01 · General - Fulton 8380		Deposit	3,000.00
	310.20 · EIT Earned Income Tax	Keystone	2/12 EIT General	-3,000.00
TOTAL				-3,000.00
02/12/2026	101.01 · General - Fulton 8380		Deposit	20,194.79
	321.80 · Cable TV Franchise Fees	Verizon	2025 Q4 Franchise Fee	-20,194.79
TOTAL				-20,194.79
02/13/2026	101.01 · General - Fulton 8380		Deposit	3,346.62
	331.11 · Fines PD	District Court 15-4-02	District Court 15-4-02	-2,280.02
	357.01 · MA Reimbursmnt	East Brandywine Twp Municipal Authority	Jan Postage + US Supply INV S7985947.1 (\$247.89) reimbursement	-421.60
	362.41 · Bldg Permits	Chester County Kitchen + Bath	104 Brookhaven La bathroom remodel (Mudrick)	-361.50
	362.41 · Bldg Permits	Morevent HVAC	214 Heritage Ct HVAC (Voltz)	-129.50
	362.41 · Bldg Permits	NVR	1450 Hydrangea Wy (Brandywine Walk) Lot 144	-150.00
	406.46 · Mtgs, Conferences, Educ	PSATS	REFUND Annual Dues Overpayment	-4.00
TOTAL				-3,346.62

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East Brandywine Township
General Fund Deposit Detail
February 5 - 17, 2026

<u>Date</u>	<u>Account</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
02/17/2026	101.01 · General - Fulton 8380		Deposit	22,200.00
	310.20 · EIT Earned Income Tax	Keystone	2/17 EIT General	-22,200.00
TOTAL				-22,200.00

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East Brandywine Township
Previous Year Comparison / General Fund

January 2026

	Jan 2026	Jan 2025
INCOME		
301 Real Property Taxes		
301.10 Real Estate Taxes	0	400
301.20 Prior Yrs Levy-Lien + Claims	3,463	313
Total 301 Real Property Taxes	3,463	713
310 Local Enabling Act (511) Taxes		
310.10 Real Estate Transfer Taxes	102,303	41,856
310.20 Earned Income Taxes/Wage Taxes	96,710	109,928
310.50 Local Services Tax	2,386	2,651
Total 310 Local Enabling Act (511) Taxes	201,400	154,434
331-332 Fines + Forfeits		
331.11 Fines PD	1,330	1,877
Total 331-332 Fines + Forfeits	1,330	1,877
341 Interest Earnings		
341.00 Interest Earnings	2,727	3,868
351 Federal Grants		
351.02 Public Safety Federal Grants	3,357	0
357 Local Government Units		
357.01 MA Reimbursement	11,088	6,221
357.05 Solid Waste Admin Fee	20,000	0
Total 357 Intergovernmental Revenues	31,088	6,221
Total 350-359 Intergovernmental Revenues	31,088	6,221
360-379 Charges for Svs		
361 General Government		
361.33 Zoning Permit	575	0
Total 361 General Government	575	0
362 Public Safety		
362.40 Bldg App Fee	2,885	2,050
362.41 Bldg Permits	105,820	59,212
362.47 Stormwater App Fee	400	500
362.48 SW Mgt Plan Review Fee	0	1,650
Total 362 Public Safety	109,105	63,412
379 Other Charges for Svs		

379.01 Misc Charges for Svs	635	490
TOTAL INCOME	353,679	231,015
GROSS PROFIT	353,679	231,015

EXPENSE

400-409 General Govt

401 Executive

401.12 Salaries + Wages		
401.122 Twp Manager - L. Reven	10,256	9,957
401.123 Assistant Twp Mgr - N. Stribrny	5,152	0
Total 401 Executive	15,408	9,957

403 Tax Collection

403.05 Tax Collector Salary	2,255	2,255
403.24 Tax Collection Operations	443	486
Total 403 Tax Collection	2,697	2,741

404 Solicitor - Legal Svs

404.31 Legal Svs - General	0	2,280
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405 Non-Uniform Salaries

405.12 Salaries + Wages		
405.122 Permits Administrator - N. King	5,680	5,513
405.124 Secretary - L. Taraschi	5,044	4,897
405.127 Treasurer - E. Albert	5,044	4,897
405.129 Receptionist - A. Bocelli	0	3,175
405.130 FT MA Admin - G. Brown	3,826	3,714
Total 405.12 Salaries + Wages	19,594	22,197

406 Other General Government Admin

406.20 Postage	-407	-30
406.24 General Operating Supplies	1,179	449
406.27 IT + Broadband	4,459	2,316
406.32 Cell Phones	221	219
406.34 Advertising, Printing	336	0
406.39 Bank Fees	883	944
406.45 Contractural Svs - Copy Equip	555	735
406.46 Mtgs, Conferences, Edu	2,485	0
406.48 Memorials + Staff/Vol Apprec	0	250
406.49 Newsletter	6,011	4,716
Total 406 Other General Government Admin	15,721	9,599

408 Engineering Svs

408.30 Engineering Special Projects	1,090	0
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409 General Government Bldg + Plant

409.20	Bldg Supplies	50	0
409.23	Heating Fuel	3,117	1,746
409.25	Cleaning Svs	2,261	0
409.35	Public Water	673	581
409.36	Electric	376	197
409.37	Repairs + Maint	13,887	0
Total 409 General Government Bldg + Plant		20,364	2,524
TOTAL 400-409 General Government		74,875	49,297

410-419 Public Safety**410 Police**

410.12 Salaries + Wages

410.12A	Chief of Police - M. Kocsi	7,308	14,616
410.12D	Sergeant - M. Twadell	10,616	10,299
410.12E	Sergeant - J. Ferraro	10,232	9,926
410.12F	Sergeant - S. Tyree	8,001	9,926
410.12I	Detective - B. Shephard	0	6,806
410.12J	Patrol Officer - J. Hayes	9,562	9,631
410.12L	Chief of Police - J. Yankanich	12,693	11,539
410.12M	Detective - C. Harnish	9,944	9,469
410.12N	Patrol Officer - M. Rae	9,562	9,283
410.12O	Patrol Officer - J. Lemus	10,616	10,299
410.12Q	PD Admin Asst - R. Jamison	0	5,023
410.12R	PD Secretary - J. Smedley	4,288	3,646
410.12S	Detective - T. Smith	9,562	9,330
410.12X	Patrol Officer - C. Fox	8,929	8,202
410.12Z	Patrol Officer - A. DiPaolo	9,085	8,365
410.13A	Patrol Officer - G. Parsons	9,085	8,365
410.13B	Patrol Officer - R. Sousa	9,085	8,365
410.13D	Patrol Officer - B. Flood	8,602	7,726
410.13E	Patrol Officer - S. Worrell	8,128	7,446
410.13F	Patrol Officer - R. Eastman	7,936	0
410.13G	Patrol Officer - J. Kelso	7,936	0
Total 410.12 Salaries + Wages		171,168	168,261

410.18 Overtime + Other Comp

410.18A	Overtime	636	968
410.18D	Sick Bonus	15,126	9,800
410.18E	Vacation Buyout	63,166	10,948
410.18F	457 Twp Contribution 401(a)	1,346	0
Total 410.18 Overtime + Other Comp		80,274	21,716

410.19 Benefits + Employer-Paid W/H

410.19A	FICA, MED-TAX	19,127	14,564
410.19E	Medical, Dental, Rx	50,976	0

410.19F Misc Medical, HRA, Pay in Lieu	3,783	8,938
410.19L Workman Comp	98,166	96,767
410.19M Life, Disability	1,537	0
Total 410.19 Benefits + Employer-Paid W/H	173,588	120,269
410.21 Office Supplies		
410.21C Office Supplies	432	0
Total 410.21 Office Supplies	432	0
410.23 Postage	0	62
410.24 General Operating Supplies		
410.241 IT + Software	10,268	0
410.243 Vehicle Maint - Repair, Wash	330	20
410.245 Vehicle Equip + Supplies	106	0
410.247 Vehicle Collision Repairs	0	1,000
410.24B Copier Lease + Supplies	171	168
410.24F Education + Training	75	0
410.24I Tactical Fees, SWAT	3,630	0
410.24J Investigation Supp, Evidence Rm	377	0
410.24P New Police Equip	103	0
410.24R Vascar, AccuTrak, Enradd calibrat	0	2,954
410.24V Uniform Allowance + Dry Cleaning	488	0
410.25A Memorials Staff/Vol Apprec	972	0
Total 410.24 General Operating Supplies	16,520	4,142
410.32 Wireless		
410.32A Cell Phones	419	223
410.33 Fuel + Mileage	2,770	2,907
TOTAL 410 POLICE	445,171	317,580
413 UCC + Code Enforcement		
413.31 Bldg Inspections + Review	27,309	0
414 Panning + Zoning		
414.31 Planning + Zoning	12,286	1,453
TOTAL 410-419 Public Safety	484,766	319,033
420-425 Health + Human Svcs		
422 Vector		
422.31 Animal Control (SPCA)	6,057	465
426-429 Sanitation		
429 Wastewater/Sewage Collection + Treatment		

429.XX MA Reimbursable	1,216	677
Total 426-429 Sanitation	1,216	677
430-439 Public Works		
430 General Svs		
430.12 Salaries + Wages		
430.121 PW Roadmaster - M. VanLew	0	7,074
430.124 PW Foreman - D. Claas	6,078	5,157
430.127 PW - K. Mortzfield	4,925	4,690
430.129 PW- J. Lelij	4,925	4,336
430.130 PW - M. Hensel	4,677	4,219
430.131 PW - J. Trout	2,215	0
Total 430.12 Salaries + Wages	22,820	25,475
430.18 Overtime	8,571	5,467
430.33 Vehicle Gasoline	-2,233	-4,214
TOTAL 430 General Services	29,158	26,728
436 Storm Sewers + Drains		
436.31 Stormwater Engineer/MS4 Permit	2,397	0
Total 436 Storm Sewers + Drains	2,397	0
437 Tools + Machinery Repairs		
437.37 Tools + Machinery Repairs	428	212
438 Roads + Bridges Maint		
438.01 Road Repairs	10,573	0
Total 438 Roads + Bridges Maint	10,573	0
TOTAL 430-439 Public Works	42,556	26,940
450-459 Culture + Recreation		
451 Recreation		
451.74 Parks + Rec Improvements	325	0
451.74A Parks + Rec Improvements - Staff	343	736
451.75 Parks + Rec Events	278	100
451.76 Bondsville Mill		
451.76A BMP Park Devel + Maint	617	838
Total 451.76 Bondsville Mill	617	838
451.94 DARC	19,057	19,057
456.52 Libraries	32,000	30,736
TOTAL 450-459 Culture + Recreation	52,620	51,466
481-484 Employer Paid Benefits		

481 FICA, Medicare, U/C		
481.00 FICA, Medicare, U/C	5,296	4,999
481.17 PTO Buyback	581	0
483 Pension/Retirement		
483.03 Deffered Comp (457b) + (401a)	2,643	622
484 Workers Comp		
484.01 Workers Comp	34,612	34,976
TOTAL 481-484 Employer Paid Benefits	43,133	40,597
486 Insurance, Casualty, Surety		
486.00 Insurance Premiums	129,273	78,016
487 Health Insurance		
487.16 Health, Hospitalization	37,603	0
487.17 Health Reimbursement (HRA)	3,405	2,684
487.18 Life, Disability	695	0
487.19 Dental	1,413	0
Total 487 Health Insurance	43,116	2,684
491-493 Other Financing Uses		
491 Tax Refunds		
491.00 Tax Refund/Escrow Return	581	0
493 Other Financing Uses		
493.31 Refuse + Recycle Collection Fee	10,000	6,000
TOTAL 491-493 Other Financing Uses	10,581	6,000
TOTAL EXPENSE	917,349	575,175
NET INCOME	-563,670	-344,159

East Brandywine Township General Fund Budget Performance

January 2026

	<u>Jan 26</u>	<u>YTD Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Income				
301 · Real Property Taxes				
301.10 · Real Estate Taxes	0	0	0%	1,876,958
301.20 · Prior Years Levy-Liens + Claims	3,463	0	100%	1,000
Total 301 · Real Property Taxes	<u>3,463</u>	<u>0</u>	<u>100%</u>	<u>1,877,958</u>
310 · Local Enabling Act (511) Taxes				
310.10 · RTT Real Estate Transfer Tax	102,303	54,334	188%	652,000
310.20 · EIT Earned Income Tax	96,710	304,378	32%	3,652,525
310.50 · LST Local Services Tax	2,386	6,474	37%	77,688
Total 310 · Local Enabling Act (511) Taxes	<u>201,400</u>	<u>365,186</u>	<u>55%</u>	<u>4,382,213</u>
321 · Business Licenses + Permits				
321.80 · Cable TV Franchise Fees	0	9,834	0%	118,000
Total 321 · Business Licenses + Permits	<u>0</u>	<u>9,834</u>	<u>0%</u>	<u>118,000</u>
331-332 · Fines + Forfeits				
331.11 · Fines PD	1,330	2,084	64%	25,000
Total 331-332 · Fines + Forfeits	<u>1,330</u>	<u>2,084</u>	<u>64%</u>	<u>25,000</u>
341 · Interest Earnings				
341.00 · Interest Earnings	2,727	5,418	50%	65,000
Total 341 · Interest Earnings	<u>2,727</u>	<u>5,418</u>	<u>50%</u>	<u>65,000</u>
342 · Rents + Royalties				
342.00 · Rents	0	209	0%	2,500
Total 342 · Rents + Royalties	<u>0</u>	<u>209</u>	<u>0%</u>	<u>2,500</u>
350-359 · Intergovernmental Revenues				
351 · Federal Grants				
351.02 · Public Safety Federal Grants	3,357	0	100%	0
Total 351 · Federal Grants	<u>3,357</u>	<u>0</u>	<u>100%</u>	<u>0</u>
355 · State Shared Rev + Entitlemnts				
355.04 · Alcoholic Bev Tax	0	0	0%	400
355.05 · State Pension System Assist	0	0	0%	300,834
Total 355 · State Shared Rev + Entitlemnts	<u>0</u>	<u>0</u>	<u>0%</u>	<u>301,234</u>
357 · Local Govt Units				
357.01 · MA Reimbursmnt	11,088	37,841	29%	454,100
357.05 · Solid Waste Admin Fee	20,000	0	100%	150,000
Total 357 · Local Govt Units	<u>31,088</u>	<u>37,841</u>	<u>82%</u>	<u>604,100</u>
Total 350-359 · Intergovernmental Revenues	<u>34,445</u>	<u>37,841</u>	<u>91%</u>	<u>905,334</u>
360-379 · Charges for Svs				
361 · General Govt				
361.30 · Subdivision Filing Fees	0	84	0%	1,000

East Brandywine Township General Fund Budget Performance

January 2026

	Jan 26	YTD Budget	% of Budget	Annual Budget
361.33 · Zoning Permit, ZHB, CU	575	416	138%	5,000
Total 361 · General Govt	575	500	115%	6,000
362 · Public Safety				
362.10 · Special PD Svs (OT reimbursmnt)	0	834	0%	10,000
362.40 · Bldg App Fee	2,885	2,084	138%	25,000
362.41 · Bldg Permits	105,820	35,416	299%	425,000
362.47 · Stormwater App Fee	400	916	44%	11,000
362.48 · SW Mgt Plan Review Fee	0	1,250	0%	15,000
Total 362 · Public Safety	109,105	40,500	269%	486,000
379 · Other Charges for Svs				
379.01 · Misc Charges for Svs	635	667	95%	8,000
Total 379 · Other Charges for Svs	635	667	95%	8,000
Total 360-379 · Charges for Svs	110,315	41,667	265%	500,000
Total Income	353,679	462,239	77%	7,876,005
Expense				
400-409 · General Govt				
400 · Legislative - Salaries				
400.05 · Board of Supervisors	0	0	0%	4,500
405.10 · Zoning Hearing Board	0	34	0%	400
Total 400 · Legislative - Salaries	0	34	0%	4,900
401 · Executive				
401.12 · Salaries + Wages				
401.122 · Twp Manager - L. Reven	10,256	10,254	100%	133,306
401.123 · Assist Twp Mgr - N. Stribrny	5,152	5,150	100%	66,950
Total 401.12 · Salaries + Wages	15,408	15,404	100%	200,256
401.18 · Longevity - Manager	0	0	0%	2,100
Total 401 · Executive	15,408	15,404	100%	202,356
402 · Auditing Svs				
402.31 · Auditing Svs	0	0	0%	19,200
Total 402 · Auditing Svs	0	0	0%	19,200
403 · Tax Collection				
403.05 · Tax Collector Salary	2,255	29,312	8%	29,312
403.24 · Tax Collection Operations	443	688	64%	8,253
Total 403 · Tax Collection	2,697	30,000	9%	37,565
404 · Solicitor - Legal Svs				
404.31 · Legal Svs - General	0	5,000	0%	60,000
Total 404 · Solicitor - Legal Svs	0	5,000	0%	60,000
405.00 · Non-Uniform Salaries				

East Brandywine Township General Fund Budget Performance

January 2026

	<u>Jan 26</u>	<u>YTD Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
405.12 · Salaries + Wages				
405.122 · Permits Administrator - N. King	5,680	5,678	100%	73,816
405.124 · Secretary - L. Taraschi	5,044	5,044	100%	65,572
405.127 · Treasurer - E. Albert	5,044	5,044	100%	65,572
405.130 · FT MA Admin - G. Brown	3,826	3,824	100%	49,719
405.131 · Receptionist - New Hire	0	3,268	0%	42,491
Total 405.12 · Salaries + Wages	<u>19,594</u>	<u>22,858</u>	<u>86%</u>	<u>297,170</u>
Total 405.00 · Non-Uniform Salaries	19,594	22,858	86%	297,170
406 · Other General Govt Admin				
406.20 · Postage	-407	334	-122%	4,000
406.24 · General Operating Supplies	1,179	1,667	71%	20,000
406.27 · IT + Broadband	4,459	9,125	49%	109,500
406.28 · Professional Svs	0	0	0%	12,000
406.32 · Cell Phones	221	250	88%	3,000
406.34 · Ads + Printing	336	250	134%	3,000
406.35 · Bonding	0	645	0%	7,736
406.39 · Bank Fees	883	1,167	76%	14,000
406.45 · Contractual Svs - Copy Machine	555	856	65%	10,272
406.46 · Mtgs, Conferences, Educ	2,485	417	596%	5,000
406.48 · Memorials + Staff/Vol Apprec	0	209	0%	2,500
406.49 · Newsletter	6,011	2,167	277%	26,000
Total 406 · Other General Govt Admin	<u>15,721</u>	<u>17,087</u>	<u>92%</u>	<u>217,008</u>
408 · Engineering Svs				
408.30 · Engineering Special Projects	-2,210	2,500	-88%	30,000
Total 408 · Engineering Svs	<u>-2,210</u>	<u>2,500</u>	<u>-88%</u>	<u>30,000</u>
409 · General Govt Bldg + Plant				
409.20 · Bldg Supplies	50	625	8%	7,500
409.23 · Heating Fuel	3,117	1,667	187%	20,000
409.25 · Cleaning Svs	2,261	2,200	103%	26,400
409.35 · Public Water	673	667	101%	8,000
409.36 · Electric	376	5,917	6%	71,000
409.37 · Repairs + Maint	13,887	4,334	320%	52,000
Total 409 · General Govt Bldg + Plant	<u>20,364</u>	<u>15,410</u>	<u>132%</u>	<u>184,900</u>
Total 400-409 · General Govt	<u>71,575</u>	<u>108,293</u>	<u>66%</u>	<u>1,053,099</u>
410-419 · Public Safety				
410 · Police				
410.12 · Salaries + Wages				
410.12A · Chief of Police - M. Kocsi	7,308	67,400	11%	67,400

East Brandywine Township General Fund Budget Performance

January 2026

	Jan 26	YTD Budget	% of Budget	Annual Budget
410.12D · Sergeant - M. Twadell	10,616	10,232	104%	133,010
410.12E · Sergeant - J. Ferraro	10,232	60,000	17%	60,000
410.12F · Sergeant - S.Tyree	8,001	90,000	9%	90,000
410.12J · Patrol Officer - J. Hayes	9,562	9,562	100%	124,308
410.12L · Deputy Chief - J. Yankanich	12,693	13,846	92%	180,000
410.12M · Detective - C. Harnish	9,944	10,232	97%	133,010
410.12N · Patrol Officer - M. Rae	9,562	9,562	100%	124,308
410.12O · Sergeant - J. Lemus	10,616	10,232	104%	133,010
410.12R · PD Secretary - J. Smedley	4,288	4,288	100%	55,750
410.12S · Detective - T. Smith	9,562	9,944	96%	129,281
410.12X · Patrol Officer - C. Fox	8,929	8,964	100%	116,538
410.12Z · Patrol Officer - A. DiPaolo	9,085	9,243	98%	120,164
410.13A · Patrol Officer - G. Parsons	9,085	9,203	99%	119,646
410.13B · Patrol Officer - R. Sousa	9,085	9,203	99%	119,646
410.13D · Patrol Officer - B. Flood	8,602	7,958	108%	103,456
410.13E · Patrol Officer - S. Worrell	8,128	8,128	100%	105,662
410.13F · Patrol Officer - R. Eastman	7,936	8,048	99%	104,624
410.13G · Patrol Officer - J. Kelso	7,936	7,769	102%	100,998
410.13H · Q1 2026 Replacement	0	5,100	0%	66,298
410.13I · Q4 2026 Replacement	0	0	0%	16,650
Total 410.12 · Salaries + Wages	171,168	368,914	46%	2,203,759
410.18 · Overtime + Other Comp				
410.18A · Overtime	636	3,334	19%	40,000
410.18C · Longevity	0	2,050	0%	24,600
410.18D · Sick Bonus	15,126	1,250	1210%	15,000
410.18E · Vaca/Chart Buyout	63,166	1,000	6317%	12,000
410.18F · 457b Twp Match (401a)	1,346	1,584	85%	19,000
Total 410.18 · Overtime + Other Comp	80,274	9,218	871%	110,600
410.19 · Benefits + Employer-Paid W/H				
410.19A · FICA + Med Tax	19,127	14,156	135%	169,878
410.19C · Uniformed MMO - Twp Share	0	0	0%	79,103
410.19D · Uniformed MMO - State Aid	0	0	0%	209,013
410.19E · Medical, Dental, Rx	50,976	54,109	94%	649,300
410.19F · Misc Medical, HRA, Pay in Lieu	3,783	2,616	145%	31,400
410.19K · Liability, Auto, Prof Insurance	44,475	3,334	1334%	40,000
410.19L · Workers Comp	99,615	75,000	133%	75,000
410.19M · Life, Disability	1,537	1,750	88%	21,000
Total 410.19 · Benefits + Employer-Paid W/H	219,512	150,965	145%	1,274,694

East Brandywine Township General Fund Budget Performance

	January 2026			
	Jan 26	YTD Budget	% of Budget	Annual Budget
410.21 · Office Supplies				
410.21A · Stationary + Printing	0	125	0%	1,500
410.21C · Office Supplies	432	1,209	36%	14,500
Total 410.21 · Office Supplies	<u>432</u>	<u>1,334</u>	<u>32%</u>	<u>16,000</u>
410.23 · Postage	0	42	0%	500
410.24 · General Operating Supplies				
410.241 · IT + Software	10,268	2,500	411%	30,000
410.242 · Support, Misc	0	42	0%	500
410.243 · Vehicle Maint - Repair + Wash	330	1,334	25%	16,000
410.245 · Vehicle Equip + Supplies	106	417	25%	5,000
410.247 · Vehicle Collision Repairs	0	167	0%	2,000
410.248 · Radios Maint	0	167	0%	2,000
410.24A · Petty Cash	0	84	0%	1,000
410.24B · Copier Lease + Supplies	171	267	64%	3,200
410.24D · Computers - New + Maint	0	417	0%	5,000
410.24F · Education + Training	75	667	11%	8,000
410.24G · Publications	0	42	0%	500
410.24I · Tactical Fee,SWAT,Prisoner Fee	3,630	3,630	100%	3,630
410.24J · Investigation Supp + Evid Rm	377	300	126%	3,600
410.24O · Drug Scan	0	334	0%	4,000
410.24P · New Police Equip	103	834	12%	10,000
410.24R · Vascar,AccuTrak,Enradd calibrat	0	275	0%	3,300
410.24S · Weapons, Ammo, Range	0	666	0%	8,000
410.24T · AXON (B+V cams,tasers,software)	0	0	0%	31,000
410.24V · Uniform Allowance + Dry Clean	488	2,859	17%	34,300
410.24Z · Community Youth Projects	0	84	0%	1,000
410.25A · Memorials + Staff/Vol Apprec	972	834	117%	10,000
410.25B · Constable Svs	0	0	0%	500
410.25C · License Plate Reader Lease	0	5,877	0%	5,877
Total 410.24 · General Operating Supplies	<u>16,520</u>	<u>21,797</u>	<u>76%</u>	<u>188,407</u>
410.32 · Wireless				
410.32A · Cell Phones	419	191	219%	2,300
Total 410.32 · Wireless	<u>419</u>	<u>191</u>	<u>219%</u>	<u>2,300</u>
410.33 · Fuel	2,770	2,500	111%	30,000
410.42 · Dues + Accreditation				
410.42A · Dues + Fees	0	125	0%	1,500
410.42B · Accreditation	0	125	0%	1,500
Total 410.42 · Dues + Accreditation	<u>0</u>	<u>250</u>	<u>0%</u>	<u>3,000</u>

East Brandywine Township General Fund Budget Performance

January 2026

	Jan 26	YTD Budget	% of Budget	Annual Budget
Total 410 · Police	491,095	555,211	88%	3,829,260
411 · Fire				
411.51 · Volunteer Tax Rebate	0	0	0%	5,700
Total 411 · Fire	0	0	0%	5,700
412 · Ambulance				
412.54 · Minquas	0	0	0%	55,541
Total 412 · Ambulance	0	0	0%	55,541
413 · UCC + Code Enforcement				
413.31 · Bldg Inspec + Review	27,309	20,600	133%	247,200
Total 413 · UCC + Code Enforcement	27,309	20,600	133%	247,200
414 · Planning + Zoning				
414.31 · Planning + Zoning	12,286	3,334	369%	40,000
Total 414 · Planning + Zoning	12,286	3,334	369%	40,000
415 · Emergency Mgmt				
415.24 · Emergency Mgmt	0	167	0%	2,000
Total 415 · Emergency Mgmt	0	167	0%	2,000
Total 410-419 · Public Safety	530,690	579,312	92%	4,179,701
410.72 · Improvemens other than land				
410.721 · New Vehicles (2) + Equip	0	127,000	0%	127,000
Total 410.72 · Improvemens other than land	0	127,000	0%	127,000
420-425 · Health + Human Svcs				
422 · Vector (Animal Control)				
422.31 · Animal Control (SPCA)	6,057	750	808%	9,000
Total 422 · Vector (Animal Control)	6,057	750	808%	9,000
Total 420-425 · Health + Human Svcs	6,057	750	808%	9,000
426-429 · Sanitation				
429 · Sewage Collection + Treatment				
429.xx · MA Reimbursable	21,414	2,104	1018%	25,250
Total 429 · Sewage Collection + Treatment	21,414	2,104	1018%	25,250
Total 426-429 · Sanitation	21,414	2,104	1018%	25,250
430-439 · Public Works				
430 · General Svcs				
430.12 · Salaries + Wages				
430.124 · PW Roadmaster - D. Claas	6,078	6,077	100%	79,000
430.127 · PW - K. Mortzfield	4,925	4,922	100%	63,986
430.129 · PW - J. Lelii	4,925	4,676	105%	60,787
430.130 · PW - M. Hensel	4,677	4,676	100%	60,787
430.131 · PW - J. Trout	2,215	4,430	50%	57,587

East Brandywine Township General Fund Budget Performance

January 2026

	Jan 26	YTD Budget	% of Budget	Annual Budget
Total 430.12 · Salaries + Wages	22,820	24,781	92%	322,147
430.18 · Overtime	8,571	1,667	514%	20,000
430.33 · Vehicle Fuel	-2,233	1,084	-206%	13,000
430.34 · Clothing Allowance	0	209	0%	2,500
Total 430 · General Svs	29,158	27,741	105%	357,647
432 · Snow Removal				
432.24 · Snow + Ice Removal	0	834	0%	10,000
Total 432 · Snow Removal	0	834	0%	10,000
436 · Storm Sewers + Drains				
436.31 · Stormwater Engineer, MS4 Permit	2,397	6,667	36%	80,000
436.37 · Storm Sewer Repairs	0	625	0%	7,500
Total 436 · Storm Sewers + Drains	2,397	7,292	33%	87,500
437 · Tools + Machinery Repairs				
437.37 · Tools + Machinery Repairs	428	1,000	43%	12,000
Total 437 · Tools + Machinery Repairs	428	1,000	43%	12,000
438 · Road + Bridge Maint				
438.01 · Road Repairs	10,573	1,000	1057%	12,000
438.31 · Repair Engineering	0	1,000	0%	12,000
Total 438 · Road + Bridge Maint	10,573	2,000	529%	24,000
Total 430-439 · Public Works	42,556	38,867	109%	491,147
450-459 · Culture + Recreation				
451 · Recreation				
451.74 · Parks + Rec Improvements	325	1,792	18%	21,500
451.74A · Parks + Rec Improvements-Staff	343	2,250	15%	27,000
451.75 · Parks + Rec Events	278	2,050	14%	24,600
451.76 · Bondsville Mill				
451.76A · BMP Devel + Maint	617	1,406	44%	16,873
451.76C · BMP Events + Marketing	0	417	0%	5,000
Total 451.76 · Bondsville Mill	617	1,823	34%	21,873
451.94 · DARC	19,057	19,057	100%	19,057
Total 451 · Recreation	20,620	26,972	76%	114,030
456 · Libraries				
456.52 · Libraries	32,000	32,000	100%	32,000
Total 456 · Libraries	32,000	32,000	100%	32,000
459.00 · Cultural Preservation				
459.24 · Historical Commission	0	390	0%	4,690
Total 459.00 · Cultural Preservation	0	390	0%	4,690
Total 450-459 · Culture + Recreation	52,620	59,362	89%	150,720

East Brandywine Township General Fund Budget Performance

January 2026

	Jan 26	YTD Budget	% of Budget	Annual Budget
470-474 · Debt Service				
470 · Debt Service				
471.00 · Debt Service	0	0	0%	697,356
Total 470 · Debt Service	0	0	0%	697,356
Total 470-474 · Debt Service	0	0	0%	697,356
481-484 · Employer Paid Benefits				
481 · FICA + Medicare				
481.00 · FICA + Med Tax	5,296	5,166	103%	61,995
481.17 · PTO Buyback	581	0	100%	11,000
Total 481 · FICA + Medicare	5,878	5,166	114%	72,995
483 · Pension/Retirement				
483.02 · Non-Uniform Pension State Aid	0	0	0%	91,821
483.03 · Deferred Comp 457(b) + 401(a)	2,643	759	348%	9,110
Total 483 · Pension/Retirement	2,643	759	348%	100,931
484 · Workers Comp				
484.01 · Workers Comp	33,163	16,240	204%	16,240
Total 484 · Workers Comp	33,163	16,240	204%	16,240
Total 481-484 · Employer Paid Benefits	41,684	22,165	188%	190,166
486 · Insurance,Casualty, Surety				
486.00 · Insurance Premiums	64,599	6,850	943%	82,200
Total 486 · Insurance,Casualty, Surety	64,599	6,850	943%	82,200
487 · Health Insurance				
487.16 · Health + Hospitalization	37,603	39,484	95%	473,814
487.17 · Health Reimbursement (HRA)	3,405	2,500	136%	30,000
487.18 · Life + Disability	695	741	94%	8,899
487.19 · Dental	1,413	1,482	95%	17,780
Total 487 · Health Insurance	43,116	44,207	98%	530,493
491-493 · Other Financing Uses				
491.00 · Tax Refund + Escrow Returns	581	167	348%	2,000
492.21 · Transfers to Capital Funds	0	0	0%	328,991
493.31 · Refuse+ Recycle Coll Fee	10,000	10,000	100%	10,000
Total 491-493 · Other Financing Uses	10,581	10,167	104%	340,991
Total Expense	884,892	999,077	89%	7,877,123
Net Income	-531,212	-536,838	99%	-1,118

East Brandywine Township State Liquid Fuels Budget Performance

January 2026

	<u>Jan 26</u>	<u>YTD Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Income				
341.00 Interst Earnings	109	4,000	3%	4,000
355 State Shared Revenue				
355.02 Motor Vehicle Fuel Tax	0	288,137	0%	288,137
Total 355 State Shared Revenue	<u>0</u>	<u>288,137</u>	<u>0%</u>	<u>288,137</u>
Total Income	109	292,137	0%	292,137
Expense				
406.39 Bank Svs Fees	25	0	100%	0
430-439 Public Works				
430.33 Vehicle Gasoline	1,691	1,000	169%	15,000
432.24 Snow + Ice Removal	0	35,000	0%	35,000
433 Traffic Control Devices				
433.01 Street Signs	0	10,000	0%	10,000
433.02 Repairs Traffic Signals	0	15,000	0%	15,000
433.03 Traffic Signal Electric	0	2,000	0%	2,000
Total 433 Traffic Control Devices	<u>0</u>	<u>27,000</u>	<u>0%</u>	<u>27,000</u>
437.37 Tools+Machinery Repairs	750	25,000	3%	25,000
438.01 Road Repairs	0	15,000	0%	15,000
Total 430-439 Public Works	<u>2,441</u>	<u>103,000</u>	<u>2%</u>	<u>117,000</u>
439 Hwy Construction + Rebuild				
439.72 Hwy Const + Rebuilding	0	180,000	0%	180,000
Total 439 Hwy Construction + Rebuild	<u>0</u>	<u>180,000</u>	<u>0%</u>	<u>180,000</u>
Total Expense	<u>2,466</u>	<u>283,000</u>	<u>1%</u>	<u>297,000</u>
Net Income	<u><u>-2,357</u></u>	<u><u>9,137</u></u>	<u><u>-26%</u></u>	<u><u>-4,863</u></u>

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East Brandywine Township Solid Waste Budget Performance

	January 2026			
	Jan 26	YTD Budget	% of Budget	Annual Budget
Income				
301 Real Property Taxes				
301.11 Refuse+Recycle Fees	0	0	0%	1,462,427
Total 301 Real Property Taxes	<u>0</u>	<u>0</u>	<u>0%</u>	<u>1,462,427</u>
341.00 Interest Earnings	289	1,000	29%	12,000
354 State Capital + Op Grants				
354.15 Act 101 Recycling Grant	0	0	0%	14,000
354.16 Recycle Prog Grant	0	0	0%	40,050
Total 354 State Capital + Op Grants	<u>0</u>	<u>0</u>	<u>0%</u>	<u>54,050</u>
Total Income	<u>289</u>	<u>1,000</u>	<u>29%</u>	<u>1,528,477</u>
Expense				
406.39 Bank Fees	25			
426-429 Sanitation				
427 SolidWaste Collection/Disp				
427.45 Refuse Collect. Contract	78,643	81,032	97%	972,389
427.49 Refuse Tipping Fees	24,837	22,916	108%	275,000
427.50 Recycle Tipping Fees	3,319	3,750	89%	45,000
427.51 SW Equip Buy/Rent	190	3,898	5%	46,780
427.52 Solid Waste Events HHWC	0	0	0%	2,200
Total 427 SolidWaste Collection/Disp	<u>106,990</u>	<u>111,596</u>	<u>96%</u>	<u>1,341,369</u>
Total 426-429 Sanitation	<u>106,990</u>	<u>111,596</u>	<u>96%</u>	<u>1,341,369</u>
491-493 Other Financing Uses				
492 InterfundOperatingTransfers				
492.01 AdminFee to General	20,000	10,000	200%	120,000
Total 492 InterfundOperatingTransfers	<u>20,000</u>	<u>10,000</u>	<u>200%</u>	<u>120,000</u>
Total 491-493 Other Financing Uses	<u>20,000</u>	<u>10,000</u>	<u>200%</u>	<u>120,000</u>
Total Expense	<u>127,015</u>	<u>121,596</u>	<u>104%</u>	<u>1,461,369</u>
Net Income	<u><u>-126,726</u></u>	<u><u>-120,596</u></u>	<u><u>105%</u></u>	<u><u>67,108</u></u>

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East Brandywine Township Fire Services Budget Performance

January 2026

	Jan 26	YTD Budget	% of Budget	Annual Budget
Income				
301 Real Estate Taxes				
301.13 Fire Svs Tax	0	0	0%	404,325
Total 301 Real Estate Taxes	0	0	0%	404,325
341.00 Interest Earnings	25	50	50%	600
350-359 Intergov'tal Revenues				
355 State Shared Revenue				
355.07 Fireman's Relief	0	0	0%	85,000
Total 355 State Shared Revenue	0	0	0%	85,000
Total 350-359 Intergov'tal Revenues	0	0	0%	85,000
357 Local Govt Units				
357.02 FireSvs Worker'sCompReim	0	0	0%	10,000
Total 357 Local Govt Units	0	0	0%	10,000
Total Income	25	50	50%	499,925
Expense				
406.39 Bank Fees	109			
410-419 Public Safety				
411 Fire				
411.19 Fire Co Workers Comp	0	0	0%	22,000
411.33 Fire Co Fuel	699	833	84%	10,000
411.36 Fire Hydrant Fees	3,890	3,791	103%	45,500
411.52 Fireman's Relief Expense	0	0	0%	85,000
411.54 Fire Protection Exp	0	0	0%	237,315
411.55 2021 Firehouse Reno	0	0	0%	100,000
Total 411 Fire	4,589	4,624	99%	499,815
Total 410-419 Public Safety	4,589	4,624	99%	499,815
491-492 Other Financing Uses				
491 Tax Refunds				
491.00 Tax Refund	123	0	100%	0
Total 491 Tax Refunds	123	0	100%	0
Total 491-492 Other Financing Uses	123	0	100%	0
Total Expense	4,821	4,624	104%	499,815
Net Income	-4,796	-4,574	105%	110

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East Brandywine Township Capital Reserves (All Funds)

January 1 through February 4, 2026

Date	Num	Name	Memo	Amount	Balance
354 State Grants					
354.C02 DCNR Park Bathroom					
01/23/2026		East Brandywine Township	DCNR Park Bathroom reimbursement (Grant Award \$165K) remaini...	139,939.00	139,939.00
Total 354.C02 DCNR Park Bathroom				139,939.00	139,939.00
Total 354 State Grants				139,939.00	139,939.00
392.01 Transfer from General					
01/30/2026	3		DOJ grant ballistic vests (General 2026 expense)	-3,357.00	-3,357.00
Total 392.01 Transfer from General				-3,357.00	-3,357.00
438 Repairs to Roads					
438.C01 OldHorsePk(lda)					
02/04/2026	224	Cedarville Engineering Group LLC	228-24-0073 Old Horseshoe Pk Culvert INV 19675	-415,218.00	-415,218.00
Total 438.C01 OldHorsePk(lda)				-415,218.00	-415,218.00
438.C02 BMP EBridge(lda)					
02/04/2026	224	Cedarville Engineering Group LLC	228-24-0184 Bondsville Mill Bridge Repair INV 19801	-3,555.25	-3,555.25
Total 438.C02 BMP EBridge(lda)				-3,555.25	-3,555.25
438.C05 Paving 2025					
02/04/2026	224	Cedarville Engineering Group LLC	228-25-0032 EBT 2025 Road Program INV 19800	-184.50	-184.50
Total 438.C05 Paving 2025				-184.50	-184.50
Total 438 Repairs to Roads				-418,957.75	-418,957.75
TOTAL				-282,375.75	-282,375.75

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FEMA/PEMA Old Horseshoe Pk Culvert (Ida)	02/15/2024	FEMA Federal Capital/Operating Grant 2/15/2024 ACH Old Horseshoe Pk	374,796.00
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Old Horseshoe Pk Culvert Repair (Ida)	3/5/2025	Cedarville INV 18546 dated 2/17/2025	20,000.00
Old Horseshoe Pk Culvert Repair (Ida)	4/2/2025	Cedarville INV 18462 dated 2/17/2025	10,000.00
Old Horseshoe Pk Culvert Repair (Ida)	9/25/2025	Cedarville INV 18341 dated 1/21/25	22,800.00
Old Horseshoe Pk Culvert Repair (Ida)	10/1/2025	Cedarville INV 19226 dated 9/22/2025	6,000.00
Old Horseshoe Pk Culvert Repair (Ida)	2/4/2026	Cedarville INV 19675 dated 12/18/2025 (missed)	415,218.00
			474,018.00

Old Horseshoe Pk Culvert (Ida) Remaining Balance	-99,222.00
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FEMA/PEMA East Bridge (Ida)	04/29/2025	Comm of PA - PEMA ACH (owes Twp Capital)	390,392.91
------------------------------------	------------	--	-------------------

Bondsville East Bridge Repair (Ida)	9/3/2025	Cedarville INV 19114 dated 8/21/2025	20,318.90
	10/1/2025	Cedarville INV 19178 dated 9/15/2025	11,962.50
	11/5/2025	Cedarville INV 19466 dated 10/10/2025	9,421.00
	12/3/2025	Cedarville INV 19569 dated 11/24/2025	33,170.85
	2/4/2026	Cedarville INV 19801 dated 1/20/2026	3,555.25
			78,428.50

East Bridge Repair (Ida) Remaining Balance	311,964.41
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Paving Project 2025	4/30/2025	Cedarville INV	2,108.25
	6/4/2025	Cedarville INV	2,925.00
	6/13/2025	Cedarville INV 18925	746.50
	8/6/2025	Cedarville INV 19015	825.00
	8/6/2025	Cedarville INV 19018	7,526.76
	8/6/2025	Innovative Construction Svs (fabric + overlay Tunbridge Develop)	330,500.37
	9/3/2025	Cedarville INV 19122	6,661.90
	10/1/2025	Cedarville INV 19307	107.50
	2/4/2026	Cedarville INV 19800	184.50
			Paving Project 2025 Total
			351,585.78

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East Brandywine Township
Traffic Impact Fund Performance
January 2026

	<u>Jan 26</u>
Income	
341.00 Interest Earnings	5,169
380 Misc Revenues	
389 All Other Misc Revenues	
389.01 Traffic Impact Revenues	11,129
Total 389 All Other Misc Revenues	<u>11,129</u>
Total 380 Misc Revenues	<u>11,129</u>
Total Income	<u>16,298</u>
Net Income	<u><u>16,298</u></u>

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East Brandywine Township
Open Space Referendum Fund Performance
January 2026

	<u>Jan 26</u>
Income	
310 LocalEnabling Act 511 Taxes	
310.20 EIT Earned Income Tax	23,893
Total 310 LocalEnabling Act 511 Taxes	<u>23,893</u>
341.00 Interest Earnings	9,009
Total Income	<u>32,902</u>
Net Income	<u><u>32,902</u></u>



EAST BRANDYWINE TOWNSHIP

Board of Supervisors

Francis X. Taraschi
Chairman

Kyle P. Scribner
Vice-Chairman

Emily E. Keller
Member

TOWNSHIP MANAGER'S REPORT

February 19, 2026

PECO Substation Retirement

PECO has notified the Township of a major infrastructure project associated with the retirement of the Lyndell Substation. I have confirmed that the substation itself is not located in East Brandywine Township; however, portions of the distribution system being rebuilt do run through our community.

The project involves replacing wires, poles, transformers, and related equipment, along with installation of upgraded system protection devices. Within East Brandywine Township, work is expected along Little Washington Road, Corner Ketch Road, Jefferies Road, Great Oak Drive, Silver Fox Lane, Spring Meadow Road, Rolling Glen Lane, Creek Road, Crawford Road, and Reeds Road.

Residents should expect vegetation trimming and possible tree removals beginning in the first quarter of 2026, followed by electrical construction work. The overall project is anticipated to conclude in June 2027. Temporary service interruptions may occur, with advance notice provided by PECO.

For additional detail, I am attaching PECO's January 2026 customer letter and the project map to my report this evening

Workforce and Compensation Study -- Read at Agenda Item VIII(C)

Before you this evening is a proposal from the Meyner Center for the Study of State and Local Government to conduct a Strategic Workforce and Compensation Study for East Brandywine Township. This is not a simple salary survey. As outlined in the proposal, the scope includes an organizational assessment, a review of job descriptions and total compensation practices, benchmarking against comparable municipalities, and development of a structured compensation plan with defined advancement criteria.

Our organization has grown in responsibility, complexity, and expectations over time. As that growth continues, it is appropriate for Staff and the Board to periodically step back and evaluate whether our compensation framework remain aligned with our operational needs and long-term goals.

The Meyner Center’s approach includes confidential staff conversations, survey instruments across organizational levels, review of internal equity, and benchmarking of total compensation—not just base salary—against comparable municipalities. That comprehensive, practitioner-based perspective is valuable. While Staff has the professional background and experience to analyze many of these issues internally, there is distinct benefit in having an independent third party conduct this work. An external review provides:

- Objective benchmarking and data validation;
- Confidential avenues for employee input; and
- Credibility and transparency in the development of recommendations.

Importantly, the study will also produce implementation guidance tied to the 2027 budget process, allowing the Board to consider any recommendations in a deliberate and fiscally responsible manner prior to implementation. **The estimated cost range is \$12,000 to \$14,500, based on 95–115 hours of professional services.** This project was anticipated during the 2026 budget process and the Board-approved 2026 budget has \$12,000 allocated for this project.

In short, this proposal provides the Board with an opportunity to ensure that East Brandywine Township remains competitive, fair, and sustainable in how we structure and communicate total compensation. It is a proactive step that supports employee retention, recruitment, and long-term operational stability. For those reasons, I recommend the Board authorize me to execute the proposal and to commence the study as outlined.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Luke Reven", written in a cursive style.

Luke Reven, Township Manager



pecoSM

AN EXELON COMPANY

January 2026

Dear Customer,

We are contacting you about an upcoming project occurring in East Brandywine, West Brandywine, Caln, East Caln, Wallace, and Upper Uwchlan Townships, and Downingtown Borough that will enhance the local electric distribution system. This project is a \$16.5 million infrastructure investment in your area to help withstand more frequent and damaging storms, improve reliability by reducing the frequency of outages that cannot be prevented, and support the adoption of cleaner energy resources such as solar and electric vehicles.

About the project:

- We will replace all wires, cables, poles, devices, and transformers on the circuits associated with the Lyndell Substation, which will be retired following this work.
- Advanced devices will be installed that can stop the flow of electricity if a problem occurs and automatically restore electricity where possible.

What you'll see during this project:

- We anticipate that tree removals and tree trimming work will be required.
- Work will occur along Little Washington Rd, Corner Ketch Rd, Jefferies Rd, Great Oak Dr, Silver Fox Ln, Spring Meadow Rd, Rolling Glen Ln, Creek Rd, Crawford Rd, and Reeds Rd in **East Brandywine Township**. Work will occur along Highspire Rd in **West Brandywine Township**. Work will occur along Creek Rd in **Caln Township**. Work will occur along Creek Rd and Norwood Rd in **East Caln Township**. Work will occur along Highspire Rd, Marshall Rd, Sean Ln, and Creek Rd in **Wallace Township**. Work will occur along Lyndell Rd, Reeds Rd, and Gottier Dr in **Upper Uwchlan Township**. Work will occur along Norwood Rd and Wallace Ave in **Downingtown Borough**.
- All work will be performed by PECO crews and qualified PECO contractors. We have developed a plan to minimize direct customer impact as much as possible and to complete the project in a safe and timely manner.

During the next few weeks, PECO's approved contractor will be in your area surveying the necessary tree work. If there is required tree work on your property, we will contact you directly to review the plan in person.

Tree work is anticipated to begin in Q1 2026 and is expected to be completed in Q2 2026. Work on electrical equipment, including poles and wires, is scheduled to start once tree work is complete. The project is expected to be completed in June 2027.

Crews may need to temporarily interrupt electric service to safely complete some of this work. We will work with customers to ensure they are informed in advance of our activities and any planned interruptions. To ensure you receive all outage updates, please confirm that your phone number is accurate in our system through MyAccount at [peco.com/myaccount](https://www.peco.com/myaccount) or by calling PECO at 1-800-494-4000.

If you have any questions regarding the details of this project and how it may impact you, please contact Patricia Haug, Customer Liaison, at Patricia.Haug@exeloncorp.com.

PECO

Project: **Lyndell 000 Unit Substation Retirement**

EAST BRANDYWINE SECOND CLASS TOWNSHIP MAP CHESTER COUNTY

PREPARED BY THE
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

BUREAU OF PLANNING AND RESEARCH
GEOGRAPHIC INFORMATION DIVISION

IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

MUNICIPAL CODE 15 204

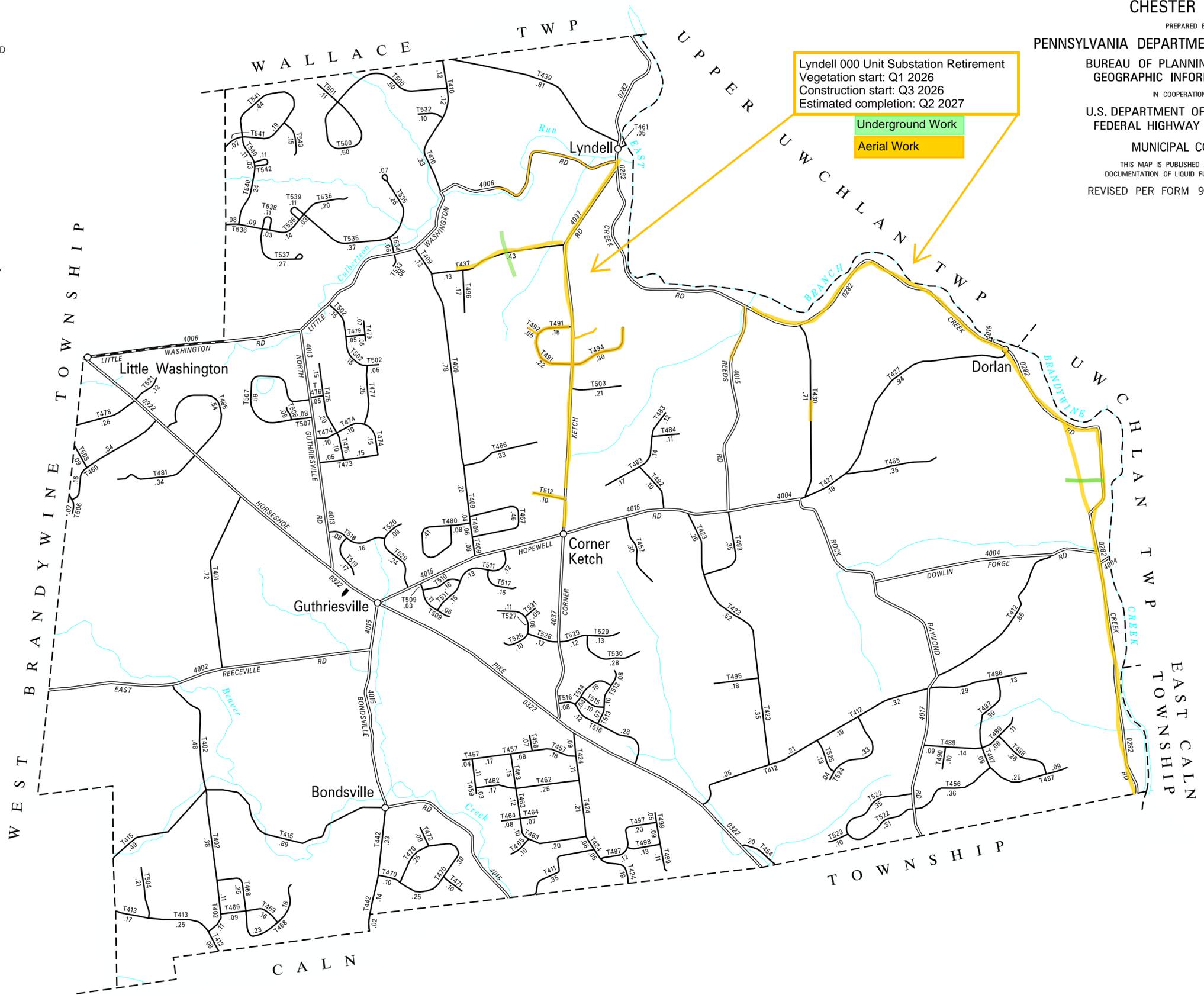
THIS MAP IS PUBLISHED AS A SUPPLEMENTAL
DOCUMENTATION OF LIQUID FUELS TAX FUND MILEAGES
REVISED PER FORM 990 DATED 10-14-22

POPULATION 9,738
(2020 Census)

LEGEND

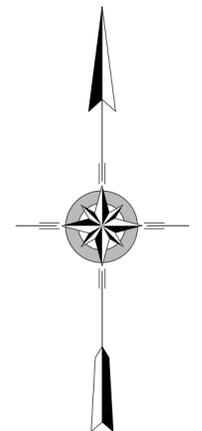
- LIMITED ACCESS HIGHWAY
- STATE ROUTE AND NUMBER
- STATE MAINTAINED BRIDGE ON TOWNSHIP ROAD
- TOWNSHIP ROAD, NUMBER AND SEGMENT LENGTH IN MILES
- IMPASSABLE TOWNSHIP ROAD
- TURNBACK TOWNSHIP ROAD
- OTHER ROAD
- RAILROAD (IN SERVICE)
- RAILROAD ABANDONED (TRACK RETAINED)
- STATE BOUNDARY
- COUNTY BOUNDARY
- TOWNSHIP BOUNDARY
- CITY OR BOROUGH BOUNDARY
- MUNICIPAL BUILDING
- SPLIT MILEAGE BETWEEN MUNICIPALITIES

- 401 BOLLINGER RD
- 402 ZYNN RD
- 409 DILWORTH RD
- 410 MARSHALL RD
- 411 FISHERVILLE RD
- 412 BUCK RD
- 413 CALN MEETINGHOUSE RD
- 415 HADFIELD RD
- 423 NORTH BUCK RD
- 424 OSBORNE RD
- 427 HOPWELL RD
- 430 CRAWFORD RD
- 437 JEFFERIS RD
- 439 HIGHSPIRE RD
- 442 BAILEY RD
- 452 LA VIDA VIA
- 454 OLD HORSESHOE PIKE
- 455 TOWNSHIP RD
- 456 HILLTOP DR
- 457 LOCUST KNOLL RD
- 458 COLONIAL CT
- 459 INDEPENDENCE LA
- 460 GLOUCESTER DR
- 461 LYNDALL RD
- 462 CONSTITUTION DR
- 463 TRADITION LA
- 464 MERION CIR
- 465 RAYMOND CIR
- 466 SCHOOL LA
- 467 KELLER WAY
- 468 LEVORA LA
- 469 NEWLIN DR
- 470 RIDGEWOOD CIR
- 471 LAURELWOOD DR
- 472 WOODCREST DR
- 473 WILD BRIER DR
- 474 FIRETHORN DR
- 475 HOLLY DR
- 476 HOLLY DR SP
- 477 BRIARWOOD DR
- 478 RALEIGH DR
- 479 ROSEWOOD CT
- 480 KRISTEN CIR
- 481 CLEARVIEW DR
- 482 ECHO DELL RD
- 483 PANCOAST LA
- 484 ELSTON DR
- 485 HAWTHORNE DR
- 486 GOVERNORS CIR
- 487 BLAKELY RD
- 488 SUSSEX PL
- 489 HELM WAY
- 490 HESSIAN CT
- 491 GREAT OAK DR
- 492 SILVER FOX LA
- 493 BATTEN DR
- 494 SPRING MEADOW DR
- 495 SUMMERHILL DR
- 496 WILLIAM PENN DR
- 497 WOODED ACRES LA
- 498 TANGLEWOOD TER
- 499 HERITAGE CT
- 500 ASPEN DR
- 501 FOXTAIL LA
- 502 EVERGREEN DR
- 503 CLOVER LA
- 504 RED MAPLE DR
- 505 WYTHE DR
- 506 BERKLEY DR
- 507 TIMBER PASS RD
- 508 BANYON LA
- 509 CHERRY GROVE LA
- 510 WELLESLEY LA
- 511 MONTEPELIER DR
- 512 ROLLING OLEN LA
- 513 WARING DR
- 514 McFARLAND DR
- 515 LEMON WAY
- 516 BRANTWYN DR
- 517 TARRYTOWN RD
- 518 BROOKHAVEN LA
- 519 GROVEHILL CT
- 520 FERNDALE LA
- 521 PATTTERDALE PL
- 522 MARGIL FARM DR
- 523 BOWMAN CT
- 524 CUMBERLAND DR
- 525 ENGLERTH LA
- 526 SOUTH TERRALEE LA
- 527 NORTH TERRALEE LA
- 528 HEATHERWYND FARM BLVD
- 529 LAMMEY WAY
- 530 BUTTERWORTH CT
- 531 DARIAN CT
- 532 KESTREL DR
- 533 RICO CIR
- 534 WILLOW OAK WAY
- 535 EMMA CT
- 536 REBECCA DR
- 537 COLEEN CIR
- 538 JAKE CT
- 539 MEGHAN CT
- 540 RANDOLPH DR
- 541 PATRIOT LA
- 542 CHLOE CIR
- 543 MARIA CT

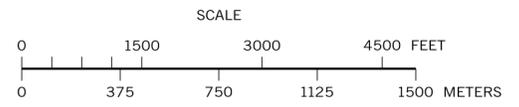


Lyndell 000 Unit Substation Retirement
Vegetation start: Q1 2026
Construction start: Q3 2026
Estimated completion: Q2 2027

Underground Work
Aerial Work



TOTAL MILES	
Township Road System	38.83
State Highway System	22.24
Total	61.07



COPIES OF THIS MAP ARE AVAILABLE AT NOMINAL COST
CONTACT:

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
SALES STORE
P.O. BOX 3451
HARRISBURG, PENNSYLVANIA 17105-3451
TELEPHONE: (717)787-6746



EAST BRANDYWINE TOWNSHIP

Board of Supervisors

Francis X. Taraschi
Chairman

Kyle P. Scribner
Vice-Chairman

Emily Keller
Member

Assistant Township Manager's Report

February 19, 2026

Lithium Battery Collection Event Recap

The Township recently held its Lithium Battery Collection Event. I would like to thank the Chester County Solid Waste Authority for sponsoring the event and their continued support to put on events like this that provide for recycling and community engagement. I would also like to thank Municipal Authority Administrator Gabby Brown for volunteering her time to assist with the collection.

Overall, we saw over a dozen residents come out to participate and safely dispose of their lithium batteries. After the event, Reworld picked up the batteries and we are currently awaiting their final report which will detail the total pounds of batteries collected.



America 250 Student Art Competition

The East Brandywine Township Historical Commission has officially launched the **America 250 Student Art Competition** in recognition of the upcoming 250th anniversary of the United States. This initiative invites students to create original artwork centered on the theme: “What Does America Mean to You?”

The competition is open to students in the Downingtown Area School District as well as students who reside within East Brandywine Township. A total of 12 winners will be selected by the Historical Commission, with three winners from each grade group (K–2, 3–5, 6–8, and 9–12). In addition, a People’s Choice Award will allow residents to vote for their favorite piece among the 12 winning entries, and the Board of Supervisors’ Award will be selected by the Board from those same finalists. The 12 winners will be announced on June 11th, the Board of Supervisor’s Award will be announced at the June 18th PM BOS meeting, and the People’s Choice Award will be announced on June 30th. The Historical Commission is also looking for a venue to hold an Awards Ceremony for the 12 winners. Date, time, and venue are TBD at this time.

Students may submit their artwork by dropping it off at the Township Building, submitting through the Google Form available on the flyer and Township website, or by emailing their submission to noahstribny@ebrandywine.org



Who Can Participate?

- Students in Downingtown Area School District or Students Living in East Brandywine

Art Categories

- Drawings, Paintings, Posters, Collages, Digital Art (no A.I.)
 - Sizes between 8.5x11 & 20x30

How to Enter

- Drop off at East Brandywine Township Building
- Scan the QR code and submit via a Google Form
- Email artwork to noahstribny@ebrandywine.org

Awards & Prizes

- 1st, 2nd, and 3rd place awards will be presented in each age group:
 - K–2 | Grades 3–5 | Grades 6–8 | Grades 9–12
- People’s Choice Award
- Ribbons & Certificates for Winners



Scan to Submit
Your Artwork!



All Submissions Should Include:
Name, School, Grade, Email or
Phone, and Address



Key Dates

Submission Window:
March 2nd - May 8th

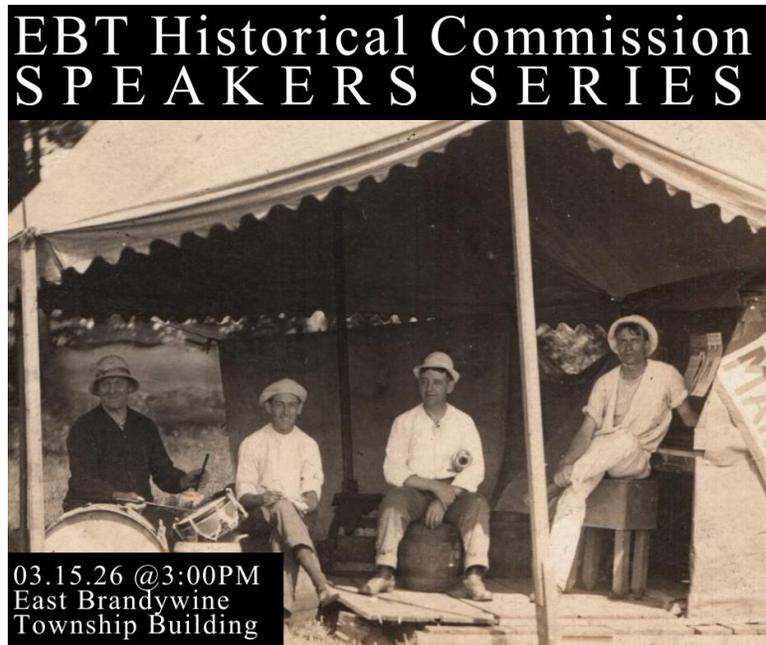
Winners Announced: June 11th

Awards Ceremony: July (TBD)

Historical Commission Speaker Series

The Historical Commission will be hosting its first Spring Speaker Series on March 15th at 3:00PM here at the Township Building.

This presentation, called “*Camp Meetings & Chautauquas*,” will explore the Chautauqua movement and its influence across Southeastern Pennsylvania. The presentation will be done by architectural historian Robert Wise, as he will explain the origins of the Chautauqua’s and examine how camp meetings evolved into established seasonal communities that provided affordable summer retreats for families seeking relief from increasingly dense urban environments.



Respectfully Submitted,

N Stribrny

Noah Stribrny, Assistant Township Manager

EAST BRANDYWINE TOWNSHIP

1214 HORSESHOE PIKE

DOWNINGTOWN, PENNSYLVANIA 19335

Telephone (610) 269-8230

Fax (610) 269-4157

BOARD OF SUPERVISORS

Francis X. Taraschi
Chairman

Kyle P. Scribner
Vice-Chairman
Luke Reven
Township Manager

Emily E. Keller
Member

PERMIT ACTIVITY REPORT January, 2026

Total Building Permits Issued: 39
Total Zoning Permits Issued: 2
Fees Collected for Building/Zoning Permits: \$81,166.23

Types of Permits Issued:

Dwellings (SFD):	<u>5</u>	Additions/Renovations:	<u>6</u>	Commercial:	<u> </u>
Townhomes:	<u>10</u>	Garage/Pole Barn/Pool Ho	<u> </u>	Alterations:	<u> </u>
Mobile Homes:	<u> </u>	Pools/Hot Tubs:	<u> </u>		
Repairs:	<u>5</u>	Porch/Sunroom:	<u> </u>		
Fence:	<u> </u>	HVAC Systems:	<u>3</u>		
Shed/Gazebo:	<u>1</u>	Solar Panels/Generators:	<u>5</u>		
Patio:	<u>1</u>	Decks & Decks w/ Roof:	<u>4</u>		
Other Permits:	<u>1</u>	Shed	<u> </u>		

Use & Occupancy Permits Issued: 25

Inspections Completed: 152

Failed Inspections: 9

Other Fees Collected: \$761.25

Total Fees Collected: \$81,927.48

Respectfully submitted,



Norann King, Permit Administrator



EAST BRANDYWINE TOWNSHIP

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Member

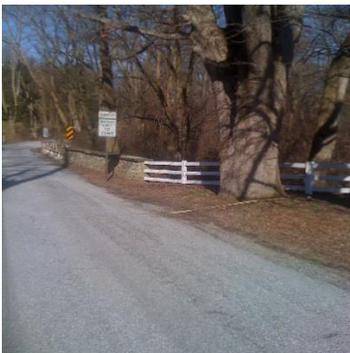
Roadmaster Report to the Board of Supervisors for February 19, 2026

Hadfield Road Bridge

As of Monday, February 9th, Hadfield Road Bridge is now open to the public. A final inspection of the bridge concluded on Friday the 13th.

The steel single lane bridge, constructed in 1913 initially had a weight rating of 20 tons. Over years of deterioration the span was reduced to a mere 3-ton weight limit which prevented most vehicles that were not regular passenger cars from passing over. Although considered historic, it was not safe or financially feasible for this county-owned bridge to remain in place or in use. The new bridge now with 2 lanes and no weight restriction was primarily federally funded. The county enabled portions of the old bridge to be used in the construction of the new one. The stone abutments, cap stone, and original plaque were all used in the reconstruction to help preserve some of the history associated with the original structure.

2010- 12-ton limit



Original Plaque



2026





EAST BRANDYWINE TOWNSHIP POLICE

1212 Horseshoe Pike, Downingtown, PA 19335

p. 610-269-4300 f. 610-873-4550

ebtpd@ebtpd.org



Chief of Police, Jeffery C. Yankanich

Date: February 10th, 2026

To: East Brandywine Township Board of Supervisors

From: Chief of Police Jeff Yankanich *JY*

Re: Police Department Monthly Report - January

1. The Police Department is conducting a full evidence room inventory, including verification of all stored items and relabeling them to align with the new barcoding system required for the updated RMS, ensuring accurate tracking, proper chain-of-custody, and a smooth transition to the new Pathfinder platform.
2. The Police Department continues to work through current staffing transitions. We are actively moving candidates through the hiring process to maintain operational stability and ensure adequate coverage. This includes background investigations, scheduling of required testing, and coordination with the Township for next-step approvals.
3. The Department is finalizing adjustments to supervisory responsibilities to ensure alignment between rank, duties, and operational needs. This work supports long-term succession planning and maintains consistent oversight across patrol and investigative functions.

Monthly Statistics: January 2026

Total monthly events for EB	2,505
Investigations completed	183
Criminal Arrests	8
Summary Arrests	6
Warrant Arrests	3
Juvenile Petitions	0
Accidents Investigated	14
Traffic Stops completed	187
Traffic Citation issued	76
Written Warnings Issued	34
Patrol Miles logged	8,733

Training Completed:

The department is in the process of completing mandatory Act 180 training, with approximately 80% of personnel finished as of the date of this report. Full completion is expected by March 1st. Additionally, Officer Fox completed Medical Marijuana Training during the month of January.

Correspondence:

Appreciation emails received from Sgt. Missimer and Mr. Sasso

Attachments:

- Monthly Investigations
- Officer Activity Report
- County YTD Statistics

INCIDENT REPORTS
 EAST BRANDYWINE TOWNSHIP POLICE
 JANUARY 2026

911 Hang Up Call	2	Civil Complaint, Converted	1	Miscellaneous, Dog Law and Bites, Animal Complaints	1
Accident /Non-Reportable	4	Domestic Disturbance	2	Miscellaneous, For Police Department Information	1
Accident /Non-Reportable, Converted	1	Domestic Disturbance, Converted	1	Miscellaneous, Fraud Informaion (NOT INVESTIGATIONS)	1
Accident / Reportable	2	Driving Under the Influence	3	Missing Person	1
Accident / Reportable, Converted	1	Driving Under the Influence, Converted	1	Noise Complaint	1
Administrative	1	Fleeing or Attempting to Elude Police, Converted	1	Offenses Against Family	2
Alarm False /Police	8	For Police Department Information	1	PFA Service / Notifications	2
Alarm False / Police, Converted	1	For Police Department Information, Converted	2	Suspicious Conditions	11
Animal.Complaints	6	Found or Recovered Property, Converted	1	Traffic Hazard	1
Animal Complaints, Converted	1	Fraud	1	Traffic Related Incident	22
Animal Complaints, Miscellaneous	1	Fraud Informaion (NOT INVESTIGATIONS)	3	Traffic Related Incident, Accident / Non-Reportable	1
Assist EMS	27	Harassment	3	Traffic Related Incident, Converted	2
Assist EMS, Converted	7	Investigatory Traffic Stop	1	Traffic Related Incident, Liquor Law / Underage / Public Drunk	1
Assist Fire Department	14	Investigatory Traffic Stop, Converted	1	Traffic Stop	2
Assist Fire Department, Converted	2	Investigatory Traffic Stop, Narcotics Possession / Use	1	Traffic Stop, Liquor Law/ Underage / Public Drunk	1
Assist Motorist	3	Lockout (VEHICLE, HOUSE, ETC)	2	Trespassing	1

**INCIDENT REPORTS
EAST BRANDYWINE TOWNSHIP POLICE
JANUARY 2026**

Assist Motorist, Traffic Related Incident	1	Mental Health, Suspicious Conditions	1	Warrant Service	1
Assist Other Agency	2	Miscellaneous	20	Warrant Service, Converted	1
Assist Police	3	Miscellaneous, Animal Complaints	1	Well Being Check	6
Assist Police, Converted	3	Miscellaneous, Child Abuse	1		

JANUARY 2026 TOTALS

JANUARY TOTALS

OFFICER	REG HOURS	TRAIN HOURS	CA	WA	SA	JP	STOPS	CITES	WARNS	DETAIL STOPS	DETAIL CITES	DETAIL WARNS	COMP	HC	MILES	COURT HOURS	ACC	DPS	BCS
DIPAOLLO	177.50	2.50	0	1	0	0	12	10	5	0	0	0	29	0	846.0	1.00	2	140	20
EASTMAN	168.00	0.00	0	0	0	0	13	4	0	0	0	0	20	1	826.0	0.00	0	140	52
FERRARO	156.00	0.00	0	0	0	0	10	4	6	0	0	0	9	3	973.0	1.00	1	130	0
FLOOD	162.00	33.00	0	0	0	0	0	0	0	0	0	0	6	0	50.0	2.00	1	10	0
FOX	168.00	12.00	5	1	1	0	37	8	0	0	0	0	20	1	626.0	1.50	2	129	36
HARNISH	141.00	13.00	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.00	0	0	0
HAYES	177.00	15.00	0	0	2	0	9	3	2	0	0	0	11	0	895.0	0.00	2	140	88
KELSO	156.00	12.00	2	0	0	0	18	2	0	4	4	0	13	0	444.0	0.00	0	120	48
LEMUS	132.50	11.00	0	0	0	0	0	0	0	0	0	0	1	0	0.0	0.00	0	0	0
PARSONS	191.00	1.00	1	1	0	0	24	16	7	1	1	0	14	17	1229.0	0.00	2	160	48
RAE	156.00	24.00	0	0	0	0	1	1	0	0	0	0	25	4	677.0	0.00	1	130	48
SMITH	138.00	15.00	0	0	0	0	24	6	7	0	0	0	9	2	510.0	0.00	0	80	50
SOUSA	168.00	0.00	0	0	2	0	7	3	1	0	0	0	5	5	667.0	0.00	2	112	48
TWADDELL	180.00	0.00	0	0	0	0	7	7	0	0	0	0	2	5		0.00	1	138	41
TYREE	57.00	0.00	0	0	0	0	0	0	0	0	0	0	1	0	59.0	0.00	0	10	8
WORRELL	154.00	0.00	0	0	1	0	20	7	6	0	0	0	18	9	931.0	0.00	0	120	48
TOTAL	2,482.00	138.50	8	3	6	0	182	71	34	5	5	0	183	47	8733.0	5.50	14	1559	535

Jeff Yankanich

From: Jeff Yankanich
Sent: Monday, January 19, 2026 7:39 AM
To: Alfred J Sasso
Subject: RE: Officer Recognition

Mr. Sasso,

Thank you for taking the time to share this note about Officer DiPaolo. I'm very glad to hear your wife is safe after such a difficult situation on N. Guthriesville Road. Snow and ice on that hill can create real hazards, and I'm grateful the incident ended without damage or injury.

Officer DiPaolo's willingness to step in, work the problem, and show genuine kindness is exactly the type of service we strive for. I'll be sure to pass your message along to him—recognition like this means a great deal to our officers.

Please don't hesitate to reach out if you or your family ever need anything.

Best regards,

Jeff Yankanich
Chief of Police
East Brandywine Township Police
1212 Horseshoe Pike
Downingtown, PA 19335
610-269-4300



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From: Alfred J Sasso <[REDACTED]>
Sent: Saturday, January 17, 2026 8:07 PM
To: Jeff Yankanich <J.Yankanich@ebtpd.org>
Subject: Officer Recognition

Chief,
Just a note regarding Off. Andrew DiPaolo.

Earlier this evening my wife found herself in a precarious situation on N. Guthriesville.Rd which was snow&ice covered.

Heading uphill towards Crops, her Tesla starting sliding back down hill nearly

clipping a mailbox.

On my arrival Officer DiPaolo was there and was really helpful using a shovel and some sand from a kind person we were able to get the car going with no damage.

His presence and kindness impressed me and I thought that you should know.

Best Regards,

Al

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Jeff Yankanich

From: Jeff Yankanich
Sent: Tuesday, February 10, 2026 7:21 AM
To: Chris Missimer
Cc: Mark Twaddell
Subject: RE: Thank you for assistance

Sgt. Missimer,

Thank you very much for taking the time to share this note. I'm grateful to hear that Grace and her friend were safe and that the situation on Creek Road ended without injury. I know how stressful those moments can be for parents, and I'm glad Sgt. Twaddell was able to provide some reassurance until the tow arrived.

I appreciate your kind words about him. He consistently demonstrates the calm, compassionate leadership we value in our supervisors, and your message reflects exactly who he is on every shift. I will make sure he receives your note.

Thank you again for reaching out, and please don't hesitate to contact me if you or your family ever need anything.

Regards,

Jeff Yankanich
Chief of Police
East Brandywine Township Police
1212 Horseshoe Pike
Downingtown, PA 19335
610-269-4300



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From: Chris Missimer <[REDACTED]>
Sent: Monday, February 9, 2026 1:55 PM
To: Jeff Yankanich <J.Yankanich@ebtpd.org>
Subject: Thank you for assistance

Good Afternoon Chief,

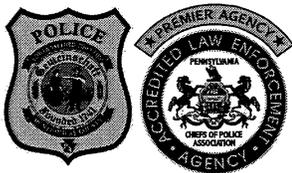
I wanted to send a quick note of appreciation for Sergeant Mark Twaddell, who assisted my teenage daughter, Grace, on the evening of 2/7/26 when her car slid on the icy road and became disabled. Grace and her friend were on their way back to West Chester University from a babysitting job when she slid off the edge of Creek Road and became stuck in the snow. Sergeant Twaddell responded and ensured their

safety until the tow was able to pull the vehicle back onto the road. Luckily, everyone was okay and we only needed to change the tire that went flat. Sergeant Twaddell's caring attitude and friendly demeanor definitely helped mitigate a stressful situation for Grace (and my wife!). Also, another officer helped block off the road while the tow company pulled out the car, but I never caught the officer's name. Please extend my gratitude to both of them for a job well done.

Regards,

Chris Missimer

Sgt. Christopher Missimer
Lower Salford Township Police Department
379 Main Street
Harlevsille, PA 19438



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Chester County Department of Emergency Services

East Brandywine Police Department

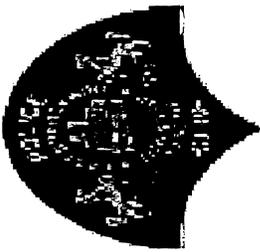
Year to Date Stats

Month	Count
JANUARY	2,505
FEBRUARY	22
Year to Date Total:	2,527

TOP Event SubType to Date	Count to Date
PATROL CHECK - OUTSIDE AREAS	1,508
BUSINESS CHECK	532
TRAFFIC STOP	191
HOUSE CHECK	47
SCHOOL CHECK	45
REPORT	32
TRAFFIC-GENERAL/HAZARDS (PD)	25
PHONE ASSIGNMENT	20
PROPERTY DAMAGE	13
POLICE	9
FALL / LIFT ASSIST - BLS	7
FIRE	7
SUSPICIOUS CONDITION(S)(JO/IP)	7

Run Date: 02/01/2026 09:06:48 AM

Last DW Refresh Date: 02/01/2026 02:30:00 AM





East Brandywine Fire Company

Monthly Report

January 2026

Emergency Incidents

88 Total Incidents for the Month

53 Total Fire Incidents

35 Total Medical Incidents

Hazardous Situation - Investigation - Smoke Investigation	8
No Emergency - False Alarm - Malfunctioning Alarm	7
No Emergency - False Alarm - Accidental Alarm	4
No Emergency - Cancelled	4
Hazardous Situation - Hazard Non-Chemical - Motor Vehicle Collision	4
Medical - Injury / Trauma - Motor Vehicle Collision	3
Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	3
Hazardous Situation - Hazardous Materials - Carbon Monoxide Release	3
No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare)	2
Fire - Structure Fire - Structural Involvement	2
Hazardous Situation - Hazard Non-Chemical - Electrical Power Line Down / Arching / Malfunction	2
No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	2
Fire - Structure Fire - Confined Cooking / Appliance Fire	1
Hazardous Situation - Investigation - Odor	1
Fire - Structure Fire - Room and Contents Fire	1
Medical - Injury / Trauma - Fall	1
Public Service - Alarms (Non Medical) - CO Alarm	1
Fire - Structure Fire - Chimney Fire	1
Medical - Illness - Sick Case	1
Medical - Illness - Breathing Problems	1
Fire - Transportation Fire - Vehicle Fire - Passenger	1

Incidents by Municipality

	Fire	Medical
East Brandywine Township	23	20
West Brandywine Township	16	15
Upper Uwchlan Township		

Mutual Aid

Caln Township	3
Downingtown Borough	1
Honey Brook Borough	1
Modena Borough	1
Uwchlan Township	1
West Bradford	1
West Caln	1
West Nantmeal	1
West Whiteland	4

Average Personnel / Response 10 *18 for Major Incidents

Fuel Usage

East Brandywine Township	269.7
West Brandywine Township	130.2
Total Gallons	399.9

Risk Management:

Estimated Fire Damage	\$ 105,000.00	EBT
Fire Related Injuries	0	
Fire Related Fatalities	0	

Training:

Total Trainings This Period	4
Average # of Personnel	24.25
Total Hours of Training	219



Minquas Fire Company, No. 2
EMS
141 WALLACE AVENUE
DOWNTOWN, PA 19335
Founded 1908



February 5th, 2026

To Our Elected Officials,

Attached please find the January 2026 Operations Report for your review.

Overall call volume remained consistent with historical trends for this time of year; however, several operational pressures emerged in January that warrant attention.

We experienced an increase in requests for ALS coverage outside of our primary service area. While we remain committed to supporting our regional partners whenever possible, this trend will be closely monitored to ensure it does not adversely impact response availability within our primary coverage area.

Additionally, during January there were six (6) instances in which fourth and fifth calls were dispatched while all three frontline units were already committed. This reflects periods of elevated system demand and underscores the importance of continued monitoring of unit utilization and coverage capacity.

There were also three (3) missed calls in Caln Township while covering neighboring agencies and four (4) missed calls in East Caln Township for the same reason. These situations highlight the ongoing balance between providing mutual aid support and maintaining sufficient in-district coverage.

Lastly, we experienced a notable level of staff illness throughout the month, which contributed to overall operational strain. We encourage continued attention to personal health and wellness, as staffing stability is essential to maintaining reliable service delivery.

We will continue to monitor these trends closely and will provide updates should any sustained patterns emerge. As always, thank you for your continued support of our organization and our mission to provide high-quality emergency medical services to our community.

Respectfully submitted,

Derek Dry

EMS Executive Director- Minquas Fire Company No. 2



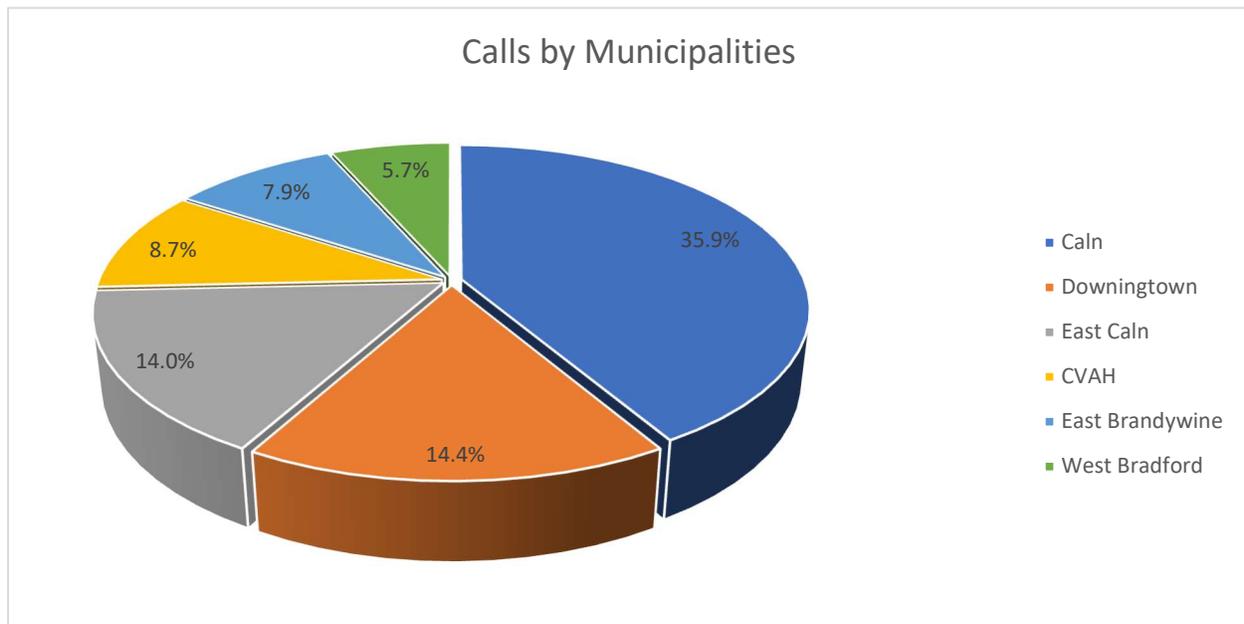
January 2026

Operational Report

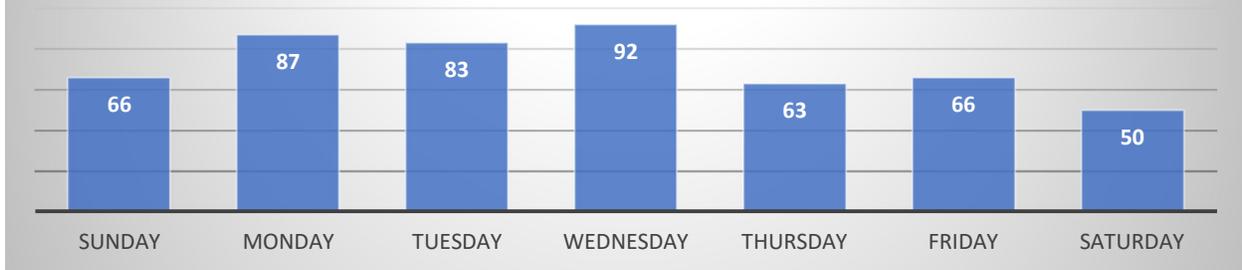
Call Volume Information

<u>Municipality</u>	Month	Call %	YTD	Δ**	12-Mo Total	12-Mo %
Caln	195	35.9%	195	8%	2348	45%
Downingtown	78	14.4%	78	-9%	1052	20%
East Caln	76	14.0%	76	-6%	972	18%
East Brandywine	43	7.9%	43	39%	492	9%
West Bradford	31	5.7%	31	19%	412	8%
CVAH	47	8.7%	47	9%		
Coatesville	22	4.1%	22	5%		
West Whiteland	1	0.2%	1	-67%		
West Brandywine	12	2.2%	12	20%		
Uwchlan	11	2.0%	11	10%		
Upper Uwchlan	2	0.4%	2	-33%		
East Fallowfield	8	1.5%	8			
Valley	7	1.3%	7			

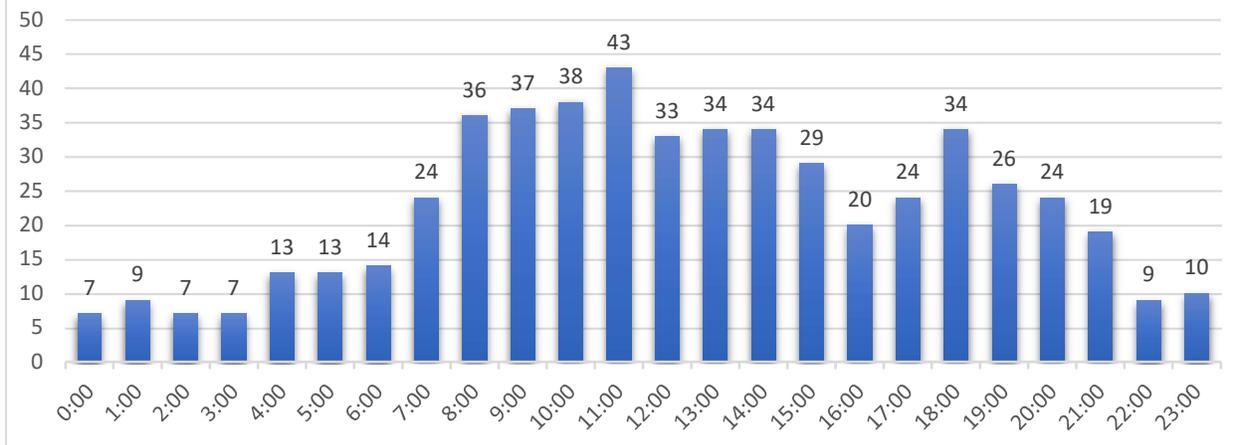
Denotes in change from the previous month



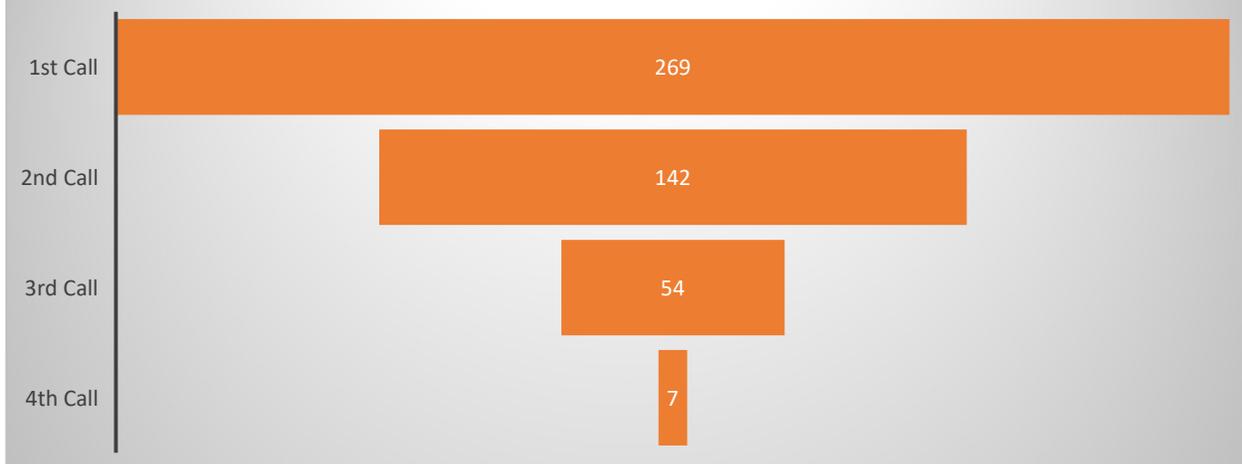
Call Volume by Day of Week



Call Volume by Hour



Call Sequence



Miscellaneous Call Information

January 2026

Total Dispatched Calls:

ALS Dispatches: 260

BLS: Dispatches: 283

Average Call Times

Dispatched to Enroute	1:38 Minutes
Enroute to On-scene	9:58 Minutes
On-scene to Transport	14:14 Minutes
ER Wait Time	15:41 Minutes
Total Call Time	1:06 Hours

YTD Call Volume Comparison:

January 2025: 570

January 2026: 543

Mutual Aid Recieved

Minquas 3rd Call	19
Minquas 4 th /5 th Call	20

Mutual Aid Given

	Dispatches	Transports
Uwchlan	14	7
Westwood	31	10
Coatesville City	25	5
GFAC (455)	1	1
Total	71	23

Hospital Destinations

Chester County Hospital- 213	Paoli Hospital- 82
CHOP KOP- 4	AI Dupont- 1
LGH- 1	Reading- 1

Non-transport Breakdown

Cancelled (No patient Contact): 42	Cancelled (Prior to Arrival): 33
Treated, Refused Transport: 33	Public Assist- 25
Cancelled on Scene- 9	Assist, Agency- 5
No Treatment/No Transport- 5	Treated and Released- 5

Sandy-

I would like to express my gratitude for being a part of the Parks committee for the last 9 months. I enjoyed learning

the ins and outs of East Brandywine Parks Department and working with everyone on the board.

As you're aware, I am getting married this year and my fiancé and I will be moving to Phoenixville next month.

With moving out of East Brandywine, I am resigning from the Parks and Recreation board.

Thank you very much,

Calley Wright



February 5, 2026

EBWT 1013

Attn: Luke Reven, Township Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

RE: Brandywine Walk – Phase 1 (75 Single-Family Lots)
Financial Security Release No. 2

Dear Luke:

We have received a request for a reduction of the secured funds for the referenced project. Based upon field observations by our office, we recommend the following release in accordance with the attached documents:

Original Escrow Amount	\$	3,829,355.68
Released to Date	\$	<u>2,370,875.13</u>
Balance Prior to This Release.....	\$	1,458,480.55
Recommended by This Release	\$	<u>684,122.50</u>
Balance After This Release.....	\$	774,368.05

Included in this release are the following items: *Basins, Miscellaneous, Landscaping, and Contingency.*

In providing this information as to the status of the construction, Pennoni makes no representations (except where expressly stated herein to the contrary) as to the quality of the construction to date; its final conformance with applicable plans, specifications or municipal requirements; its ability to pass any applicable test requirements, or the cost or degree of future work, which will be required to complete the work to conform with applicable requirements. The information provided herein shall not be used by the recipient in determining any type of cost estimate except at the recipients own risk, and Pennoni expressly disclaims any and all liability for claims or damages arising from any construction deficiencies hereafter discovered.

Should you have any questions or comments, please contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.

Nathan M. Cline, PE
Township Engineer

Attn: Luke Reven
 Re: Brandywine Walk

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
1	Construction Stakeout, Mobilization, & As-Builts					
a.	Construction Stakeout	\$ 70,000.00	\$ 56,000.00	\$ -	\$ 56,000.00	\$ 14,000.00
b.	Mobilization	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	\$ -
c.	De-Mobilization	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
d.	NPDES NOT Engineer Prep and Inspection	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
e.	Survey - install Pins and Monuments	\$ 7,000.00	\$ -	\$ -	\$ -	\$ 7,000.00
f.	As-Builts	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
	Subtotal	\$ 137,000.00	\$ 71,000.00	\$ -	\$ 71,000.00	\$ 66,000.00
	Combined Construction Stakeout, Mobilization, & As-Builts This Period - Subtotal			\$ -		
2	Clearing & Grubbing					
a.	Clearing & Grubbing	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	\$ -
	Subtotal	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	\$ -
	Combined Clearing and Grubbing This Period - Subtotal			\$ -		
3	Erosion and Sediment Control					
a.	Construction Entrance	\$ 5,500.00	\$ 5,500.00	\$ -	\$ 5,500.00	\$ -
b.	Silt Sock - 18"	\$ 22,080.00	\$ 22,080.00	\$ -	\$ 22,080.00	\$ -
c.	Silt Sock - 12"	\$ 660.00	\$ 660.00	\$ -	\$ 660.00	\$ -
d.	Staging Area	\$ 9,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ -
e.	Inlet Protection	\$ 15,600.00	\$ -	\$ -	\$ -	\$ 15,600.00
f.	OFC Fence - Site	\$ 900.00	\$ 900.00	\$ -	\$ 900.00	\$ -
g.	E&S Removal and Maintenance	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00
h.	Yellow Rope on spots around drip fields	\$ 7,600.00	\$ 7,600.00	\$ -	\$ 7,600.00	\$ -
i.	Temp Seed and Mulch	\$ 55,000.00	\$ 40,000.00	\$ -	\$ 40,000.00	\$ 15,000.00
j.	Curlex Blanket	\$ 9,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ -
k.	Temp Swales #4 & #5 construct	\$ 4,750.00	\$ 4,750.00	\$ -	\$ 4,750.00	\$ -
l.	Temp Swales #4 & #5 Curlex Blanket & Seed	\$ 4,025.00	\$ 4,025.00	\$ -	\$ 4,025.00	\$ -
	Subtotal	\$ 140,115.00	\$ 103,515.00	\$ -	\$ 103,515.00	\$ 36,600.00
	Combined Erosion Control This Period - Subtotal			\$ -		
4	Basins					
a.	Detention Basin #3					
a.1	Core Tech	\$ 4,500.00	\$ 4,500.00	\$ -	\$ 4,500.00	\$ -
a.2	Inlet Riser (M Type)	\$ 10,500.00	\$ 10,500.00	\$ -	\$ 10,500.00	\$ -
a.3	24" RCP Outlet Pipe	\$ 19,680.00	\$ 19,680.00	\$ -	\$ 19,680.00	\$ -
a.4	Anit-seep Collars	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ -
a.5	Endwall 24"-36"	\$ 16,000.00	\$ 16,000.00	\$ -	\$ 16,000.00	\$ -
a.6	Horsehoe Berm	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -
a.7	Emergency Spillway	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -
a.8	3" Skimmer	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -
a.9	5 ft Baffle Walls	\$ 7,500.00	\$ 7,500.00	\$ -	\$ 7,500.00	\$ -
a.10	Rip Rap Apron	\$ 12,000.00	\$ 12,000.00	\$ -	\$ 12,000.00	\$ -
a.11	Level Spreader Curb	\$ 9,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ -
a.12	Respread and Grade Topsoil	\$ 3,675.00	\$ 3,675.00	\$ -	\$ 3,675.00	\$ -
a.13	Curlex, Rake, & Seed	\$ 6,100.00	\$ 6,100.00	\$ -	\$ 6,100.00	\$ -
a.14	Rake and Seed	\$ 2,600.00	\$ 2,600.00	\$ -	\$ 2,600.00	\$ -
b.	Detention Basin #4					
b.1	Core Trench	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -
b.2	Inlet Riser (M Type)	\$ 5,500.00	\$ 5,500.00	\$ -	\$ 5,500.00	\$ -
b.3	18 in RCP Outlet Pipe	\$ 7,938.00	\$ 7,938.00	\$ -	\$ 7,938.00	\$ -
b.4	Anti-Seep Collars	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ -
b.5	Horsehoe Berm	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	\$ -
b.6	3" Skimmer	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -
b.7	5 ft Baffle Walls	\$ 2,575.00	\$ 2,575.00	\$ -	\$ 2,575.00	\$ -
b.8	Level Spreader Curb	\$ 7,000.00	\$ 7,000.00	\$ -	\$ 7,000.00	\$ -
b.9	Endwall	\$ 3,200.00	\$ 3,200.00	\$ -	\$ 3,200.00	\$ -
b.10	R-5 Rip Rap	\$ 1,100.00	\$ 1,100.00	\$ -	\$ 1,100.00	\$ -
b.11	Emergency Spillway	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
b.12	Respread and Grade Topsoil	\$ 2,450.00	\$ 2,450.00	\$ -	\$ 2,450.00	\$ -
b.13	Curlex, Rake, & Seed	\$ 5,250.00	\$ 5,250.00	\$ -	\$ 5,250.00	\$ -
b.14	Rake and Seed	\$ 1,300.00	\$ 1,300.00	\$ -	\$ 1,300.00	\$ -
c.	Sed Trap #1					
c.1	15 in RCP Outlet Pipe	\$ 6,400.00	\$ 6,400.00	\$ -	\$ 6,400.00	\$ -
c.2	Core Trench	\$ 2,200.00	\$ 2,200.00	\$ -	\$ 2,200.00	\$ -
c.3	Emergency Spillway	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
c.4	Horsehoe Berm	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	\$ -
c.5	Temp Riser	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
c.6	4 ft baffle	\$ 1,900.00	\$ 1,900.00	\$ -	\$ 1,900.00	\$ -
c.7	Inlet Riser (M Type)	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -
c.8	4' x 4' Anti-seep Collars	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -
c.9	Endwall 18"	\$ 3,200.00	\$ 3,200.00	\$ -	\$ 3,200.00	\$ -
c.10	R-6 Rip Rap	\$ 2,640.00	\$ 2,640.00	\$ -	\$ 2,640.00	\$ -
c.11	Level Spreader Curb	\$ 6,000.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -
c.12	Respread and Grade Topsoil	\$ 1,400.00	\$ 1,400.00	\$ -	\$ 1,400.00	\$ -
c.13	Curlex, Rake, & Seed	\$ 2,625.00	\$ 2,625.00	\$ -	\$ 2,625.00	\$ -
c.14	Rake and Seed	\$ 850.00	\$ 850.00	\$ -	\$ 850.00	\$ -
d.	BMP #18					
d.1	Inlet Riser (M Type)	\$ 5,500.00	\$ 5,500.00	\$ -	\$ 5,500.00	\$ -
d.2	Endwall #18	\$ 3,200.00	\$ 3,200.00	\$ -	\$ 3,200.00	\$ -
d.3	18" RCP	\$ 8,107.00	\$ 8,107.00	\$ -	\$ 8,107.00	\$ -
d.4	Anti-Seep Collars	\$ 5,250.00	\$ 5,250.00	\$ -	\$ 5,250.00	\$ -
d.5	R-4 Rip Rap	\$ 880.00	\$ 880.00	\$ -	\$ 880.00	\$ -
d.6	Respread and Grade Topsoil	\$ 490.00	\$ 490.00	\$ -	\$ 490.00	\$ -
d.7	Curlex, Rake, & Seed	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -
d.8	Rake and Seed	\$ 200.00	\$ 200.00	\$ -	\$ 200.00	\$ -

Attn: Luke Reven
 Re: Brandywine Walk

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
e	Detention Basin #2					
e.1	Core Trench	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -
e.2	Inlet Riser (M Type)	\$ 9,500.00	\$ 9,500.00	\$ -	\$ 9,500.00	\$ -
e.3	2-24 in RCP Outlet Pipe	\$ 23,424.00	\$ 23,424.00	\$ -	\$ 23,424.00	\$ -
e.4	Anti-seep Collars	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ -
e.5	Horseshoe Berm	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	\$ -
e.6	3" Skimmer	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -
e.7	5 ft Baffle Walls	\$ 2,920.00	\$ 2,920.00	\$ -	\$ 2,920.00	\$ -
e.8	Level Spreader Curb	\$ 14,000.00	\$ 14,000.00	\$ -	\$ 14,000.00	\$ -
e.9	2-24 in Endwall	\$ 16,500.00	\$ 16,500.00	\$ -	\$ 16,500.00	\$ -
e.10	Rip Rap	\$ 3,200.00	\$ 3,200.00	\$ -	\$ 3,200.00	\$ -
e.11	Emergency Spillway	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -
e.12	Respread and Grade Topsoil	\$ 2,450.00	\$ 2,450.00	\$ -	\$ 2,450.00	\$ -
e.13	Curlex, Rake, & Seed	\$ 3,500.00	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -
e.14	Rake and Seed	\$ 2,100.00	\$ 2,100.00	\$ -	\$ 2,100.00	\$ -
f	Sed Basin #3 - Conversion					
f.1	Dewater	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
f.2	Remove Silt	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00
f.3	Remove Baffle	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
f.4	Excavate for Soil	\$ 42,000.00	\$ -	\$ -	\$ -	\$ 42,000.00
f.5	Place Amended Soil	\$ 16,800.00	\$ -	\$ -	\$ -	\$ 16,800.00
f.6	Amended Soil	\$ 79,200.00	\$ -	\$ -	\$ -	\$ 79,200.00
f.7	Curlex, Rake, & Seed	\$ 8,750.00	\$ -	\$ -	\$ -	\$ 8,750.00
g	Sed Basin #4 - Conversion					
g.1	Dewater	\$ 2,500.00	\$ -	\$ 2,500.00	\$ 2,500.00	\$ -
g.2	Remove Silt	\$ 12,900.00	\$ -	\$ 12,900.00	\$ 12,900.00	\$ -
g.3	Remove Baffle	\$ 3,500.00	\$ -	\$ 3,500.00	\$ 3,500.00	\$ -
g.4	Excavate for Soil	\$ 17,200.00	\$ -	\$ 17,200.00	\$ 17,200.00	\$ -
g.5	Place Amended Soil	\$ 7,210.00	\$ -	\$ 7,210.00	\$ 7,210.00	\$ -
g.6	Amended Soil	\$ 33,990.00	\$ -	\$ 33,990.00	\$ 33,990.00	\$ -
g.7	Curlex, Rake, & Seed	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00
h	Sed Basin #2 - Conversion					
h.1	Dewater	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
h.2	Remove Silt	\$ 18,000.00	\$ -	\$ -	\$ -	\$ 18,000.00
h.3	Remove Baffle	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
h.4	Excavate for Soil	\$ 22,000.00	\$ -	\$ -	\$ -	\$ 22,000.00
h.5	Place Amended Soil	\$ 9,240.00	\$ -	\$ -	\$ -	\$ 9,240.00
h.6	Amended Soil	\$ 43,560.00	\$ -	\$ -	\$ -	\$ 43,560.00
h.7	4" Underdrain	\$ 4,500.00	\$ -	\$ -	\$ -	\$ 4,500.00
h.8	Curlex, Rake, & Seed	\$ 9,000.00	\$ -	\$ -	\$ -	\$ 9,000.00
i	Sed Trap #1 - Conversion					
i.1	Dewater	\$ 2,500.00	\$ -	\$ 2,500.00	\$ 2,500.00	\$ -
i.2	Remove Silt	\$ 8,250.00	\$ -	\$ 8,250.00	\$ 8,250.00	\$ -
i.3	Excavate for Soil	\$ 11,000.00	\$ -	\$ 11,000.00	\$ 11,000.00	\$ -
i.4	Place Amended Soil	\$ 4,620.00	\$ -	\$ 4,620.00	\$ 4,620.00	\$ -
i.5	Amended Soil	\$ 21,780.00	\$ -	\$ 21,780.00	\$ 21,780.00	\$ -
i.6	4" Underdrain	\$ 2,250.00	\$ -	\$ 2,250.00	\$ 2,250.00	\$ -
i.7	Curlex, Rake, & Seed	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
j	BMP #18 - Conversion					
j.1	Dewater	\$ 2,500.00	\$ -	\$ 2,500.00	\$ 2,500.00	\$ -
j.2	Excavate for Soil	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000.00	\$ -
j.3	Place Amended Soil	\$ 1,750.00	\$ -	\$ 1,750.00	\$ 1,750.00	\$ -
j.4	Amended Soil	\$ 8,250.00	\$ -	\$ 8,250.00	\$ 8,250.00	\$ -
j.5	Curlex, Rake, & Seed	\$ 1,250.00	\$ -	\$ -	\$ -	\$ 1,250.00
	Subtotal	\$ 751,304.00	\$ 305,304.00	\$ 144,200.00	\$ 449,504.00	\$ 301,800.00
	Combined Basins This Period - Subtotal			\$ 144,200.00		
5	Earthwork					
a.	Strip	\$ 96,200.00	\$ 96,200.00	\$ -	\$ 96,200.00	\$ -
b.	Cut	\$ 108,000.00	\$ 108,000.00	\$ -	\$ 108,000.00	\$ -
c.	Fill	\$ 116,000.00	\$ 116,000.00	\$ -	\$ 116,000.00	\$ -
d.	Borrow from PH 2 - Strip	\$ 26,000.00	\$ 26,000.00	\$ -	\$ 26,000.00	\$ -
e.	Borrow from PH 2 - Cut	\$ 50,000.00	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -
f.	Respread Topsoil - 2" Skim Lots	\$ 24,200.00	\$ 24,200.00	\$ -	\$ 24,200.00	\$ -
g.	Respread Topsoil - Slopes	\$ 2,800.00	\$ 2,800.00	\$ -	\$ 2,800.00	\$ -
h.	Amended Soil	\$ 15,375.00	\$ -	\$ -	\$ -	\$ 15,375.00
i.	Fine Grade Pads	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	\$ -
	Subtotal	\$ 453,575.00	\$ 438,200.00	\$ -	\$ 438,200.00	\$ 15,375.00
	Combined Earthwork This Period - Subtotal			\$ -		
6	Storm Sewer					
a.	15" HDPE	\$ 69,600.00	\$ 69,600.00	\$ -	\$ 69,600.00	\$ -
b.	18" HDPE	\$ 62,310.00	\$ 62,310.00	\$ -	\$ 62,310.00	\$ -
c.	24" HDPE	\$ 49,020.00	\$ 49,020.00	\$ -	\$ 49,020.00	\$ -
d.	30" HDPE	\$ 31,710.00	\$ 31,710.00	\$ -	\$ 31,710.00	\$ -
e.	36" HDPE	\$ 4,400.00	\$ 4,400.00	\$ -	\$ 4,400.00	\$ -
f.	12" HDPE	\$ 4,800.00	\$ 4,800.00	\$ -	\$ 4,800.00	\$ -
g.	Flush and televise storm sewer	\$ 11,300.00	\$ -	\$ -	\$ -	\$ 11,300.00
h.	Structures	\$ 251,600.00	\$ 251,600.00	\$ -	\$ 251,600.00	\$ -
i.	Stone Bedding	\$ 53,200.00	\$ 53,200.00	\$ -	\$ 53,200.00	\$ -
j.	Rip-Rap R-4/5	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
k.	Rip-Rap R-6/7	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -
l.	Rip-Rap R-8	\$ 14,400.00	\$ 14,400.00	\$ -	\$ 14,400.00	\$ -
	Subtotal	\$ 555,340.00	\$ 544,040.00	\$ -	\$ 544,040.00	\$ 11,300.00
	Combined Storm Sewer This Period - Subtotal			\$ -		

Attn: Luke Reven
 Re: Brandywine Walk

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
a.	Dig and Backfill	\$ 21,000.00	\$ 21,000.00	\$ -	\$ 21,000.00	\$ -
b.	12" Belgian Block	\$ 193,200.00	\$ 193,200.00	\$ -	\$ 193,200.00	\$ -
	Subtotal	\$ 214,200.00	\$ 214,200.00	\$ -	\$ 214,200.00	\$ -
Combined Curb This Period - Subtotal				\$ -		
8 Paving						
a.	Fine Grade	\$ 13,310.00	\$ 13,310.00	\$ -	\$ 13,310.00	\$ -
b.	6" Crushed Concrete	\$ 117,733.00	\$ 117,733.00	\$ -	\$ 117,733.00	\$ -
c.	4" 25 MM	\$ 241,395.00	\$ 241,395.00	\$ -	\$ 241,395.00	\$ -
d.	1.5" 9.5 MM	\$ 127,050.00	\$ -	\$ -	\$ -	\$ 127,050.00
e.	Clean and Tack	\$ 18,150.00	\$ -	\$ -	\$ -	\$ 18,150.00
	Subtotal	\$ 517,638.00	\$ 372,438.00	\$ -	\$ 372,438.00	\$ 145,200.00
Combined Paving This Period - Subtotal				\$ -		
9 Miscellaneous						
a.	5 ft Concrete Sidewalk with Stone Subbase	\$ 148,500.00	\$ -	\$ 121,000.00	\$ 121,000.00	\$ 27,500.00
b.	ADA Ramps	\$ 24,000.00	\$ -	\$ 22,500.00	\$ 22,500.00	\$ 1,500.00
c.	Driveway Aprons	\$ 67,500.00	\$ -	\$ 67,500.00	\$ 67,500.00	\$ -
d.	Trails - Grass (none paved in Phase 1)	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
e.	Finish Lot Grading	\$ 37,500.00	\$ -	\$ 37,500.00	\$ 37,500.00	\$ -
f.	Finish Seed lots & ROW	\$ 20,212.50	\$ -	\$ 20,212.50	\$ 20,212.50	\$ -
g.	Street Lights	\$ 36,000.00	\$ -	\$ -	\$ -	\$ 36,000.00
h.	Signs	\$ 2,500.00	\$ -	\$ 2,500.00	\$ 2,500.00	\$ -
i.	Pavement Markings	\$ 5,500.00	\$ -	\$ -	\$ -	\$ 5,500.00
	Subtotal	\$ 356,712.50	\$ -	\$ 271,212.50	\$ 271,212.50	\$ 85,500.00
Combined Miscellaneous This Period - Subtotal				\$ 271,212.50		
10 Landscaping						
a.	Deciduous Trees	\$ 83,250.00	\$ -	\$ 72,000.00	\$ 72,000.00	\$ 11,250.00
b.	Evergreen Trees	\$ 40,500.00	\$ -	\$ 36,000.00	\$ 36,000.00	\$ 4,500.00
c.	Flowering Trees	\$ 28,000.00	\$ -	\$ 22,500.00	\$ 22,500.00	\$ 5,500.00
d.	Shrubs	\$ 22,240.00	\$ -	\$ 16,000.00	\$ 16,000.00	\$ 6,240.00
e.	Riparian Buffer - Whips/Shrubs & Seed	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
	Subtotal	\$ 188,990.00	\$ -	\$ 146,500.00	\$ 146,500.00	\$ 42,490.00
Combined Miscellaneous This Period - Subtotal				\$ 146,500.00		
SUBTOTAL (Items 1 through 10)		\$ 3,329,874.50	\$ 2,063,697.00	\$ 561,912.50	\$ 2,625,609.50	\$ 704,265.00
Contingency (10%)		\$ 332,987.45	\$ 140,684.40	\$ 122,200.00	\$ 262,884.40	\$ 70,103.05
Construction Observation (5%)		\$ 166,493.73	\$ 166,493.73	\$ -	\$ 166,493.73	\$ (0.01)
Subtotal		\$ 3,829,355.68	\$ 2,370,875.13	\$ 684,112.50	\$ 3,054,987.63	\$ 774,368.05
TOTAL		\$ 3,829,355.68	\$ 2,370,875.13	\$ 684,112.50	\$ 3,054,987.63	\$ 774,368.05
APPROVED THIS RELEASE				\$ 684,112.50		

FINANCIAL SECURITY SUMMARY
for
Weaver Tract – Phase 1 (75 Single-Family Lots) Township Items Only

ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Work completed thru 11.30.2025		COMPLETED TO DATE		REMAINING TO DATE		% REMAIN.
					TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	
14 Detention Basin #4											
15 Core Trench	300	LF	\$ 10.00	\$ 3,000.00		\$ -	300.00	\$ 3,000.00	-	\$ -	- 0%
16 Inlet Riser (M type)	1	EA	\$ 5,500.00	\$ 5,500.00		\$ -	1.00	\$ 5,500.00	-	\$ -	- 0%
17 18 in RCP Outlet Pipe	63	LF	\$ 126.00	\$ 7,938.00		\$ -	63.00	\$ 7,938.00	-	\$ -	- 0%
18 Anti-seep Collars	2	EA	\$ 2,000.00	\$ 4,000.00		\$ -	2.00	\$ 4,000.00	-	\$ -	- 0%
19 Horseshoe Berm	1	EA	\$ 500.00	\$ 500.00		\$ -	1.00	\$ 500.00	-	\$ -	- 0%
20 3" Skimmer	1	EA	\$ 2,000.00	\$ 2,000.00		\$ -	1.00	\$ 2,000.00	-	\$ -	- 0%
21 5 ft Baffle Walls	103	LF	\$ 25.00	\$ 2,575.00		\$ -	103.00	\$ 2,575.00	-	\$ -	- 0%
22 Level Spreader Curb	35	LF	\$ 200.00	\$ 7,000.00		\$ -	35.00	\$ 7,000.00	-	\$ -	- 0%
23 Endwall	1	EA	\$ 3,200.00	\$ 3,200.00		\$ -	1.00	\$ 3,200.00	-	\$ -	- 0%
24 R-5 Rip Rap	22	TNS	\$ 50.00	\$ 1,100.00		\$ -	22.00	\$ 1,100.00	-	\$ -	- 0%
25 Emergency Spillway	1,500	SF	\$ 1.00	\$ 1,500.00		\$ -	1,500.00	\$ 1,500.00	-	\$ -	- 0%
26 Respread and Grade Topsoil	700	CY	\$ 3.50	\$ 2,450.00		\$ -	700.00	\$ 2,450.00	-	\$ -	- 0%
27 Curlex,Rake, and Seed	21,000	SF	\$ 0.25	\$ 5,250.00		\$ -	21,000.00	\$ 5,250.00	-	\$ -	- 0%
28 Rake, and Seed	13,000	SF	\$ 0.10	\$ 1,300.00		\$ -	13,000.00	\$ 1,300.00	-	\$ -	- 0%
25 Sed Trap #1											
26 15 in RCP Outlet Pipe	32	LF	\$ 200.00	\$ 6,400.00		\$ -	32.00	\$ 6,400.00	-	\$ -	- 0%
27 Core trench	220	LF	\$ 10.00	\$ 2,200.00		\$ -	220.00	\$ 2,200.00	-	\$ -	- 0%
28 Emergency Spillway	1,500	SF	\$ 1.00	\$ 1,500.00		\$ -	1,500.00	\$ 1,500.00	-	\$ -	- 0%
29 Horseshoe Berm	1	EA	\$ 500.00	\$ 500.00		\$ -	1.00	\$ 500.00	-	\$ -	- 0%
30 Temp Riser	1	EA	\$ 1,500.00	\$ 1,500.00		\$ -	1.00	\$ 1,500.00	-	\$ -	- 0%
31 4 ft Baffle	76	LF	\$ 25.00	\$ 1,900.00		\$ -	76.00	\$ 1,900.00	-	\$ -	- 0%
32 Inlet Riser (M type)	1	EA	\$ 5,000.00	\$ 5,000.00		\$ -	1.00	\$ 5,000.00	-	\$ -	- 0%
33 4' x 4' Anti-seep Collars	2	EA	\$ 1,500.00	\$ 3,000.00		\$ -	2.00	\$ 3,000.00	-	\$ -	- 0%
34 Endwall 18"	1	EA	\$ 3,200.00	\$ 3,200.00		\$ -	1.00	\$ 3,200.00	-	\$ -	- 0%
35 R-6 Rip Rap	44	TNS	\$ 60.00	\$ 2,640.00		\$ -	44.00	\$ 2,640.00	-	\$ -	- 0%
36 Level Spreader Curb	30	LF	\$ 200.00	\$ 6,000.00		\$ -	30.00	\$ 6,000.00	-	\$ -	- 0%
37 Respread and Grade Topsoil	400	CY	\$ 3.50	\$ 1,400.00		\$ -	400.00	\$ 1,400.00	-	\$ -	- 0%
38 Curlex,Rake, and Seed	10,500	SF	\$ 0.25	\$ 2,625.00		\$ -	10,500.00	\$ 2,625.00	-	\$ -	- 0%
39 Rake, and Seed	8,500	SF	\$ 0.10	\$ 850.00		\$ -	8,500.00	\$ 850.00	-	\$ -	- 0%
35 BMP #18											
36 Inlet Riser (M Type)	1	EA	\$ 5,500.00	\$ 5,500.00		\$ -	1.00	\$ 5,500.00	-	\$ -	- 0%
37 Endwall #18	1	EA	\$ 3,200.00	\$ 3,200.00		\$ -	1.00	\$ 3,200.00	-	\$ -	- 0%
39 18" RCP	67	LF	\$ 121.00	\$ 8,107.00		\$ -	67.00	\$ 8,107.00	-	\$ -	- 0%
40 Anti-seep collars	3	LF	\$ 1,750.00	\$ 5,250.00		\$ -	3.00	\$ 5,250.00	-	\$ -	- 0%
41 R-4 Rip Rap	22	TNS	\$ 40.00	\$ 880.00		\$ -	22.00	\$ 880.00	-	\$ -	- 0%
42 Respread and Grade Topsoil	140	CY	\$ 3.50	\$ 490.00		\$ -	140.00	\$ 490.00	-	\$ -	- 0%
43 Curlex,Rake, and Seed	4,000	SF	\$ 0.25	\$ 1,000.00		\$ -	4,000.00	\$ 1,000.00	-	\$ -	- 0%
44 Rake, and Seed	2,000	SF	\$ 0.10	\$ 200.00		\$ -	2,000.00	\$ 200.00	-	\$ -	- 0%
45 Detention Basin #2											
46 Core Trench	300	LF	\$ 10.00	\$ 3,000.00		\$ -	300.00	\$ 3,000.00	-	\$ -	- 0%
47 Inlet Riser (M type)	1	EA	\$ 9,500.00	\$ 9,500.00		\$ -	1.00	\$ 9,500.00	-	\$ -	- 0%
48 2-24 in RCP Outlet Pipe	192	LF	\$ 122.00	\$ 23,424.00		\$ -	192.00	\$ 23,424.00	-	\$ -	- 0%
49 Anti-seep Collars	2	EA	\$ 2,000.00	\$ 4,000.00		\$ -	2.00	\$ 4,000.00	-	\$ -	- 0%

work completed thru 11/30/25

FINANCIAL SECURITY SUMMARY
for
Weaver Tract – Phase 1 (75 Single-Family Lots) Township Items Only

ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Work completed thru 11.30.2025		COMPLETED TO DATE		REMAINING TO DATE		% REMAIN.
					TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	
50 Horseshoe Berm	1	EA	\$ 500.00	\$ 500.00		\$ -	1.00	\$ 500.00	-	\$ -	0%
51 3" Skimmer	1	EA	\$ 2,500.00	\$ 2,500.00		\$ -	1.00	\$ 2,500.00	-	\$ -	0%
52 5 ft Baffle Walls	146	LF	\$ 20.00	\$ 2,920.00		\$ -	146.00	\$ 2,920.00	-	\$ -	0%
53 Level Spreader Curb	70	LF	\$ 200.00	\$ 14,000.00		\$ -	70.00	\$ 14,000.00	-	\$ -	0%
54 2-24 in Endwall	1	EA	\$ 16,500.00	\$ 16,500.00		\$ -	1.00	\$ 16,500.00	-	\$ -	0%
55 Rip Rap	40	TNS	\$ 80.00	\$ 3,200.00		\$ -	40.00	\$ 3,200.00	-	\$ -	0%
56 Emergency Spillway	5,000	SF	\$ 1.00	\$ 5,000.00		\$ -	5,000.00	\$ 5,000.00	-	\$ -	0%
57 Respread and Grade Topsoil	700	CY	\$ 3.50	\$ 2,450.00		\$ -	700.00	\$ 2,450.00	-	\$ -	0%
58 Curlex,Rake, and Seed	14,000	SF	\$ 0.25	\$ 3,500.00		\$ -	14,000.00	\$ 3,500.00	-	\$ -	0%
59 Rake, and Seed	21,000	SF	\$ 0.10	\$ 2,100.00		\$ -	21,000.00	\$ 2,100.00	-	\$ -	0%
42 Sed Basin #3 - Conversion											
43 Dewater	1	LS	\$ 2,500.00	\$ 2,500.00		\$ -	-	\$ -	1.00	\$ 2,500.00	100%
44 Remove Silt	1,000	CY	\$ 30.00	\$ 30,000.00		\$ -	-	\$ -	1,000.00	\$ 30,000.00	100%
45 Remove Baffle	1	LS	\$ 3,500.00	\$ 3,500.00		\$ -	-	\$ -	1.00	\$ 3,500.00	100%
46 Excavate for Soil	2,100	CY	\$ 20.00	\$ 42,000.00		\$ -	-	\$ -	2,100.00	\$ 42,000.00	100%
47 Place Amended Soil	2,400	CY	\$ 7.00	\$ 16,800.00		\$ -	-	\$ -	2,400.00	\$ 16,800.00	100%
48 Amended Soil	2,400	CY	\$ 33.00	\$ 79,200.00		\$ -	-	\$ -	2,400.00	\$ 79,200.00	100%
49 Curlex, Rake & seed	35,000	SF	\$ 0.25	\$ 8,750.00		\$ -	-	\$ -	35,000.00	\$ 8,750.00	100%
50 Sed Basin #4 - Conversion											
51 Dewater	1	LS	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00	1.00	\$ 2,500.00	-	\$ -	0%
52 Remove Silt	430	CY	\$ 30.00	\$ 12,900.00	430	\$ 12,900.00	430.00	\$ 12,900.00	-	\$ -	0%
53 Remove Baffle	1	LS	\$ 3,500.00	\$ 3,500.00	1	\$ 3,500.00	1.00	\$ 3,500.00	-	\$ -	0%
54 Excavate for Soil	860	CY	\$ 20.00	\$ 17,200.00	860	\$ 17,200.00	860.00	\$ 17,200.00	-	\$ -	0%
55 Place Amended Soil	1,030	CY	\$ 7.00	\$ 7,210.00	1,030	\$ 7,210.00	1,030.00	\$ 7,210.00	-	\$ -	0%
56 Amended Soil	1,030	CY	\$ 33.00	\$ 33,990.00	1,030	\$ 33,990.00	1,030.00	\$ 33,990.00	-	\$ -	0%
57 Curlex, Rake & seed	12,000	SF	\$ 0.25	\$ 3,000.00		\$ -	-	\$ -	12,000.00	\$ 3,000.00	100%
58 Sed Basin #2 - Conversion											
59 Dewater	1	LS	\$ 2,500.00	\$ 2,500.00		\$ -	-	\$ -	1.00	\$ 2,500.00	100%
60 Remove Silt	600	CY	\$ 30.00	\$ 18,000.00		\$ -	-	\$ -	600.00	\$ 18,000.00	100%
61 Remove Baffle	1	LS	\$ 3,500.00	\$ 3,500.00		\$ -	-	\$ -	1.00	\$ 3,500.00	100%
62 Excavate for Soil	1,100	CY	\$ 20.00	\$ 22,000.00		\$ -	-	\$ -	1,100.00	\$ 22,000.00	100%
63 Place Amended Soil	1,320	CY	\$ 7.00	\$ 9,240.00		\$ -	-	\$ -	1,320.00	\$ 9,240.00	100%
64 Amended Soil	1,320	CY	\$ 33.00	\$ 43,560.00		\$ -	-	\$ -	1,320.00	\$ 43,560.00	100%
65 4" Underdrain	300	LF	\$ 15.00	\$ 4,500.00		\$ -	-	\$ -	300.00	\$ 4,500.00	100%
66 Curlex, Rake & seed	36,000	SF	\$ 0.25	\$ 9,000.00		\$ -	-	\$ -	36,000.00	\$ 9,000.00	100%
58 Sed Trap #1 - Conversion											
59 Dewater	1	LS	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00	1.00	\$ 2,500.00	-	\$ -	0%
60 Remove Silt	275	CY	\$ 30.00	\$ 8,250.00	275	\$ 8,250.00	275.00	\$ 8,250.00	-	\$ -	0%
61 Excavate for Soil	550	CY	\$ 20.00	\$ 11,000.00	550	\$ 11,000.00	550.00	\$ 11,000.00	-	\$ -	0%
62 Place Amended Soil	660	CY	\$ 7.00	\$ 4,620.00	660	\$ 4,620.00	660.00	\$ 4,620.00	-	\$ -	0%
63 Amended Soil	660	CY	\$ 33.00	\$ 21,780.00	660	\$ 21,780.00	660.00	\$ 21,780.00	-	\$ -	0%
64 4" Underdrain	150	LF	\$ 15.00	\$ 2,250.00	150	\$ 2,250.00	150.00	\$ 2,250.00	-	\$ -	0%
65 Curlex, Rake & seed	10,000	SF	\$ 0.25	\$ 2,500.00		\$ -	-	\$ -	10,000.00	\$ 2,500.00	100%

FINANCIAL SECURITY SUMMARY
for
Weaver Tract – Phase 1 (75 Single-Family Lots) Township Items Only

ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Work completed thru 11.30.2025		COMPLETED TO DATE		REMAINING TO DATE		% REMAIN.
					TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	
66 BMP #18 - Conversion											
67 Dewater	1	LS	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00	1.00	\$ 2,500.00	-	\$ -	0%
68 Excavate for Soil	200	CY	\$ 20.00	\$ 4,000.00	200	\$ 4,000.00	200.00	\$ 4,000.00	-	\$ -	0%
69 Place Amended Soil	250	CY	\$ 7.00	\$ 1,750.00	250	\$ 1,750.00	250.00	\$ 1,750.00	-	\$ -	0%
70 Amended Soil	250	CY	\$ 33.00	\$ 8,250.00	250	\$ 8,250.00	250.00	\$ 8,250.00	-	\$ -	0%
71 Curlex, Rake & seed	5,000	SF	\$ 0.25	\$ 1,250.00		\$ -	-	\$ -	5,000.00	\$ 1,250.00	100%
			Subtotal	\$ 751,304.00	Subtotal	\$ 144,200.00	Subtotal	\$ 449,504.00	Subtotal	\$ 301,800.00	40%
E Earthwork											
1 Strip	37,000	CY	\$ 2.60	\$ 96,200.00		\$ -	37,000.00	\$ 96,200.00	-	\$ -	0%
2 Cut	60,000	CY	\$ 1.80	\$ 108,000.00		\$ -	60,000.00	\$ 108,000.00	-	\$ -	0%
3 Fill	80,000	CY	\$ 1.45	\$ 116,000.00		\$ -	80,000.00	\$ 116,000.00	-	\$ -	0%
4 Borrow from PH 2 - Strip	10,000	CY	\$ 2.60	\$ 26,000.00		\$ -	10,000.00	\$ 26,000.00	-	\$ -	0%
5 Borrow from PH 2 - Cut	20,000	CY	\$ 2.50	\$ 50,000.00		\$ -	20,000.00	\$ 50,000.00	-	\$ -	0%
6 Respread Topsoil - 2" Skim Lots	8,800	CY	\$ 2.75	\$ 24,200.00		\$ -	8,800.00	\$ 24,200.00	-	\$ -	0%
7 Respread Topsoil - Slopes	800	CY	\$ 3.50	\$ 2,800.00		\$ -	800.00	\$ 2,800.00	-	\$ -	0%
8 Amended Soil	20,500	CY	\$ 0.75	\$ 15,375.00		\$ -	-	\$ -	20,500.00	\$ 15,375.00	100%
9 Fine Grade Pads	250,000	SF	\$ 0.06	\$ 15,000.00		\$ -	250,000.00	\$ 15,000.00	-	\$ -	0%
			Subtotal	\$ 453,575.00	Subtotal	\$ -	Subtotal	\$ 438,200.00	Subtotal	\$ 15,375.00	3%
F Sanitary Sewer - N/A - Bonded with Sewer Authority											
G Storm Sewer											
1 15" HDPE	1,740	LF	\$ 40.00	\$ 69,600.00		\$ -	1,740.00	\$ 69,600.00	-	\$ -	0%
2 18" HDPE	1,340	LF	\$ 46.50	\$ 62,310.00		\$ -	1,340.00	\$ 62,310.00	-	\$ -	0%
3 24" HDPE	860	LF	\$ 57.00	\$ 49,020.00		\$ -	860.00	\$ 49,020.00	-	\$ -	0%
4 30" HDPE	420	LF	\$ 75.50	\$ 31,710.00		\$ -	420.00	\$ 31,710.00	-	\$ -	0%
5 36" HDPE	40	LF	\$ 110.00	\$ 4,400.00		\$ -	40.00	\$ 4,400.00	-	\$ -	0%
6 12" HDPE	120	LF	\$ 40.00	\$ 4,800.00		\$ -	120.00	\$ 4,800.00	-	\$ -	0%
7 Flush and televise storm sewer	4,520	LF	\$ 2.50	\$ 11,300.00		\$ -	-	\$ -	4,520.00	\$ 11,300.00	100%
8 Structures	68	EA	\$ 3,700.00	\$ 251,600.00		\$ -	68.00	\$ 251,600.00	-	\$ -	0%
9 Stone Bedding	2,800	TNS	\$ 19.00	\$ 53,200.00		\$ -	2,800.00	\$ 53,200.00	-	\$ -	0%
10 Rip-Rap R-4/5	30	TNS	\$ 50.00	\$ 1,500.00		\$ -	30.00	\$ 1,500.00	-	\$ -	0%
11 Rip-Rap R-6/7	25	TNS	\$ 60.00	\$ 1,500.00		\$ -	25.00	\$ 1,500.00	-	\$ -	0%
12 Rip-Rap R-8	180	TNS	\$ 80.00	\$ 14,400.00		\$ -	180.00	\$ 14,400.00	-	\$ -	0%
			Subtotal	\$ 555,340.00	Subtotal	\$ -	Subtotal	\$ 544,040.00	Subtotal	\$ 11,300.00	2%
H Water Main - N/A - Bonded with Aqua Pennsylvania											
I Curb											
1 Dig & Backfill	8,400	LF	\$ 2.50	\$ 21,000.00		\$ -	8,400.00	\$ 21,000.00	-	\$ -	0%
2 12" Belgian Block	8,400	LF	\$ 23.00	\$ 193,200.00		\$ -	8,400.00	\$ 193,200.00	-	\$ -	0%
			Subtotal	\$ 214,200.00	Subtotal	\$ -	Subtotal	\$ 214,200.00	Subtotal	\$ -	0%

FINANCIAL SECURITY SUMMARY
for
Weaver Tract – Phase 1 (75 Single-Family Lots) Township Items Only

ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Work completed thru 11.30.2025		COMPLETED TO DATE		REMAINING TO DATE		% REMAIN.
					TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	
J Paving											
1 Fine grade	12,100	SY	\$ 1.10	\$ 13,310.00		\$ -	12,100.00	\$ 13,310.00	-	\$ -	0%
2 6" 2A Modified	12,100	SY	\$ 9.73	\$ 117,733.00		\$ -	12,100.00	\$ 117,733.00	-	\$ -	0%
3 4" 25 MM	12,100	SY	\$ 19.95	\$ 241,395.00		\$ -	12,100.00	\$ 241,395.00	-	\$ -	0%
4 1.5" 9.5 MM	12,100	SY	\$ 10.50	\$ 127,050.00		\$ -	-	\$ -	12,100.00	\$ 127,050.00	100%
5 Clean and Tack	12,100	SY	\$ 1.50	\$ 18,150.00		\$ -	-	\$ -	12,100.00	\$ 18,150.00	100%
Subtotal				\$ 517,638.00	Subtotal	\$ -	Subtotal	\$ 372,438.00	Subtotal	\$ 145,200.00	28%
K Miscellaneous											
1 5 ft concrete sidewalk with stone subbase	27,000	SF	\$ 5.50	\$ 148,500.00	22,000	\$ 121,000.00	22,000.00	\$ 121,000.00	5,000.00	\$ 27,500.00	19%
2 ADA Ramps	16	EA	\$ 1,500.00	\$ 24,000.00	15	\$ 22,500.00	15.00	\$ 22,500.00	1.00	\$ 1,500.00	6%
3 Driveway Aprons	45	EA	\$ 1,500.00	\$ 67,500.00	45	\$ 67,500.00	45.00	\$ 67,500.00	-	\$ -	0%
4 Trails - Grass (none paved in Phase 1)	1	LS	\$ 15,000.00	\$ 15,000.00		\$ -	-	\$ -	1.00	\$ 15,000.00	100%
5 Finish Lot Grading	75	EA	\$ 500.00	\$ 37,500.00	75	\$ 37,500.00	75.00	\$ 37,500.00	-	\$ -	0%
6 Final Seed Lots & ROW	262,500	SF	\$ 0.08	\$ 20,212.50	262,500	\$ 20,212.50	262,500.00	\$ 20,212.50	-	\$ -	0%
7 Street Lights	9	EA	\$ 4,000.00	\$ 36,000.00		\$ -	-	\$ -	9.00	\$ 36,000.00	100%
8 Signs	1	LS	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00	1.00	\$ 2,500.00	-	\$ -	0%
9 Pavement Markings	1	LS	\$ 5,500.00	\$ 5,500.00		\$ -	-	\$ -	1.00	\$ 5,500.00	100%
Subtotal				\$ 356,712.50	Subtotal	\$ 271,212.50	Subtotal	\$ 271,212.50	Subtotal	\$ 85,500.00	24%
L Landscaping											
1 Deciduous Trees	185	EA	\$ 450.00	\$ 83,250.00	160	\$ 72,000.00	160.00	\$ 72,000.00	25.00	\$ 11,250.00	14%
2 Evergreen Trees	90	EA	\$ 450.00	\$ 40,500.00	80	\$ 36,000.00	80.00	\$ 36,000.00	10.00	\$ 4,500.00	11%
3 Flowering Trees	56	EA	\$ 500.00	\$ 28,000.00	45	\$ 22,500.00	45.00	\$ 22,500.00	11.00	\$ 5,500.00	20%
4 Shrubs	278	EA	\$ 80.00	\$ 22,240.00	200	\$ 16,000.00	200.00	\$ 16,000.00	78.00	\$ 6,240.00	28%
5 Riparian Buffer - Whips/Shrubs & Seed	1	LS	\$ 15,000.00	\$ 15,000.00		\$ -	-	\$ -	1.00	\$ 15,000.00	100%
Subtotal				\$ 188,990.00	Subtotal	\$ 146,500.00	Subtotal	\$ 146,500.00	Subtotal	\$ 42,490.00	22%
TOTAL CONSTRUCTION ITEMS				\$ 3,329,874.50	HARD COST REQUEST	\$ 561,912.50	Hard Costs Completed	\$ 2,625,609.50	Hard Costs Remain	\$ 704,265.00	21.1%
Contingency (10%)				\$ 332,987.45	Contingency	\$ 122,200.00	Total Cont. To date	\$ 262,884.40	Rem. Contingency	\$ 70,103.05	21.1%
Construction Observation (5%)				\$ 166,493.73	Contingency	\$ -	Total Obs. To date	\$ 166,493.72		\$ 0.00	0.0%
TOTAL ESCROW				\$ 3,829,355.68	TOTAL REQUESTED REDUCTION	\$ 684,112.50	Total Completed to date	\$ 3,054,987.62	Total Remaining to Date	\$ 774,368.06	20.2%



February 4, 2026

EBWT 1013

Attn: Luke Reven, Township Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335-1153

**RE: Financial Security
Brandywine Walk – Phase 4**

Dear Luke:

As requested, we have reviewed an *Escrow Estimate* prepared by A&E Consulting, LLC, dated January 29, 2026, for Phase 4 of the above-referenced site and found it to be satisfactory.

Based on field inspections, we hereby certify that portions of work for Brandywine Walk – Phase 4 have already been completed per PA Municipalities Planning Code (MPC) Section 509(j) prior to posting of financial security. Work has been completed in the amount of **\$348,385.00** and as such, been deducted from the recommended security.

Security for the proposed improvements shall be provided in the amount of **\$1,300,467.29**.

Please note the attached estimate does not include sanitary sewer or public water, as they will be secured with the Sewer Authority and AQUA PA, respectively.

Should you have any further questions or comments, please contact me.

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in blue ink, appearing to be "N. Cline", written over a light blue horizontal line.

Nathan M. Cline, PE
Township Engineer

cc: Justin Brewer, D.L. Howell (via email)
Ray Grochowski, A&E Consulting, LLC (via email)
Joe Boldaz, HydraTerra Professionals, LLC (via email)
Tom Kessler, Willow Hill Development Group (via email)
Brian Nagle, MacElree Harvey, Ltd. (via email)

FINANCIAL SECURITY SUMMARY

for

Weaver Tract - Phase 4 (27 Single-Family Lots) Township Items Only

ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Work completed thru 01.29.2026		COMPLETED TO DATE		REMAINING TO DATE		% REMAIN.	
					TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$		
Phase 4 Lots (27 Single-Family)												
A Construction Stakeout, Mobilization, & As-Builts												
1 Construction Stakeout	22	DY	\$ 1,400.00	\$ 30,800.00	15.00	\$ 21,000.00	15.00	\$ 21,000.00	7.00	\$ 9,800.00	32%	
2 Mobilization	1	LS	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	1.00	\$ 7,500.00	-	\$ -	0%	
3 De-Mobilization	1	LS	\$ 7,500.00	\$ 7,500.00		\$ -	-	\$ -	1.00	\$ 7,500.00	100%	
4 NPDES NOT Engineer prep and Inspection	1	LS	\$ 7,500.00	\$ 7,500.00		\$ -	-	\$ -	1.00	\$ 7,500.00	100%	
5 Survey - insall Pins and Monuments	4	DY	\$ 1,400.00	\$ 5,600.00		\$ -	-	\$ -	4.00	\$ 5,600.00	100%	
6 As-Builts	1	LS	\$ 12,000.00	\$ 12,000.00		\$ -	-	\$ -	1.00	\$ 12,000.00	100%	
			Subtotal	\$ 70,900.00	Subtotal	\$ 28,500.00	Subtotal	\$ 28,500.00	Subtotal	\$ 42,400.00	60%	
B Clearing & Grubbing												
1 Clearing & Grubbing	1	LS	\$ 15,000.00	\$ 15,000.00	1.00	\$ 15,000.00	1.00	\$ 15,000.00	-	\$ -	0%	
			Subtotal	\$ 15,000.00	Subtotal	\$ 15,000.00	Subtotal	\$ 15,000.00	Subtotal	\$ -	0%	
C Erosion and Sedimentation Control												
1 Construction Entrance	2	EA	\$ 5,500.00	\$ 11,000.00	2	\$ 11,000.00	2.00	\$ 11,000.00	-	\$ -	0%	
2 Silt Sock - 12 inch	4,000	LF	\$3.30	\$ 13,200.00	4,000	\$ 13,200.00	4,000.00	\$ 13,200.00	-	\$ -	0%	
3 Silt Sock - 18 inch	1,200	LF	\$5.70	\$ 6,840.00	1,200	\$ 6,840.00	1,200.00	\$ 6,840.00	-	\$ -	0%	
4 Silt Sock - 24 inch	200	LF	\$9.80	\$ 1,960.00	200	\$ 1,960.00	200.00	\$ 1,960.00	-	\$ -	0%	
5 Staging Area	10,000	SF	\$0.90	\$ 9,000.00	10,000	\$ 9,000.00	10,000.00	\$ 9,000.00	-	\$ -	0%	
6 Inlet Protection	14	EA	\$300.00	\$ 4,200.00		\$ -	-	\$ -	14.00	\$ 4,200.00	100%	
7 Rock Filter	1	LS	\$2,500.00	\$ 2,500.00		\$ -	-	\$ -	1.00	\$ 2,500.00	100%	
8 Orange Construction Fence	500	LF	\$2.00	\$ 1,000.00	500	\$ 1,000.00	500.00	\$ 1,000.00	-	\$ -	0%	
9 Temp. Seed and Mulch	500,000	SF	\$0.06	\$ 30,000.00		\$ -	-	\$ -	500,000.00	\$ 30,000.00	100%	
10 Curlex Blanket	40,000	SF	\$0.20	\$ 8,000.00		\$ -	-	\$ -	40,000.00	\$ 8,000.00	100%	
11 Temporary Swales #6 and 6	850	LF	\$5.00	\$ 4,250.00	850	\$ 4,250.00	850.00	\$ 4,250.00	-	\$ -	0%	
12 Temp Swales - Curlex Blanket & Seed	11,000	SF	\$0.35	\$ 3,850.00		\$ -	-	\$ -	11,000.00	\$ 3,850.00	100%	
13 Silt Sock Sed Trap (3)24", (2)18" (1) 12"	400	SF	\$48.00	\$ 19,200.00	400	\$ 19,200.00	400.00	\$ 19,200.00	-	\$ -	0%	
			Subtotal	\$ 115,000.00	Subtotal	\$ 66,450.00	Subtotal	\$ 66,450.00	Subtotal	\$ 48,550.00	42%	
D Basins												
1 Sed Basin #5												
2 Core Trench	400	LF	\$10.00	\$4,000	400	\$ 4,000.00	400.00	\$ 4,000.00	-	\$ -	0%	
3 Inlet Riser (M type)	1	EA	\$5,000.00	\$5,000	1	\$ 5,000.00	1.00	\$ 5,000.00	-	\$ -	0%	
4 24" RCP Outlet Pipe	64	LF	\$140.00	\$8,960	64	\$ 8,960.00	64.00	\$ 8,960.00	-	\$ -	0%	
5 Anti Seep Collars	2	EA	\$1,500.00	\$3,000	2	\$ 3,000.00	2.00	\$ 3,000.00	-	\$ -	0%	
6 Horseshoe Berm	1	EA	\$500.00	\$500	1	\$ 500.00	1.00	\$ 500.00	-	\$ -	0%	
7 Emergency Spillway	4,000	SF	\$0.50	\$2,000		\$ -	-	\$ -	4,000.00	\$ 2,000.00	100%	
8 3" Skimmer	1	EA	\$2,000.00	\$2,000	1	\$ 2,000.00	1.00	\$ 2,000.00	-	\$ -	0%	
9 5' High Baffle Walls	120	LF	\$15.00	\$1,800	120	\$ 1,800.00	120.00	\$ 1,800.00	-	\$ -	0%	
10 Level Spreader Curb	65	LF	\$200.00	\$13,000		\$ -	-	\$ -	65.00	\$ 13,000.00	100%	
11 Rip Rap Apron	1	EA	\$2,000.00	\$2,000	1	\$ 2,000.00	1.00	\$ 2,000.00	-	\$ -	0%	
12 Respread and Grade Topsoil	700	CY	\$3.50	\$2,450		\$ -	-	\$ -	700.00	\$ 2,450.00	100%	
13 Curlex,Rake, and Seed	23,000	SF	\$0.20	\$4,600		\$ -	-	\$ -	23,000.00	\$ 4,600.00	100%	
14 Rake and seed	13,000	SF	\$0.10	\$1,300		\$ -	-	\$ -	13,000.00	\$ 1,300.00	100%	
15 Sed Basin #5 - Conversion												
16 Dewater	1	LS	\$2,500.00	\$2,500		\$ -	-	\$ -	1.00	\$ 2,500.00	100%	
17 Remove Silt	200	CY	\$20.00	\$4,000		\$ -	-	\$ -	200.00	\$ 4,000.00	100%	
18 Remove Baffle	1	LS	\$3,500.00	\$3,500		\$ -	-	\$ -	1.00	\$ 3,500.00	100%	
19 Excavate for soil	400	CY	\$8.00	\$3,200		\$ -	-	\$ -	400.00	\$ 3,200.00	100%	
20 Place amended soil	500	CY	\$7.00	\$3,500		\$ -	-	\$ -	500.00	\$ 3,500.00	100%	
21 Amended Soil	500	CY	\$40.00	\$20,000		\$ -	-	\$ -	500.00	\$ 20,000.00	100%	
22 Curlex, rake and seed	37,000	SF	\$0.25	\$9,250		\$ -	-	\$ -	37,000.00	\$ 9,250.00	100%	
			Subtotal	\$ 96,560.00	Subtotal	\$ 27,260.00	Subtotal	\$ 27,260.00	Subtotal	\$ 69,300.00	72%	

FINANCIAL SECURITY SUMMARY

for

Weaver Tract - Phase 4 (27 Single-Family Lots) Township Items Only

ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Work completed thru 01.29.2026		COMPLETED TO DATE		REMAINING TO DATE		% REMAIN.	
					TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$		
E Earthwork												
1 Strip	17,000	CY	\$2.60	\$44,200	17,000	\$ 44,200.00	17,000.00	\$ 44,200.00	-	\$ -	0%	
2 Cut	14,000	CY	\$1.80	\$25,200	14,000	\$ 25,200.00	14,000.00	\$ 25,200.00	-	\$ -	0%	
3 Fill	33,000	CY	\$1.45	\$47,850	33,000	\$ 47,850.00	33,000.00	\$ 47,850.00	-	\$ -	0%	
4 Borrow Basin #1	10,000	CY	\$2.50	\$25,000	10,000	\$ 25,000.00	10,000.00	\$ 25,000.00	-	\$ -	0%	
5 Spoil Sed Basin #1	15,700	CY	\$1.50	\$23,550	15,700	\$ 23,550.00	15,700.00	\$ 23,550.00	-	\$ -	0%	
6 Respread and Grade Topsoil - 2" Skim Lots	3,700	CY	\$2.75	\$10,175		\$ -	-	\$ -	3,700.00	\$ 10,175.00	100%	
7 Respread and Grade Topsoil - Slopes	800	CY	\$3.50	\$2,800		\$ -	-	\$ -	800.00	\$ 2,800.00	100%	
9 Fine Grade Pads	91,000	SF	\$0.06	\$5,460		\$ -	-	\$ -	91,000.00	\$ 5,460.00	100%	
10 Amended Soil	34,200	SF	\$0.75	\$25,650		\$ -	-	\$ -	34,200.00	\$ 25,650.00	100%	
				Subtotal		\$ 209,885.00		\$ 165,800.00		\$ 44,085.00	21%	
F Sanitary Sewer - N/A - Bonded with Sewer Authority												
G Storm Sewer												
1 15" HDPE	220	LF	\$40.00	\$8,800		\$ -	-	\$ -	220.00	\$ 8,800.00	100%	
2 15" HDPE +10'	80	LF	\$50.50	\$4,040		\$ -	-	\$ -	80.00	\$ 4,040.00	100%	
3 18" HDPE	300	LF	\$45.50	\$13,650		\$ -	-	\$ -	300.00	\$ 13,650.00	100%	
4 24" HDPE	400	LF	\$57.00	\$22,800		\$ -	-	\$ -	400.00	\$ 22,800.00	100%	
5 30" HDPE 13'	200	LF	\$83.00	\$16,600		\$ -	-	\$ -	200.00	\$ 16,600.00	100%	
6 36" HDPE 14'	140	LF	\$93.00	\$13,020		\$ -	-	\$ -	140.00	\$ 13,020.00	100%	
7 Structures	25	EA	\$4,000.00	\$100,000		\$ -	-	\$ -	25.00	\$ 100,000.00	100%	
8 Stone Bedding	1,300	Tons	\$25.00	\$32,500		\$ -	-	\$ -	1,300.00	\$ 32,500.00	100%	
9 Rip-Rap R-4	60	Tons	\$50.00	\$3,000		\$ -	-	\$ -	60.00	\$ 3,000.00	100%	
10 Rip-Rap R-6	50	Tons	\$80.00	\$4,000		\$ -	-	\$ -	50.00	\$ 4,000.00	100%	
				Subtotal		\$ 218,410.00		\$ -		\$ 218,410.00	100%	
H Water Main - N/A - Bonded with Aqua Pennsylvania												
I Curb												
1 Dig & Backfill	4,000	LF	\$ 2.50	\$ 10,000.00		\$ -	-	\$ -	4,000.00	\$ 10,000.00	100%	
2 12" Belgian Block	4,000	LF	\$ 24.50	\$ 98,000.00		\$ -	-	\$ -	4,000.00	\$ 98,000.00	100%	
				Subtotal		\$ 108,000.00		\$ -		\$ 108,000.00	100%	
J Paving												
1 Fine grade	6,370	SY	\$ 1.10	\$ 7,007.00		\$ -	-	\$ -	6,370.00	\$ 7,007.00	100%	
2 6" 2A Modified	5,900	SY	\$ 11.84	\$ 69,856.00		\$ -	-	\$ -	5,900.00	\$ 69,856.00	100%	
3 4" 25 MM	5,900	SY	\$ 22.64	\$ 133,576.00		\$ -	-	\$ -	5,900.00	\$ 133,576.00	100%	
4 1.5" 9.5MM	5,900	SY	\$ 11.50	\$ 67,850.00		\$ -	-	\$ -	5,900.00	\$ 67,850.00	100%	
5 Clean and Tack	5,900	SY	\$ 1.50	\$ 8,850.00		\$ -	-	\$ -	5,900.00	\$ 8,850.00	100%	
6 Emerg Access - 4" 2A Modified	470	SY	\$ 11.41	\$ 5,362.70		\$ -	-	\$ -	470.00	\$ 5,362.70	100%	
7 Emerg Access - 4" 25 MM	470	SY	\$ 29.64	\$ 13,930.80		\$ -	-	\$ -	470.00	\$ 13,930.80	100%	
8 Emerg Access - 1.5" Wearing	470	SY	\$ 16.81	\$ 7,900.70		\$ -	-	\$ -	470.00	\$ 7,900.70	100%	
				Subtotal		\$ 314,333.20		\$ -		\$ 314,333.20	100%	

FINANCIAL SECURITY SUMMARY

for

Weaver Tract - Phase 4 (27 Single-Family Lots) Township Items Only

ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Work completed thru 01.29.2026		COMPLETED TO DATE		REMAINING TO DATE		% REMAIN.	
					TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$		
K Miscellaneous												
1	10,500	SF	\$ 5.50	\$ 57,750.00		\$ -	-	\$ -	10,500.00	\$ 57,750.00	100%	
2	7	EA	\$ 1,500.00	\$ 10,500.00		\$ -	-	\$ -	7.00	\$ 10,500.00	100%	
3	20	EA	\$ 1,500.00	\$ 30,000.00		\$ -	-	\$ -	20.00	\$ 30,000.00	100%	
4	576	SF	\$ 42.50	\$ 24,480.00		\$ -	-	\$ -	576.00	\$ 24,480.00	100%	
5	1	LS	\$ 2,150.00	\$ 2,150.00		\$ -	-	\$ -	1.00	\$ 2,150.00	100%	
6	1	LS	\$ 15,000.00	\$ 15,000.00		\$ -	-	\$ -	1.00	\$ 15,000.00	100%	
7	27	EA	\$ 500.00	\$ 13,500.00		\$ -	-	\$ -	27.00	\$ 13,500.00	100%	
8	97,200	SF	\$ 0.08	\$ 7,484.40		\$ -	-	\$ -	97,200.00	\$ 7,484.40	100%	
9	1,340	LF	\$ 0.80	\$ 1,072.00		\$ -	-	\$ -	1,340.00	\$ 1,072.00	100%	
10	1,340	LF	\$ 1.50	\$ 2,010.00		\$ -	-	\$ -	1,340.00	\$ 2,010.00	100%	
11	5	EA	\$ 4,000.00	\$ 20,000.00		\$ -	-	\$ -	5.00	\$ 20,000.00	100%	
12	1	LS	\$ 2,500.00	\$ 2,500.00		\$ -	-	\$ -	1.00	\$ 2,500.00	100%	
13	1	LS	\$ 5,000.00	\$ 5,000.00		\$ -	-	\$ -	1.00	\$ 5,000.00	100%	
			Subtotal	\$ 191,446.40	Subtotal	\$ -	Subtotal	\$ -	Subtotal	\$ 191,446.40	100%	
L Landscaping												
1	64	EA	\$ 450.00	\$ 28,800.00		\$ -	-	\$ -	64.00	\$ 28,800.00	100%	
2	35	EA	\$ 450.00	\$ 15,750.00		\$ -	-	\$ -	35.00	\$ 15,750.00	100%	
3	51	EA	\$ 500.00	\$ 25,500.00		\$ -	-	\$ -	51.00	\$ 25,500.00	100%	
4	115	EA	\$ 80.00	\$ 9,200.00		\$ -	-	\$ -	115.00	\$ 9,200.00	100%	
5	1	LS	\$ 15,000.00	\$ 15,000.00		\$ -	-	\$ -	1.00	\$ 15,000.00	100%	
			Subtotal	\$ 94,250.00	Subtotal	\$ -	Subtotal	\$ -	Subtotal	\$ 94,250.00	100%	
TOTAL CONSTRUCTION ITEMS				\$ 1,433,784.60	HARD COST REQUEST	\$ 303,010.00	Hard Costs Completed	\$ 303,010.00	Hard Costs Remain	\$ 1,130,774.60	78.9%	
Contingency (10%)				\$ 143,378.46	Contingency	\$ 30,250.00	Total Cont. To date	\$ 30,250.00	Rem. Contingency	\$ 113,128.46	78.9%	
Construction Observation (5%)				\$ 71,689.23	Const Observation	\$ 15,125.00	Total Obs. To date	\$ 15,125.00		\$ 56,564.23	78.9%	
TOTAL ESCROW				\$ 1,648,852.29	TOTAL REQUESTED REDUCTION	\$ 348,385.00	Total Completed to date	\$ 348,385.00	Total Remaining to Date	\$ 1,300,467.29	78.9%	

Initial Escrow does not include work completed to date 01.29.2026

Hard Costs Completed to Date	\$ 303,010.00
Contingency Completed to Date	\$ 30,250.00
Construction Observation Completed to Date	\$ 15,125.00
Total Escrow to Post with Initial Set-Up	\$ 1,300,467.29

LAFAYETTE

MEYNER CENTER FOR THE STUDY OF STATE AND LOCAL GOVERNMENT

February 12, 2026

Mr. Luke Reven, Township Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335-1153

Dear Luke:

The Meyner Center for the Study of State and Local Government is pleased to propose a Strategic Workforce and Compensation Study for East Brandywine Township. Based on our conversations, this is not a standard salary survey—it is a comprehensive internal assessment of your workforce, an evaluation of current total compensation practices, and the development of a practical compensation structure with clear advancement criteria that recognizes tenure, roles, and responsibility. With a target of 2027 implementation, this study will support employee retention, position the Township to recruit quality staff, and establish a fair, sustainable approach to compensation.

The Meyner Center approaches this work from a practitioner perspective. Our team brings decades of direct experience in Pennsylvania municipal management, allowing us to understand the realities of local government operations and provide practical, implementable recommendations.

Our Services

This study encompasses 12-14 staff positions and the three-member Board of Supervisors. Confidential one-on-one conversations will be conducted with both groups. To ensure our recommendations are grounded in data, we will also administer a three-tier survey—separately surveying staff, the Township Manager, and the Board of Supervisors—to identify areas of alignment and any perception gaps regarding compensation practices, fairness, and priorities. The 17 uniformed police officers are excluded from this study.

Component 1: Organizational Assessment and Workforce Analysis

- Review Township documents including organizational chart, job descriptions, pay practices, salary history, tenure data, and personnel policies

- Conduct confidential one-on-one conversations with all staff positions (12-14) and Board of Supervisors (3) to understand actual work being performed and gather perspectives
- Administer a three-tier confidential survey to staff, Township Manager, and Board of Supervisors to capture quantitative data on compensation perceptions, fairness, retention factors, and priorities
- Analyze survey results to identify areas of alignment and perception gaps across organizational tiers
- Provide observations and findings on organizational patterns, workforce composition, and factors affecting retention
- Assess generational workforce considerations and what the Township may need to attract and retain the next generation of municipal professionals

Component 2: Job Descriptions and Compensation Analysis

- Review current job descriptions against actual work being performed and provide recommendations for updates, including essential/non-essential designation for severe weather policy
- Organize positions into logical groupings based on responsibility level, supervisory duties, required qualifications, and complexity
- Conduct compensation benchmarking against comparable municipalities, supplementing the Chester County Salary Survey data with targeted research on total compensation packages
- Review internal equity to identify any inconsistencies in current pay practices relative to responsibility, tenure, and comparable positions

Component 3: Compensation Plan Development

- Draft a compensation philosophy statement articulating the Township's approach to total compensation and market positioning
- Develop a practical pay structure with grades, salary ranges, and clear advancement criteria recognizing tenure, roles, and responsibility
- Provide implementation guidance including timeline for adoption, transition strategy, and recommendations for ongoing plan maintenance

Deliverables

East Brandywine Township will receive:

- Three-tier confidential survey administered to staff, Township Manager, and Board of Supervisors

- Workforce analysis summary with findings from conversations and survey data—reported in aggregate and focused on organizational systems and patterns, not individual attribution
- Job description recommendations identifying gaps and needed updates
- Compensation analysis report with market research findings, internal equity observations, and position groupings
- Compensation plan with pay structure, advancement criteria, and draft philosophy statement
- Implementation guidance for 2027 budget adoption
- Presentation to Board of Supervisors (if requested)

Draft reports will be provided to the Township Manager to verify factual accuracy prior to finalization.

About the Meyner Center

Established in 1994, the Meyner Center has built a reputation as a trusted partner to municipalities and authorities across the region. We provide assistance to local governments through municipal service studies, operations and financial analysis, strategic plan preparation, and executive search for management personnel. Our mission is to help local government operate efficiently and effectively through our experience and skills.

Our team combines academic knowledge with extensive real-world government experience. Director John Kincaid serves as a full-time professor of Government and Law at Lafayette College and is internationally recognized for his expertise in federalism. Our Government and Civic Program is led by Associate Director for Public Service Nicole Beckett and Associate Director for Municipal Service Jennifer Smethers, both of whom bring decades of municipal management experience to our work with local governments. Together, our team provides municipalities with comprehensive expertise in executive recruitment, administrative analysis, financial review, and strategic planning, backed by both academic knowledge and hands-on operational experience at the local government level.

Timeline

To support the Township's budget planning process, all deliverables will be completed by September 15, 2026. The project will commence in May 2026, providing approximately 4.5 months to complete the work while accommodating summer scheduling constraints.

Virtual meetings will be used where possible to maximize efficiency. Site visits will be scheduled to batch conversations and minimize travel. Meeting the September 15 deadline depends on

Township responsiveness in providing documents and scheduling conversations during the data collection phase.

Professional Fees

Hourly Rate: **\$125/hour**

Estimated Project Hours: **95-115 hours**

Estimated Project Cost: **\$12,000 - \$14,500**

We maintain detailed timesheets to ensure complete transparency in our billing. Should the scope require expansion beyond the estimated hours, the Meyner Center will seek authorization before proceeding with additional work.

East Brandywine Township has an opportunity to set a strong foundation for the future. This study goes beyond what most municipalities undertake—combining practitioner insight with real data to build a compensation structure that reflects who you are and where you want to go. The Meyner Center looks forward to partnering with the Township to develop an approach to compensation that retains valued employees, attracts quality candidates, and serves East Brandywine well for years to come.

Respectfully,



Nicole Beckett
Associate Director for Public Service

By signing below, the undersigned accepts the terms and scope of services outlined in this proposal and authorizes commencement of the project as described.

Accepted By: _____ Date: _____
[Print Name and Title]

Signature: _____