



# 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:

- 4. BOS MINUTES AM SESSION .PDF
- 5. TREASURERS 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. FINANCIAL SECURITY PHASE 4 LTR 2026-02-04.PDF
- 8. B. ESCROW RELEASE LTR 2 2026-02-05.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 Detective .....F. 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 5<sup>th</sup>, 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 Committee .....L. Reven
- B. Brandywine Walk Escrow Phase 1 Release 2 & Phase 4 Release 1 .....L. Reven
- C. Lafayette College Study: Proposal Strategic Workforce & Compensation Study .....L. Reven
- D. Solid Waste Policy Update: Transition to Automated Collection Containers .....N. 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 5<sup>th</sup> 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. 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.

### **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 Bank Account Balances

As of February 17, 2026

<b>ASSETS</b>	
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
<b>Total 101 General Fund Operating</b>	<b>1,099,250</b>
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
<b>Total 103-107 Special Revenue Funds</b>	<b>6,986,770</b>
118-121 Capital Projects Funds	
118-21 Capital Fund - Fulton 6820	
<b>118.02 Capital Projects</b>	<b>2,278,470</b>
135 State Funds	
<b>135.01 State Fund - Fulton 8401</b>	<b>20,086</b>
160-165 Pension Trust Funds	
160.01 Uniform Pension - Fidelity 7628	9,228,865
165.01 Non-Uniform Pension - RJ 4666	2,752,081
<b>Total 160-165 Pension Trust Funds</b>	<b>11,980,945</b>
<b>Total Checking/Savings</b>	<b>22,365,521</b>
<b>Total Current Assets</b>	<b>22,365,521</b>
<b>TOTAL ASSETS</b>	<b>22,365,521</b>
<b>LIABILITIES &amp; EQUITY</b>	<b>0</b>

Tax Collector's Account	<b>1,492</b>
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9:05 AM

02/17/26

# East Brandywine Township Solid Waste Check Detail

February 5 - 18, 2026

Date	Num	Account	Name	Memo	Paid Amount
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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9:13 AM

02/17/26

## 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

9:13 AM

02/17/26

**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
<b>02/18/2026</b>	<b>31863</b>	<b>101.01 · General - Fulton 8380</b>	<b>GreatAmerica Financial Services</b>	<b>INV 41160898,</b>	
		410.24B · Copier Lease + Supplies		PD Lanier IM 2500 Copier	-171.44
TOTAL					-171.44
<b>02/18/2026</b>	<b>31864</b>	<b>101.01 · General - Fulton 8380</b>	<b>Ramsay's Automotive</b>	<b>INV 44918, 44940</b>	
		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

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<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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02/17/26

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

Date	Account	Name	Memo	Amount
02/06/2026	101.01 · General - Fulton 8380		<b>Deposit</b>	<b>87,300.00</b>
	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		<b>Deposit</b>	<b>6,204.51</b>
	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		<b>Deposit</b>	<b>4,095.54</b>
	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		<b>Deposit</b>	<b>37,984.66</b>
	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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02/17/26

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

Date	Account	Name	Memo	Amount
	102.010 · Maplevie	Gladwyne BH Investments	Maplevie 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
<b>02/10/2026</b>	<b>101.01 · General - Fulton 8380</b>		<b>Deposit</b>	<b>7,000.00</b>
	310.20 · EIT Earned Income Tax	Keystone	2/10 EIT General	-7,000.00
TOTAL				-7,000.00
<b>02/11/2026</b>	<b>101.01 · General - Fulton 8380</b>		<b>Deposit</b>	<b>900.00</b>
	310.50 · LST Local Services Tax	Keystone	2/11 LST General	-900.00
TOTAL				-900.00
<b>02/12/2026</b>	<b>101.01 · General - Fulton 8380</b>		<b>Deposit</b>	<b>3,000.00</b>
	310.20 · EIT Earned Income Tax	Keystone	2/12 EIT General	-3,000.00
TOTAL				-3,000.00
<b>02/12/2026</b>	<b>101.01 · General - Fulton 8380</b>		<b>Deposit</b>	<b>20,194.79</b>
	321.80 · Cable TV Franchise Fees	Verizon	2025 Q4 Franchise Fee	-20,194.79
TOTAL				-20,194.79
<b>02/13/2026</b>	<b>101.01 · General - Fulton 8380</b>		<b>Deposit</b>	<b>3,346.62</b>
	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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02/17/26

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

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<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
<b>INCOME</b>		
<b>301 Real Property Taxes</b>		
301.10 Real Estate Taxes	0	400
301.20 Prior Yrs Levy-Lien + Claims	3,463	313
<b>Total 301 Real Property Taxes</b>	<b>3,463</b>	<b>713</b>
 <b>310 Local Enabling Act (511) Taxes</b>		
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
<b>Total 310 Local Enabling Act (511) Taxes</b>	<b>201,400</b>	<b>154,434</b>
 <b>331-332 Fines + Forfeits</b>		
331.11 Fines PD	1,330	1,877
<b>Total 331-332 Fines + Forfeits</b>	<b>1,330</b>	<b>1,877</b>
 <b>341 Interest Earnings</b>		
341.00 Interest Earnings	2,727	3,868
 <b>351 Federal Grants</b>		
351.02 Public Safety Federal Grants	3,357	0
 <b>357 Local Government Units</b>		
357.01 MA Reimbursement	11,088	6,221
357.05 Solid Waste Admin Fee	20,000	0
<b>Total 357 Intergovernmental Revenues</b>	<b>31,088</b>	<b>6,221</b>
<b>Total 350-359 Intergovernmental Revenues</b>	<b>31,088</b>	<b>6,221</b>
 <b>360-379 Charges for Svs</b>		
<b>361 General Government</b>		
361.33 Zoning Permit	575	0
<b>Total 361 General Government</b>	<b>575</b>	<b>0</b>
<b>362 Public Safety</b>		
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
<b>Total 362 Public Safety</b>	<b>109,105</b>	<b>63,412</b>
 <b>379 Other Charges for Svs</b>		

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

**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
<b>Total 401 Executive</b>	<b>15,408</b>	<b>9,957</b>

**403 Tax Collection**

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

**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
<b>Total 405.12 Salaries + Wages</b>	<b>19,594</b>	<b>22,197</b>

**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
<b>Total 406 Other General Government Admin</b>	<b>15,721</b>	<b>9,599</b>

**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
<b>Total 409 General Government Bldg + Plant</b>	<b>20,364</b>	<b>2,524</b>
<b>TOTAL 400-409 General Government</b>	<b>74,875</b>	<b>49,297</b>

**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
<b>Total 410.19 Benefits + Employer-Paid W/H</b>	<b>173,588</b>	<b>120,269</b>
410.21 Office Supplies		
410.21C Office Supplies	432	0
<b>Total 410.21 Office Supplies</b>	<b>432</b>	<b>0</b>
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
<b>Total 410.24 General Operating Supplies</b>	<b>16,520</b>	<b>4,142</b>
410.32 Wireless		
410.32A Cell Phones	419	223
410.33 Fuel + Mileage	2,770	2,907
<b>TOTAL 410 POLICE</b>	<b>445,171</b>	<b>317,580</b>
<b>413 UCC + Code Enforcement</b>		
413.31 Bldg Inspections + Review	27,309	0
<b>414 Panning + Zoning</b>		
414.31 Planning + Zoning	12,286	1,453
<b>TOTAL 410-419 Public Safety</b>	<b>484,766</b>	<b>319,033</b>
<b>420-425 Health + Human Svcs</b>		
<b>422 Vector</b>		
422.31 Animal Control (SPCA)	6,057	465
<b>426-429 Sanitation</b>		
<b>429 Wastewater/Sewage Collection + Treatment</b>		

429.XX MA Reimbursable	1,216	677
<b>Total 426-429 Sanitation</b>	<b>1,216</b>	<b>677</b>
<b>430-439 Public Works</b>		
<b>430 General Svs</b>		
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
<b>Total 430.12 Salaries + Wages</b>	<b>22,820</b>	<b>25,475</b>
430.18 Overtime	8,571	5,467
430.33 Vehicle Gasoline	-2,233	-4,214
<b>TOTAL 430 General Services</b>	<b>29,158</b>	<b>26,728</b>
<b>436 Storm Sewers + Drains</b>		
436.31 Stormwater Engineer/MS4 Permit	2,397	0
<b>Total 436 Storm Sewers + Drains</b>	<b>2,397</b>	<b>0</b>
<b>437 Tools + Machinery Repairs</b>		
437.37 Tools + Machinery Repairs	428	212
<b>438 Roads + Bridges Maint</b>		
438.01 Road Repairs	10,573	0
<b>Total 438 Roads + Bridges Maint</b>	<b>10,573</b>	<b>0</b>
<b>TOTAL 430-439 Public Works</b>	<b>42,556</b>	<b>26,940</b>
<b>450-459 Culture + Recreation</b>		
<b>451 Recreation</b>		
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
<b>Total 451.76 Bondsville Mill</b>	<b>617</b>	<b>838</b>
451.94 DARC	19,057	19,057
456.52 Libraries	32,000	30,736
<b>TOTAL 450-459 Culture + Recreation</b>	<b>52,620</b>	<b>51,466</b>
<b>481-484 Employer Paid Benefits</b>		

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

## 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>
<b>Income</b>				
<b>301 · Real Property Taxes</b>				
301.10 · Real Estate Taxes	0	0	0%	1,876,958
301.20 · Prior Years Levy-Liens + Claims	3,463	0	100%	1,000
<b>Total 301 · Real Property Taxes</b>	<u>3,463</u>	<u>0</u>	<u>100%</u>	<u>1,877,958</u>
<b>310 · Local Enabling Act (511) Taxes</b>				
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
<b>Total 310 · Local Enabling Act (511) Taxes</b>	<u>201,400</u>	<u>365,186</u>	<u>55%</u>	<u>4,382,213</u>
<b>321 · Business Licenses + Permits</b>				
321.80 · Cable TV Franchise Fees	0	9,834	0%	118,000
<b>Total 321 · Business Licenses + Permits</b>	<u>0</u>	<u>9,834</u>	<u>0%</u>	<u>118,000</u>
<b>331-332 · Fines + Forfeits</b>				
331.11 · Fines PD	1,330	2,084	64%	25,000
<b>Total 331-332 · Fines + Forfeits</b>	<u>1,330</u>	<u>2,084</u>	<u>64%</u>	<u>25,000</u>
<b>341 · Interest Earnings</b>				
341.00 · Interest Earnings	2,727	5,418	50%	65,000
<b>Total 341 · Interest Earnings</b>	<u>2,727</u>	<u>5,418</u>	<u>50%</u>	<u>65,000</u>
<b>342 · Rents + Royalties</b>				
342.00 · Rents	0	209	0%	2,500
<b>Total 342 · Rents + Royalties</b>	<u>0</u>	<u>209</u>	<u>0%</u>	<u>2,500</u>
<b>350-359 · Intergovernmental Revenues</b>				
<b>351 · Federal Grants</b>				
351.02 · Public Safety Federal Grants	3,357	0	100%	0
<b>Total 351 · Federal Grants</b>	<u>3,357</u>	<u>0</u>	<u>100%</u>	<u>0</u>
<b>355 · State Shared Rev + Entitlemnts</b>				
355.04 · Alcoholic Bev Tax	0	0	0%	400
355.05 · State Pension System Assist	0	0	0%	300,834
<b>Total 355 · State Shared Rev + Entitlemnts</b>	<u>0</u>	<u>0</u>	<u>0%</u>	<u>301,234</u>
<b>357 · Local Govt Units</b>				
357.01 · MA Reimbursmnt	11,088	37,841	29%	454,100
357.05 · Solid Waste Admin Fee	20,000	0	100%	150,000
<b>Total 357 · Local Govt Units</b>	<u>31,088</u>	<u>37,841</u>	<u>82%</u>	<u>604,100</u>
<b>Total 350-359 · Intergovernmental Revenues</b>	<u>34,445</u>	<u>37,841</u>	<u>91%</u>	<u>905,334</u>
<b>360-379 · Charges for Svs</b>				
<b>361 · General Govt</b>				
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
<b>Total 361 · General Govt</b>	<b>575</b>	<b>500</b>	<b>115%</b>	<b>6,000</b>
<b>362 · Public Safety</b>				
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
<b>Total 362 · Public Safety</b>	<b>109,105</b>	<b>40,500</b>	<b>269%</b>	<b>486,000</b>
<b>379 · Other Charges for Svs</b>				
379.01 · Misc Charges for Svs	635	667	95%	8,000
<b>Total 379 · Other Charges for Svs</b>	<b>635</b>	<b>667</b>	<b>95%</b>	<b>8,000</b>
<b>Total 360-379 · Charges for Svs</b>	<b>110,315</b>	<b>41,667</b>	<b>265%</b>	<b>500,000</b>
<b>Total Income</b>	<b>353,679</b>	<b>462,239</b>	<b>77%</b>	<b>7,876,005</b>
<b>Expense</b>				
<b>400-409 · General Govt</b>				
<b>400 · Legislative - Salaries</b>				
400.05 · Board of Supervisors	0	0	0%	4,500
405.10 · Zoning Hearing Board	0	34	0%	400
<b>Total 400 · Legislative - Salaries</b>	<b>0</b>	<b>34</b>	<b>0%</b>	<b>4,900</b>
<b>401 · Executive</b>				
<b>401.12 · Salaries + Wages</b>				
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
<b>Total 401.12 · Salaries + Wages</b>	<b>15,408</b>	<b>15,404</b>	<b>100%</b>	<b>200,256</b>
401.18 · Longevity - Manager	0	0	0%	2,100
<b>Total 401 · Executive</b>	<b>15,408</b>	<b>15,404</b>	<b>100%</b>	<b>202,356</b>
<b>402 · Auditing Svs</b>				
402.31 · Auditing Svs	0	0	0%	19,200
<b>Total 402 · Auditing Svs</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>19,200</b>
<b>403 · Tax Collection</b>				
403.05 · Tax Collector Salary	2,255	29,312	8%	29,312
403.24 · Tax Collection Operations	443	688	64%	8,253
<b>Total 403 · Tax Collection</b>	<b>2,697</b>	<b>30,000</b>	<b>9%</b>	<b>37,565</b>
<b>404 · Solicitor - Legal Svs</b>				
404.31 · Legal Svs - General	0	5,000	0%	60,000
<b>Total 404 · Solicitor - Legal Svs</b>	<b>0</b>	<b>5,000</b>	<b>0%</b>	<b>60,000</b>
<b>405.00 · Non-Uniform Salaries</b>				

## East Brandywine Township General Fund Budget Performance

January 2026

	Jan 26	YTD Budget	% of Budget	Annual Budget
<b>405.12 · Salaries + Wages</b>				
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
<b>Total 405.12 · Salaries + Wages</b>	<b>19,594</b>	<b>22,858</b>	<b>86%</b>	<b>297,170</b>
<b>Total 405.00 · Non-Uniform Salaries</b>	<b>19,594</b>	<b>22,858</b>	<b>86%</b>	<b>297,170</b>
<b>406 · Other General Govt Admin</b>				
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
<b>Total 406 · Other General Govt Admin</b>	<b>15,721</b>	<b>17,087</b>	<b>92%</b>	<b>217,008</b>
<b>408 · Engineering Svs</b>				
408.30 · Engineering Special Projects	-2,210	2,500	-88%	30,000
<b>Total 408 · Engineering Svs</b>	<b>-2,210</b>	<b>2,500</b>	<b>-88%</b>	<b>30,000</b>
<b>409 · General Govt Bldg + Plant</b>				
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
<b>Total 409 · General Govt Bldg + Plant</b>	<b>20,364</b>	<b>15,410</b>	<b>132%</b>	<b>184,900</b>
<b>Total 400-409 · General Govt</b>	<b>71,575</b>	<b>108,293</b>	<b>66%</b>	<b>1,053,099</b>
<b>410-419 · Public Safety</b>				
<b>410 · Police</b>				
<b>410.12 · Salaries + Wages</b>				
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
<b>Total 410.12 · Salaries + Wages</b>	<b>171,168</b>	<b>368,914</b>	<b>46%</b>	<b>2,203,759</b>
<b>410.18 · Overtime + Other Comp</b>				
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
<b>Total 410.18 · Overtime + Other Comp</b>	<b>80,274</b>	<b>9,218</b>	<b>871%</b>	<b>110,600</b>
<b>410.19 · Benefits + Employer-Paid W/H</b>				
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
<b>Total 410.19 · Benefits + Employer-Paid W/H</b>	<b>219,512</b>	<b>150,965</b>	<b>145%</b>	<b>1,274,694</b>

## East Brandywine Township General Fund Budget Performance

	January 2026			
	Jan 26	YTD Budget	% of Budget	Annual Budget
<b>410.21 · Office Supplies</b>				
410.21A · Stationary + Printing	0	125	0%	1,500
410.21C · Office Supplies	432	1,209	36%	14,500
<b>Total 410.21 · Office Supplies</b>	<u>432</u>	<u>1,334</u>	<u>32%</u>	<u>16,000</u>
<b>410.23 · Postage</b>	0	42	0%	500
<b>410.24 · General Operating Supplies</b>				
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
<b>Total 410.24 · General Operating Supplies</b>	<u>16,520</u>	<u>21,797</u>	<u>76%</u>	<u>188,407</u>
<b>410.32 · Wireless</b>				
410.32A · Cell Phones	419	191	219%	2,300
<b>Total 410.32 · Wireless</b>	<u>419</u>	<u>191</u>	<u>219%</u>	<u>2,300</u>
<b>410.33 · Fuel</b>	2,770	2,500	111%	30,000
<b>410.42 · Dues + Accreditation</b>				
410.42A · Dues + Fees	0	125	0%	1,500
410.42B · Accreditation	0	125	0%	1,500
<b>Total 410.42 · Dues + Accreditation</b>	<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
<b>Total 410 · Police</b>	491,095	555,211	88%	3,829,260
<b>411 · Fire</b>				
411.51 · Volunteer Tax Rebate	0	0	0%	5,700
<b>Total 411 · Fire</b>	0	0	0%	5,700
<b>412 · Ambulance</b>				
412.54 · Minquas	0	0	0%	55,541
<b>Total 412 · Ambulance</b>	0	0	0%	55,541
<b>413 · UCC + Code Enforcement</b>				
413.31 · Bldg Inspec + Review	27,309	20,600	133%	247,200
<b>Total 413 · UCC + Code Enforcement</b>	27,309	20,600	133%	247,200
<b>414 · Planning + Zoning</b>				
414.31 · Planning + Zoning	12,286	3,334	369%	40,000
<b>Total 414 · Planning + Zoning</b>	12,286	3,334	369%	40,000
<b>415 · Emergency Mgmt</b>				
415.24 · Emergency Mgmt	0	167	0%	2,000
<b>Total 415 · Emergency Mgmt</b>	0	167	0%	2,000
<b>Total 410-419 · Public Safety</b>	530,690	579,312	92%	4,179,701
<b>410.72 · Improvemens other than land</b>				
410.721 · New Vehicles (2) + Equip	0	127,000	0%	127,000
<b>Total 410.72 · Improvemens other than land</b>	0	127,000	0%	127,000
<b>420-425 · Health + Human Svcs</b>				
<b>422 · Vector (Animal Control)</b>				
422.31 · Animal Control (SPCA)	6,057	750	808%	9,000
<b>Total 422 · Vector (Animal Control)</b>	6,057	750	808%	9,000
<b>Total 420-425 · Health + Human Svcs</b>	6,057	750	808%	9,000
<b>426-429 · Sanitation</b>				
<b>429 · Sewage Collection + Treatment</b>				
429.xx · MA Reimbursable	21,414	2,104	1018%	25,250
<b>Total 429 · Sewage Collection + Treatment</b>	21,414	2,104	1018%	25,250
<b>Total 426-429 · Sanitation</b>	21,414	2,104	1018%	25,250
<b>430-439 · Public Works</b>				
<b>430 · General Svcs</b>				
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
<b>Total 430 · General Svs</b>	<b>29,158</b>	<b>27,741</b>	<b>105%</b>	<b>357,647</b>
<b>432 · Snow Removal</b>				
432.24 · Snow + Ice Removal	0	834	0%	10,000
<b>Total 432 · Snow Removal</b>	<b>0</b>	<b>834</b>	<b>0%</b>	<b>10,000</b>
<b>436 · Storm Sewers + Drains</b>				
436.31 · Stormwater Engineer, MS4 Permit	2,397	6,667	36%	80,000
436.37 · Storm Sewer Repairs	0	625	0%	7,500
<b>Total 436 · Storm Sewers + Drains</b>	<b>2,397</b>	<b>7,292</b>	<b>33%</b>	<b>87,500</b>
<b>437 · Tools + Machinery Repairs</b>				
437.37 · Tools + Machinery Repairs	428	1,000	43%	12,000
<b>Total 437 · Tools + Machinery Repairs</b>	<b>428</b>	<b>1,000</b>	<b>43%</b>	<b>12,000</b>
<b>438 · Road + Bridge Maint</b>				
438.01 · Road Repairs	10,573	1,000	1057%	12,000
438.31 · Repair Engineering	0	1,000	0%	12,000
<b>Total 438 · Road + Bridge Maint</b>	<b>10,573</b>	<b>2,000</b>	<b>529%</b>	<b>24,000</b>
<b>Total 430-439 · Public Works</b>	<b>42,556</b>	<b>38,867</b>	<b>109%</b>	<b>491,147</b>
<b>450-459 · Culture + Recreation</b>				
<b>451 · Recreation</b>				
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
<b>Total 451.76 · Bondsville Mill</b>	<b>617</b>	<b>1,823</b>	<b>34%</b>	<b>21,873</b>
451.94 · DARC	19,057	19,057	100%	19,057
<b>Total 451 · Recreation</b>	<b>20,620</b>	<b>26,972</b>	<b>76%</b>	<b>114,030</b>
<b>456 · Libraries</b>				
456.52 · Libraries	32,000	32,000	100%	32,000
<b>Total 456 · Libraries</b>	<b>32,000</b>	<b>32,000</b>	<b>100%</b>	<b>32,000</b>
<b>459.00 · Cultural Preservation</b>				
459.24 · Historical Commission	0	390	0%	4,690
<b>Total 459.00 · Cultural Preservation</b>	<b>0</b>	<b>390</b>	<b>0%</b>	<b>4,690</b>
<b>Total 450-459 · Culture + Recreation</b>	<b>52,620</b>	<b>59,362</b>	<b>89%</b>	<b>150,720</b>

## 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>
<b>470-474 · Debt Service</b>				
<b>470 · Debt Service</b>				
471.00 · Debt Service	0	0	0%	697,356
<b>Total 470 · Debt Service</b>	<u>0</u>	<u>0</u>	<u>0%</u>	<u>697,356</u>
<b>Total 470-474 · Debt Service</b>	<u>0</u>	<u>0</u>	<u>0%</u>	<u>697,356</u>
<b>481-484 · Employer Paid Benefits</b>				
<b>481 · FICA + Medicare</b>				
481.00 · FICA + Med Tax	5,296	5,166	103%	61,995
481.17 · PTO Buyback	581	0	100%	11,000
<b>Total 481 · FICA + Medicare</b>	<u>5,878</u>	<u>5,166</u>	<u>114%</u>	<u>72,995</u>
<b>483 · Pension/Retirement</b>				
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
<b>Total 483 · Pension/Retirement</b>	<u>2,643</u>	<u>759</u>	<u>348%</u>	<u>100,931</u>
<b>484 · Workers Comp</b>				
484.01 · Workers Comp	33,163	16,240	204%	16,240
<b>Total 484 · Workers Comp</b>	<u>33,163</u>	<u>16,240</u>	<u>204%</u>	<u>16,240</u>
<b>Total 481-484 · Employer Paid Benefits</b>	<u>41,684</u>	<u>22,165</u>	<u>188%</u>	<u>190,166</u>
<b>486 · Insurance,Casualty, Surety</b>				
486.00 · Insurance Premiums	64,599	6,850	943%	82,200
<b>Total 486 · Insurance,Casualty, Surety</b>	<u>64,599</u>	<u>6,850</u>	<u>943%</u>	<u>82,200</u>
<b>487 · Health Insurance</b>				
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
<b>Total 487 · Health Insurance</b>	<u>43,116</u>	<u>44,207</u>	<u>98%</u>	<u>530,493</u>
<b>491-493 · Other Financing Uses</b>				
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
<b>Total 491-493 · Other Financing Uses</b>	<u>10,581</u>	<u>10,167</u>	<u>104%</u>	<u>340,991</u>
<b>Total Expense</b>	<u>884,892</u>	<u>999,077</u>	<u>89%</u>	<u>7,877,123</u>
<b>Net Income</b>	<u><u>-531,212</u></u>	<u><u>-536,838</u></u>	<u><u>99%</u></u>	<u><u>-1,118</u></u>

## 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>
<b>Income</b>				
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
<b>Total 355 State Shared Revenue</b>	<u>0</u>	<u>288,137</u>	<u>0%</u>	<u>288,137</u>
<b>Total Income</b>	109	292,137	0%	292,137
<b>Expense</b>				
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
<b>Total 433 Traffic Control Devices</b>	<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
<b>Total 430-439 Public Works</b>	<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
<b>Total 439 Hwy Construction + Rebuild</b>	<u>0</u>	<u>180,000</u>	<u>0%</u>	<u>180,000</u>
<b>Total Expense</b>	<u>2,466</u>	<u>283,000</u>	<u>1%</u>	<u>297,000</u>
<b>Net Income</b>	<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
<b>Income</b>				
301 Real Property Taxes				
301.11 Refuse+Recycle Fees	0	0	0%	1,462,427
Total 301 Real Property Taxes	0	0	0%	1,462,427
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	0	0	0%	54,050
<b>Total Income</b>	<b>289</b>	<b>1,000</b>	<b>29%</b>	<b>1,528,477</b>
<b>Expense</b>				
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	106,990	111,596	96%	1,341,369
Total 426-429 Sanitation	106,990	111,596	96%	1,341,369
491-493 Other Financing Uses				
492 InterfundOperatingTransfers				
492.01 AdminFee to General	20,000	10,000	200%	120,000
Total 492 InterfundOperatingTransfers	20,000	10,000	200%	120,000
Total 491-493 Other Financing Uses	20,000	10,000	200%	120,000
<b>Total Expense</b>	<b>127,015</b>	<b>121,596</b>	<b>104%</b>	<b>1,461,369</b>
<b>Net Income</b>	<b>-126,726</b>	<b>-120,596</b>	<b>105%</b>	<b>67,108</b>

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## East Brandywine Township Fire Services Budget Performance

January 2026

	Jan 26	YTD Budget	% of Budget	Annual Budget
<b>Income</b>				
301 Real Estate Taxes				
301.13 Fire Svs Tax	0	0	0%	404,325
<b>Total 301 Real Estate Taxes</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>404,325</b>
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
<b>Total 355 State Shared Revenue</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>85,000</b>
<b>Total 350-359 Intergov'tal Revenues</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>85,000</b>
357 Local Govt Units				
357.02 FireSvs Worker'sCompReim	0	0	0%	10,000
<b>Total 357 Local Govt Units</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>10,000</b>
<b>Total Income</b>	<b>25</b>	<b>50</b>	<b>50%</b>	<b>499,925</b>
<b>Expense</b>				
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
<b>Total 411 Fire</b>	<b>4,589</b>	<b>4,624</b>	<b>99%</b>	<b>499,815</b>
<b>Total 410-419 Public Safety</b>	<b>4,589</b>	<b>4,624</b>	<b>99%</b>	<b>499,815</b>
491-492 Other Financing Uses				
491 Tax Refunds				
491.00 Tax Refund	123	0	100%	0
<b>Total 491 Tax Refunds</b>	<b>123</b>	<b>0</b>	<b>100%</b>	<b>0</b>
<b>Total 491-492 Other Financing Uses</b>	<b>123</b>	<b>0</b>	<b>100%</b>	<b>0</b>
<b>Total Expense</b>	<b>4,821</b>	<b>4,624</b>	<b>104%</b>	<b>499,815</b>
<b>Net Income</b>	<b>-4,796</b>	<b>-4,574</b>	<b>105%</b>	<b>110</b>

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## East Brandywine Township Capital Reserves (All Funds)

January 1 through February 4, 2026

Date	Num	Name	Memo	Amount	Balance
<b>354 State Grants</b>					
<b>354.C02 DCNR Park Bathroom</b>					
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
<b>392.01 Transfer from General</b>					
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
<b>438 Repairs to Roads</b>					
<b>438.C01 OldHorsePk(lda)</b>					
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
<b>438.C02 BMP EBridge(lda)</b>					
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
<b>438.C05 Paving 2025</b>					
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
<b>TOTAL</b>				<b>-282,375.75</b>	<b>-282,375.75</b>

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

<b>Old Horseshoe Pk Culvert (Ida) Remaining Balance</b>	<b>-99,222.00</b>
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<b>FEMA/PEMA East Bridge (Ida)</b>	04/29/2025	Comm of PA - PEMA ACH (owes Twp Capital)	<b>390,392.91</b>
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<b>Bondsville East Bridge Repair (Ida)</b>	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
			<b>78,428.50</b>

<b>East Bridge Repair (Ida) Remaining Balance</b>	<b>311,964.41</b>
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<b>Paving Project 2025</b>	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
			<b>Paving Project 2025 Total</b>
			<b>351,585.78</b>

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East Brandywine Township  
**Traffic Impact Fund Performance**  
January 2026

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

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East Brandywine Township  
**Open Space Referendum Fund Performance**  
January 2026

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



# 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 11<sup>th</sup>, the Board of Supervisor’s Award will be announced at the June 18<sup>th</sup> PM BOS meeting, and the People’s Choice Award will be announced on June 30<sup>th</sup>. 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](mailto: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](mailto:noahstribny@ebrandywine.org)

## Awards & Prizes

- 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> 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 2<sup>nd</sup> - May 8<sup>th</sup>

Winners Announced: June 11<sup>th</sup>

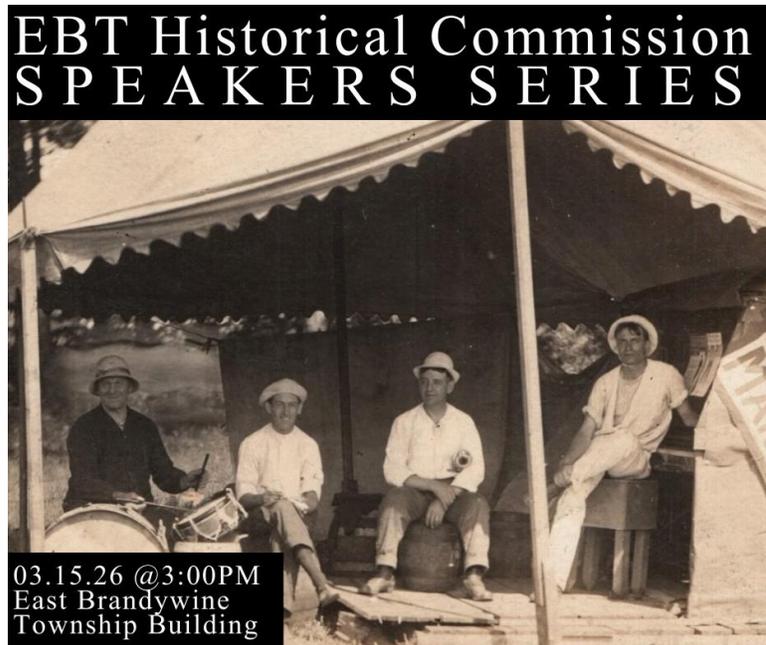
Awards Ceremony: July (TBD)

## Historical Commission Speaker Series

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The Historical Commission will be hosting its first Spring Speaker Series on March 15<sup>th</sup> 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>		

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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

## Board of Supervisors

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*Chairman*

Kyle P. Scribner  
*Vice-Chairman*

Emily E. Keller  
*Member*

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

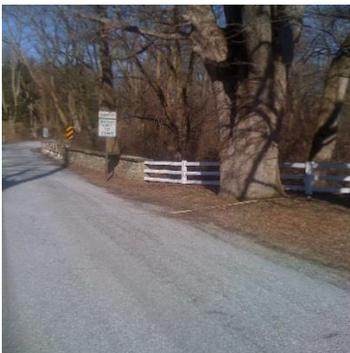
### Hadfield Road Bridge

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

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.

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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 10<sup>th</sup>, 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
DIPAULO	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
<b>TOTAL</b>	<b>2,482.00</b>	<b>138.50</b>	<b>8</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>182</b>	<b>71</b>	<b>34</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>183</b>	<b>47</b>	<b>8733.0</b>	<b>5.50</b>	<b>14</b>	<b>1559</b>	<b>535</b>

## 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

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

## Jeff Yankanich

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**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



This E-mail, along with any attachments, is considered confidential and may well be legally privileged. If you have received it in error, you are on notice of its status. Please notify us immediately by reply e-mail and then delete this message from your system. Please do not copy or use it for any purposes or disclose its contents to anyone else. I appreciate your cooperation.

---

**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,

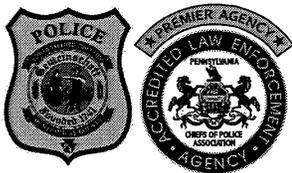
I wanted to send a quick note of appreciation for Sergeant Mark Twaddell, who assisted my teenage daughter, Grace, on the evening of 2/7/26 when her car slid on the icy road and became disabled. Grace and her friend were on their way back to West Chester University from a babysitting job when she slid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

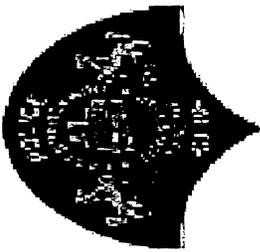
## Year to Date Stats

Month	Count
JANUARY	2,505
FEBRUARY	22
<b>Year to Date Total:</b>	<b>2,527</b>

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
<b>Total Gallons</b>	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 5<sup>th</sup>, 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



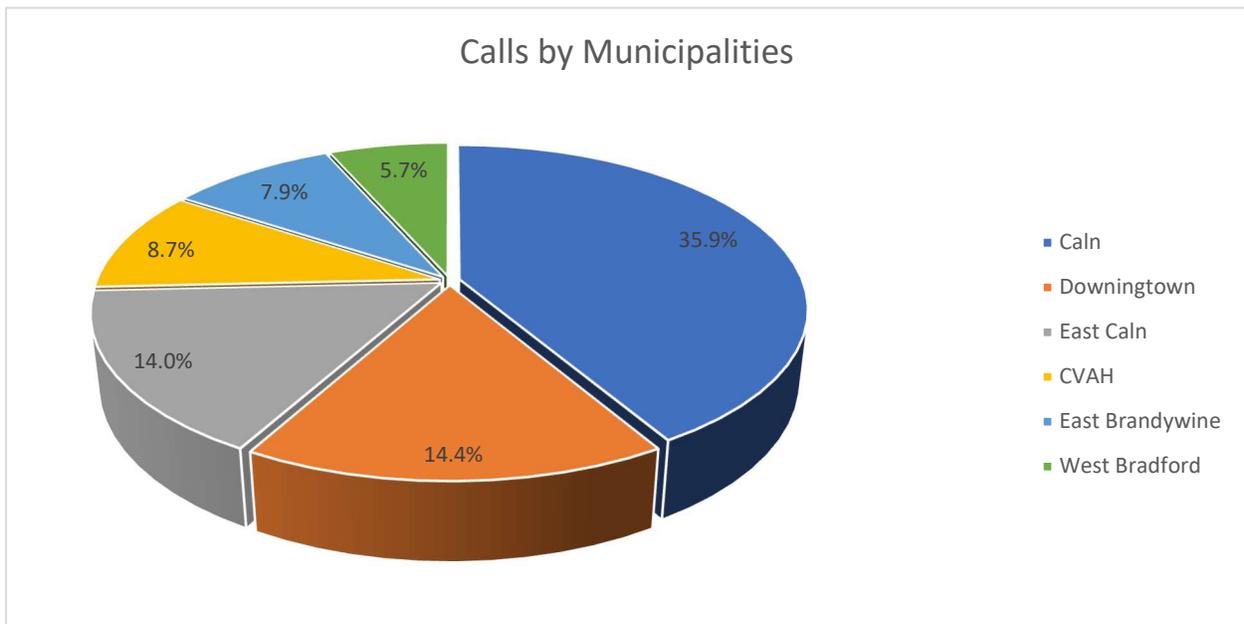
January 2026

Operational Report

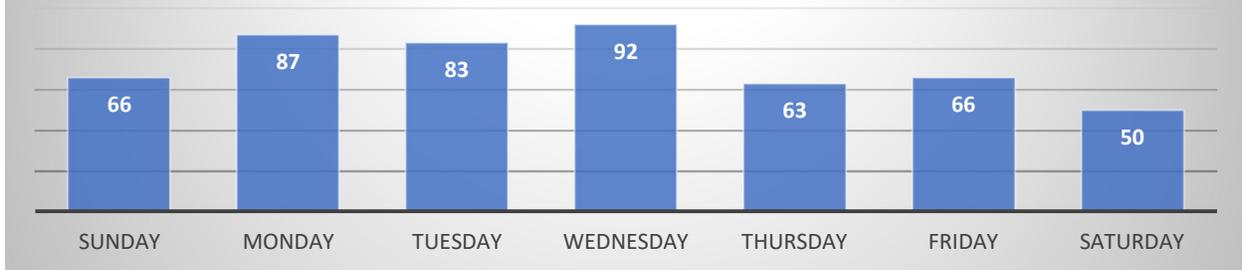
# Call Volume Information

<b><u>Municipality</u></b>	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			

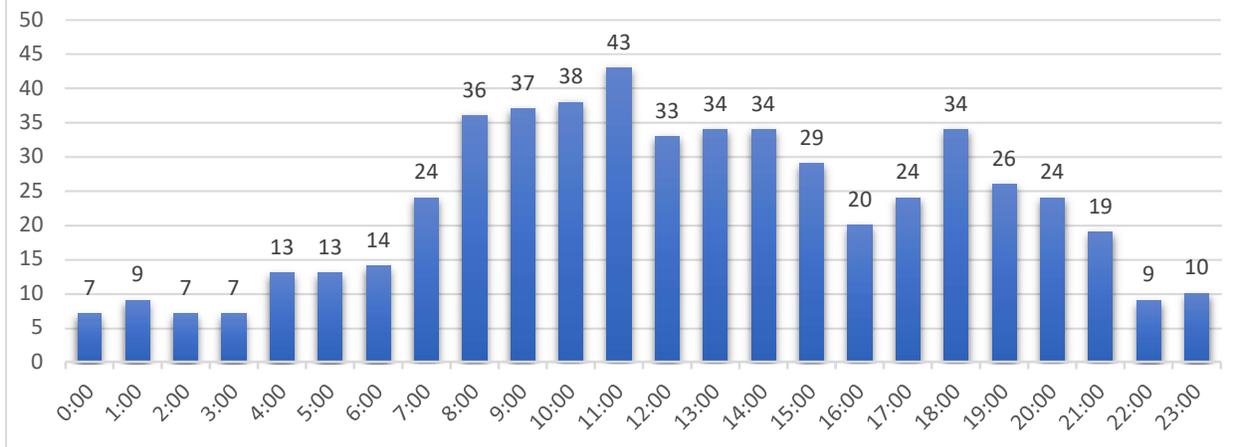
\*\*Denotes in change from the previous month\*\*



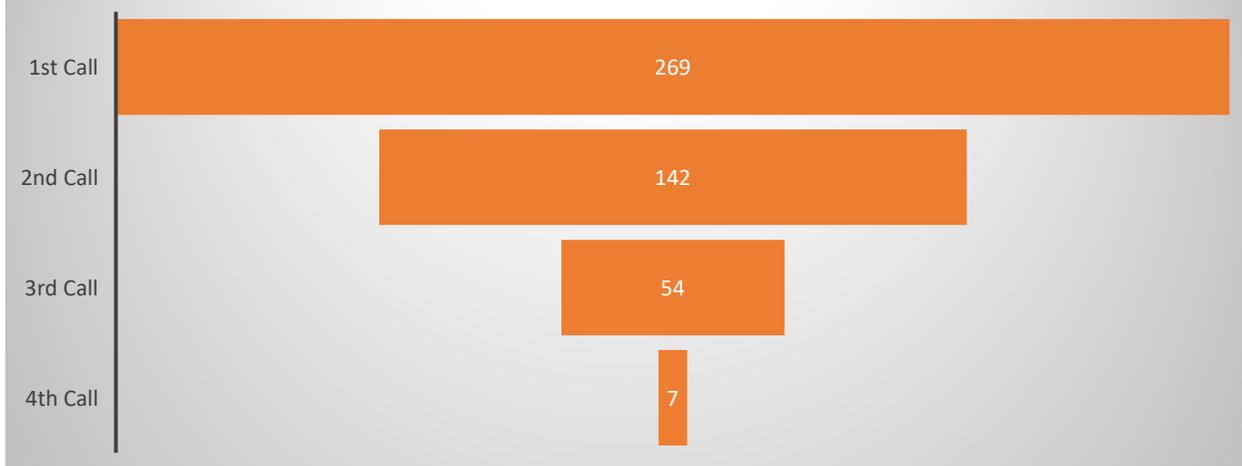
## Call Volume by Day of Week



## 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 <sup>th</sup> /5 <sup>th</sup> Call	20

### Mutual Aid Given

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

### 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 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 read "N. Cline", is 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 \$		
<b>Phase 4 Lots (27 Single-Family)</b>												
<b>A Construction Stakeout, Mobilization, &amp; As-Builts</b>												
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%	
			<b>Subtotal</b>	<b>\$ 70,900.00</b>	<b>Subtotal</b>	<b>\$ 28,500.00</b>	<b>Subtotal</b>	<b>\$ 28,500.00</b>	<b>Subtotal</b>	<b>\$ 42,400.00</b>	<b>60%</b>	
<b>B Clearing &amp; Grubbing</b>												
1 Clearing & Grubbing	1	LS	\$ 15,000.00	\$ 15,000.00	1.00	\$ 15,000.00	1.00	\$ 15,000.00	-	\$ -	0%	
			<b>Subtotal</b>	<b>\$ 15,000.00</b>	<b>Subtotal</b>	<b>\$ 15,000.00</b>	<b>Subtotal</b>	<b>\$ 15,000.00</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>0%</b>	
<b>C Erosion and Sedimentation Control</b>												
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%	
			<b>Subtotal</b>	<b>\$ 115,000.00</b>	<b>Subtotal</b>	<b>\$ 66,450.00</b>	<b>Subtotal</b>	<b>\$ 66,450.00</b>	<b>Subtotal</b>	<b>\$ 48,550.00</b>	<b>42%</b>	
<b>D Basins</b>												
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%	
			<b>Subtotal</b>	<b>\$ 96,560.00</b>	<b>Subtotal</b>	<b>\$ 27,260.00</b>	<b>Subtotal</b>	<b>\$ 27,260.00</b>	<b>Subtotal</b>	<b>\$ 69,300.00</b>	<b>72%</b>	

**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 \$		
<b>E Earthwork</b>												
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%	
			<b>Subtotal</b>	<b>\$ 209,885.00</b>	<b>Subtotal</b>	<b>\$ 165,800.00</b>	<b>Subtotal</b>	<b>\$ 165,800.00</b>	<b>Subtotal</b>	<b>\$ 44,085.00</b>	<b>21%</b>	
<b>F Sanitary Sewer - N/A - Bonded with Sewer Authority</b>												
<b>G Storm Sewer</b>												
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%	
			<b>Subtotal</b>	<b>\$ 218,410.00</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ 218,410.00</b>	<b>100%</b>	
<b>H Water Main - N/A - Bonded with Aqua Pennsylvania</b>												
<b>I Curb</b>												
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%	
			<b>Subtotal</b>	<b>\$ 108,000.00</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ 108,000.00</b>	<b>100%</b>	
<b>J Paving</b>												
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%	
			<b>Subtotal</b>	<b>\$ 314,333.20</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ 314,333.20</b>	<b>100%</b>	

## 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 \$		
<b>K Miscellaneous</b>												
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%	
			<b>Subtotal</b>	<b>\$ 191,446.40</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ 191,446.40</b>	<b>100%</b>	
<b>L Landscaping</b>												
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%	
			<b>Subtotal</b>	<b>\$ 94,250.00</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ 94,250.00</b>	<b>100%</b>	
<b>TOTAL CONSTRUCTION ITEMS</b>				<b>\$ 1,433,784.60</b>	<b>HARD COST REQUEST</b>	<b>\$ 303,010.00</b>	<b>Hard Costs Completed</b>	<b>\$ 303,010.00</b>	<b>Hard Costs Remain</b>	<b>\$ 1,130,774.60</b>	<b>78.9%</b>	
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%	
<b>TOTAL ESCROW</b>				<b>\$ 1,648,852.29</b>	<b>TOTAL REQUESTED REDUCTION</b>	<b>\$ 348,385.00</b>	<b>Total Completed to date</b>	<b>\$ 348,385.00</b>	<b>Total Remaining to Date</b>	<b>\$ 1,300,467.29</b>	<b>78.9%</b>	

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
<b>Total Escrow to Post with Initial Set-Up</b>	<b>\$ 1,300,467.29</b>



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 .....	\$	<b><u>2,370,875.13</u></b>
Balance Prior to This Release.....	\$	1,458,480.55
<b>Recommended by This Release .....</b>	<b>\$</b>	<b><u>684,122.50</u></b>
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
<b>1</b>	<b>Construction Stakeout, Mobilization, &amp; As-Builts</b>					
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
	<b>Combined Construction Stakeout, Mobilization, &amp; As-Builts This Period - Subtotal</b>			\$ -		
<b>2</b>	<b>Clearing &amp; Grubbing</b>					
a.	Clearing & Grubbing	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	\$ -
	Subtotal	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	\$ -
	<b>Combined Clearing and Grubbing This Period - Subtotal</b>			\$ -		
<b>3</b>	<b>Erosion and Sediment Control</b>					
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
	<b>Combined Erosion Control This Period - Subtotal</b>			\$ -		
<b>4</b>	<b>Basins</b>					
a.	<b>Detention Basin #3</b>					
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.	<b>Detention Basin #4</b>					
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.	<b>Sed Trap #1</b>					
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.	<b>BMP #18</b>					
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
<b>e</b>	<b>Detention Basin #2</b>					
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	\$ -
<b>f</b>	<b>Sed Basin #3 - Conversion</b>					
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
<b>g</b>	<b>Sed Basin #4 - Conversion</b>					
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
<b>h</b>	<b>Sed Basin #2 - Conversion</b>					
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
<b>i</b>	<b>Sed Trap #1 - Conversion</b>					
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
<b>j</b>	<b>BMP #18 - Conversion</b>					
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
	<b>Combined Basins This Period - Subtotal</b>			\$ 144,200.00		
<b>5</b>	<b>Earthwork</b>					
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
	<b>Combined Earthwork This Period - Subtotal</b>			\$ -		
<b>6</b>	<b>Storm Sewer</b>					
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
	<b>Combined Storm Sewer This Period - Subtotal</b>			\$ -		

**7** Curb

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	\$ -
<b>Combined Curb This Period - Subtotal</b>				<b>\$ -</b>		
<b>8 Paving</b>						
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
<b>Combined Paving This Period - Subtotal</b>				<b>\$ -</b>		
<b>9 Miscellaneous</b>						
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
<b>Combined Miscellaneous This Period - Subtotal</b>				<b>\$ 271,212.50</b>		
<b>10 Landscaping</b>						
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
<b>Combined Miscellaneous This Period - Subtotal</b>				<b>\$ 146,500.00</b>		
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
<b>TOTAL</b>		<b>\$ 3,829,355.68</b>	<b>\$ 2,370,875.13</b>	<b>\$ 684,112.50</b>	<b>\$ 3,054,987.63</b>	<b>\$ 774,368.05</b>
<b>APPROVED THIS RELEASE</b>				<b>\$ 684,112.50</b>		

**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 <b>Detention Basin #4</b>											
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 <b>Sed Trap #1</b>											
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 <b>BMP #18</b>											
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 <b>Detention Basin #2</b>											
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%
<b>42 Sed Basin #3 - Conversion</b>											
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%
<b>50 Sed Basin #4 - Conversion</b>											
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%
<b>58 Sed Basin #2 - Conversion</b>											
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%
<b>58 Sed Trap #1 - Conversion</b>											
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 \$	
<b>66 BMP #18 - Conversion</b>											
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%
			<b>Subtotal</b>	<b>\$ 751,304.00</b>	<b>Subtotal</b>	<b>\$ 144,200.00</b>	<b>Subtotal</b>	<b>\$ 449,504.00</b>	<b>Subtotal</b>	<b>\$ 301,800.00</b>	<b>40%</b>
<b>E Earthwork</b>											
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%
			<b>Subtotal</b>	<b>\$ 453,575.00</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ 438,200.00</b>	<b>Subtotal</b>	<b>\$ 15,375.00</b>	<b>3%</b>
<b>F Sanitary Sewer - N/A - Bonded with Sewer Authority</b>											
<b>G Storm Sewer</b>											
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%
			<b>Subtotal</b>	<b>\$ 555,340.00</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ 544,040.00</b>	<b>Subtotal</b>	<b>\$ 11,300.00</b>	<b>2%</b>
<b>H Water Main - N/A - Bonded with Aqua Pennsylvania</b>											
<b>I Curb</b>											
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%
			<b>Subtotal</b>	<b>\$ 214,200.00</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ 214,200.00</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>0%</b>

**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 \$	
<b>J Paving</b>											
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%
			<b>Subtotal</b>	<b>\$ 517,638.00</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>Subtotal</b>	<b>\$ 372,438.00</b>	<b>Subtotal</b>	<b>\$ 145,200.00</b>	<b>28%</b>
<b>K Miscellaneous</b>											
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%
			<b>Subtotal</b>	<b>\$ 356,712.50</b>	<b>Subtotal</b>	<b>\$ 271,212.50</b>	<b>Subtotal</b>	<b>\$ 271,212.50</b>	<b>Subtotal</b>	<b>\$ 85,500.00</b>	<b>24%</b>
<b>L Landscaping</b>											
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%
			<b>Subtotal</b>	<b>\$ 188,990.00</b>	<b>Subtotal</b>	<b>\$ 146,500.00</b>	<b>Subtotal</b>	<b>\$ 146,500.00</b>	<b>Subtotal</b>	<b>\$ 42,490.00</b>	<b>22%</b>
<b>TOTAL CONSTRUCTION ITEMS</b>			<b>\$ 3,329,874.50</b>		<b>HARD COST REQUEST</b>	<b>\$ 561,912.50</b>	<b>Hard Costs Completed</b>	<b>\$ 2,625,609.50</b>	<b>Hard Costs Remain</b>	<b>\$ 704,265.00</b>	<b>21.1%</b>
			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%
			<b>TOTAL ESCROW \$ 3,829,355.68</b>		<b>TOTAL REQUESTED REDUCTION \$ 684,112.50</b>		<b>Total Completed to date \$ 3,054,987.62</b>		<b>Total Remaining to Date \$ 774,368.06</b>	<b>20.2%</b>	

# 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

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*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: \_\_\_\_\_