



Borough Council Meeting Voting Session
April 15, 2026 @ 6:30 PM
This meeting is recorded for public record.

Nicole Scimone, President	Member, 4th Ward	Term Expires: 12/31/27
Bernie Flynn, Vice President	Member, 6th Ward	Term Expires: 12/31/27
Bryan Travis	Member, 2nd Ward	Term Expires: 12/31/27
Brian McGinnis	Member, 3rd Ward	Term Expires: 12/31/29
Stephen Marvin	Member, 5th Ward	Term Expires: 12/31/29
Lisa Kearns	Member, 7th Ward	Term Expires: 12/31/29
Jerome Szczepaniak	Member, 1st Ward	Term Expires: 12/31/29

Mayor: Lillian L. DeBaptiste

Borough Manager: Sean Metrick

Borough Council Meeting:

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements
 - A. Borough Council work session for May will be held Monday May 18, 2026 at 630p in Borough Council chambers.
 - B. The West Chester University Conditional Use Hearing is continued to April 27, 2026 at 6:00 PM in Borough Council Chambers
 - C. Effective May, 2026 the Finance Committee meetings will begin at 5:30 PM and the Smart Growth Committee meetings will begin at 6:00 PM
 - D. On Sunday, April 19th, Mayor DeBaptiste is partnering with West Chester University to host the 2026 West Chester Community Cleanup from noon-2:00pm. Sign up through our website to cleanup your favorite block, park, or neighborhood. Let's work together to keep our borough beautiful!
 - E. Announce vacancies on the Pension Committee and Human Relations Committee.
Borough residency required.
Please submit an application on our website: <https://west-chester.com/FormCenter/Application-for-Volunteers-27/Application-for-Volunteers-120>
- IV. Comments
Comments, suggestions, petitions by residents, taxpayers and visitors in attendance

regarding items that are not on the agenda. Please be advised there is a 5-minute time limit which is at the discretion of the Council President and/or Chair.

V. Comments by the Borough Council and the Mayor

VI. Reports/Presentations

VII. New Business

VIII. Old Business - Discussion

IX. Old Business - Consent

- A. Approve the March 17 and 18, 2026 Borough Council Meeting Minutes
- B. Motion to schedule public hearing for Chapter 62 Garbage, Rubbish and Refuse, May 20, 2026 at 630p, Borough Council chambers. (attachment)
Issue: Schedule a Public Hearing for the amendment
- C. Motion to approve the Weaver Mulch lease agreement (attachment)
Issue: Weaver Mulch leases the Snyder Avenue location in lieu of payment they mulch our yard waste and provide us with mulch.
- D. Motion to adopt resolution for Pennsylvania Department of Conservation and Natural Resources Community Conservation Partnership Program(C2P2) grant up to \$250,000.00 for the John O. Green Park playground project Phase 2 with a 50% local match. (attachment)
 1. Phase 2 is the remainder of the north side park excluding the splash pad.(attachment)
 2. Grant application deadline 4.30.26
- E. Motion to adopt a resolution for the Pennsylvania Department of Economic Development Greenways, Trails, and Recreation Program (GTRP) grant for the Hoopes Park playground redevelopment project up to \$250,000.00 with a 15% local match. (attachment)
 1. This is a complete overhaul of the playground at Hoopes Park with inclusive play being of high priority.
 2. Grant application deadline 5.31.26
- F. Motion to adopt two resolutions for the Chester County Preservation Partnership Program (PPP) grant up to \$100,000.00with a75% local match: (attachment)
 1. One grant application will be in support of the John O. Green Park playground project
 2. One grant application will be in support of the Hoopes Park playground redevelopment project.
 3. These grants can be used as matching funds/local match the DCNR and DCED grants.

4. Grant application deadline 4.30.26

- G. Motion to approve weekend closure of Gay Street for summer open air market - May 1, 2026 through September 28, 2026

Issue: Approve the weekend closure of Gay Street

- H. Motion to direct the Solicitor to draft an Ordinance on the use of vape shops in residential neighborhoods in proximity to parks, schools, and bus stops in the residential zoning districts.

Issue: Discuss the impact of the retail use of vape shops in residential neighborhoods

- I. Special Event Applications (SEAs) (attachments)

i. West Chester Green Team - Porchfest 2026 - May 16 2026

ii. Friends of Marshall Square Park - Summer Concert Series: June 18, July 9, July 30, August 20

Issue: Approve Special Event Permits

- J. Motion to approve request from FOP to waive parking fees for posting on Church St between Chestnut and Patton Alley, and the Chestnut St lot on May 14th from 4:30pm until 10 pm for memorial for fallen officers. (attachment)

Issue: Annual FOP special event, requesting free parking for memorial service.

- K. Motion to direct solicitor to prepare changes to Chapter 104 ordinance: Parking meter zones established. (104-47), Time limited at locations (104-33) (attachment)

Issue: There are several items regarding timed parking that need to be updated based on Council's approval at March meetings.

- L. Motion to approve HARB applications (attachment)

Issue: Consider a Motion to approve the January HARB Certificate of Appropriateness

- 2026-06: 27 S. Darlington St-HVAC mechanical equipment
- 2026-07: 129 E. Gay St-Front door repair-side window replacement

- M. Motion to approve the request from the Historical Commission to approve a \$5,000 proposal from Springhouse Films to conduct an Oral History Project-Chris Lang, Oral History Coordinator (attachment)

Issue: Approve the Oral History project as the request of the Historic Commission

- N. Motion to approve establishing a revolving loan fund for building improvements (attachment)

Issue: Use proceeds from Keystone grant to lend funds for community development projects to improve buildings, housing units, and infrastructure

- O. Motion to award the bid for Maple Alley conveyance upgrade to Joao & Bradley

Construction Co., Inc. for \$596,859.00
Issue: Award bid for Maple Alley upgrade

P. Motion to approve purchasing requests (attachment):

1. McDonald Uniforms for \$40,000.00
2. WildLawn- Rain Garden Maintenance for \$20,336.00
3. Treemendous–Shade Tree Maintenance for \$90,000.00
4. McGovern Environmental for \$980,000.00
5. DSC Solutions for \$39,500.00
6. CDW - Collective Non-Capital Purchases in 2026 for \$103,000.

Issue: Review and recommend the approval of qualifying purchase orders

Q. Motion to approve policy for Council remote meeting attendance (attachment)

Issue: Policy for remote attendance at work session, business, and committee meetings

R. Motion to approve Council communication and agenda management guidelines

Issue: Policy for Council/staff communication, agenda management, and Sunshine laws

S. Motion to approve the annual lease with the West Chester Food Cooperative (attachment)

Issue: Approve annual lease in Lot #10

T. Motion to approve annual lease with West Chester Growers Association (attachment)

Issue: Approve annual lease in Lot #10

U. Motion to approve authorizing Borough Manager to execute an energy supply contract at a value less than PECO's Price to Compare (PTC) (attachment).

Issue: The Borough's energy supply contract expires December 31, 2026.

V. Motion to appoint Borough Manager as voting delegate, and the Assistant Borough Manager as alternate voting delegate, to the Pennsylvania Association of Boroughs

W. Motion to approve the 2026 Open Air Market Rules

X. Motion to approve the Special Event application for the Jitters 3rd annual hot dog eating competition - May 1, 2026

X. Other Business

XI. Adjournment

Visit www.west-chester.com for access to all attachments.

Agendas are posted to www.west-chester.com by noon 3 business days prior to the meeting.

ORDINANCE NO. ____ - 2026

BOROUGH OF WEST CHESTER

CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE BOROUGH OF WEST CHESTER, CHAPTER 62, TITLED "GARBAGE, RUBBISH AND REFUSE," TO AMEND SECTION 62-8 TO LIMIT THE MAXIMUM NUMBER OF TOTES THAT MAY BE USED FOR RECYCLING.

BE IT ENACTED AND ORDAINED, and it is hereby enacted by the authority of the Council of the Borough of West Chester that Chapter 62 of the Code of the Borough of West Chester, titled, "Garbage, Rubbish and Refuse," shall be amended as follows:

SECTION 1. Section 62-8, titled "Private collection regulations," shall be amended to read as follows:

"§62-8.Private collection regulations.

- A. Persons required to avail themselves of the use of private collectors shall have at least one collection per week or more often as necessary to protect the public health and safety, with more frequent collection if, in the opinion of the Borough Code Enforcement Officer, the public health and safety so require. The Borough will not collect any garbage, rubbish or refuse from properties which are required to employ a private collector.
- B. Any property which generates more than the equivalent of four ninety-six-gallon totes or trash cans per week for the disposal of garbage, rubbish and refuse shall be required to use a dumpster with a minimum capacity of 2 cubic yards provided by the owner of the property.

C. The maximum number of totes that may be used for the collection of recyclable materials shall be one ninety-six gallon tote or trash can for every two totes used for trash. In the case where the owner is required to use a dumpster with a maximum capacity of 2 cubic yards, the maximum number of totes that may be used for the collection of recyclable materials shall be two ninety-six gallon totes or trash cans.

~~C.D.~~ All totes, trash cans and dumpsters utilized by private collectors for the collection of garbage, rubbish and refuse and recyclable materials as required by this Chapter shall comply with the regulations set forth in this Chapter and shall be located on private property. Dumpsters shall be in an area enclosed by fencing and screening to a height at least one foot higher than the dumpster. The screening shall be constructed of metal, wood or such other material as to completely hide the dumpster(s) from view and shall be further constructed to prevent access to the

dumpster(s) by animals. The fencing and screening shall at all times be maintained in good repair.

D.E. The fencing and screening of dumpsters as required by Subsection C hereof shall be completed within 90 days of the effective date hereof. Persons who are unable to comply with the screening and fencing requirements may file a written request for an exception thereto with the Borough's Director of Public Works. The Director of Public Works shall meet with the property owner and attempt to find a suitable alternative to screen the dumpster(s). If the Director of Public Works and the property owner cannot agree upon a reasonable alternative to screen the dumpster(s), the property owner may seek approval of an exception to the screening requirements by the Public Works Committee of the Borough. The person seeking the requested exception shall bear the burden of demonstrating inability to comply with the requirements of this chapter.

E.F. Private collectors shall be permitted to collect, remove and transport garbage, rubbish and refuse within the Borough of West Chester on all days of the week, except Sunday and the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

F.G. Where the properties abut an alley, garbage, rubbish and refuse shall be collected from the alley. Totes and trash cans shall not be set out earlier than 6:00 p.m. of the day preceding collection. Empty totes and trash cans must be stored on the property in the locations specified below not later than 12:00 midnight of collection day. Empty totes and trash cans shall be removed from the collection site and stored on the property as follows:

- (1) If trash is collected from a street in front of the property. In a location which is not visible from the public street(s) in front of the property. If there is no location available which is not visible from the public street in front of the property, an alternative location may be approved by the Borough's Director of Public Works.
- (2) If trash is collected from the rear of the property. In a location which is: (i) a minimum of five feet from the edge of the asphalt with screening on at least two sides; (ii) 20 feet from the edge of the asphalt if no screening is provided; or (iii) inside any garage or other enclosed building. If there is no location available which complies with this requirement, an alternative location may be approved by the Borough's Director of Public Works. Unless otherwise authorized by the Director of Public Works, the collection of garbage, rubbish and refuse shall not commence before 6:00 a.m. and may not continue after 6:00 p.m.

G.H. Private collectors shall operate their vehicles within the Borough of West Chester so as to cause the least possible disruption to traffic flow on Borough streets.

H.I. Private collectors who operate within the Borough must offer to all residential, commercial, institutional, municipal establishment and community activity customers

the pickup of high-grade office paper, corrugated cardboard, newspaper, plastic containers Nos. 1 through 7, aluminum cans, green glass, brown glass, clear glass and bimetallic/steel cans.

I.J. All persons who collect municipal waste or recyclables in the Borough shall submit an annual report to the Borough on forms provided by the Borough stating the following:

- (1) The report shall contain a list of all establishments in the Borough, including street addresses for which the waste hauler collected municipal waste and/or recyclables.
- (2) The report shall give the total weight of municipal waste and the total weight of each recyclable material collected by the waste hauler in the Borough.
- (3) The report shall be submitted to the Borough each year no later than February 1 and shall include the information required in Subsection J(1) and (2) for the immediately preceding calendar year.
- (4) Failure to file the required report in a timely manner shall subject the waste hauler to the penalties as provided in this chapter.”

SECTION 2. SEVERABILITY. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of Council of the Borough of West Chester that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

SECTION 3. REPEALER. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective upon enactment as provided by law.

ENACTED AND ORDAINED THIS _____ DAY OF _____, 2026.

ATTEST:

**COUNCIL FOR THE BOROUGH
OF WEST CHESTER**

Sean Metrick, Secretary

By: _____
Nicole Scimone, President

APPROVED THIS _____ DAY OF _____, 2026.

Lillian L. DeBaptiste, Mayor

Weaver Mulch Agreement

Exhibit A

Legend

Land





DCNR-C2P2	Applicant Information (* indicates required information)	
Applicant/Grantee Legal Name: WEST CHESTER BOROUGH	Web Application ID: 2013161	
Project Title: John O Green Park Playground renovation Phase 2		

WEST CHESTER BOROUGH ("Applicant") desires to undertake the project, "**John O Green Park Playground renovation Phase 2**" ("Project Title"); and

"**John O Green Park Playground renovation Phase 2**" ("Project Title"); and seeks to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project. The application package includes a document entitled "Terms and Conditions of Grant" and the applicant affirms that it understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

The applicant's governing body now resolves and confirms that:

1. The grant application may be electronically signed on behalf of the applicant by "**Nicole Scimone**" who, at the time of signing, has a **TITLE** of "**Borough Council President**" and the email address of "**nscimone@westchester.com**" ("Authorized Official").
2. If this Authorized Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. Any resultant Grant Agreement, if awarded to the applicant, and any related amendment to the Grant Agreement may be signed on behalf of the grantee by the Authorized Official who, at the time of signing of the amendment, has the "TITLE" specified in paragraph 1 and the grantee will be bound by the terms of the applicable Grant Agreement or amendment.

I hereby certify that this Resolution was adopted by the

_____ (identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this _____ day of _____, _____ .

_____ (signature of the governing body - cannot be the person with the same title as specified in paragraph 1)

_____ (printed name)

_____ (title)

RESOLUTION 05-2026
BOROUGH OF WEST CHESTER
CHESTER COUNTY, PENNSYLVANIA

Appendix II – Authorized Official Resolution DCED – GTRP- Hoopes Park Playground

Be it RESOLVED, that the **Borough of West Chester of Chester County** hereby request an Greenways, Trails and Recreation Program

(GTRP) grant of **\$250,000.00** from the Commonwealth Financing Authority to be used for Hoopes Park Playground redevelopment project.

Be it FURTHER RESOLVED, that the Applicant does hereby designate **Nicole Scimone, Borough Council President** and **Sean Metrick, Borough Manager** as the official(s) to execute all documents and agreements between the **Borough of West Chester** and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Sean Metrick, duly qualified Secretary of the Borough of West Chester , Chester County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the West Chester Borough Council at a regular meeting held April 15, 2026 and said Resolution has been recorded in the Minutes of the Borough of West Chester and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Borough of West Chester

This 15th day of April, 2026

Name of Applicant – Borough of West Chester

Nicole Scimone, President

County

Secretary

Sean Metrick, Borough Manager

**CHESTER COUNTY MUNICIPAL GRANT
RESOLUTION**

RESOLUTION NO. 06-2026

THE MUNICIPALITY OF The Borough of West Chester

CHESTER COUNTY, PENNSYLVANIA

WHEREAS, the Commissioners of Chester County have established a Municipal Grant Program to be utilized by the municipalities of Chester County; and

WHEREAS, the grants may be used by the municipality for the improvement or acquisition of municipal recreation land; and

WHEREAS, the municipality of The Borough of West Chester, Chester County Pennsylvania desires to participate in the Municipal Grant Program;

NOW THEREFORE BE IT RESOLVED by the governing body of The Borough of West Chester, Chester County, Pennsylvania, as follows:

1. That the municipality of The Borough of West Chester, Chester County, Pennsylvania hereby approves the filing of an application for Chester County Municipal Grant Program assistance.

2. That Sean Metrick, Borough Manager is hereby authorized and directed to execute and file the appropriate forms with the Chester County Department of Parks and Preservation.

Duly presented and adopted by the Governing Body of The Borough of West Chetser in public meeting held this 15 day of April, 2026.

Municipality of Borough of West Chester
Chester County, Pennsylvania

By: _____
Chairman/President

Attest: _____

**CHESTER COUNTY MUNICIPAL GRANT
RESOLUTION**

RESOLUTION NO. 07-2026

THE MUNICIPALITY OF The Borough of West Chester

CHESTER COUNTY, PENNSYLVANIA

WHEREAS, the Commissioners of Chester County have established a Municipal Grant Program to be utilized by the municipalities of Chester County; and

WHEREAS, the grants may be used by the municipality for the improvement or acquisition of municipal recreation land; and

WHEREAS, the municipality of The Borough of West Chester, Chester County Pennsylvania desires to participate in the Municipal Grant Program;

NOW THEREFORE BE IT RESOLVED by the governing body of The Borough of West Chester, Chester County, Pennsylvania, as follows:

1. That the municipality of The Borough of West Chester, Chester County, Pennsylvania hereby approves the filing of an application for Chester County Municipal Grant Program assistance.

2. That Sean Metrick, Borough Manager is hereby authorized and directed to execute and file the appropriate forms with the Chester County Department of Parks and Preservation.

Duly presented and adopted by the Governing Body of The Borough of West Chetser in public meeting held this 15th day of April, 2026.

Municipality of Borough of West Chester
Chester County, Pennsylvania

By: _____
Chairman/President

Attest: _____

MUNICIPAL PARK & TRAIL IMPROVEMENT GRANTS

GRANT CONTRACT SIGNATURE PAGE

Directions:

Please submit a signed and attested Grant Contract signature page (Page 6 below) with your Application.

County staff will insert the dates, dollar amounts, and other descriptive information into the contract at such time as the Commissioners act.

Submitting a completed signature page with the grant application will expedite the award process in the event your project is selected for funding.

Please Note: The contract is not a fillable form and does not accommodate electronic signatures. Please print the signature page, write in your municipality name, sign, and attest. Please scan the page to include it with your application and then mail the original to:

Monica Mullaji
Chester County Parks + Preservation
601 Westtown Road, Suite 390
West Chester, PA 19380-0990

CHESTER COUNTY
MUNICIPAL PARK & TRAIL IMPROVEMENT GRANT

Round 38 Grant Contract
Contract ID #

Project Name: _____

(Municipality)

County of Chester

THIS AGREEMENT, made this _____ day of _____ is by and between _____, having an address at _____, hereinafter called "Municipality," and the County of Chester, hereinafter called "County," acting through its County Commissioners.

1.0 Scope of Services

- 1.1 This Agreement is to fund the construction of recreational facilities and improvements (Improvements) on tax parcel(s) _____ ("Property")
- 1.2 The Municipality agrees to implement the project as described in the Grant Application ("Project") and in accordance with modifications (if any) mutually agreed upon during the grant review process.
- 1.3 Prior to any reimbursement of County funds, the Municipality agrees that permanent restrictions requiring the perpetual use of the land for publicly accessible parkland, recreation, open space, natural resource conservation, and agriculture shall be placed on the land on which the Improvements will be constructed through the Declaration of Public Trust, Covenants, Conditions, and Restrictions (Declaration), which shall be recorded at the Chester County Office of the Recorder of Deeds. The Municipality agrees that Chester County will monitor the Property in-person and enforce compliance with the permanent restrictions as written in the Declaration.
- 1.4 If a County Declaration has been previously recorded on the Property, the Municipality agrees to execute and record the most current version of the Declaration if requested to do so by the County.
- 1.5 The Municipality agrees to properly maintain and periodically inspect the Improvements constructed as a result of the Grant Award. Further, the Municipality agrees to allow public access on the Property without discrimination and without regard to residency. The Municipality's duties pursuant to this provision are continuing duties that survive the expiration of this Agreement.

- 1.6 The Municipality agrees to abide by the provisions of the Preservation Partnership Program – Round 38 Policy Manual (Grant Manual) dated March 1, 2026 and associated policy documents. The Grant Manual and associated policy documents (including revisions thereto) are incorporated herein by reference as if set forth in full and made apart hereof. The Municipality’s duties pursuant to this provision are continuing duties that survive the expiration of this Agreement. Should any provision of the Manual be deemed invalid or illegal under the laws of the Commonwealth of Pennsylvania, validity of the remainder of the Manual and the applicability thereof shall not be affected.
- 1.7 The Municipality agrees not to sell or convey the Property on which the Improvements are made without prior written authorization from the County. The Municipality’s duties pursuant to this provision are continuing duties that survive the expiration of this Agreement.
- 1.8 At the discretion of the Chester County Board of Commissioners, the Municipality agrees to attend a public meeting of the Commissioners to acknowledge and celebrate completion of the project.

2.0 Maximum Reimbursement and Agreement End Date

- 2.1 It is understood that this grant is for a maximum reimbursement of _____ dollars (\$ _____) (“Grant Award”).
- 2.2 The Municipality understands that funding shall be disbursed by the County as set forth in this Agreement and the guidelines set forth in the Grant Manual.
- 2.3 This Agreement expires on _____, 2029. The Municipality agrees and understands that the County will not make payment for costs incurred after the aforesaid expiration date.

3.0 Agreement Amendments and Termination

- 3.1 This Agreement may be amended only by written instrument signed by both the County and the Municipality.
- 3.2 This Agreement may be terminated by the Municipality prior to obtaining any grant funds from the County upon notice to the County by the Municipality by Resolution of its governing body declaring its intent not to pursue the Project, whereupon the County shall have no further obligation to the Municipality with respect to this Agreement or the underlying Grant Application filed by the Municipality.
- 3.3 The Municipality agrees that the County reserves all rights to reassess the Grant Award and approval, to refuse reimbursement payment, to withdraw conditional grant approval, and/or require additional documentation and assurances or

indemnifications from the Municipality. The County may terminate this Agreement at any time, upon 45 days written notice to the Municipality.

- 4.0 **Hold Harmless:** The Municipality agrees to indemnify, defend, and hold harmless the County, its officers, officials, agents, and employees on account of any damages or loss, including the cost of litigation or legal counsel arising out of the performance of this Agreement, and/or related to the Property or Project, which are claimed to have been caused by any error, omission, intentional or negligent act by the Municipality.
- 5.0 **Compliance with Law:** The Municipality agrees to adhere to all federal, state, and municipal laws, codes, and requirements.
- 6.0 **Prohibition Against Assignment:** The Municipality shall not assign, subcontract, or otherwise transfer this Agreement without prior written consent of the County. In the event prior written notification is received and approved by the County for the subcontracting of services by someone other than the Municipality, the Municipality agrees to accept full responsibility for the performance of all terms of this Agreement regardless of any other approved subcontracting agreements.
- 7.0 **Non-Discrimination:** The Municipality expressly agrees to comply with Titles VI and VII of the Civil Rights Act of 1964, as amended, and all other applicable Federal, State and/or Local Laws, ordinances, rules, regulations and orders prohibiting discrimination in hiring or employment opportunities. Compliance is not delegable to any union, training program or other source of recruitment which prevents the Municipality from meeting his obligations hereunder.
- 8.0 **Right-To-Know Law:** A) The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101-3104, applies to this Agreement. B) Unless the Municipality provides the County, in writing, with the name and contact information of another person, the County shall notify the Municipality using the Municipality information provided by the Municipality herein if the County needs the Municipality's assistance in any matter arising out of the Right to Know Law ("RTKL"). The Municipality shall notify the County in writing of any change in the name or the contact information within a reasonable time prior to the change. C) Upon notification from the County or the Right to Know Requestor that the County requires the Municipality's assistance in responding to a RTKL request for records in the Municipality's possession, the Municipality shall provide the County, within ten (10) calendar days after receipt of such notification, access to, and copies of, any document or information in the Municipality's possession which arises out of the Agreement that the County requests ("Requested Information") in order to comply with the RTKL. If the Municipality fails to provide the Requested Information within ten (10) calendar days after receipt of such request, the Municipality shall indemnify and hold the County harmless for any damages, penalties, detriment or harm that the County may incur as a result of the Municipality's failure, including any statutory damages assessed against the County. D) The County's determination as to whether the Requested Information is a public record is dispositive of the question as between the parties. Municipality agrees not to challenge the County's decision to deem the Requested Information a Public Record. If the Municipality considers the Requested Information to include a request for a Trade Secret or Confidential Proprietary Information, as those terms are defined by the RTKL, the Municipality will immediately notify the County, and will provide a written statement signed by a

representative of the Municipality explaining why the requested material is exempt from public disclosure under the RTKL within seven (7) calendar days of receiving the request. If, upon review of the Municipality's written statement, the County still decides to provide the Requested Information, Municipality will not challenge or in any way hold the County liable for such a decision. E) The County will not reimburse the Municipality for any costs associated with complying with this provision. F) Municipality agrees to abide by any decision to release a record to the public made by the Office of Open Records, or by the Pennsylvania Courts. The Municipality agrees to waive all rights or remedies that may be available to it as a result of the County's disclosure of Requested Information pursuant to the RTKL. Municipality's duties relating to the RTKL are continuing duties that survive the expiration of this Agreement and shall continue as long as the Municipality has Requested Information in its possession.

- 9.0 **Severability:** The provisions of this Agreement shall be severable. Should any provision of this Agreement be deemed invalid or illegal under the laws of the Commonwealth of Pennsylvania, the validity of the remainder of the Agreement and the applicability thereof shall not be affected.
- 10.0 **Laws of the Commonwealth:** This Agreement shall be interpreted in accordance with the laws of the Commonwealth of Pennsylvania. The parties agree that venue and jurisdiction concerning any disputes arising out of or relating to this Agreement shall be with the Court of Common Pleas of Chester County, Pennsylvania.

WITNESS WHEREAS, the parties hereto have caused these presents to be executed, attested, and sealed by their proper officials, pursuant to due and legal action authorizing the same to be done, the day and year first above written.

CHESTER COUNTY BOARD OF COMMISSIONERS

ATTEST:

By:

Chair, Commissioner

Commissioner

Commissioner

(Municipal signatures are on the following page.)

ATTEST:

By:

Municipality

Signature and Title

Signature and Title

Signature and Title

Signature and Title

Signature and Title

Signature and Title

Signature and Title

Organization/Sponsor Name: FOMSP - Summer Concert Series

OFFICE USE ONLY - NOT TO BE COMPLETED BY THE APPLICANT

Date Application Received: 3/20/24 Date Payment(s) Received: _____

YES N/A

- Completed and Signed Application
- Date of event/Event time/Set up/Breakdown
6/18, 7/9, 7/30, 8/20 5-8pm 2pm-5pm 8-9pm
- Map of the Event or Location of the Event
Events in park w/ NO Parking on park side of Matlack St.
- List of Streets to be Closed for the Event
n/a
- List of Borough Services requested - to be reviewed by West Chester Borough
WCPW - extra trash & recycling cans. WCP - No Parking signage
- Non-refundable application fee - may be cash, check, or money order
- Applicant's Certificate of Insurance
- West Chester Police Department Fees - required for runs
- List of Food Vendors with Chester County Health Department Licenses
will provide closer to dates
- List of Sub-Contractors with Certificates of Insurance
- Proof of public transportation approval if public streets are to be closed
- Proof of notification to Good Fellowship Ambulance - required for runs
- Pennsylvania Liquor Control Board Permit if alcohol is to be served

Approved by Public Works	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parking Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parks and Recreation	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Date: <u>3/31/24 Btk</u>
Approved by Police Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Borough Council	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____

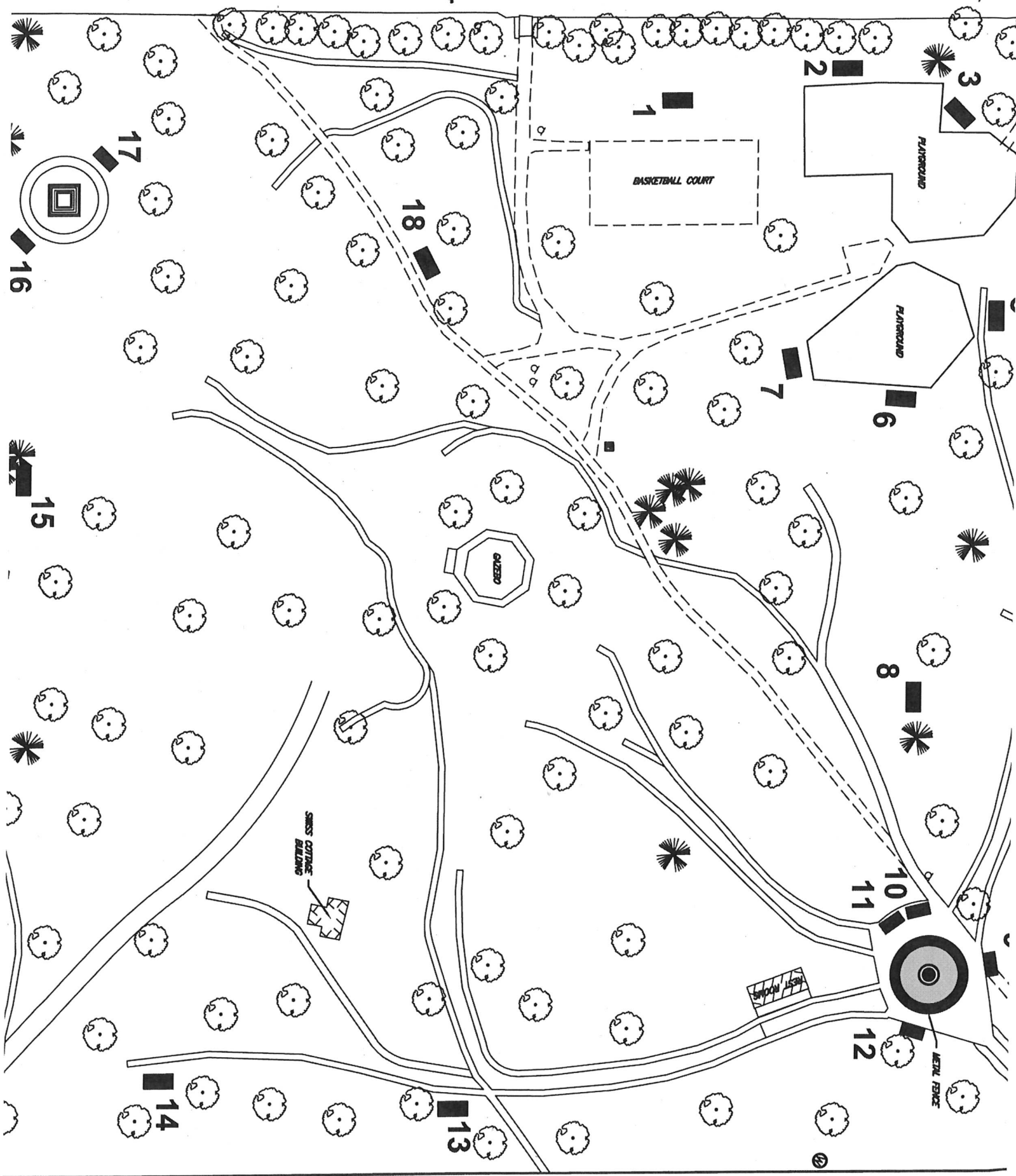
Notes:

will need No Parking signage posted for each event.
will need to coordinate w/ WCP

NO Parking 2-8pm

N. MATLACK STREET

NO Parking 2-8pm



N. FRANKLIN STREET

OFFICE USE ONLY - NOT TO BE COMPLETED BY THE APPLICANT

Date Application Received: 1/19/24 Date Payment(s) Received: _____

YES N/A

Completed and Signed Application

Date of event/Event time/Set up/Breakdown
10/11/24 (rain date 10/18/24) 12-4p 6a-12p 4-7p

Map of the Event or Location of the Event

List of Streets to be Closed for the Event
on map

List of Borough Services requested - to be reviewed by West Chester Borough
WCPD, WCPW

Non-refundable application fee - may be cash, check, or money order

Applicant's Certificate of Insurance

West Chester Police Department Fees - required for runs

List of Food Vendors with Chester County Health Department Licenses
will provide as we get closer to date

List of Sub-Contractors with Certificates of Insurance
will provide once approved

Proof of public transportation approval if public streets are to be closed
will provide once approved

Proof of notification to Good Fellowship Ambulance - required for runs
in process of completing

Pennsylvania Liquor Control Board Permit if alcohol is to be served
need approval from Boro to submit to PALCB

Approved by Pubic Works YES NO Date: _____

Approved by Parking Department YES NO Date: _____

Approved by Parks and Recreation YES NO Date: 3/31/24 KAT

Approved by Police Department YES NO Date: _____

Approved by Borough Council YES NO Date: _____

Notes:



West Chester Police Department

AGREEMENT FOR POLICE SERVICES

401 EAST GAY STREET

WEST CHESTER, PA 19380

TELEPHONE: 610-696-2700

Chris Daly
Lieutenant

Josh Lee
Chief of Police

Jeffrey Ditz
Lieutenant

James Gorman
Lieutenant

In order to process your request for police coverage at your event, please complete the information that is listed below. Once this form is complete, please submit it to:

West Chester Police Department
Attention: Staci King
401 East Gay Street
West Chester, PA 19380

Please note that all fees must be received no later than 5 days prior to the event. All police fees for runs and races must be submitted at the time of application. Should you have questions, please call 610-436-1323.

Event Name: F4 West Chester Chili Cook-Off

Event Date: 10/11/26 ^{OR} 10/18/26 (rain) Start Time: 6:00 AM End Time: 6:00 PM

Name of Organization Hosting Event: Fiorenza's Food for Friends (F4)

Person Responsible for Payment of Fee: Brenda Russell

Address of Person Responsible for Fee:

Phone Number of Person Responsible:

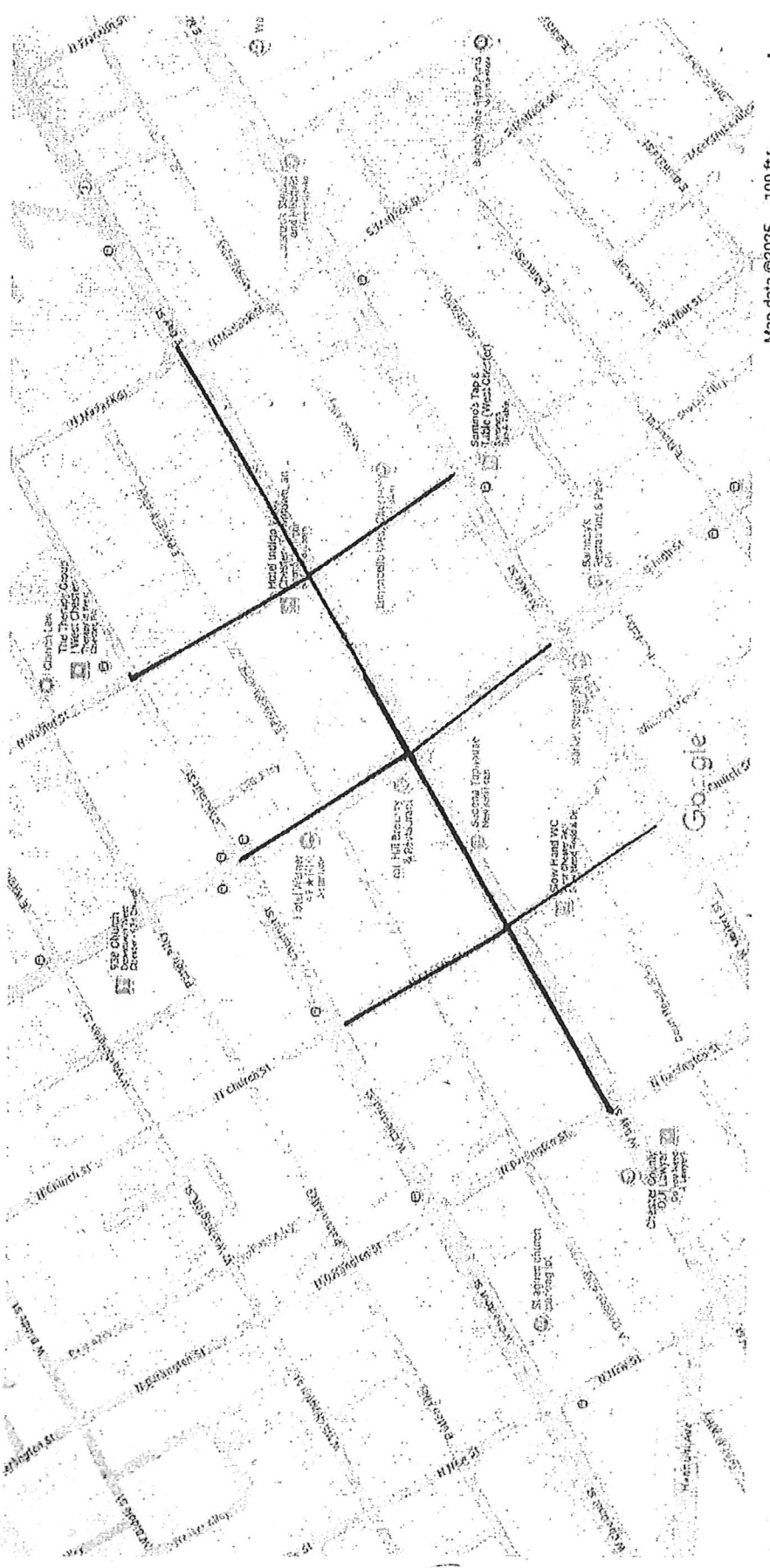
Number of Police Officers Requested: WCPD - Please advise

I, Brenda Russell certify that I am requesting police coverage for the event listed above and that I am authorized to do so on behalf of the organization. I am aware that police coverage for this event is invoiced at \$129.00 per officer, per hour, with a 3 hour minimum for all events. Events that take place on holidays are billed at double time rate.

Brenda Russell
Signature

1/16/26
Date

Google Maps



Map data ©2025 100 ft

2026 Look-Out
Chili Look-Out
Foot Path

OFFICE USE ONLY - NOT TO BE COMPLETED BY THE APPLICANT

Date Application Received: 3/15/26 Date Payment(s) Received: _____

- | | | |
|-------------------------------------|-------------------------------------|---|
| YES | N/A | |
| <input checked="" type="checkbox"/> | | Completed and Signed Application |
| <input checked="" type="checkbox"/> | | Date of event/Event time/Set up/Breakdown
<u>5/16/26 1-7pm 10a-1p 7-8p</u> |
| <input checked="" type="checkbox"/> | | Map of the Event or Location of the Event |
| <input checked="" type="checkbox"/> | | List of Streets to be Closed for the Event
<u>on map</u> |
| <input checked="" type="checkbox"/> | | List of Borough Services requested - to be reviewed by West Chester Borough
<u>WCPD, WEPW,</u> |
| <input checked="" type="checkbox"/> | | Non-refundable application fee - may be cash, check, or money order
<u>\$250 online</u> |
| <input checked="" type="checkbox"/> | | Applicant's Certificate of Insurance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | West Chester Police Department Fees - required for runs |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | List of Food Vendors with Chester County Health Department Licenses |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | List of Sub-Contractors with Certificates of Insurance |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of public transportation approval if public streets are to be closed
<u>n/a</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proof of notification to Good Fellowship Ambulance - required for runs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pennsylvania Liquor Control Board Permit if alcohol is to be served |

Approved by Pubic Works	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parking Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Parks and Recreation	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Date: <u>KAC 3/31/24</u>
Approved by Police Department	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____
Approved by Borough Council	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Date: _____

Notes:
All CCHDCERTS for food vendors are on file. KAC



West Chester Police Department

AGREEMENT FOR POLICE SERVICES

401 EAST GAY STREET

WEST CHESTER, PA 19380

TELEPHONE: 610-696-2700

Chris Daly
Lieutenant

Josh Lee
Chief of Police

Jeffrey Ditz
Lieutenant

James Gorman
Lieutenant

In order to process your request for police coverage at your event, please complete the information that is listed below. Once this form is complete, please submit it to:

West Chester Police Department
Attention: Staci King
401 East Gay Street
West Chester, PA 19380

Please note that all fees must be received no later than 5 days prior to the event. All police fees for runs and races must be submitted at the time of application. Should you have questions, please call 610-436-1323.

Event Name: WEST CHESTER GREEN TEAM PORCN FEST 2026

Event Date: MAY 16, 2026 Start Time: 1:00 PM End Time: 7:00 PM

Name of Organization Hosting Event: WEST CHESTER GREEN TEAM

Person Responsible for Payment of Fee: MOLLY HANFORD

Address of Person Responsible for Fee: [REDACTED]

Phone Number of Person Responsible: [REDACTED]

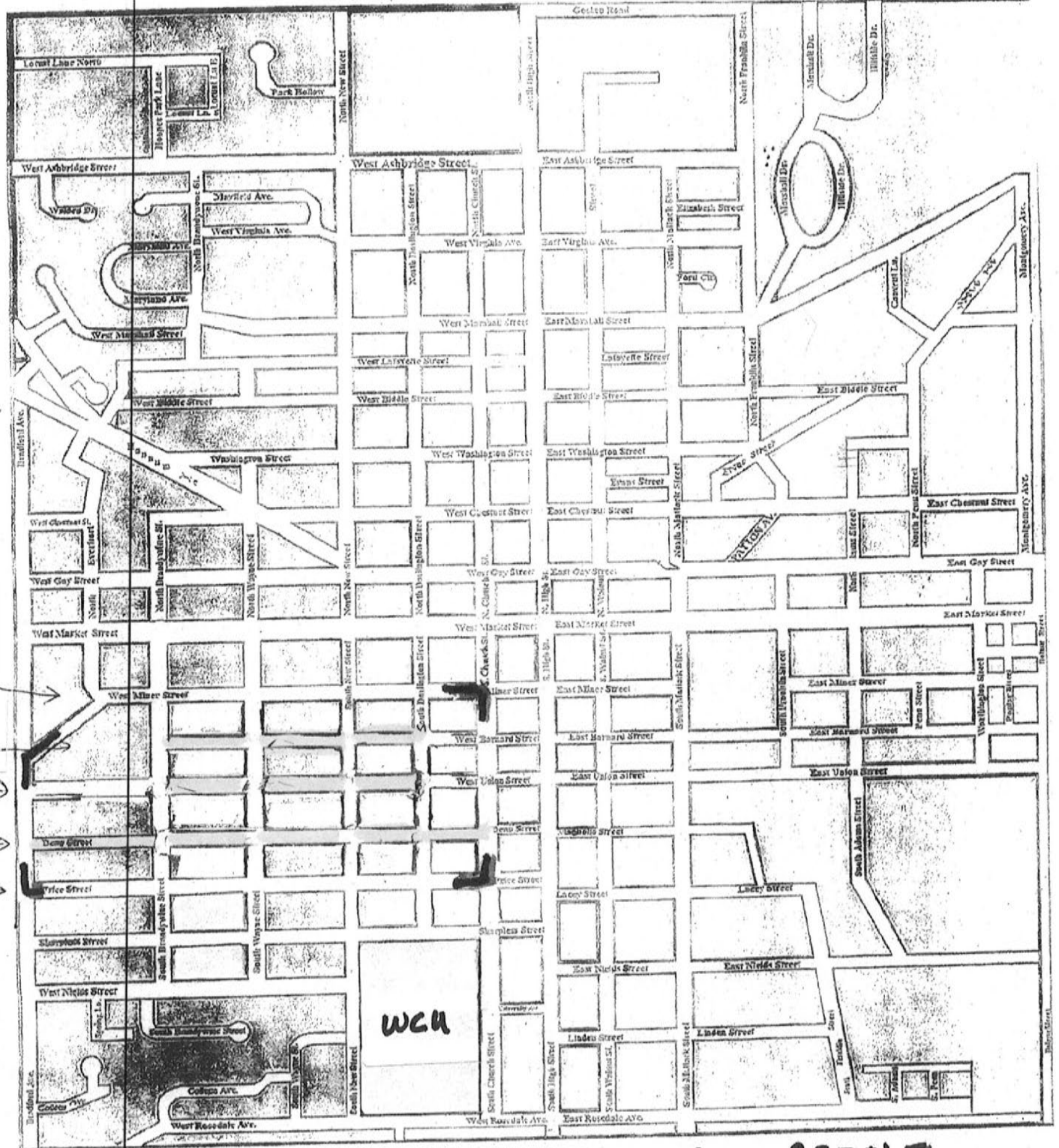
Number of Police Officers Requested: Your Dept. suggested I had 9 last yr.

I, Molly Hanford certify that I am requesting police coverage for the event listed above and that I am authorized to do so on behalf of the organization. I am aware that police coverage for this event is invoiced at \$129.00 per officer, per hour, with a 3 hour minimum for all events. Events that take place on holidays are billed at double time rate.

Molly Hanford
Signature

2/25/26
Date

WEST CHESTER PORCHFEST 2026



BOUNDARIES OF PF FOOT PRINT
STREETS CLOSED TO TRAFFIC
 200, 300, 400 BLOCKS OF W. BARNARD
 200, 300, 400 BLOCKS OF W. UNION
 100, 200, 300, 400, 500, 600 BLOCKS OF DEAN



Good Fellowship Ambulance & EMS Training Institute

Serving the Community for Over 70 Years

600 Montgomery Avenue ♦ PO Box 361 ♦ West Chester, PA 19381-0361 ♦ (610) 431-3132 ♦ www.goodfellowship.org

Special Event EMS Standby Agreement

West Chester Green Team ("Sponsoring Agency") has requested EMS standby coverage from Good Fellowship Ambulance for the following event:

Name of Event:	Porchfest 2026	
Type and Nature of Event:	Music festival	
Date/Time of Event: (Start):	5/16/26 1300	
(Finish):	1700	
Event Location(s):	SWQ Quadrant WC Borough	
Sponsoring Agency Contact Name:	Molly Hanford	
Sponsoring Agency Contact Phone:	[REDACTED]	
Type of Service:	Dedicated X	Non-Dedicated*
<p><i>*Non-Dedicated coverage means a staffed EMS unit will be repositioned to the above event(s) during the indicated time(s) as available. This unit shall remain in-service to answer all emergency calls dispatched to Good Fellowship Ambulance during this time. This includes any requests for medical assistance at the event. Continuous coverage at the special event is not guaranteed for any portion of the event. Additional EMS units will not be routed to the event if and when the assigned unit is called away.</i></p>		
Requested Resources Personnel and Equipment		
Personnel	Vehicles	Equipment/Supplies
EMTx2 Paramedic x1	N/A	ALS and BLS supplies AED \

The Sponsoring Agency understands it is responsible for complying with any applicable rule, ordinance, or statute requiring the presence of EMS at a special event or community program.

If the Sponsoring Agency wishes to have a Dedicated EMS standby for the event, arrangements must be made at least thirty (30) days before the start of the event.

Event Sponsor Initials: MBF

Events scheduled with fewer than 30 days' notice may incur a 15% late scheduling surcharge applied to their total cost.

All events are subject to a 2-hour minimum charge for services requested.

Cancellations within 7 days of the event may be subject to a cancellation fee equal to 2 hours of services requested.

If selecting Non-Dedicated EMS standby services to the sponsoring agency, the undersigned, Sponsoring Agency, hereby acknowledges the meaning of Non-Dedicated service as set forth above, understands and agrees that continuous coverage may not be available at the event and agrees to hold Good Fellowship Ambulance, its officers, directors, members and employees harmless from any and all suits, actions, injuries, loss or damages, of any kind, arising out of any act, occurrence or omission resulting from Sponsoring Agency's or Good Fellowship Ambulance's failure to provide Dedicated EMS standby services during the event.

MOLLY HANFORD
Printed Name of Sponsoring Agency Representative

Porchfest Organizer
Title

Molly Hanford
Signature

2/25/26
Date

FOR GOOD FELLOWSHIP AMBULANCE USE ONLY

Date Signed Agreement Received: _____

Signed Agreement Received By: _____

Signed Agreement Received Signature: _____

Event Sponsor Initials: MH

Category	Quantity	Unit Cost (\$)	Calculated Cost (\$)
Meters	\$10.00	\$21.00	\$210.00
Blocks	\$1.00	\$100.00	\$100.00
Days	\$1.00		
Total Cost			\$310.00

104-33:

1. Recommendation to remove Darlington St, West side, from Chestnut St to Patton Alley.
 - a. It's across from Lot 7 and mostly residential parking
 - b. Possibly include in F Area when updating RPP.



2. Recommendation to include Railroad Alley, West side, 3 hrs, Cedar Alley to E Miner Street.
 - a. This will limit long-term parkers here and allow for more short term parking for businesses and park users.
 - b. Does not exempt permit holders in this area.

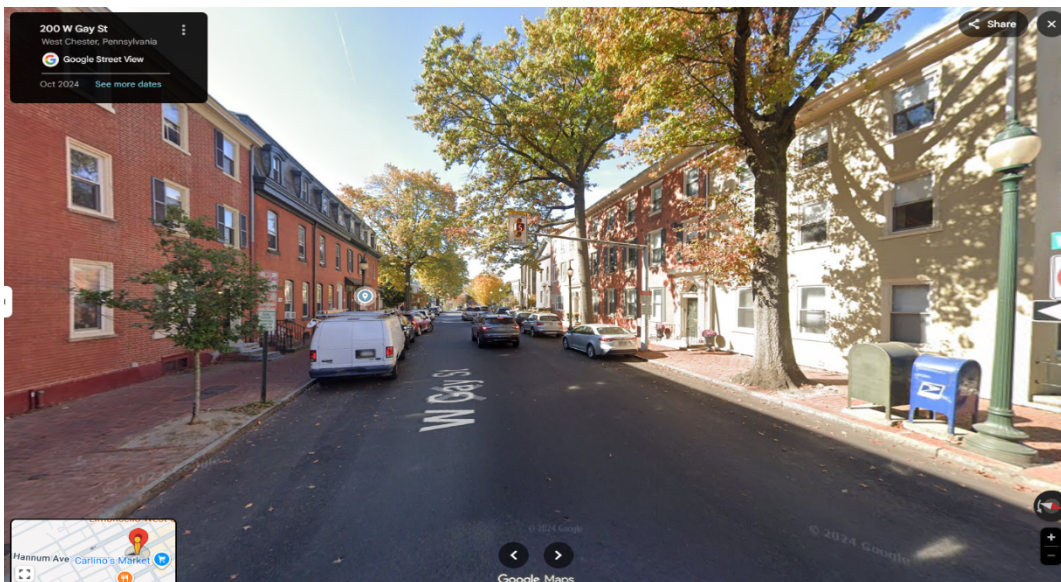


3. Recommendation to update Walnut St, West side, in front of 222 N Walnut St. to be 3-hour parking, un-metered, in front of property.
 - a. Currently included in the RPP. This would remove that requirement and allow for visitor parking for the business. Garage is located less than a block away.



104-47 Metered parking:

1. Recommendation to include Gay Street from Darlington to New St.
 - a. Currently 1-hour parking on South side (8am-5pm), bus-stop parking on north side.
 - b. This would create a new paid parking area from Darlington St to New St.



2. Recommendation to include High Street from Miner Street to Dean Street (currently ends at Barnard Street).
 - a. Barnard St to Dean St: includes 7-11, Baptist Church, Amore Pizza, King's Garden, West Chester Music, Tattoo shop, etc.
 - b. Currently High St, East side from Barnard to Miner is included



(Barnard to Miner)



(Miner to Dean)

§

§ 104-33. Parking time limited at certain locations.

A. Three-hour zone:

(1) Except for such spaces as are or shall be designated as bus spaces, entrances to hotels and theaters, fireplugs or other places where parking is now or may hereafter be prohibited, it shall be unlawful and a violation of this article for the owner or operator of any motor vehicle, between the hours of 8:00 a.m. and 10:00 p.m. on Monday, Tuesday and Wednesday, between the hours of 8:00 a.m. and 12:00 midnight on Thursdays and Fridays, and between the hours of 5:00 p.m. and 12:00 midnight on Saturdays (except holidays), to park such vehicle for more than three hours at any time upon the streets in the Borough of West Chester hereinafter described, which are hereby established as three-hour parking zones:

Commented [RR1]: KC: Can we add an area for the Borough enforcement hours and just refer to them throughout all of our ordinances. And include, "unless otherwise noted" for an areas that have different time limits?

The parking of motor vehicles is limited as follows:

Highway	Side	Time Limit	Days/Hours	Location
Barnard Street	North	3 hrs.	Mon. – Fri./8:00 a.m.–5:00 p.m.	From High Street to Church Street
Chestnut Street	Both	2 hrs. 3 hrs	Sat. – Thur./9:00 a.m.–6:00 p.m.	From Darlington Street to Walnut Matlack Street
Chestnut Street	Both	2 hrs.	Fri./9:00 a.m.–9:00 p.m.	From Darlington Street to Walnut Street
Chestnut Street	Both	3 hrs.	All/8:00 a.m.–5:00 p.m.	From New Street to Darlington Street
Chestnut Street	Both	2 hrs.	Sat. – Thur./9:00 a.m.–6:00 p.m.	From Walnut Street to Matlack Street
Chestnut Street	Both	2 hrs.	Fri./9:00 a.m.–9:00 p.m.	From Walnut Street to Matlack Street
Chestnut Street	South	3 hrs.	All/9:00 a.m.–5:30 p.m.	From Darlington Street to New Street
Church Street	Both	2 hrs. 3 hrs	Sat. – Thur./9:00 a.m.–6:00 p.m.	From Chestnut Barnard Street to

Commented [RR2]: RPP area. 3 hour limits not being enforced.

Borough of West Chester, PA

Miner—Union
Street

Church Street	Both	2 hrs.	Fri./9:00 a.m.— 9:00 p.m.	From Chestnut Street to Miner Street
Church Street	Both	3 hrs.	All/8:00 a.m.— 5:00 p.m.	From Union Street to Miner Street
Church Street	East	2 hrs.	Sat. —Thur./9:00 a.m.—6:00 p.m.	From Chestnut Street to Evans (Patton) Street
Church Street	East	2 hrs.	Fri./9:00 a.m.— 9:00 p.m.	From Chestnut Street to Evans (Patton) Street

Highway	Side	Time Limit	Days/Hours	Location
Church Street	West	2 hrs.	Sat.—Thur./9:00 a.m.—6:00 p.m.	From Chestnut Street to Washington Street
Church Street	West	2 hrs.	Fri./9:00 a.m.—9:00 p.m.	From Chestnut Street to Washington Street
Darlington Street	West	32 hrs.	Sat.—Thur./9:00 a.m.—6:00 p.m.	From Chestnut Street to Evans Street Alley
Darlington Street	West	2 hrs.	Fri./9:00 a.m.—9:00 p.m.	From Chestnut Street to Evans (Patton) Street
Darlington Street	West	2 hrs.	Sat.—Thur./9:00 a.m.—6:00 p.m.	From Market Street to Gay Street
Darlington Street*	West	2 hrs.	Fri./9:00 a.m.—9:00 p.m.	From Market Street to Gay Street
Gay Street	Both	32 hrs.	Sat.—Thur./9:00 a.m.—6:00 p.m. Monday- Friday 8am-10pm	From the Pennsylvania Railroad bridge to Matlack Street
Gay Street	Both	32 hrs.	Fri./9:00 a.m.—9:00 p.m.	From the Pennsylvania Railroad bridge to Matlack Street

Gay Street [Added 4-24-1991 by Ord. No. 5-1991; amended 4-19-1995 by Ord. No. 4-1995; 4-16-2003 by Ord. No. 9-2003; repealed 2-18-2004 by Ord. No. 4-2004; 4-21-2004 by Ord. No. 19-2004]

Gay Street [Added 4-24-1991 by Ord. No. 5-1991; amended 4-16-2003 by Ord. No. 9-2003]	North	1 hr.	All/8:00 a.m.—5:30 p.m.	From Matlack Street to Darlington Street
--	-------	-------	-------------------------	--

Commented [RR3]: Not new, but needs new signage. Has not been enforced for a while. Should we keep?

Commented [RR4]: This is included in 3 hour meter area.

Commented [RR5]: Included in the 3 hour meter area

1. Editor's Note: Six Gay Street entries which immediately followed this entry were repealed 4-24-1991 by Ord. No. 5-1991.

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Highway	Side	Time Limit	Days/Hours	Location
Gay Street ² [Added 4-24-1991 by Ord. No. 5-1991; amended 4-16-2003 by Ord. No. 9-2003]	South	1 hr.	All/8:00 a.m.-- 5:30 p.m.	From Matlack Street to New Street
High Street	Both	32 hrs.	Sat. -- Thur./9:00 a.m.--6:00 p.m. Monday through Friday 8am-6pm	From Gay Street to Biddle Street
High Street	Both	2 hrs.	Fri./9:00 a.m.-- 9:00 p.m.	From Gay Street to Biddle Street
High Street	Both	2 hrs.	Sat. -- Thur./9:00 a.m.--6:00 p.m.	From Miner Street to Market Street
High Street	Both	2 hrs.	Fri./9:00 a.m.-- 9:00 p.m.	From Miner Street to Market Street
High Street [Amended 6-15-1994 by Ord. No. 8-1994]	East	3 hrs.	All/8:00 a.m.-- 5:00 p.m.	From Dean Street to Miner Street
High Street [Added 6-15-1994 by Ord. No. 8-1994]	West	3 hrs.	All/8:00 a.m. - 5:00 p.m.	From Dean Street to a point approximately 45 feet south of Union Street as signed
High Street [Added 6-15-1994 by Ord. No. 8-1994]	West	3 hrs.	All/8:00 a.m.-- 5:00 p.m.	From Union Street to Miner Street
High Street [Added 6-15-1994 by Ord. No. 8-1994]	West	15 min.	All/8:00 a.m.-- 5:00 p.m.	From a point approximately 45 feet south of Union Street as signed to Union Street

Commented [RR6]: Included in 3 hour metered parking

Commented [RR7]: Does Council want to include this in the 3 hour metered parking area?

Commented [RR8]: Does Council want to include this in the 3 hour metered parking area?

Commented [RR9]: Already included in metered parking area

Commented [RR10]: Will be added to loading zones if still in use

2. Editor's Note: Two Gay Street entries which immediately followed this entry were repealed 4-24-1991 by Ord. No. 5-1991.

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Highway	Side	Time Limit	Days/Hours	Location
Lafayette Street	North	32 hrs.	Mon. - Fri./9:00 a.m. - 5:00 p.m.	From Church Street to High Street
Linden Street	North	15 min.	All/8:00 a.m. - 12:00 noon	From Walnut Street to a point approximately 50 feet east thereof
Market Street [Amended 8-20-2008 by Ord. No. 14-2008]	Both	2 hrs.	Fri./9:00 a.m. - 9:00 p.m.	From Matlack Street to Darlington Street
Market Street [Amended 8-20-2008 by Ord. No. 14-2008]	Both	2 hrs.	Sat. - Thur./9:00 a.m. - 6:00 p.m.	From Matlack Street to Darlington Street
Market Street [Added 6-19-1996 by Ord. No. 10-1996]	South	2 hrs.	Mon. - Fri./8:00 a.m. - 5:00 p.m.	From Matlack Street to Railroad Alley
Matlack Street	Both	15 min.	All/8:00 a.m. - 12:00 noon	From Niels Street to a point approximately 50 feet north thereof
Matlack Street	East	32 hrs.	Sat. - Thur./9:00 a.m. - 6:00 p.m.	From Market Street to Cedar Alley
Matlack Street	East	2 hrs.	Fri./9:00 a.m. - 9:00 p.m.	From Market Street to Cedar Alley
Matlack Street	West	2 hrs.	Sat. - Thur./9:00 a.m. - 6:00 p.m.	From Gay Street to Chestnut Street
Matlack Street	West	2 hrs.	Fri./9:00 a.m. - 9:00 p.m.	From Gay Street to Chestnut Street
Miner Street	Both	3 hrs.	All/8:00 a.m. - 5:00 p.m.	From Darlington Street to New Street
Miner Street	Both	32 hrs.	Sat. - Thur./9:00 a.m. - 6:00 p.m.	From High Street to Church Street

Commented [RR11]: Library visitors.

Commented [RR12]: Chris's pizza loading zone. Has been added to loading zone ordinance.

Commented [RR13]: Already included in metered parking.

Commented [RR14]: Already included in metered parking

Commented [RR15]: Riggtown Loading Zone. Move to LZ area.

Commented [RR16]: No Parking Area

Highway	Side	Time Limit	Days/Hours	Location
Miner Street	Both	2 hrs.	Fri./9:00 a.m.–9:00 p.m.	From High Street to Church Street
Miner Street [Added 7-18-2018 by Ord. No. 9-2018] Penn Street [Repealed 11-21-2007 by Ord. No. 16-2007]	NorthBoth	32 hrs.	Mon.–Fri./8:00 a.m. - 8:00 p.m.	From Railroad Avenue to Matlack Street
Railroad Alley	West	3 hrs.		Cedar Alley to E. Miner St
Union Street	North	3 hrs.	All/8:00 a.m.–5:00 p.m.	From Church Street to Denney-Rayburn driveway
Walnut Street	BothWest	32 hrs.	Sat. – Thur./9:00 a.m.–6:00 p.m.	From Market Street to Gay Street In front of 222 N Walnut St
Walnut Street	Both	2 hrs.	Fri./9:00 a.m.–9:00 p.m.	From Market Street to Gay Street
Walnut Street	Both	2 hrs.	Sat.–Thur./9:00 a.m.–6:00 p.m.	From Prescott Street to Chestnut Street
Walnut Street	Both	2 hrs.	Fri./9:00 a.m.–9:00 p.m.	From Prescott Street to Chestnut Street
Walnut Street	East	15 mins.	All/8:00 a.m.–12:00 noon	From Linden Street to a point approximately 50 feet north thereof
Walnut Street ³	East	30 mins.	Mon.–Thur., Sat., excluding legal holidays/9:00 a.m.–5:30 p.m.	From Market Street to Gay Street

Commented [RR17]: This does not exempt permit users. All cars in this area will be chalked for 3 hours during the time frame.

Commented [RR18]: RPP area. This is not being enforced. Remove.

Commented [RR19]: This property is in the RPP but is a business. Remove from RPP and make a 3 hour parking area (non-metered).

Commented [RR20]: All 3 Walnut Streets are included in metered area.

Commented [RR21]: This is located on Linden St for Chris's Pizza

Commented [RR22]: Remove. Not in use/no sign.

Borough of West Chester, PA

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~~Walnut Street⁴~~

~~East~~

~~30 mins.~~

~~Fri./9:00 a.m.—
9:00 p.m.~~

~~From Market
Street to Gay
Street~~

§ 104-33

~~3.—Editor's Note: Each thirty-minute period of parking after the initial 30 minutes shall constitute a separate violation.~~

Highway	Side	Time Limit	Days/Hours	Location
Walnut Street	East	2 hrs.	Sat. – Thur./9:00 a.m. – 6:00 p.m.	From Miner Street to Market Street
Walnut Street	East	2 hrs.	Fri./9:00 a.m. – 9:00 p.m.	From Miner Street to Market Street
Washington Street [Repealed 9-20-2006 by Ord. No. 17-2006]				
Wollerton Street	North	2 hrs.	Sat. – Thur./9:00 a.m. – 6:00 p.m.	From Darlington Street to New Street
Wollerton Street	North	2 hrs.	Fri./9:00 a.m. – 9:00 p.m.	From Darlington Street to New Street

§ 104-47. Parking meter zones established. [Amended last 9-20-2022 by Ord. No. 08-2022]

A-B. Three-hour zone; with rates to be established by resolution of Borough Council.

- (1) Except for such spaces as are or shall be designated as bus spaces, entrances to hotels and theaters, fireplugs or other places where parking is now or may hereafter be prohibited, it shall be unlawful and a violation of this article for the owner or operator of any motor vehicle, between the hours of 8:00 a.m. and 10:00 p.m. on Monday, Tuesday and Wednesday, between the hours of 8:00 a.m. and 12:00 midnight on Thursdays and Fridays, and between the hours of 5:00 p.m. and 12:00 midnight on Saturdays (except holidays), to park such vehicle for more than three hours at any time upon the streets in the Borough of West Chester hereinafter described, which are hereby established as three-hour parking meter zones with rates to be established by resolution of Borough Council:

Highway	Side	Location
Chestnut Street	North	From Church Street to Matlack Street
Chestnut Street	South	From New Street to High-Matlack Street
Chestnut Street	South	From Walnut Street to Matlack Street

4.3. Editor's Note: Each thirty-minute period of parking after the initial 30 minutes shall constitute a separate violation.

Highway	Side	Location
Church Street	East	From Washington Street <u>Patton Alley</u> to Barnard Street
Church Street	West	From Chestnut Street <u>Patton Alley</u> to Barnard Street
Church Street	West	100 North Church Street
Darlington Street	West	From Chestnut Street to Miner Street
Gay Street	Both	From Matlack Street to Darlington New Street
High Street	East <u>Both</u>	From Barnard Washington Street to Miner Dean Street
High Street	East	From Washington Street to Evans Street
High Street	West	From Market Street to Barnard Street
High Street	West	From a point 63 feet south of Washington Street to Prescott Alley
Market Street	North	From Church Entrance to <u>330 W Market Street</u> to High Street
Market Street	North	Between New Street and Potter Alley
Market Street	North	From a point approximately 65 feet west of Potter Alley to New Street
Market Street	South	From Darlington Street to High Franklin Street
Market Street	South	From a point approximately 65 feet east of High Street to Matlack Street
Market Street	South	From Matlack Street to Franklin Street
Matlack Street	East	From Market Street to Cedar Alley

Commented [RR23]: Currently goes to Darlington, requesting addition to New St.

Commented [RR24]: Currently ends at Barnard St on the W side. This would create new paid parking area on W side of High St from Barnard to Dean.

Commented [RR25R24]: Council needs to decide if they want to add new paid parking area.

Highway	Side	Location
Miner Street	North	From Church Street to Walnut Street
Miner Street	South	From Church Street to High Street
New Street	West	From Gay Street to Market Street
Walnut Street	East	From Market Chestnut Street to Cedar Alley
Walnut Street	East West	From Prescott Alley to Chestnut Gay Street
Wollerton Street	North	From Darlington Street to New Street
Wollerton Street	South	From New Street to Borough Parking Lot No. 9/ Miner St Lot

B.C. ~~Three~~~~Four~~-hour zone; with rates to be established by resolution of Borough Council.

- (1) Except for such spaces as are or shall be designated as bus spaces, entrances to hotels and theaters, fireplugs or other places where parking is now or may hereafter be prohibited, it shall be unlawful and a violation of this article for the owner or operator of any motor vehicle, between the hours of 8:00 a.m. and 10:00 p.m. on Monday, Tuesday and Wednesday, between the hours of 8:00 a.m. and 12:00 midnight on Thursdays and Fridays, and between the hours of 5:00 p.m. and 12:00 midnight on Saturdays (except holidays), to park such vehicle for more than ~~three~~~~four~~ hours at any time upon the streets in the Borough of West Chester hereinafter described, which are hereby established as ~~three~~~~four~~-hour parking meter zones with rates to be established by resolution of Borough Council:

Highway	Side	Location
Church Street	Both	From Sharpless Street to Rosedale Avenue
High Street	West	From University Avenue to Rosedale Avenue
Linden Street	Both	From High Street to Sharon Alley
New Street	East	From Sharpless Street to Rosedale Avenue

Highway	Side	Location
Nields Street	Both	From New Street west to the entrance of the West Chester University Parking Garage (on the south side) and along McBratnie Park (on the north side)
Rosedale Avenue	North	From High Street to New Street
Rosedale Avenue	North	From Wayne Hall to New Street
Sharpless Street	South	From High Street to New Street
University Avenue	Both	From High Street to Church Street

~~C. Thirty-minute zone; with rates to be established by resolution of Borough Council.~~

~~(1) Except for such spaces as are or shall be designated as bus spaces, entrances to hotels and theaters, fireplugs or other places where parking is now or may hereafter be prohibited, it shall be unlawful and a violation of this article for the owner or operator of any motor vehicle, between the hours of 8:00 a.m. and 10:00 p.m. on Monday, Tuesday and Wednesday, between the hours of 8:00 a.m. and 12:00 midnight on Thursday and Fridays, and between the hours of 5:00 p.m. and 12:00 midnight on Saturdays (except holidays), to park such vehicle for more than 30 minutes at any time upon the streets in the Borough of West Chester hereinafter described, which are hereby established as thirty-minute parking meter zones with rates to be established by resolution of Borough Council:~~

~~Highway Side Location~~

~~Church Street West Two metered parking spaces immediately south of Chestnut Street~~

~~Sharpless Street South 20 meters along the 50 block of Sharpless Street between High Street and Church Street~~

~~Walnut Street East From Prescott Alley to Gay Street and one metered space on the north of Middle Alley and one metered parking space south of Middle Alley~~

Commented [RR26]: Some of these areas will be replaced by loading zones in specific areas if still needed/in use.

Highway	Side	Location
Walnut Street	West	Between Chestnut Street and Evans Alley

D. ~~Fifteen-minute zone; with rates to be established by resolution of Borough Council.~~

~~(1) Except for such spaces as are or shall be designated as bus spaces, entrances to hotels and theaters, fireplugs or other places where parking is now or may hereafter be prohibited, it shall be unlawful and a violation of this article for the owner or operator of any motor vehicle, between the hours of 8:00 a.m. and 10:00 p.m. on Monday, Tuesday and Wednesday, between the hours of 8:00 a.m. and 12:00 midnight on Thursdays and Fridays, and between the hours of 5:00 p.m. and 12:00 midnight on Saturdays (except holidays), to park such vehicle for more than 15 minutes at any time upon the streets in the Borough of West Chester hereinafter described, which are hereby established as fifteen-minute parking meter zones with rates to be established by resolution of Borough Council:~~

~~Highway — Side — Location~~

~~Market Street — South — From High Street to a point approximately 65 feet east thereof~~

~~North Darlington Street — West — 1 space north of Courthouse Alley~~

~~South Darlington Street — West — 50 South Darlington Street~~

~~South Darlington Street — West — Between West Market Street and Wollerton Alley~~

~~E. (Reserved)~~

~~F. It shall be unlawful and a violation of this article for the owner or operator of any motor vehicle, between the hours of 9:00 a.m. and 3:00 p.m. Monday through Friday, to park such vehicle for more than 15 minutes at any time upon the streets in the Borough of West Chester hereinafter described which are hereby established as fifteen-minute parking meter zones with rates to be established by resolution of Borough Council:~~

Highway	Side	Location
Walnut Street	West	From Evans Alley to a point 90 feet south thereof

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester

Historical and Architectural Review Board

PROJECT ADDRESS: 27 S. Darlington Street

- 1) **Date of HARB Review:** *March 26, 2026*
- 2) **Applicant's Proposal:** *Mechanical Equipment Installation*

3) **Findings:**

The mechanical contractor, Bill Hosier (Battavio Plumbing, Heating, and Cooling), was present and described the project's scope. The property owner, Marc Lieberman, was also present.

- *Mechanical Equipment Installation – The project consists of the installation of a new Bryant multi-zone heat pump ductless system to cool the upper floors of the building. The single fan condenser unit (off white color with approximate dimensions of 38" H x 39" W x 16" D) will be installed on the rear roof of the building to the right of the upper dormer window. The electrical disconnect will be installed on the side wall of the dormer.*

The HARB reviewed the application and endorsed the project as appropriate. The installation of new mechanical equipment on the rear roof facing the alley was deemed to be an appropriate location.

The selected location for the condenser unit is the best option as it is minimally visible from the alley and preferred to other locations on the building or at ground level.

4) **Recommendations from HARB:**

The Board recommends Approval of a Certificate of Appropriateness for Application 2026-06 as submitted.

Application Numbers: [2026-06](#)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: [27 S. Darlington Street](#)

5) Borough Council's Action and Date

- Approved per HARB recommendation:
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:

.....

Date of Action Taken: _____, 2026

Borough Manager's Signature:

DATE APPLICATION RECEIVED: 03/06/2026

APPLICATION NUMBER: 2026-06

PROPERTY ADDRESS: 27 S Darlington Street West Chester, PA

APPLICANT'S EMAIL: Bill@Battavio.com

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections.* The application number will be assigned by the Building & Housing Department.

- 1) This application is for (check all appropriate boxes):
- Section #1 – Sign
 - Section #2 – Canopy or Awning
 - Section #3 – Repair, replacement or alteration from original
 - (please supply photos or elevations of original)
 - Section #4 – Addition
 - (supply architectural elevations and site drawings, as well as photos of the existing structure)
 - Section #5 – New Construction
 - (supply architectural elevations and site drawings, as well as photos of buildings next to and around the site)
 - Section #6 - Demolition
- 2) Please indicate which items you are submitting with your application form. Do not submit originals, since they will be kept by the HARB for its official archives:
- Color or B/W Sketches
 - Old or Historic Photographs
 - Plot or Site Plans
 - Architectural Elevations
 - Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

All sketches, elevations, and plans must be signed by the preparer(s)

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): Bill Hasler

Applicant's Signature:  Date: 2/25/26

Owner's Name (print): L415 Real Estate LLC

Owner's Signature:  Date: 3/25/26

Note: Check with the Building and Housing office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness **before** you begin your project

DATE APPLICATION RECEIVED: 03/06/2026
APPLICATION NUMBER: 2026-06

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

(Attach a separate Section #3 for each of the repairs, replacements or alterations you wish to make)

Instructions: Provide clear photographs showing the location of each proposed improvement, including photos of streetscape and the adjacent buildings. Provide architectural elevations and/or photographs clearly showing the location of the proposed work. Provide material specifications and manufacturer's pamphlets on the replacement materials proposed.

Name of business: L & K Real Estate LLC

Applicant's name: Bill Hosier (Battavio Plumbing Heating & Cooling)

Applicant's address: 640 Snyder Ave West Chester, PA 19382 suite M

Applicant's phone number: 484-888-6012

Owner's name: Marc Lieberman

Owner's address: [REDACTED]

Owner's telephone number: [REDACTED]

- 1) Which element do you wish to change: Doors Windows Roofing Gutters
 Walls Steps Sidewalk Fence Trim Railing Porch or Balcony
 Other (specify) HVAC Condensate Install
- 2) On how many facades? — Front Side Back
- 3) What was the old is the material? —
- 4) What is the proposed new material? —
- 5) How will it be installed? On the upper roof
- 6) Are you using any historical materials? —
- 7) Is so, what and how? —
- 8) What were the old dimensions? Height: — x Width: — Depth: —
- 9) What are the new dimensions? Height: 38.39" x Width: 38.58" Depth: 16.34"
- 10) What were the old colors? —
- 11) What are the new colors? Off White
- 12) Why do you wish to make these changes? Add A/C to the 2nd & 3rd floor of the business.

37MGHA

**Multi-Zone Heat Pump Outdoor Unit Ductless System
Sizes 18K to 55K**



Product Data



Fig. 1 – Single Fan (Sizes 18K – 36K)



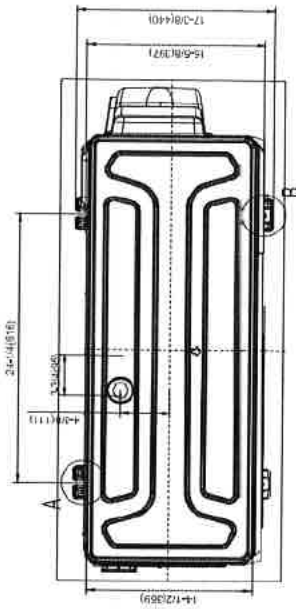
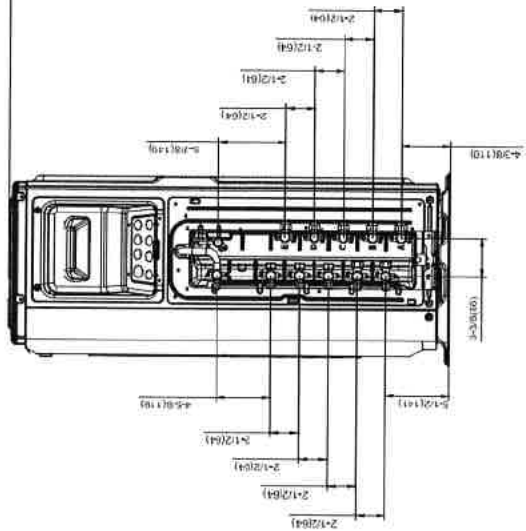
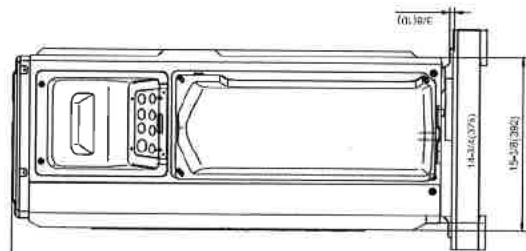
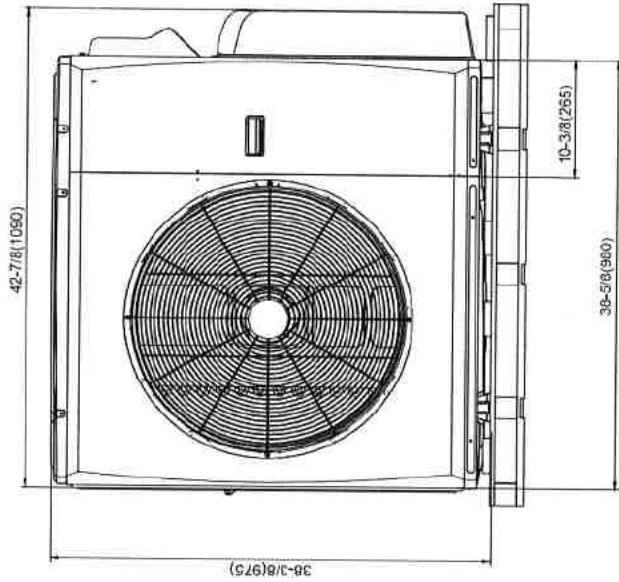
Fig. 2 – Dual Fan (Sizes 48K – 55K)

NOTE: Images are for illustration purposes only. Actual models may differ slightly.

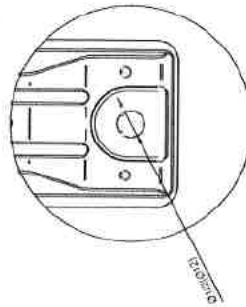
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DETAIL B
SCALE 1:1



DETAIL A
SCALE 1:1

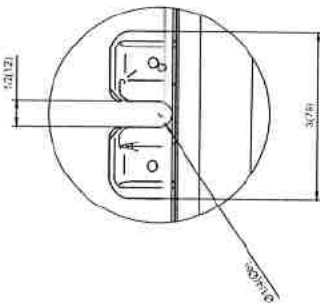
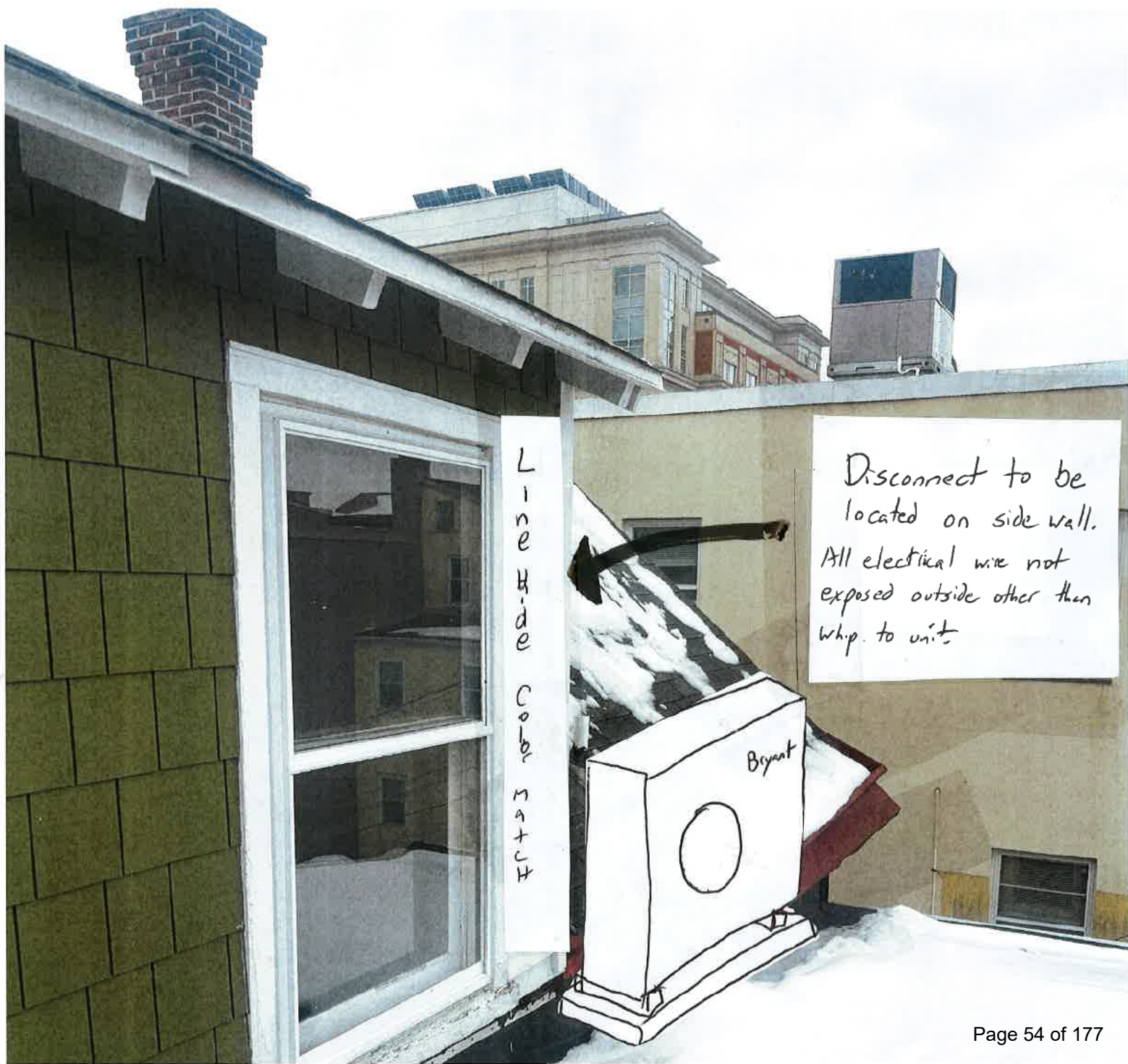


Fig. 5 – Sizes 30 and 36K, in. (mm)

Outside Disconnect, Will Present
a sample at H.A.R.B meeting



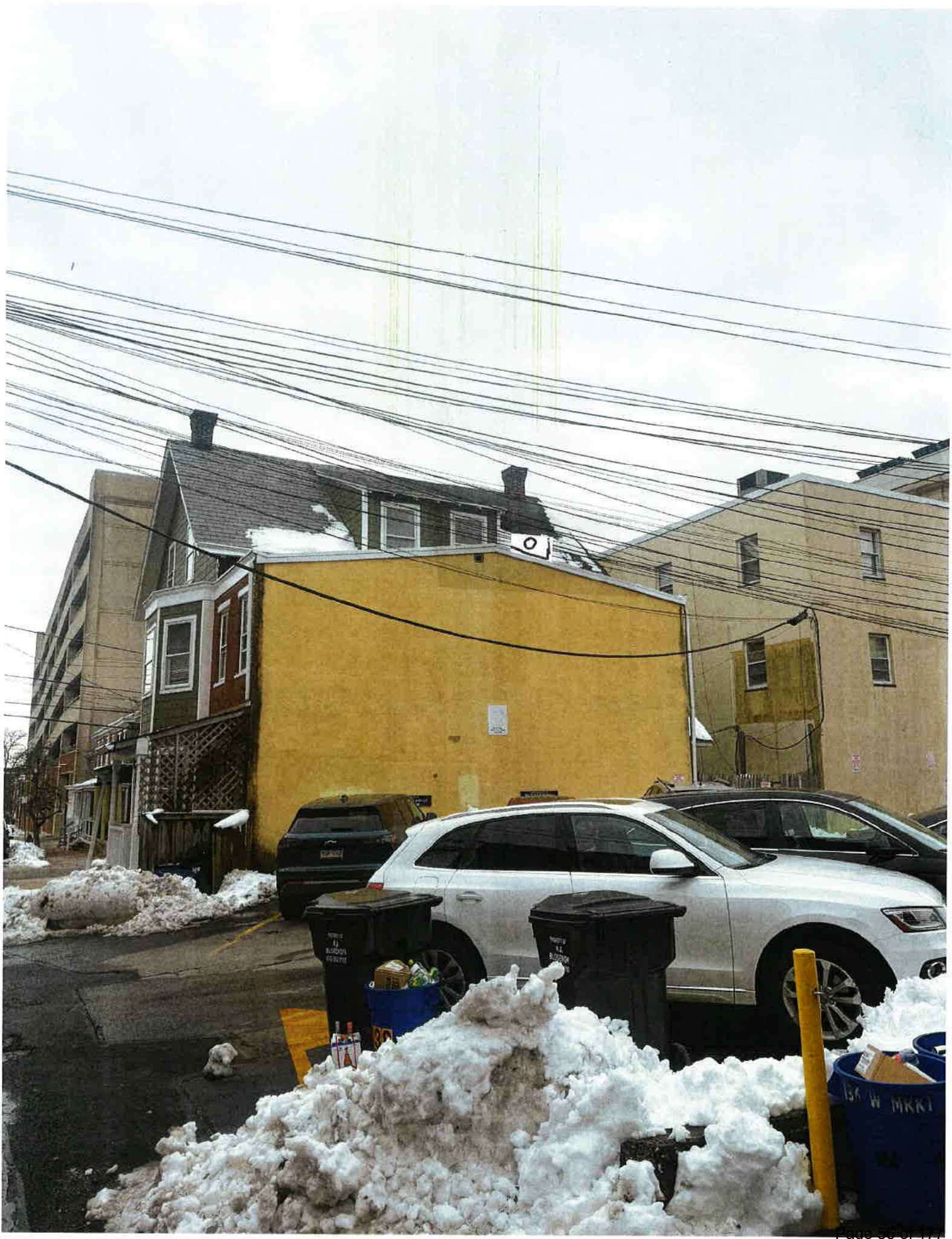


Disconnect to be located on side wall. All electrical wire not exposed outside other than whip. to unit

Line Hide
Cable MATCH

Bryant







28°
AQI 33

ARLINGTON ST

On The Go Mobile

Condenser located on backside of building on back roof. Window access

S DARLINGTON

Navigation controls: North arrow, 3D, and location services

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester

Historical and Architectural Review Board

PROJECT ADDRESS: 129 E. Gay Street

- 1) **Date of HARB Review:** March 26, 2026
- 2) **Applicant's Proposal:** Front Door Replacement and Side Window Replacement

3) **Findings:**

The property owner (Scott Zukin) was present at the meeting and described the project's scope as follows:

- *Front Door Replacement – This component of the project consists of the in-kind replacement of the existing door on the left (west) side of the front facade. The new entry door will match the existing door (painted wood door with 15-light glass panel and exterior muntins).*
- *Side Window Replacement – This component of the project consists of the replacement of the existing steel window unit on the west side of the building with a new door and window system. The door will provide ADA access to the building. A new concrete ramp and landing will be provided that is similar to the existing concrete paving along the side of the building. The existing electrical conduit running along the exterior of the side of the building will be relocated underground.*

The new side entry door will match the front entry replacement door (painted wood door with 15-light glass panel and exterior muntins) and have a painted wood transom window above (with exterior muntins). The remaining portion of the original window opening will be infilled with a new painted wood window system (three, two over three windows with exterior muntins).

The HARB reviewed the application in detail. The HARB endorsed the project as appropriate. The review comments are reflected in the final motion.

4) **Recommendations from HARB:**

The Board recommends Approval of a Certificate of Appropriateness for Application 2026-07 as submitted, with the following clarifications:

1. *Front facade door replacement as presented.*
2. *The transom window above the new side entry door shall be configured to consist of four or five single glass panes that align with the top panes of the new window system installed to the right.*

Application Numbers: [2026-07](#)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 129 E. Gay Street

5) Borough Council's Action and Date

- Approved per HARB recommendation:
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:



Date of Action Taken: _____, 2026

Borough Manager's Signature:

DATE APPLICATION RECEIVED: 03/16/2026

APPLICATION NUMBER: 2026-07

PROPERTY ADDRESS: 129 EAST GAY STREET, WEST CHESTER, PA 19380

APPLICANT'S EMAIL: SCOTTZUKIN@ZUKINREALTYINC.COM

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections.* The application number will be assigned by the Building & Housing Department.

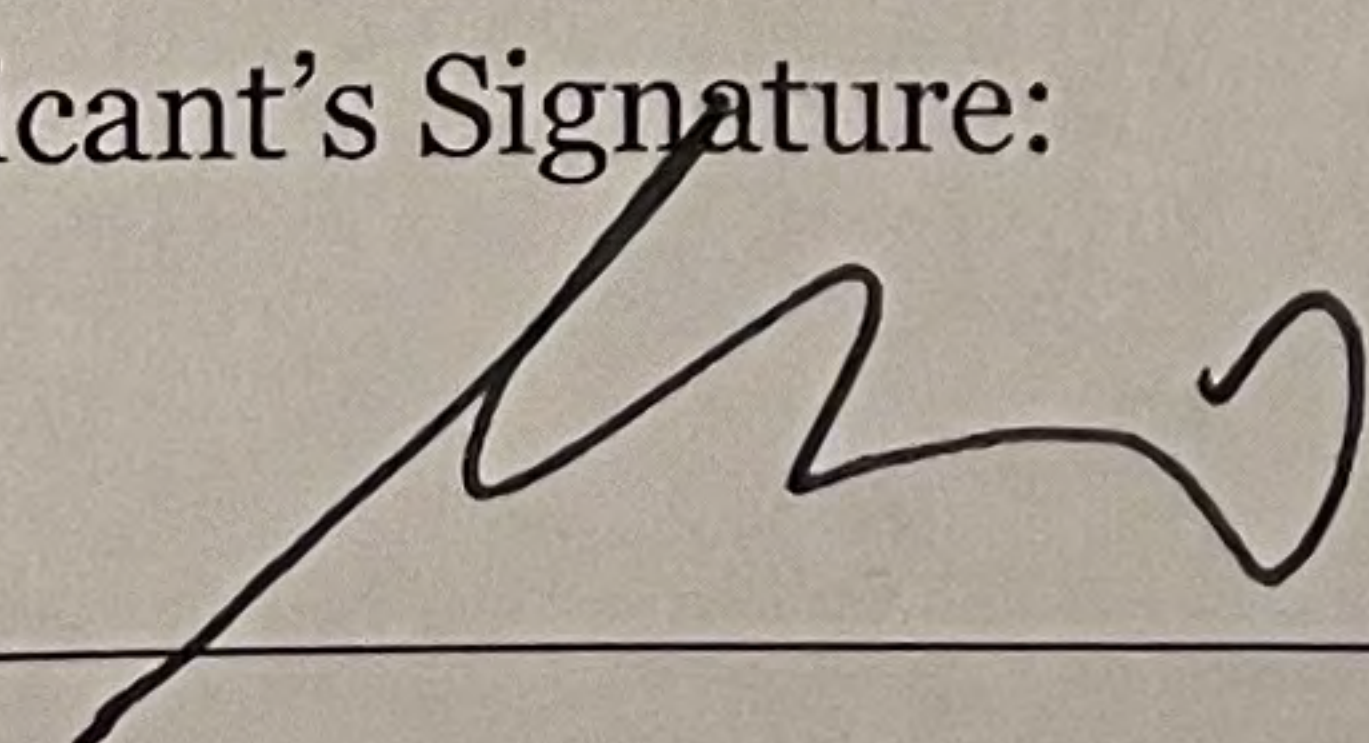
- 1) This application is for (check all appropriate boxes):
- Section #1 – Sign
 - Section #2 – Canopy or Awning
 - Section #3 – Repair, replacement or alteration from original
(please supply photos or elevations of original)
 - Section #4 – Addition
(supply architectural elevations and site drawings, as well as photos of the existing structure)
 - Section #5 – New Construction
(supply architectural elevations and site drawings, as well as photos of buildings next to and around the site)
 - Section #6 – Demolition

- 2) Please indicate which items you are submitting with your application form. Do not submit originals, since they will be kept by the HARB for its official archives:
- Color or B/W Sketches
 - Old or Historic Photographs
 - Plot or Site Plans
 - Architectural Elevations
 - Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

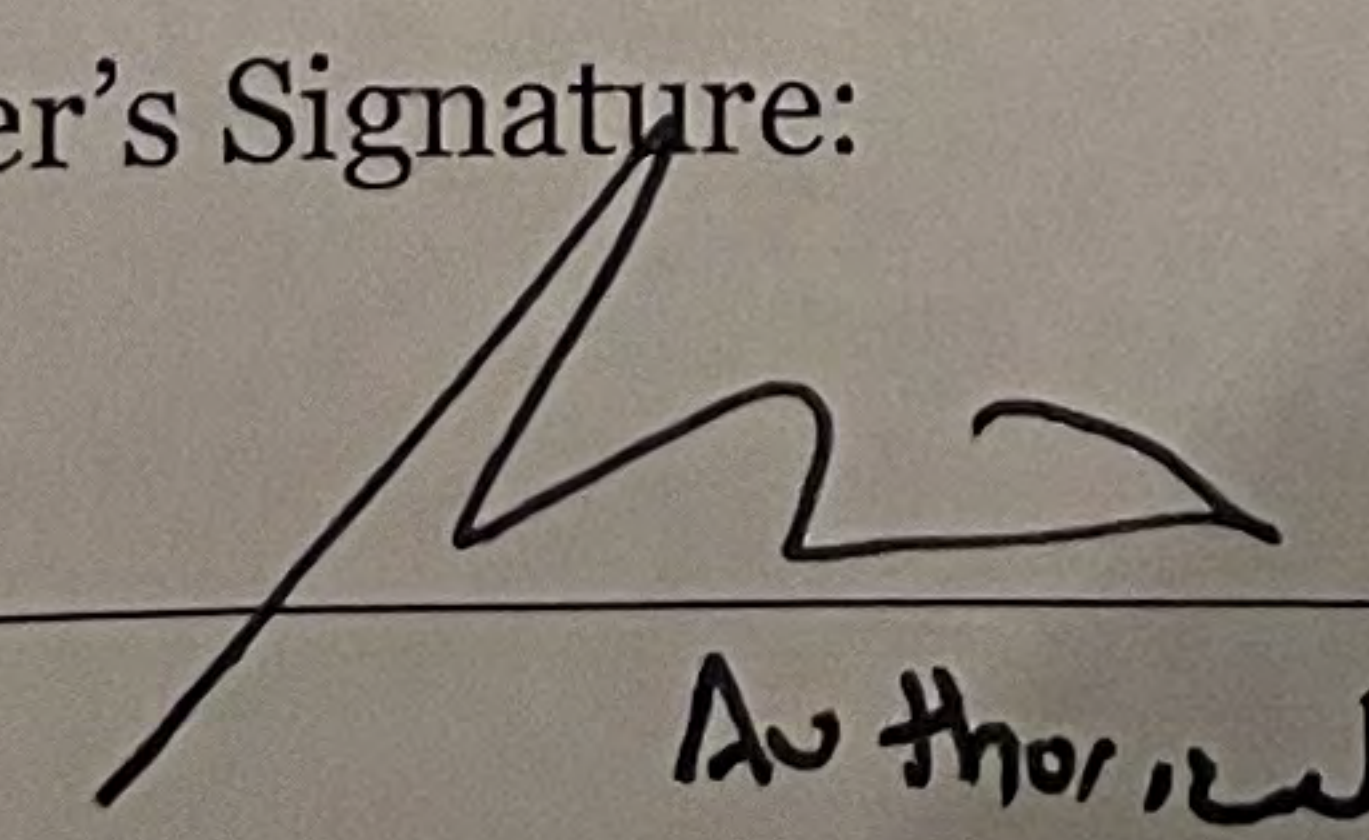
All sketches, elevations, and plans must be signed by the preparer(s)

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): SCOTT ZUKIN

Applicant's Signature:  _____ Date: 3/16/26

Owner's Name (print): GAY STREET DEVELOPMENT CO, LLC C/O SCOTT ZUKIN

Owner's Signature:  _____ Date: 3/16/26
Authorized Signer

Note: Check with the Building and Housing office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness **before** you begin your project

DATE APPLICATION RECEIVED: _____

APPLICATION NUMBER: _____

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

(Attach a separate Section #3 for each of the repairs, replacements or alterations you wish to make)

Instructions: Provide clear photographs showing the location of each proposed improvement, including photos of streetscape and the adjacent buildings. Provide architectural elevations and/or photographs clearly showing the location of the proposed work. Provide material specifications and manufacturer's pamphlets on the replacement materials proposed.

Name of business: ZUKIN REALTY, INC.

Applicant's name: SCOTT ZUKIN

Applicant's address: [REDACTED]

Applicant's phone number: [REDACTED]

Owner's name: GAY STREET DEVELOPMENT CO, LLC

Owner's address: PO BOX 883, WEST CHESTER, PA 19381

Owner's telephone number: [REDACTED]

1) Which element do you wish to change: Doors Windows Roofing Gutters
 Walls Steps Sidewalk Fence Trim Railing Porch or Balcony
 Other (specify) _____

2) On how many facades? 2 Front Side Back

3) What was the old is the material? FRONT FACADE - WOOD DOOR; SIDE FACADE - STEEL WINDOWS

4) What is the proposed new material? FRONT FACADE - WOOD DOOR; SIDE FACADE - WOOD WINDOWS

5) How will it be installed? FRONT FACADE - WITHIN EXISTING OPENING; SIDE FACADE - WITHIN ENLARGED EXISTING OPENING (NEW DOOR OPENING)

6) Are you using any historical materials? NO HISTORICAL MATERIALS

7) Is so, what and how? _____

8) What were the old dimensions? Height: SEE DRAWINGS

9) What are the new dimensions? Height: SEE DRAWINGS

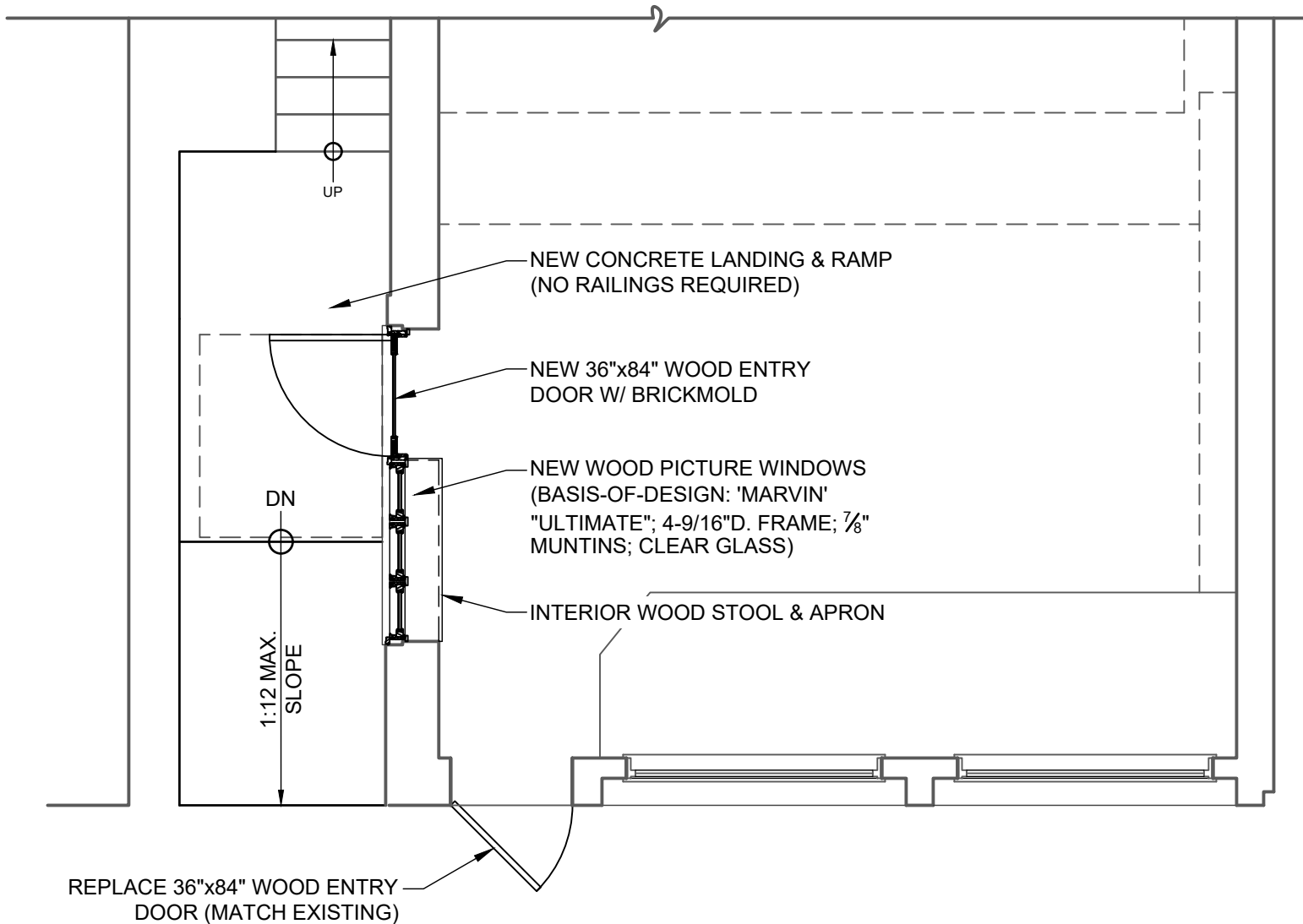
10) What were the old colors? BLUE

11) What are the new colors? MATCH EXISTING

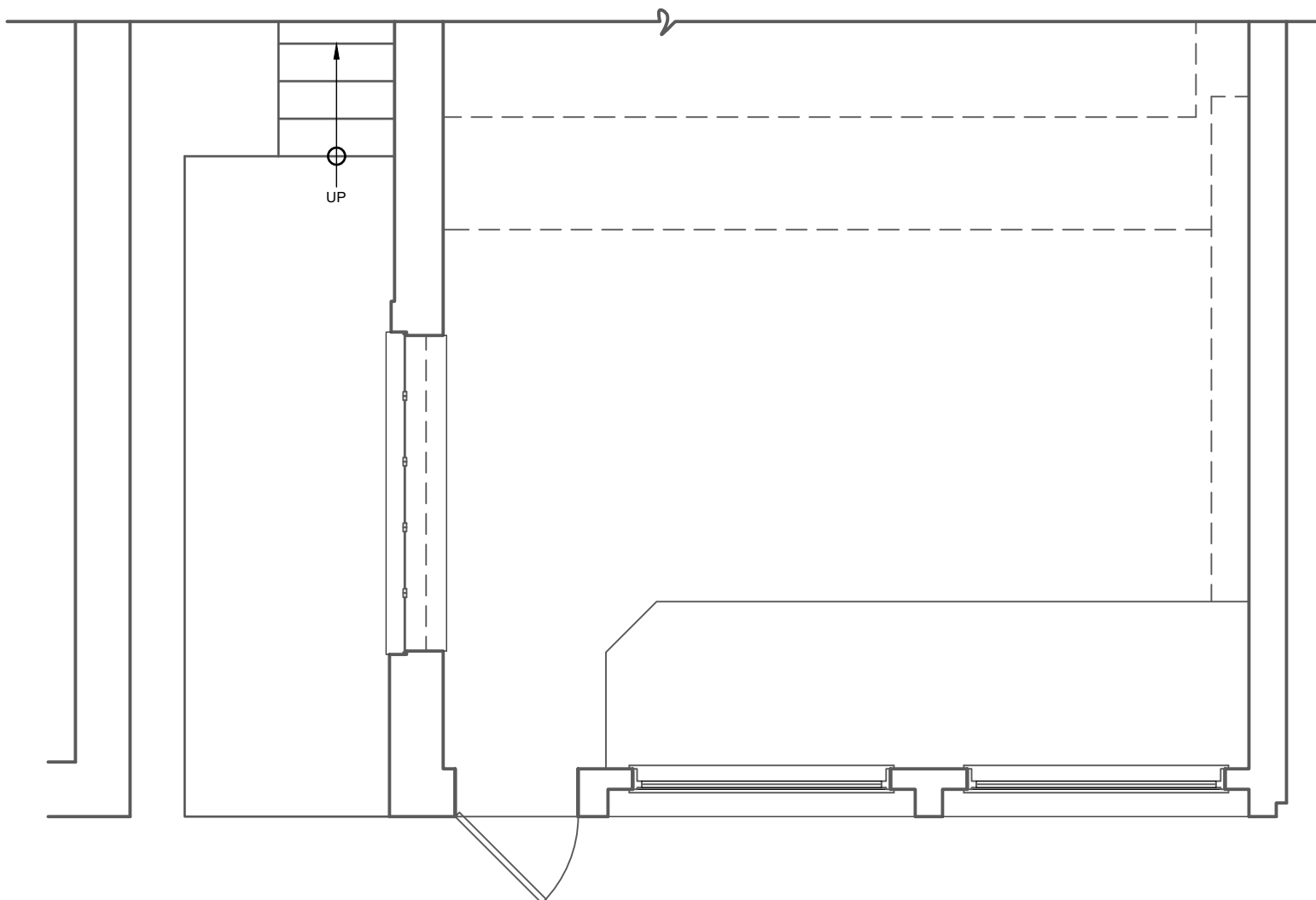
12) Why do you wish to make these changes? FRONT FACADE - DOOR NEEDS REPLACING
SIDE FACADE - NEED ACCESSIBLE ENTRANCE & STEEL WINDOWS ARE
RUSTED/DETERIORATING



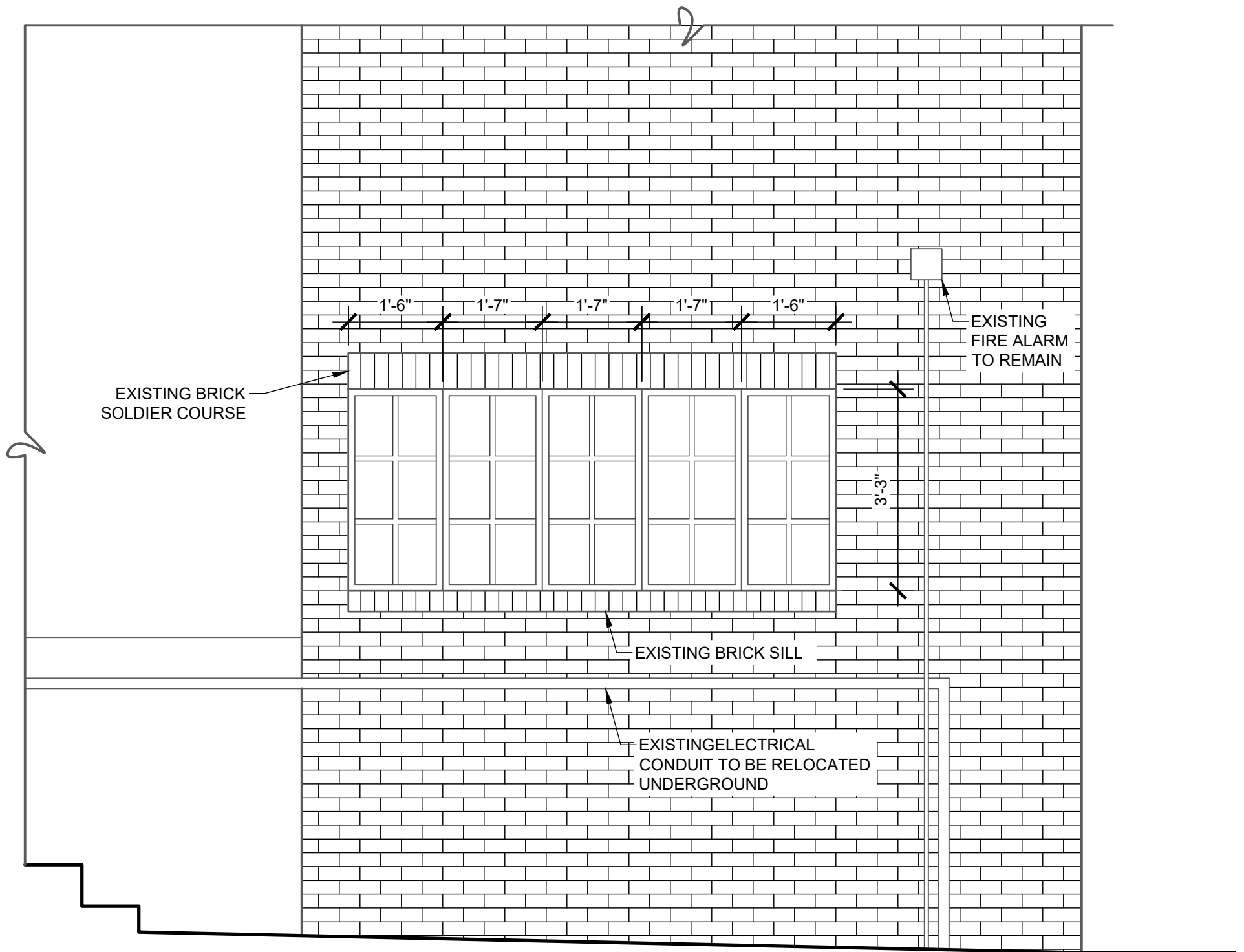




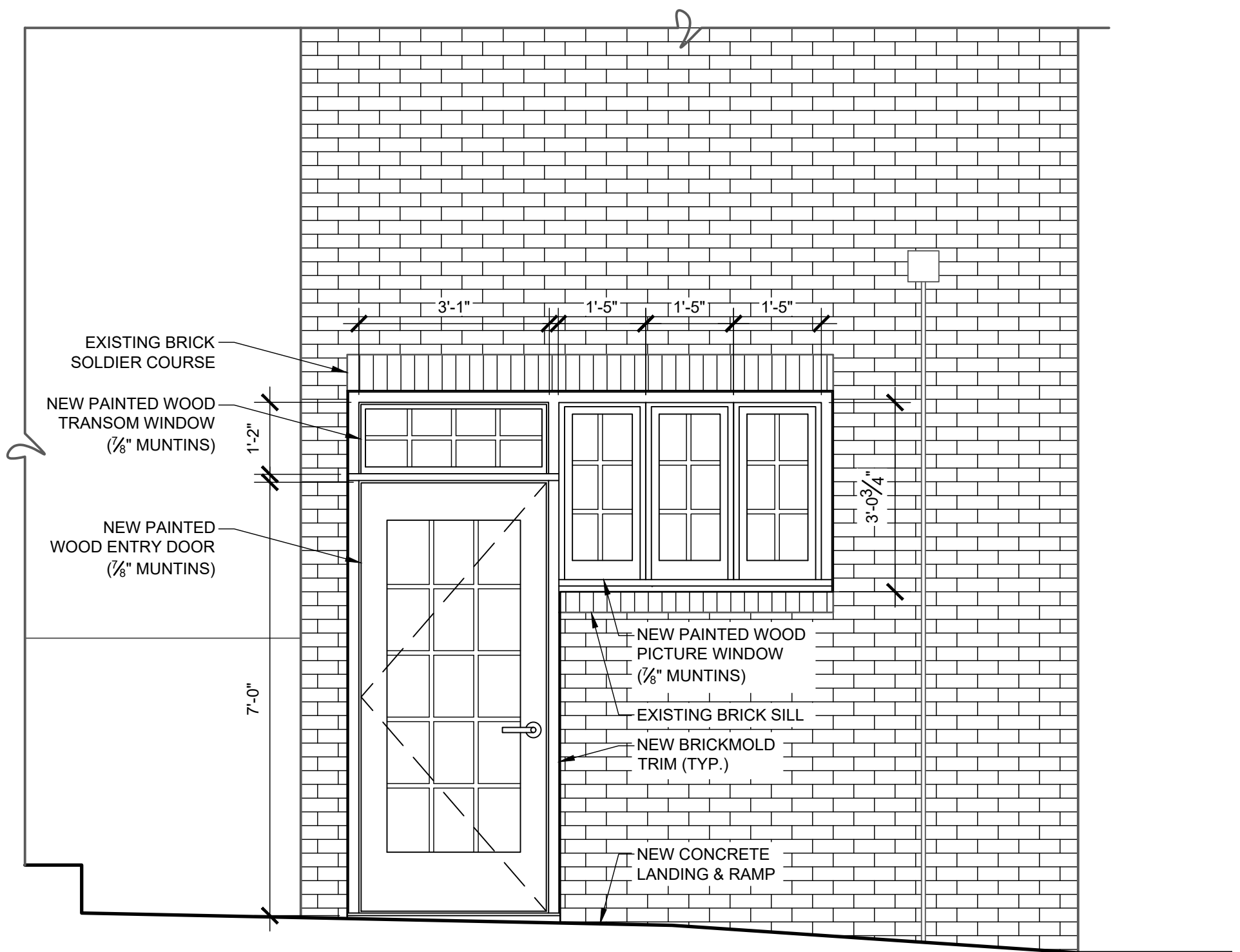
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SCALE: 1/4"=1'-0"



1 FLOOR PLAN (EXISTING)
SCALE: 1/4"=1'-0"



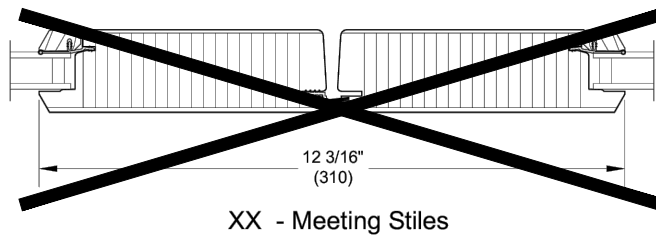
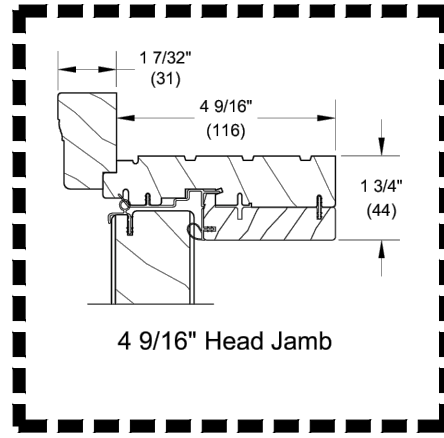
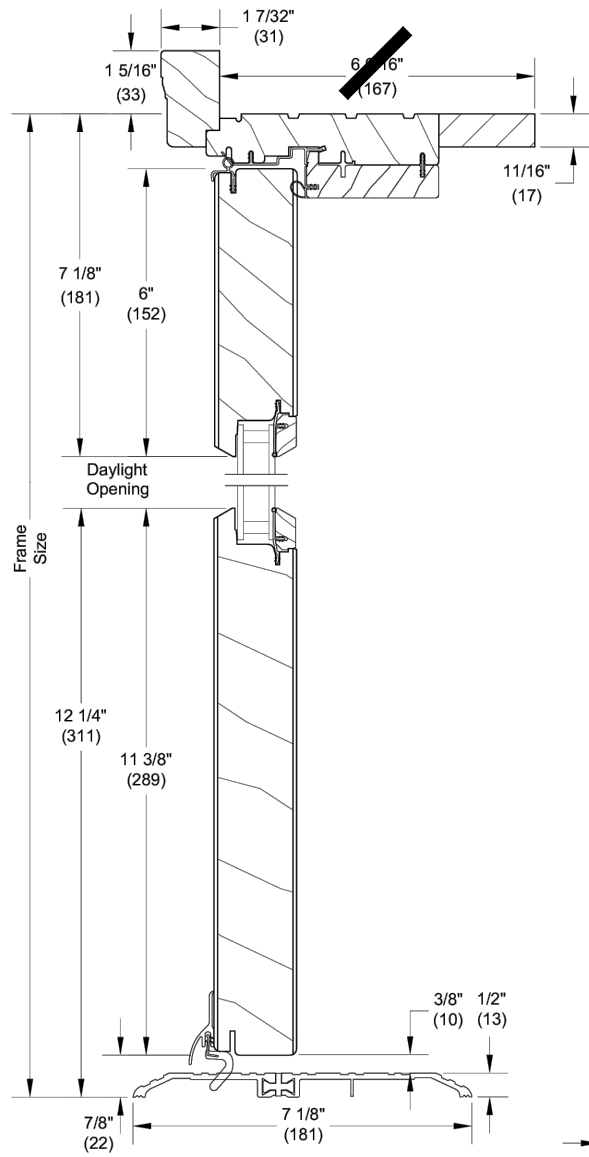
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SCALE: 1/2"=1'-0"



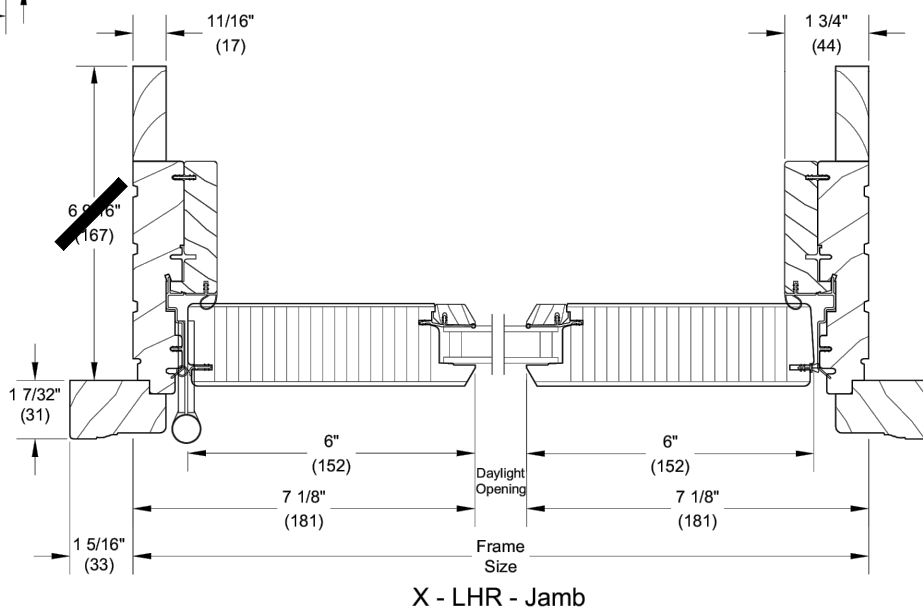
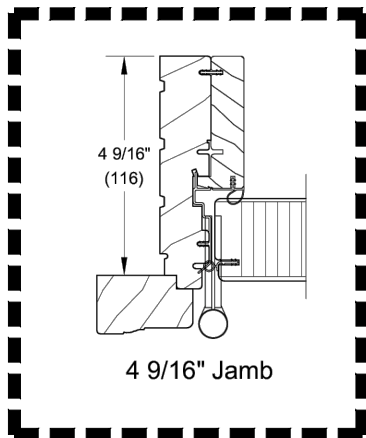
1 PARTIAL ELEVATION (PROPOSED)
SCALE: 1/2"=1'-0"

1 3/4" Commercial Section Details: Operating

Scale: 3" = 1' 0"



Head Jamb and Sill



X - LHR - Jamb

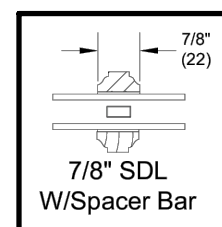
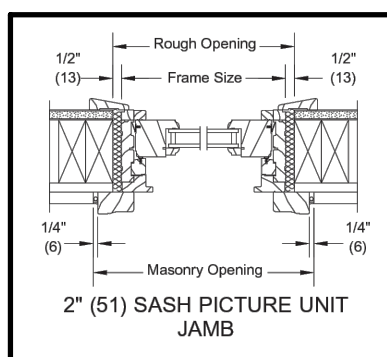
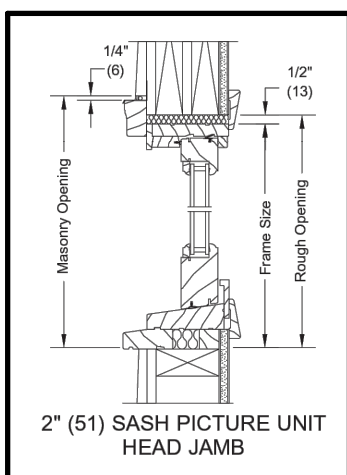
Ver 2019.3 2019-07-29

UWCD-12

14131402
Architectural Detail Manual

1 WOOD COMMERCIAL ENTRY DOOR DETAILS

SCALE: AS NOTED

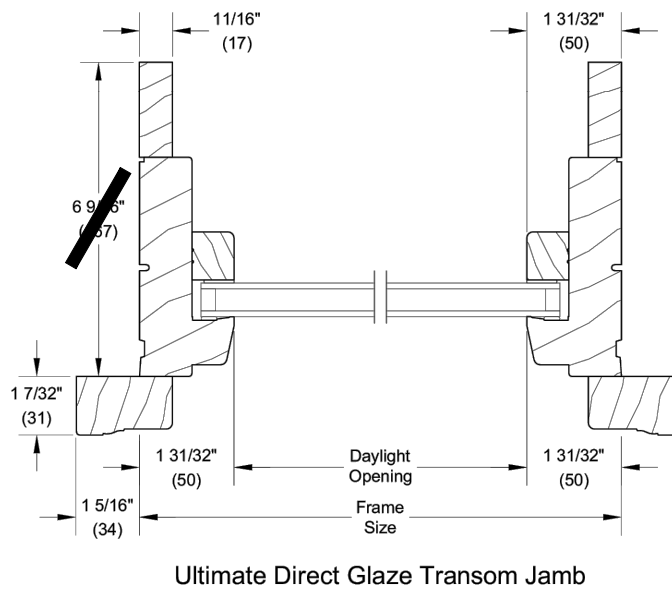
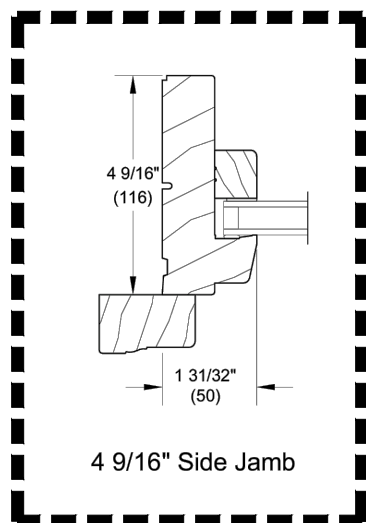
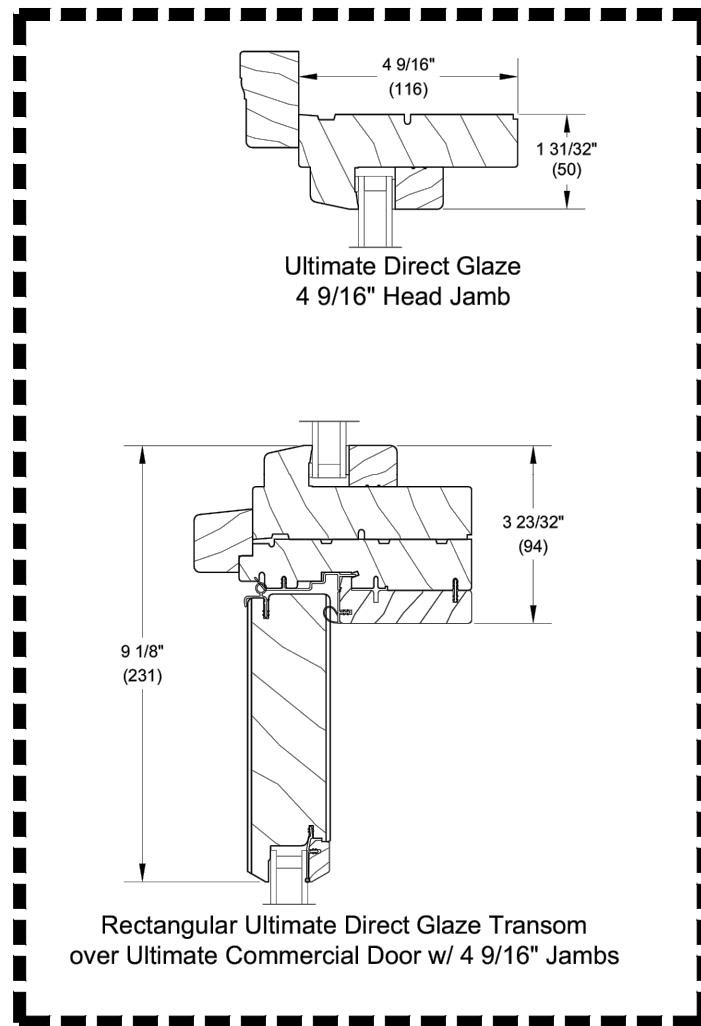
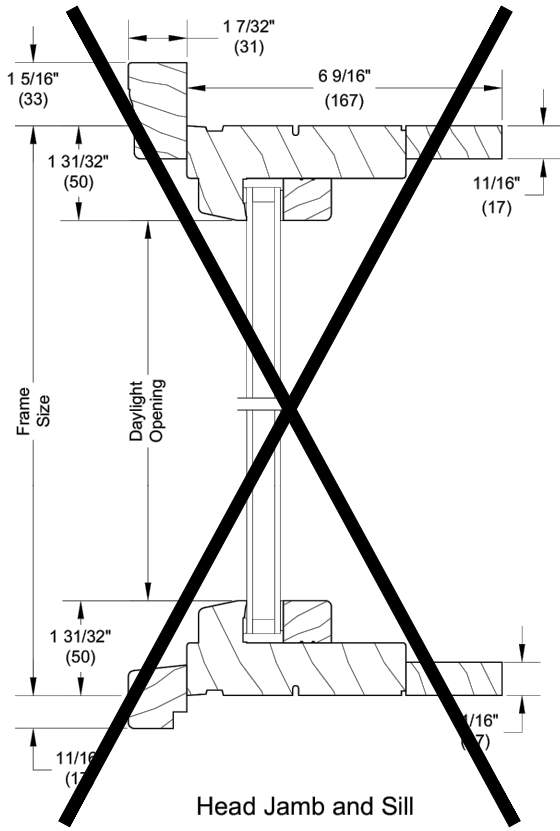


2 WOOD PICTURE WINDOW DETAILS

SCALE: NTS

1 3/4" and 2 1/4" Commercial Section Details: Direct Glaze Transom

Scale: 3" = 1' 0"



Ver 2019.3 2019-07-29

UWCD-23

14131402
Architectural Detail Manual

1 WOOD TRANSOM WINDOW DETAILS
SCALE: AS NOTED

March 9, 2026
West Chester Historical Commission

Smart Growth Committee
West Chester Borough Council
Jerome M. Szczepamiak, Committee Chair

Re: Oral History Project Request

Dear Jerome,

The West Chester Historical Commission requests the Smart Growth Committee approval this year of a \$5000 appropriation to the Historical Commission to conduct an Oral History Project to interview elderly residents of the borough who can describe what it was like when they were young and when life was so different than now. These videos will inform future generations what this town was like in the old days before the internet and AI.

The WC Historical Commission received a proposal from Springhouse Films, a local company in Exton, led by Erik Freeland, who grew up in West Chester. The scope is to video record and edit 5 oral histories. For instance, we have invited former Mayor De Baptiste to be interviewed. The quoted cost of \$5000 is a discounted family and friends' price. Freeland produced the Marshallton Oral Histories project supported by West Bradford Township, the Marshallton Conservation Trust, and the Friends of Martin's Tavern. This was excellently done and very well received. Freeland has provided very fine references.

It can be viewed at this web link: <https://www.westbradford.org/177/Marshallton-Oral-History>

This is a formal request of the WC Historical Commission made by motion passed unanimously at our February 19th meeting. We feel this work needs to be done now before some older people are no longer with us. The Commission has developed a list of 10-15 individuals to consider recording, from which we will select five to record. We will welcome input from Council members on candidates.

We would like the Oral History project to begin this year, as we celebrate America250.

Very truly yours,
Chris Lang

Chris Lang, Member WCHC
Oral History Coordinator

Revolving Loan Fund Policy

A. Purpose:

The revolving loan fund provides low interest loans for large public and private development projects which improve the buildings and infrastructure associated with downtown and commercial districts.

B. Use of RLF Funds:

1. RLF funding cannot be used for operations dollars or inventory/supplies.
2. Acquisition, rehabilitation or restoration of older or under-utilized buildings for immediate reuse supporting other community development goals.
 - a. Each project cannot exceed \$200,000.00.
3. Acquisition, rehabilitation, and/or new construction of commercial buildings which support opportunities for the location of new businesses and commercial enterprises.
 - a. Each project cannot exceed \$200,000.00.
4. Facade Improvement for primary street-facing exterior building improvements in the downtown.
 - a. Each façade project cannot exceed \$10,000.00.
 - b. Loan proceeds cannot be used on out-buildings located on a property, any interior work, or landscaping and general site improvements to sidewalks and paved areas.
5. Business Improvement to stimulate business investment, business attraction, and retention and expansion in the downtown.
 - a. Each business improvement project cannot exceed \$100,000.00.
 - b. Loan proceeds can be used by established or new businesses for capital purchases, structural or interior improvements, hardware, software, connectivity upgrades, professional marketing and promotion activities and operating expenses.

C. Eligibility:

1. Applicants must be the record owner of the subject property within the downtown district of the Borough of West Chester.
2. Each Applicant must complete a loan application.
3. Each Applicant must have the ability to repay the loan.
4. Each Applicant must provide cash flow projections and three years of financial

statements with application evidencing Applicant's ability to repay the loan.

5. Acquisition, rehabilitation or restoration of older or under-utilized buildings for immediate reuse and acquisition, rehabilitation, and/or new construction of commercial buildings which support opportunities for the location of new businesses and commercial enterprises.
 - a. 50% match of total projects cost is required.
6. Façade Improvements
 - a. Non-residential buildings, rental properties, and residential properties require a dollar-for-dollar match from the applicant.
 - b. Applicants must provide documented demand for façade funding to include the names, addresses, and estimated project costs for interested parties in the target area.
7. Business Improvement
 - a. Dollar-for-dollar match required from applicant.
 - b. Applicants must provide documented demand for business improvement loan funding to include the names, addresses, and estimated project costs for interested parties in the target area.

D. Loan Requirements:

1. Borough Council will approve each loan application.
 - a. Loan terms: 5 years
 - b. Annual interest rate: 4.50% for the life of the loan.
 - c. Loan repayments: paid monthly until the loan is satisfied.
2. Each awarded application must obtain appropriate permits from the Department of Building and Housing.
3. Applicant is responsible for paying all costs associated with setting up the loan.
4. Each approved loan from this fund will require a promissory note.
 - a. Applicant must secure this loan with approved collateral to be in the form of a Mortgage on the subject property. Applicant must inform the Borough of any liens on the Property.
 - b. Loans must be paid in full. There will be no loan forgiveness.

E. Process to approve funding requests:

1. Borough to adopt RLF policy.
2. Applications – rolling apps.
3. Finance Director will prepare cash flow analysis before review by RLF committee.
4. Reviewed quarterly by RLF Committee – as needed. RLF Committee will make a recommendation to Borough Council for each application to award.
 - a. RLF committee will consist of:
 1. John O’Brien
 2. Sean Metrick
 3. Ramsey Reiner
 4. Barbara Lioni
 5. BC member



April 2, 2026

WCHBO00038

Attn: Sean Metrick, Borough Manager
Borough of West Chester
401 East Gay Street
West Chester, PA 19380

RE: **WCB-2026-MASS1 – Maple Alley Sanitary Sewer Upgrades – Phase 1
Bid Tabulation and Award Recommendation**

Dear Sean:

Attached herewith is a tabulation of the bids received on March 30, 2026, at 2:00 p.m. for the referenced contract. The bid results are as follows:

Contractor	Total Bid
Joao & Bradley Construction Co., Inc.	\$ 596,859.00
Eagle Contracting & Landscaping, Inc.	\$ 692,766.00
Wexcon, Inc.	\$ 713,460.00
Joseph J Danielle LLC	\$ 795,873.01
Anrich Inc.	\$ 805,430.00
Jurich Inc.	\$ 898,300.00

We have enclosed a copy of the bid tabulation for your records. The lowest qualified bidder was Joao & Bradley Construction Co., Inc., located in Bethlehem, PA, with a Total Bid of **\$596,859.00**.

The bid amount is above the threshold of \$250,000.00 as indicated in the Borough’s Responsible Contractor Ordinance (Chapter 4). We have spoken with Joao & Bradley Construction Co., Inc., and they confirmed that they will meet all requirements of the RCO. They also signed and submitted the “Acknowledgement of Chapter 4, West Chester Borough Code” with their bid attesting to this fact.

Joao & Bradley Construction Co., Inc. have provided references, a history of completed work, and the required bid bond and we have reviewed these documents. We also have experience with them on similar projects. Based upon this information, we recommend Joao & Bradley Construction Co., Inc. be awarded the contract for the Total Bid, including the Add Item, in the amount of **\$596,859.00**, contingent upon a contractor responsibility determination per the RCO, supply of the required Bonds and Insurance, and their execution of the Contract.

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

Sincerely,

PENNONI ASSOCIATES INC.

Michael J. Ellis, PE
Associate Vice President

cc: Sean Mitchell
Will Williams
Don Anderson

West Chester Borough
Tabulation of Bids Received by 2:00 PM Eastern on March 30, 2026
Contract No. WCB-2026-MASS1: Maple Alley Sanitary Sewer Upgrades - Phase 1

Joao & Bradley Construction Co., Inc. 4211 Tracy Lane Bethlehem, PA 18020 (610) 867-1500	Eagle Contracting & Landscaping, Inc. 1150 Boot Road Downingtown, PA 19335 (610) 496-8254	Wexcon, Inc. 379 Tilden Road Mohrsville, PA 19541 (610) 488-7420	Joseph J Danielle LLC 710 Trainer Street Trainer, PA 19013 (610) 364-1700	Anrich Inc. 1271 South Gulph Road Wayne, PA 19087 (610) 519-0670	Jurich Inc 80 Clayton Park Drive Glen Mills, PA 19342 (610) 459-3147
--	---	--	---	--	--

ITEM NUMBER	DESCRIPTION	ESTIMATED QUANTITY/UNIT		UNIT COST		AMOUNT		UNIT COST		AMOUNT		UNIT COST		AMOUNT	
BASE BID															
1	Mobilization and Demobilization	1	L.S.	\$50,000.00	\$50,000.00	\$83,500.00	\$83,500.00	\$25,000.00	\$25,000.00	\$29,000.00	\$29,000.00	\$8,400.00	\$8,400.00	\$60,000.00	\$60,000.00
2	Site Preparation and Restoration	1	L.S.	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00	\$7,000.00	\$7,000.00	\$8,896.35	\$8,896.35	\$24,250.00	\$24,250.00	\$12,500.00	\$12,500.00
3	Soft Dig Test Pits	8	EA.	\$400.00	\$3,200.00	\$350.00	\$2,800.00	\$915.00	\$7,320.00	\$850.00	\$6,800.00	\$1,600.00	\$12,800.00	\$1,000.00	\$8,000.00
4	Traffic Control	1	L.S.	\$2,000.00	\$2,000.00	\$15,000.00	\$15,000.00	\$6,615.00	\$6,615.00	\$7,500.00	\$7,500.00	\$13,800.00	\$13,800.00	\$6,000.00	\$6,000.00
5	Sanitary Sewer Bypass Pumping and Flow Control	1	L.S.	\$35,000.00	\$35,000.00	\$175,000.00	\$175,000.00	\$6,530.00	\$6,530.00	\$41,181.34	\$41,181.34	\$97,250.00	\$97,250.00	\$65,000.00	\$65,000.00
6	21" Dia. PVC Gravity Sewer Pipe	1,028	L.F.	\$228.00	\$234,384.00	\$175.00	\$179,900.00	\$390.00	\$400,920.00	\$448.96	\$461,530.88	\$446.00	\$458,488.00	\$400.00	\$411,200.00
7	Reconnect Sewer Lateral	2	EA.	\$10,000.00	\$20,000.00	\$5,500.00	\$11,000.00	\$23,330.00	\$46,660.00	\$5,978.00	\$11,956.00	\$4,945.00	\$9,890.00	\$6,500.00	\$13,000.00
8	4' Dia. Precast Concrete Manhole	4	EA.	\$8,900.00	\$35,600.00	\$12,500.00	\$50,000.00	\$6,810.00	\$27,240.00	\$6,894.04	\$27,576.16	\$8,720.00	\$34,880.00	\$25,000.00	\$100,000.00
9	4' Dia. Precast Concrete Drop Manhole	1	L.S.	\$14,500.00	\$14,500.00	\$12,500.00	\$12,500.00	\$10,390.00	\$10,390.00	\$14,432.08	\$14,432.08	\$15,475.00	\$15,475.00	\$33,000.00	\$33,000.00
10	5' Dia. Precast Concrete Manhole	1	EA.	\$15,600.00	\$15,600.00	\$18,500.00	\$18,500.00	\$11,370.00	\$11,370.00	\$10,824.92	\$10,824.92	\$11,460.00	\$11,460.00	\$38,000.00	\$38,000.00
11	Demolish Manhole	1	EA.	\$3,000.00	\$3,000.00	\$1,500.00	\$1,500.00	\$2,610.00	\$2,610.00	\$4,850.00	\$4,850.00	\$1,863.00	\$1,863.00	\$2,000.00	\$2,000.00
12	Storm Sewer Inlet	2	EA.	\$8,400.00	\$16,800.00	\$4,500.00	\$9,000.00	\$4,540.00	\$9,080.00	\$4,541.04	\$9,082.08	\$3,902.00	\$7,804.00	\$7,500.00	\$15,000.00
13	12" Dia. DI Storm Sewer Pipe	15	L.F.	\$425.00	\$6,375.00	\$125.00	\$1,875.00	\$480.00	\$7,200.00	\$198.98	\$2,984.70	\$481.00	\$7,215.00	\$300.00	\$4,500.00
14	Excavate/Mill Pavement (4.5" Depth)	1,550	S.Y.	\$10.00	\$15,500.00	\$7.50	\$11,625.00	\$18.00	\$27,900.00	\$19.25	\$29,837.50	\$17.50	\$27,125.00	\$33.00	\$51,150.00
15	Full Depth Repaving (3" Base Course and 1.5" Wearing Course)	1,550	S.Y.	\$66.00	\$102,300.00	\$48.88	\$75,764.00	\$55.00	\$85,250.00	\$52.32	\$81,096.00	\$33.70	\$52,235.00	\$33.00	\$51,150.00
16	Permanent Pavement Marking Restoration	1	L.S.	\$1,800.00	\$1,800.00	\$3,500.00	\$3,500.00	\$2,610.00	\$2,610.00	\$4,250.00	\$4,250.00	\$1,100.00	\$1,100.00	\$3,000.00	\$3,000.00
17	Miscellaneous Excavation and Backfill	50	C.Y.	\$50.00	\$2,500.00	\$35.00	\$1,750.00	\$130.00	\$6,500.00	\$250.00	\$12,500.00	\$84.50	\$4,225.00	\$100.00	\$5,000.00
18	Flowable Fill Setup and Installation	1	L.S.	\$6,000.00	\$6,000.00	\$2,500.00	\$2,500.00	\$2,100.00	\$2,100.00	\$4,675.00	\$4,675.00	\$2,376.00	\$2,376.00	\$4,000.00	\$4,000.00
19	Flowable Fill Material	12	C.Y.	\$300.00	\$3,600.00	\$175.00	\$2,100.00	\$325.00	\$3,900.00	\$395.00	\$4,740.00	\$349.50	\$4,194.00	\$150.00	\$1,800.00
20	Trench Plug	4	EA.	\$550.00	\$2,200.00	\$1,250.00	\$5,000.00	\$1,045.00	\$4,180.00	\$1,650.00	\$6,600.00	\$650.00	\$2,600.00	\$500.00	\$2,000.00
TOTAL BASE BID (BASED ON ESTIMATED QUANTITIES)					\$590,359.00		\$677,814.00		\$700,375.00		\$780,313.01		\$797,430.00		\$886,300.00
ADD ITEMS															
1	Remove and Replace Trench Drain	1	L.S.	\$6,500.00	\$6,500.00	\$14,952.00	\$14,952.00	\$13,085.00	\$13,085.00	\$15,560.00	\$15,560.00	\$8,000.00	\$8,000.00	\$12,000.00	\$12,000.00
SUBTOTAL ADD ITEMS (BASED ON ESTIMATED QUANTITIES)					\$6,500.00		\$14,952.00		\$13,085.00		\$15,560.00		\$8,000.00		\$12,000.00
TOTAL BASE BID AND ADD ITEMS (BASED ON ESTIMATED QUANTITIES)					\$596,859.00		\$692,766.00		\$713,460.00		\$795,873.01		\$805,430.00		\$898,300.00
BID SECURITY REVIEW					10% of Bid		10% of Bid		10% of Bid		10% of Bid		10% of Bid		10% of Bid

We Declare this to be a true Tabulation of Bids Received on March 30, 2026 by West Chester Borough for Contract No. WCB-2026-MASS1.

PENNONI ASSOCIATES INC.



Michael J. Ellis, P.E., PA Reg. No. PE075139

FOR: PENNONI ASSOCIATES INC.

**STEELWORKERS DISTRICT 10 & PENNSYLVANIA HEAVY
AND BARGAINING ASSOCIATION JOINT
APPRENTICESHIP & TRAINING PLAN**

Mark Mace

210 W. Pike St. Ste#2

Coordinator
Pa.15317

Canonsburg,

724-986-0485 Cell

724-746-0647 Office

724-746-4472 Fax

Email: paheavy@comcast.net

April 5,2026

To: Whom it May Concern,

From: Mark Mace

Joao & Bradley Construction Co., Inc

Joao & Bradley Construction Co., Inc is an active participating member of the Apprenticeship Program of the United Steelworkers District 10/PA Heavy and Highway Contractors Bargaining Association Joint Apprenticeship & Training Program. This apprenticeship program is registered with the Pennsylvania Apprenticeship & Training Council and the Federal Department of Labor. The apprenticeships program ID # is PA00967001. This program includes Laborer, Carpenter, Electrician, Cement Mason, Heavy Equipment Operator and Heavy Equipment Mechanic crafts. Since September 2020 we have graduated 17 apprentices into journeymen ship 11 laborers 4 carpenters, 2 Electricians & 1 Operator.

If you should have any further questions, You may contact me at the above contact information.

Sincerely,

Mark T. Mace



Apprenticeship and Training Coordinator

Maple Alley Sanitary Sewer Upgrades – Phase 1
Contract No. WCB-2026-MASS1
Joao & Bradley Construction Co., Inc.

(6) _____ [Name of Company submitting bid] and its principals/owners have not been convicted of any crime relating to its contracting business in the past ten years.

(7) Within the past three years, Joao & Bradley Construction Co., Inc. _____ [Name of Company submitting bid] has not been found in violation of any law applicable to its contracting business, including, but not limited, to licensing laws, tax laws, wage and hour laws, prevailing wage laws, environmental laws or others, where the result of such violation was the payment of a fine, back pay damages or any other type of penalty in the amount of \$5,000 or more.

(8) Joao & Bradley Construction Co., Inc. _____ [Name of Company submitting bid] shall employ a sufficient number of craft labor personnel required to successfully perform any project work it self-performs or shall use qualified subcontractors to meet this requirement and shall assign workers to perform only work in their respective craft or trade for which they have sufficient skills and training, or shall use qualified subcontractors to meet this requirement.

(9) Joao & Bradley Construction Co., Inc. _____ [Name of Company submitting bid] will pay all craft employees on the project, at a minimum, the applicable wage and fringe benefit rates, as established for the classification in which the worker is employed, in accordance with the Pennsylvania Prevailing Wage Act, 43 P.S. §§ 165-1 - 165-17 or the Federal Davis Bacon Act, 40 U.S.C. § 276a *et. seq.*, as applicable.

(10) Joao & Bradley Construction Co., Inc. _____ [Name of Company submitting bid] will ensure that all craft labor it employs on the project will have completed, prior to working on the project the OSHA 10-hour training course for safety established by the U.S. Department of Labor. If the firm is a prime contractor, it shall also ensure that at least one person on the project has completed the OSHA 30-hour construction training course established by the U.S. Department of Labor.

(11) Joao & Bradley Construction Co., Inc. _____ [Name of Company submitting bid] participates in an apprenticeship program for each separate trade or classification it which it employs craft employees and shall continue to participate in such program or programs for the duration of the project.

a. For purposes of this section an apprenticeship program must be currently registered with and approved by the US Department of Labor or a state apprenticeship agency and has graduated

Maple Alley Sanitary Sewer Upgrades – Phase 1
Contract No. WCB-2026-MASS1

apprentices to journey-person status for at least three (3) of the past five (5) years, or every year since the firm's establishment.

b. If a firm is identified as the lowest responsible bidder or otherwise selected as the prospective awardee or as a subcontractor of an awardee, it shall provide appropriate documentation as determined by the Borough, to verify it meets the requirements of this section for each trade classification of craft workers it will employ on the project. This verification shall be provided prior to performance of work by the firm.

(12) The construction manager, general contractor or other lead or prime contractor responsible for the project shall ensure that at least 70 percent of the craft labor workers employed on the project shall be comprised of either journey-person workers who have successfully completed an Apprenticeship Program as defined in Section 3(c)11 of the RCO Ordinance or apprentices registered in such programs. The apprenticeship participation as specified by this section must be in the same trade or craft for which the workers are employed on the project.


Joao & Bradley Construction Co., Inc.
(13) _____ [Name of Company submitting bid] shall assign craft labor personnel who only work in the craft or trade in which they are employed.

Joao & Bradley Construction Co., Inc.
(14) _____ [Name of Company submitting bid] has all other technical qualifications and resources, including equipment, personnel and financial resources, to successfully perform the referenced contract and shall maintain such capabilities throughout the duration of the project, or will obtain same through the use of qualified, responsible subcontractors or vendors.

Joao & Bradley Construction Co., Inc.
(15) _____ [Name of Company submitting bid] shall notify the Borough within seven days of any material changes in its operation that relate to any matter attested to in this certification.


The Certification is made subject to the Penalties of 18 Pa C.S.A. Section 4904, relating to unsworn falsification to authorities.

Maple Alley Sanitary Sewer Upgrades – Phase 1
Contract No. WCB-2026-MASS1

By: 
(Name)

Julio Isidoro/ Vice President
(Title)

March 30, 2026
(Date)

Witness: 
(Name) Sheila Allman/ Admin

March 30, 2026
(Date)

Sworn to and subscribed before me this 30th
day of March, 2026



NOTARY PUBLIC
Carlos Lameira

My Commission Expires: November 30, 2026

Commonwealth of Pennsylvania - Notary Seal
Carlos Lameira, Notary Public
Northampton County
My commission expires November 30, 2026
Commission number 1229327
Member, Pennsylvania Association of Notaries

Maple Alley Sanitary Sewer Upgrades – Phase 1
Contract No. WCB-2026-MASS1

Section C, Form of Bid, is to be completed ELECTRONICALLY via PennBid™.

C. FORM OF BID

TO: West Chester Borough
401 East Gay Street
West Chester, PA 19380

Ladies & Gentlemen:

This bid is submitted in accordance with your advertisement inviting bids to be received until 2:00 PM, prevailing time, on the 30th day of March 2026, for:

*Maple Alley Sanitary Sewer Upgrades – Phase 1
Contract No. WCB-2026-MASS1*

Having carefully examined the Contract Documents together with all Addenda or Bulletins, as prepared by the Engineers, and being familiar with the various conditions affecting the work, including those under the General Conditions which provide for the payment of liquidated damages to the owner, hereafter set at \$ 500.00 per calendar day, in the event the contract is not completed within the allotted time. The undersigned agrees to furnish all labor, materials and equipment to construct and complete within 75 consecutive calendar days, all the necessary contract work, in accordance with said contract documents, for which the following units and/or lump sum prices are submitted.

By submission of this bid, the Contractor certifies that:

1. He has carefully examined the Contract documents, has examined carefully the site upon which the work is performed and has become familiar, by its own investigation, with the various conditions which may affect the performance of work.
2. He shall not at any time after the execution of this Contract set up any claims whatsoever based upon insufficient data or incorrectly assumed conditions, nor shall he claim any misunderstanding in regard to the nature, conditions or character of the work to be done under this Contract, and shall assume all risk resulting from any change in the conditions, which may occur during the progress of this work.
3. He assumes all risk as to the nature of the conditions to the area where work is to be performed under this Contract and any other unfavorable condition that may be encountered in the performance of that work. No plea of ignorance of conditions that exist or may exist hereafter, or any other difficulties that may be encountered in the work to be performed hereunder as a result of the failure of the Contractor to make basis for any claim whatsoever for extra work. If a perspective bidder desires to obtain any information with regard to the worksite or conditions, the Owner will afford such perspective bidder the opportunity, at bidder's own expense to make any such site visits, evaluations or determination of the conditions.

Maple Alley Sanitary Sewer Upgrades – Phase 1
Contract No. WCB-2026-MASS1

List of Electronic Copies of Documents to be Uploaded with Bid

- Form of Bid (C-3 through C-5)
- Bid Bond with Bonding Company Form
- Form of Guaranty (D-1) PennBID only
- Statement of Bidder's Qualifications (D-2 through D-4)
- Contractor Responsibility Certification (D-5 through D-8)
- Acknowledgement of Chapter 4 (D-9)
- Certification of Non-Debarment (D-10)
 - Prime Contractor
 - Subcontractor(s)
 - Suppliers
- Acknowledgement of Nondiscrimination/Sexual Harassment Clause (D-11)

Maple Alley Sanitary Sewer Upgrades – Phase 1
 Contract No. WCB-2026-MASS1

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>ESTIMATED TOTAL</u>
<u>BASE BID</u>				
1.	1 L.S.	Mobilization and Demobilization. Price complete, in place, per lump sum:		
		_____ DOLLARS	\$ <u>N/A</u>	\$ _____
2.	1 L.S.	Site Preparation and Restoration. Price complete, in place, per lump sum:		
		_____ DOLLARS	\$ <u>N/A</u>	\$ _____
3.	8 EA.	Soft Dig Test Pits. Price complete, in place, per each:		
		_____ DOLLARS	\$ _____	\$ _____
4.	1 L.S.	Traffic Control. Price complete, in place, per lump sum:		
		_____ DOLLARS	\$ <u>N/A</u>	\$ _____
5.	1 L.S.	Sanitary Sewer Bypass Pumping and Flow Control. Price complete, in place, per lump sum:		
		_____ DOLLARS	\$ <u>N/A</u>	\$ _____
6.	1,028 L.F.	21" Dia. PVC Gravity Sewer Pipe. Price complete, in place, per linear foot:		
		_____ DOLLARS	\$ _____	\$ _____
7.	2 EA.	Reconnect Sewer Lateral. Price complete, in place, per each:		
		_____ DOLLARS	\$ _____	\$ _____
8.	4 EA.	4' Dia. Precast Concrete Manhole. Price complete, in place, per each:		
		_____ DOLLARS	\$ _____	\$ _____

Maple Alley Sanitary Sewer Upgrades -- Phase 1
 Contract No. WCB-2026-MASS1

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>ESTIMATED TOTAL</u>
<u>BASE BID</u>				
9.	1 EA.	4' Dia. Precast Concrete Drop Manhole. Price complete, in place, per each:		
		_____ DOLLARS	\$ _____	\$ _____
10.	1 EA.	5' Dia. Precast Concrete Manhole. Price complete, in place, per each:		
		_____ DOLLARS	\$ _____	\$ _____
11.	1 EA.	Demolish Manhole. Price complete, in place, per each:		
		_____ DOLLARS	\$ _____	\$ _____
12.	2 EA.	Storm Sewer Inlet. Price complete, in place, per each:		
		_____ DOLLARS	\$ _____	\$ _____
13.	15 L.F.	12" Dia. DI Storm Sewer Pipe. Price complete, in place, per linear foot:		
		_____ DOLLARS	\$ _____	\$ _____
14.	1,550 S.Y.	Excavate/Mill Pavement (4.5" Depth). Price complete, in place, per square yard:		
		_____ DOLLARS	\$ _____	\$ _____
15.	1,550 S.Y.	Full Depth Repaving (3" Base Course and 1.5" Wearing Course). Price complete, in place, per square yard:		
		_____ DOLLARS	\$ _____	\$ _____
16.	1 L.S.	Permanent Pavement Marking Restoration. Price complete, in place, per lump sum:		
		_____ DOLLARS	\$ N/A	\$ _____

Maple Alley Sanitary Sewer Upgrades – Phase 1
 Contract No. WCB-2026-MASS1

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>ESTIMATED TOTAL</u>
<u>BASE BID</u>				
17.	50 C.Y.	Miscellaneous Excavation and Backfill. Price complete, in place, per cubic yard:		
			_____ DOLLARS \$ _____	\$ _____
18.	1 L.S.	Flowable Fill Setup and Installation. Price complete, in place, per lump sum:		
			_____ DOLLARS \$ N/A	\$ _____
19.	12 C.Y.	Flowable Fill Material. Price complete, in place, per cubic yard:		
			_____ DOLLARS \$ _____	\$ _____
20.	4 EA.	Trench Plug. Price complete, in place, per each:		
			_____ DOLLARS \$ _____	\$ _____
TOTAL BASE BID AMOUNT				
(Based on Estimated Quantities)				\$ _____

ADD ITEMS

1.	1 L.S.	Remove and Replace Trench Drain. Price complete, in place, per lump sum:		
			_____ DOLLARS \$ N/A	\$ _____

TOTAL AMOUNT BID
FOR CONTRACT NO. WCB-2026-MASS1
(Sum of Base Bid and All Add Items) (Based on Estimated Quantities) \$ _____

Maple Alley Sanitary Sewer Upgrades – Phase 1
Contract No. WCB-2026-MASS1

D. FORM OF GUARANTY

Information regarding the Form of Guaranty (Bid Form RFI) shall be entered online via the PennBID Program (www.PennBID.net)



Commonwealth of Pennsylvania
Public Works Employment Verification Form

Complete and return the form to the contracting Public Body prior to the award of the contract.

Company Legal Name: Joao & Bradley Construction Co., Inc.

Doing Business As: _____
(if different from Legal Name)

Mailing Address: 4211 Tracy Lane
 Street Address 1

Street Address 2

Bethlehem Pennsylvania 18020
 City State Zip Code

Check one: Contractor Subcontractor

Contracting Public Body: West Chester Borough

Contract/Project Number: Contract No. WCB-2026-MASSI

Project Description: Maple Avenue Sanitary Sewer Uphgrades-Phase 1

Project Location: West Chester, PA

Date Enrolled in E-Verify (MM/DD/YYYY): January 1, 2018

As a contractor/subcontractor for the above referenced public works contract, I hereby affirm that as of today's date, March 30, 2026, our company is in compliance with the Public Works Employment Verification Act ('the Act') through utilization of the federal E-Verify Program (EVP) operated by the United States Department of Homeland Security. To the best of my/our knowledge, all employees hired are authorized to work in the United States.

It is also agreed to that all public works contractors/subcontractors will utilize the federal EVP to verify the employment eligibility of each new hire within five (5) business days of the employee start date throughout the duration of the public works contract. Documentation confirming the use of the federal EVP upon each new hire shall be maintained in the event of an investigation or audit.

I, Julio Isidoro, authorized representative of the company above, attest that the information contained in this verification form is true and correct and understand that the submission of false or misleading information in connection with the above verification shall be subject to sanctions provided by law.


Authorized Representative Signature

3/30/26
Date of Signature

Printed Name: Julio Isidoro

Phone Number: 610-867-1500 **Email:** julioisidoro@joaobradley.com

Commonwealth of Pennsylvania



October 31, 1989

To All to Whom These Presents Shall Come: Greeting:

I DO HEREBY CERTIFY, That from an examination of the indices and corporate records of this department, it appears that on July 24, 1989 a Certificate of Incorporation was issued to a Pennsylvania corporation entitled

"JOAO AND BRADLEY CONSTRUCTION COMPANY, INC."

I DO FURTHER CERTIFY, That no proceedings in dissolution adversely affecting the corporate existence of the foregoing have subsequently been filed.

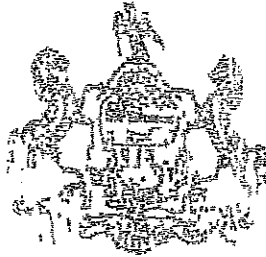
WHEREFORE, it appears that this corporation remains a presently subsisting corporation as of the date hereof.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the Commonwealth to be affixed, the day and year above written.


Acting Secretary of the Commonwealth

Commonwealth of Pennsylvania



Department of State
CERTIFICATE OF INCORPORATION

OFFICE OF THE SECRETARY OF THE COMMONWEALTH

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, UNDER THE PROVISIONS OF THE LAWS OF THE COMMONWEALTH, THE SECRETARY OF THE COMMONWEALTH IS AUTHORIZED AND REQUIRED TO ISSUE A "CERTIFICATE OF INCORPORATION" EVIDENCING THE INCORPORATION OF AN ENTITY;

WHEREAS, THE STIPULATIONS AND CONDITIONS OF THE LAW HAVE BEEN FULLY COMPLIED WITH BY JOMO AND BRADLEY CONSTRUCTION COMPANY, INC.

THEREFORE, KNOW YE, THAT SUBJECT TO THE CONSTITUTION OF THIS COMMONWEALTH, AND UNDER THE AUTHORITY OF THE LAWS THEREOF, I DO BY THESE PRESENTS, WHICH I HAVE CAUSED TO BE SEALED WITH THE GREAT SEAL OF THE COMMONWEALTH, DECLARE AND CERTIFY THE CREATION, ERECTION AND INCORPORATION OF THE ABOVE IN DEED AND IN LAW BY THE NAME CHOSEN HEREBYFORE SPECIFIED.

SUCH CORPORATION SHALL HAVE AND ENJOY AND SHALL BE SUBJECT TO ALL THE POWERS, DUTIES, REQUIREMENTS, AND RESTRICTIONS, SPECIFIED AND ENJOINED IN AND BY THE APPLICABLE LAWS OF THIS COMMONWEALTH.



GIVEN UNDER MY HAND AND THE GREAT SEAL OF THE COMMONWEALTH, AT THE CITY OF HARRISBURG, THIS ~~JATH~~ DAY OF JULY IN THE YEAR OF OUR LORD ONE THOUSAND NINE HUNDRED AND EIGHTY-NINE AND OF THE COMMONWEALTH THE TWO HUNDRED FOURTEENTH.

Jan J. Naydt
SECRETARY OF THE COMMONWEALTH

E KELLER KLEIN III BSG
751 TURNER ST

ALLENTOWN, PA 18102-0000

1517857
08954
1126-1128

RESOLUTION OF BOARD OF DIRECTORS
OF
JOAO AND BRADLEY CONSTRUCTION COMPANY, INC.

A meeting of the Board of Directors of Joao and Bradley Construction Company, Inc. was held on August 15, 2016 at 4211 Tracy Lane, Bethlehem, Pennsylvania.

RESOLVED, that Isabel Joao-Tavares, President; Julio S. Isidoro, Vice President; Isabel Joao-Tavares, Secretary; and Carlos Lameira, Treasurer, are authorized to act for the corporation by submitting bids for construction and to execute any or all bid documents, affidavits, insurance documents, or contract documents for all projects that the corporation may desire to bid and/or construct.

Attest:

JOAO AND BRADLEY CONSTRUCTION COMPANY, INC.


By _____

Isabel Joao-Tavares
President

MINUTES OF ANNUAL MEETING
OF DIRECTORS OF
JOAO AND BRADLEY CONSTRUCTION COMPANY, INC.

Held: April 27, 2020

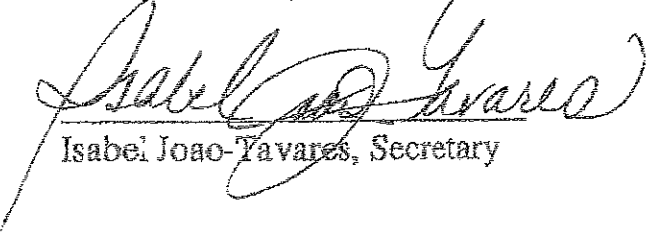
The annual meeting of the Directors of the Corporation was held on the above date at the law office of Goudsouzian & Associates, 2940 William Penn Highway, Easton, Pennsylvania, 18045, at the call of the Directors.

The following Directors were present:

Isabel Joao-Tavares, President
Julio S. Isidoro, Vice President
Isabel Joao-Tavares, Secretary
Carlos Lameira, Treasurer

constituting a quorum.

There being no further business presented, the meeting was adjourned.


Isabel Joao-Tavares, Secretary



JOIN FORCES. SUCCEED TOGETHER.

hereby grants

National Women's Business Enterprise Certification

to

Joao & Bradley Construction Co., Inc.

who has successfully met WBENC's standards as a Women's Business Enterprise (WBE). This certification affirms the business is woman-owned, operated and controlled and is valid through the date herein.

Certification Granted: March 24, 2023
Expiration Date: March 24, 2026
WBENC National Certification Number: WBE2300853

WBENC National WBE Certification was processed and validated by Women's Business Enterprise Center - East, a WBENC Regional Partner Organization.

Authorized by Elizabeth M. Walsh, President
Women's Business Enterprise Center - East



NAICS: 221320
UNSPSC: 83101500, 83101506





JOAO AND BRADLEY CONSTRUCTION COMPANY, INC.

Unique Entity ID NQ3GYV8BL3Z8	CAGE / NCAGE 73XE7	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Aug 26, 2026	
Physical Address 4211 Tracy LN Bethlehem, Pennsylvania 18020-8601 United States	Mailing Address 4211 Tracy LN Bethlehem, Pennsylvania 18020-8601 United States	

Business Information

Doing Business as JOAO & BRADLEY CONSTRUCTION CO	Division Name (blank)	Division Number (blank)
Congressional District Pennsylvania 07	State / Country of Incorporation Pennsylvania / United States	URL (blank)

Registration Dates

Activation Date Aug 28, 2025	Submission Date Aug 26, 2025	Initial Registration Date Apr 25, 2014
--	--	--

Entity Dates

Entity Start Date Jul 24, 1989	Fiscal Year End Close Date Dec 31
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Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types		
Entity Structure Corporate Entity (Not Tax Exempt)	Entity Type Business or Organization	Organization Factors Subchapter S Corporation
Profit Structure		

Socio-Economic Types

Women-Owned Small Business

Women-Owned Business

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments
No

Debt Subject To Offset
No

EFT Indicator
0000

CAGE Code
73XE7

Points of Contact

Electronic Business

Isabel Joao Tavares, President

4211 Tracy Lane
Bethlehem, Pennsylvania 18020
United States

Government Business

Isabel Joao Tavares, President

4211 Tracy Lane
Bethlehem, Pennsylvania 18064
United States

Service Classifications

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	237110	Water And Sewer Line And Related Structures Construction
	221310	Water Supply And Irrigation Systems
	221320	Sewage Treatment Facilities

Disaster Response

This entity does not appear in the disaster response registry.

Worker's Compensation Experience Modification Rate (EMR) for the Last 5 Years

YEAR	2024	EMR	.689
YEAR	2023	EMR	.692
YEAR	2022	EMR	.848
YEAR	2021	EMR	.955
YEAR	2020	EMR	.962

Total Recordable Frequency Rate (TRFR) for the Last 5 Years

YEAR	2024	TRFR	0.0
YEAR	2023	TRFR	0.0
YEAR	2022	TRFR	0.0
YEAR	2021	TRFR	0.0
YEAR	2020	TRFR	0.0

Total Number of Man-Hours Worked for the Last 5 Years

YEAR	2024	Total number of man-hours	71,236
YEAR	2023	Total number of man-hours	83,200
YEAR	2022	Total number of man-hours	83,100
YEAR	2021	Total number of man-hours	83,237
YEAR	2020	Total number of man-hours	70,802

Provide Contractor's (and Contractor's proposed Subcontractor and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) Days Away From Work, Days of Restricted Work Activity or Job Transfer (DART) incidence rate for the industry or type of Work to be performed by Contractor and each of Contractor's proposed Subcontractor's and Suppliers for the last 5 years.

YEAR	2024	DART	0.0
YEAR	2023	DART	0.0
YEAR	2022	DART	0.0
YEAR	2021	DART	0.0
YEAR	2020	DART	0.0

**JOAO BRADLEY CONSTRUCTION COMPANY, INC
PROJECTS ON HAND**

7/22/2025

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>	<u>PERCENT COMPLETED</u>
(2023-01)				
North Wales Water Authority	Carroll Engineering	\$5,866,016.00	Contract No #530-20-11	99%
200 West Walnut St	949 Easton Road	CO #1: \$97,023.97	Park Avenue/ Ferry Road	
North Wales, PA 19454	Warrington, PA 18976	CO #2: \$160,647.99	Transmission Line (E-1048)	
	Lane Bodley/ 215-343-5790	Total: \$6,123,687.96		
(2023-09)				
Susquehanna Township Auth	GHD	\$6,593,216.20	Drainage Area AR-23B/23C	99%
1900 Linglestown Road	225 Grandview Ave, Suite 403	CO's 1-6: \$111,618.94	Sanitary Sewer Improvements	
Harrisburg, PA 17110	Camp Hill, PA 17011	Total: \$6,825,642.80		
Travis Mease	Dana Scarangella			
717-233-7143	717-541-0622			
(2024-05)				
New Castle County	New Castle County	\$19,917,709.00	West Wing	70%
87 Reads Way	87 Reads Way			
New Castle, DE 19720	New Castle, DE 19720			
302-395-5700	302-395-5700			
(2024-11)				
Bucks County Water & Sewer	Gilmore & Assoc	\$4,094,800.00	Upper Dublin Diversion Pump	90%
1275 Almshouse Road	65 E. Butler Avenue, Suite 100		Station Force Main	
Warrington, PA 18976	New Britian, PA 18901		Contract UDT-14FM	
	215-345-4330			
(2024-15)				
Plumstead Township	Gilmore & Assoc	\$733,130.00	Water Main Extension	99%
5186 Stump Road	65 E. Butler Avenue, Suite 100			
Pipersville, PA 18947	New Britian, PA 18901			
	215-345-4330			
(2024-16)				
Lower Pottsgrove Township	Ebert Engineering, Inc.	\$516,876.00	Hilltop Road Sanitary Sewer	99%
2199 Buchert Road	4397 Skippack Pike			
Pottstown, PA 19464	Skippack, PA 19474			
	610-584-6701			
(2024-19)				
The Municipal Authority of the	Pennoni Associates	\$387,500.00	2024 Water Main Replacement	99%
Borough of Morrisville	1900 Market Street, Suite 300		Lafayette, McKinley and	
35 Union Street	Philadelphia, PA 19103		Keystone Ave Water Replace	
Morrisville, PA 19067	Robert Cambell, P.E.			
	215-222-3000			

**JOAO BRADLEY CONSTRUCTION COMPANY, INC
PROJECTS ON HAND**

7/22/2025

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>	<u>PERCENT COMPLETED</u>
(2024-20)				
Elizabethtown Area Water Auth 211 W. Hummelstown Street Elizabethtown, PA 17022	HRG 369 East Park Drive Harrisburg, PA 17111 610-639-9026	\$2,696,088.75	Phase 1 Water Main Replace Project	90%
(2024-21)				
New Castle County 87 Reads Way, 2nd Floor New Caslte, DE 19720 302-395-5700	New Castle County 87 Reads Way, 2nd Floor New Caslte, DE 19720 302-395-5700	\$9,133,506.25	Brandywine Interceptor Access Design and Sewer Rehabilitation	10%
(2024-22)				
Lehigh County Authority 1053 Spruce Road Allentown, PA 18106	Gannett Fleming 207 Senate Ave, Room 200 Camp Hill, PA 17011 Michael Leamon, CCM 717-608-0043	\$1,058,552.00	Large Valve Replacement	0%
(2024-23)				
City of Reading 815 Washington Street Reading, PA 19601 Tammi Reinhart/ 610-655-6207	Aecom City of Reading 815 Washington Street Reading, PA 19601 Tammi Reinhart/ 610-655-6207	\$2,326,785.00	19th Ward Pump Station Force Main Project	90%
(2025-01)				
CUPA-Community Utilities of PA 570 Hallet Road East Stroudsburg, PA Ambler Capwen 484-215-5343	GHD 225 Grandview Ave, Suite 403 Camp Hill, PA 17011 Kevin Hartman 514-251-9730	\$1,119,879.00	Westgate Phase I Watermain Replacement	90%
(2025-02)				
Northampton, Bucks County, Municipal Authority (NBCMA) 15 Bustleton Pike Richboro, PA 18954 Theresa Gallagher 215-357-8515 X-102	Pennoni 1501 Main Street, Suite 220 Warrington, PA 18976 Christopher Walker, P.E. 267-784-5135	Bid: \$3,345,900.00 Alt: \$1,204,172.00 Total: \$4,550,072.00	2024 Water Main Extension Project Contract No: 1-W-24	50%

**JOAO BRADLEY CONSTRUCTION COMPANY, INC
PROJECTS ON HAND**

7/22/2025

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>	<u>PERCENT COMPLETED</u>
(2025-03)				
Borough of Kennett Square	Pennoni	\$891,195.00	Contract No KSB-2024-ESPSS	50%
600 South Broad St, Suite 110	121 Continental Dr, Suite 207		East South Street Force Main	
Kennett Square, PA 19348	Newark, DE 19713		and Gravity Sewers	
Kyle Coleman	Michael Ellis, P.E			
	302-561-4235			
(2025-05)				
Chester Water Authority	Chester Water Authority	\$2,649,410.00	Contract 24-001	80%
415 Welsh Street	415 Welsh Street		Water Main Renewal Project	
Chester, PA 19016	Chester, PA 19016			
Steven Farney, P.E.	Steven Farney, P.E.			
610-876-8185 X-1222	610-876-8185 X-1222			
(2025-06)				
North Penn Water Authority	North Penn Water Authority	\$3,847,638.00	Contract No 801	75%
300 Forty Foot Road	300 Forty Foot Road		2025 Infrastructure	
Lansdale, PA 19446-4017	Lansdale, PA 19446-4017		Improvement Project Group	
Julie Black, P.E.	Julie Black, P.E.			
15-855-3617 X-151	215-855-3617 X-151			
(2025-08)				
CUPA-Community Utilities of PA	CUPA-Community Utilities of PA	\$432,390.00	2025 UIP Downingtown Sewer	90%
1201 Sawmill Road	570 Hallet Road			
Downingtown, PA 19335	East Stroudsburg, PA			
Ambler Capwen	Ambler Capwen			
484-215-5343	484-215-5343			
(2025-09)				
Pottstown Borough Authority	Herbert, Rowland & Grubic	\$518,700.00	Contract No LR-2.5	25%
100 East High Street	501 Allendale Road, Suite 203		Phase 2.5 Lead Service	
Pottstown, PA 19464	King of Prussia, PA 19406		Replacement Project	
610-970-6500	Michael Vital, P.E.			
	610-639-9026			
(2025-11)				
City of Bethlehem	City of Bethlehem	\$337,491.00	2025--12 Eighth Ave	0%
10 E. Church Street	10 E. Church Street		Valve Replacement	
Bethlehem, PA 18018	Bethlehem, PA 18018			
Robert Taylor	Robert Taylor			
610-865-7207	610-865-7207			

**JOAO BRADLEY CONSTRUCTION COMPANY, INC
PROJECTS ON HAND**

7/22/2025

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>	<u>PERCENT COMPLETED</u>
(2025-12)				
Towamencin Township 1090 Troxel Road Lansdale, PA 19446 Colleen Ehrle 215-368-7602 X-1200	Gilmore & Associates 65 East Butler Aven, Suite 100 New Britain, PA 18901 Zachary Johnson, E.I.T 267-914-7840	\$503,700.00	SCI Replacement-Phase 2	0%
(2025-14)				
Parkland High School 2700 N. Cedar Crest Blvd Allentown, PA 18104 610-351-5600	Barker & Barker Paving 910 14th Avenue Bethlehem, PA 18018 Gavin McGeehan 484-357-5562	\$111,800.00	Parkland High School Expansion	50%
(2025-15)				
City of Bethlehem 10 E. Church Street Bethlehem, PA 18018 Robert Taylor 610-865-7207	City of Bethlehem 10 E. Church Street Bethlehem, PA 18018 Robert Taylor 610-865-7207	\$377,185.00	2025--25 East Garrison Street Water Main Replacement	0%
(2025-16)				
Hemdon Borough-Jackson Twp Joint Municipal Auth (HBJTJMA) 278 N. Main Street Hemdon, PA 17830 570-758-3264	PA Environmental Solutions Inc PESI 725 Hickory Road Dalmatia, PA 17017	\$3,217,467.26	Route 147 Water Line Replacement	0%
(2025-17)				
City of Bethlehem 10 E. Church Street Bethlehem, PA 18018 Robert Taylor 610-865-7207	City of Bethlehem 10 E. Church Street Bethlehem, PA 18018 Robert Taylor 610-865-7207	\$265,263.50	Walnut Street-Water Main Installation	0%
(2025-18)				
Maidencreek Township Authority A Quarry Road Blandon, PA 19510	(SDE) Systems Design Eng 1032 Jame Drive Leesport, PA 19533	\$1,207,165.00	2025 SR 0073 (Main St) Surface Water Utility Installation Project	0%

JOAO & BRADLEY CONSTRUCTION COMPANY, INC. RECENTLY COMPLETED PROJECTS

JOAO & BRADLEY CONST. CO., INC. - COMPLETED PROJECTS

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2025-10) Arts Quests Cultural Arts Ctr 25 W. 3rd Street Bethlehem, PA 18015 610-332-1300	Keystone Sitework 8123 PA-873 Slatington, PA 18080 Tyler Landis 215-808-4327	\$156,242.00	Waterline Offsite Improvements
(2025-07) City of Bethlehem 10 E. Church Street Bethlehem, PA 18018 Robert Taylor 610-865-7207	City of Bethlehem 10 E. Church Street Bethlehem, PA 18018 Robert Taylor 610-865-7207	\$416,525.00	2024-- 43 HDPE Insertion Freemansburg Birge and Eaton Avenue
(2025-04) Bucks County Water & Sewer Authority (BCWSA) 1275 Almshouse Road Warrington, PA 18976 215-343-2538	Gilmore & Associates 65 E. Butler Ave, Suite 100 New Britain, PA 18901 Alexander Dyke, P.E. 215-869-6995	\$204,275.00	1425 Street Road Sanitary Sewer Emergency Replacement
(2024-18) Borough of Slatington 128 S. Walnut Street Slatington, PA 18080	Lehigh Engineering Assoc 499 Riverview Drive Walnutport, PA 18088	\$332,511.52	Slatington Maple Spring Drive Waterline Project
(2024-17) Community Utilities of PA 262 Tamiment Road Tamiment, PA 18371 Amber Capwen/ Proj Mgt 484-215-5343	Community Utilities of PA 262 Tamiment Road Tamiment, PA 18371 Amber Capwen/ Proj Mgt 484-215-5343	\$85,900.51 \$85,695.00	Penn Estates-Valve Replace Tamiment Swr Rehab-Phase 1
(2024-12) Upper Macungie Township 8330 Schantz Road Breinigsville, PA 18031	Keystone Consulting Eng 5012 Medical Center Cr, Suite 1 Allentown, PA 18106 610-395-0971	\$288,477.25	Mill Creek Road Sanitary Sewer

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2024-07) North Penn Water Authority 300 Forty Foot Rd Lansdale, PA 19446 Dan Preston/ 215-855-3617	North Penn Water Authority 300 Forty Foot Rd Lansdale, PA 19446 Dan Preston/ 215-855-3617	\$267,740.00	#797 Towamencin Twp
(2024-09) West Pottsgrove Township 980 Grosstown Road Stowe, PA 19464 610-323-7717	Bursich Associates 2129 East High Street Pottstown, Pa 19464 Gus Meyer 610-323-4040	\$447,806.00	Sylvan Drive Sanitary Sewer
(2024-06) Easton Suburban Water Auth 3700 Hartley Ave Easton, PA 18045 Craig Swinsburg/ 610-258-7181	KCE 2870 Emrick Blvd Bethlehem, PA 18020	\$1,321,477.50	2024 Forks Twp
(2024-04) Easton Suburban Water Auth 3700 Hartley Ave Easton, PA 18045 Craig Swinsburg/ 610-258-7181	Gannett Fleming 207 Senate Ave Camp Hill, PA 17011 Michael Leaman 717-608-0043	\$1,324,228.00 CO \$90,750.00 Total: \$1,414,978.00	Richmond Road
(2024-02) New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	\$735,800.00	County Wide
(2023-18) Aqua Pennsylvania, Inc. 762 W. Lancaster Ave Bryn Mawr, PA 19010 877-987-2782	Pennoni Associates 121 Continental Drive, Suite 207 Newak, DE 19713 Charles Faulkner/ 302-351-5263	\$3,348,127.00	North Bacton Hill & Swedesford Road Area Sanitary Sewer Extension
(2023-17) Lower Providence Township Sewer Authority 20 Parklane Drive Eagleville, PA 19403 Alan Rubendall/ 610-539-6161	Gannett Fleming Park Pointe at Lower Providence 1010 Adams Ave Audubon, PA 19403 Edward Woyden/ 610-650-8101	\$3,089,866.50 Increases \$257,024.00 Total: \$3,346,890.50	2023 Sanitary Sewer Replace

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2023-15) West Pottsgrove Township 980 Grosstown Road Stowe, PA 19464 610-323-7717	Bursich Associates 2129 East High Street Pottstown, Pa 19464 Gus Meyer/ 610-323-4040	\$459,365.00 Increases Total: \$559,555.00	Anthony Wayne Drive, Von Steuben Drive & Pulaski St Improvement Project
(2023-11) Chester Water Authority 415 Welsh Street Chester, PA 19016 Steven Farney/ 610-876-8185	Chester Water Authority 415 Welsh Street Chester, PA 19016 Steven Farney/ 610-876-8185	\$3,466,250.00 Increases Total: \$3,645,378.90	2023 Wter Main Renewal Project
(2023-02) North Penn Water Authority 300 Forty Foot Rd Lansdale, PA 19446 Dan Preston/ 215-855-3617	North Penn Water Authority 300 Forty Foot Rd Lansdale, PA 19446 Jim Sharayko/ 215-855-3617	\$2,888,549.00	2023 Infrastruture Improvement Project Group #795
(2022-09) North Wales Water Authority 200 West Walnut St North Wales, PA 19454 Robert Bender	Carroll Engineering 949 Easton Road Warrington, PA 18976 Lane Bodley/ 215-343-5790	\$1,778,265.00 CO #1: \$139,245.00 CO #2: 18,539.96 Total: 1,826,276.96	Elm St Sewer Replacement
(2022-03) North Penn Water Authority 300 Forty Foot Rd Lansdale, PA 19446 Dan Preston/ 215-855-3617	North Penn Water Authority 300 Forty Foot Rd Lansdale, PA 19446 Dan Preston/ 215-855-3617	\$2,964,984.50	2022 Infrastructure Improve Contract #792
(2021-17) Environmental Restoration 825 Nina Way Warminster, PA 18974 Greg Sulon 856-630-4635	Environmental Restoration 825 Nina Way Warminster, PA 18974 Greg Sulon 856-630-4635	\$7,220,500.00	Baghurst Alley Waterline
(2024-14) Horsham Water & Sewer Auth 617 Horsham Road Horsham, PA 19044 Tina O'Rourke 215-672-8011	Gilmore & Assoc 65 E. Butler Avenue, Suite 100 New Britian, PA 18901 Zachary Johnson 215-345-4330	\$263,500.00 CO #1: \$8,318.57 Total: \$271,818.57	Fire Hydrant Replacement
(2024-10) Horsham Water & Sewer Auth 617 Horsham Road Horsham, PA 19044 Tina O'Rourke 215-672-8011	Gilmore & Assoc 65 E. Butler Avenue, Suite 100 New Britian, PA 18901 Zachary Johnson 215-345-4330	\$176,000.00 CO #1: \$37,500.00 CO #2: \$13,575.00 Total: \$227,075.00	Manhole Frame & Cover

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2024-08) Bethlehem Township Municip 3535 Orth Street Bethlehem, PA 18020 Steven Shunsberger 484-239-1761	Bethlehem Township Municip 3535 Orth Street Bethlehem, PA 18020 Steven Shunsberger 484-239-1761	\$846,790.00	Freemansburg
(2024-01) Upper Saucon Township 5500 Camp Meeting Road Center Valley, PA 18034 Brent Sine 610-282-1171	Hanover Engineering 252 Brodhead Road, Suite 100 Bethlehem, PA 18017 Deborah Nevells 610-691-5644	\$541,925.00 CO #1 \$40,349.66 Total: \$582,274.66	Kozy Korner Road Storm Sewer Project
(2023-16) Bethlehem Township Municip 3535 Orth Street Bethlehem, PA 18020 Steven Shunsberger 484-239-1761	Colliers Engineering & Design 941 Marcon Blvd, Suite 801 Allentown, PA 18109 Ronald Madison 610-868-4201	\$357,850.00	2023-50 Willowbrook Road Water Main Relocation
(2023-14) LB Industries, Inc./ Aqua PA 762 W Lancaster Ave Bryn Mawr, PA 19010 Michael Convery	Suburban Consulting Eng 96 U.S. Highway 206, Suite 101 Flander, NJ 07836 973-398-1776	\$217,625.00	Waymart Well #7 Arsenic Treatment
(2023-12) City of Bethlehem 10 E. Church Street Bethlehem, PA 18018 Robert Taylor 610-865-7207	City of Bethlehem 10 E. Church Street Bethlehem, PA 18018 Robert Taylor 610-865-7207	\$409,739.00	2023 39 East 5th Street Storm Sewer
(2023-10) Lower Pottsgrove 2199 Buchert Road Pottstown, PA 19464 Edward Wagner 610-323-0436	Ebert Engineering 4397 Skippack Pike Skippack, PA 19474 Richa Longcoy 610-584-6701	\$367,775.00 CO #1: -\$50,000.00 Total: \$267,775.00	Hilltop Road Sanitary Sewer Replacement

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2023-08) Aqua Pennsylvania, Inc. White Haven Division White Haven, PA 18661 Lynn Halechko 570-443-7099	Entech Engineering, Inc. P O Box 32 Reading, PA 19603 Chet Sattizahn 610-373-6667	\$592,675.00	Main Street and Berwick Ave (SR 940) Sewer Replacement White Haven
(2023-04) Aqua Pennsylvania, Inc. 762 W. Lancaster Ave Bryn Mawr, PA 19010 877-987-2782	LB Industries, Inc. 2290 Wassergass Road Hellertown, PA 18055 Paulo DaSilva (M) 954-240-2265	\$504,093.00	Embreeville Wells 1R & 2 Proj
(2023-03) Easton Suburban Water Auth 3700 Hartley Ave Easton, PA 18045 Craig Swinsburg 610-258-7181	Keystone Consulting Eng 2870 Emrick Blvd Bethlehem, PA 18020 610-866-4555	\$2,149,050.00	2023 Old Orchard Water System Improvements Proj
(2022-18) East Goshen Municipal Auth 1580 Paoli Pike West Chester, PA 18380 Dave Wear/ 610-692-7171	Pennoni 121 Continental Dr, Suite 207 Newark, DE 19713 Erika Addison/ 302-351-5263	\$739,260.00 CO #1: \$5,000.00 Total: \$744,260.00	Hershey's Mill Estates Sanitary Sewer Replacement Cont No #HME-2022
(2022-04) New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	\$2,978,625.00 CO #1: \$ 0 CO #2: \$120,000.00 CO #3: -\$33,434.00 Total: \$3,065,191.00	Claymont Transit Station Interceptor Relocation- Phase 2 Contract 2022-02
(2023-07) Bethlehem Township Municip 3535 Orth Street Bethlehem, PA 18020 Steven Shunsberger 484-239-1761	Arro Consulting 65 E. Butler Ave, Suite 100 Birdsboro, PA 19508 Larry Dietrich 610-495-2105	\$255,915.00	Monocacy Creek Collector Relocation
(2023-06) Horsham Water & Sewer Auth 617 Horsham Road Horsham, PA 19044 Tina O'Rourke 215-672-8011	Gilmore & Assoc 65 E. Butler Ave, Suite 100 New Britain, PA 18901-5106 Jordan Shustack 215-345-4330	\$251,150.00	Contract 23-4 2023 Fire Hydrant Replace

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2023-05) Lower Macungie 3400 Brookside Road Macungie, PA 18062 610-966-4343	CKS Engineers 4259 W. Swamp Rd, Suite 410 Doylestown, PA 18902 JJ Kelso/ 215-340-0600	\$137,860.00	Pool Work
(2022-17) Warminster Municipal Auth 415 Gibson Ave Warminster, PA 18974 Daulton George 215-675-3301 X218	CKS Engineers 4259 W. Swamp Rd, Suite 410 Doylestown, PA 18902 JJ Kelso/ 215-340-0600	\$2,244,427.50	SPS No 8 Force Main Repl Blair Road, Storm Sewer Replacement
(2022-15) South Whitehall Twp 4444 Walbert Ave Allentown, PA 18104 Herb Bender/	SSM 1605 N. Cedar Crest blvd Allentown, PA 18104 Jason, Newhard/ 484-821-5258	\$425,151.70	Tilghman Street Bridge Utility Replacement
(2022-11) Community Utilites of PA 262 Tamiment Road Tamiment, PA 18371 Emily Long/ 570-213-1447	GHD 1240 North Mountain Rd Harrisburg, PA 17112 Joel Kostelac 717-585-6410	\$151,170.00	2022 Penn Estates Sewer Rehabilitation Project Phase 2
(2022-10) Lehigh County Authority 1053 Spruce Road Allentown, PA 18106 Jason Peters/ 610-398-8413	Gannett Fleming, Inc. 202 Senate Ave, Room 200 Camp Hill, PA 17011 Michael Leaman 717-608-0043	\$2,601,208.41	Cycle 6 Water Main Repl.
(2022-08) Borough of Carlisle 53 West South Street Carlisle, PA 17013 Mark Malarich/ 717-249-4422	Gannett Fleming 207 Senate Ave Camp Hill, PA 17011-2316 Michael Leaman 717-886-5400	\$5,097,454.89	2022 Water Main Repl
(2022-15) South Whitehall Twp 4444 Walbert Ave Allentown, PA 18104 Herb Bender/	SSM 1605 N. Cedar Crest blvd Allentown, PA 18104 Jason Newhard/ 484-821-5258	\$425,151.70	Tilghman Street Bridge Utility Replacement

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2022-11) Community Utilites of PA 262 Tamiment Road Tamiment, PA 18371 Emily Long/ 570-213-1447	GHD 1240 North Mountain Rd Harrisburg, PA 17112 Joel Kostelac 717-585-6410	\$151,170.00	2022 Penn Estates Sewer Rehabilitation Project Phase 2
(2022-06) Easton Suburban Water Auth 3700 Harley Ave Easton, PA 18045 610-258-7181	Gannett Fleming 207 Senate Ave Camp Hill, PA 17011-2316 Michael Leaman 717-886-5400	\$2,154,800.00	Lower Nazareth Water System Improvements-- SR191 Water Main Contract
(2022-03) North Penn Water Authority 300 Forty Foot Rd Lansdale, PA 19446 Dan Preston/ 215-855-3617	North Penn Water Authority 300 Forty Foot Rd Lansdale, PA 19446 Dan Preston/ 215-855-3617	\$2,964,984.50	2022 Infrastructure Improve Contract #792
(2022-16) Lutron Electronics Co., Inc. 7200 Suter Road Coopersburg, PA 18036	PH&C, LLC 998 Old Eagle School Rd Wayne, PA 19087 Jim Denave/ 267-402-0833	\$333,025.00	10" Water Main Extension Project. Suter Road
(2022-14) Pottstown Boro Auth 100 East High Street Pottstown, PA 19464 Justin Keller/	Herbert Rowland & Grubic 501 Allendale Road, Suite 203 King of Prussia, PA 19406 Micheal Vital/ 610-639-9026	\$964,000.00	Phase 1-Lead Service Replacement Project Contract No LR-1
(2022-11) Community Utilites of PA 262 Tamiment Road Tamiment, PA 18371 Emily Long/ 570-213-1447	GHD 1240 North Mountain Rd Harrisburg, PA 17112 Joel Kostelac 717-585-6410	\$151,170.00	Cycle 6 Water Main Repl. Schneckville
(2022-07) Easton Suburban Water Auth 3700 Harley Ave Easton, PA 18045 610-258-7181	Keystone 2870 Emrick Blvd Bethlehem, PA 18020	\$680,575.00	COE Centre Square Water Main
(2022-05) Chester Water Authority P O Box 467 Chester, PA 19016 Steven Farney 610-876-8185	Chester Water Authority P O Box 467 Chester, PA 19016 Steven Farney 610-876-8185	\$2,654,675.00	2022 Water Main Renewal Project

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2022-02) City of Harrington 106 Dorman Street Harrington, DE 19952 302-398-3530	KCI Technologies 614 N. Dupont Hwy Dover, DE 19901 Kevin Nyamumbo 302-318-1130	\$3,729,990.00	Water Main System Improve
(2022-01) Township of Penn 20 Wayne Ave Hanover, PA 17331 717-632-7366	GHD 1240 North Mountain Rd Harrisburg, PA 17112 Joel Kostelac 717-585-6410	\$3,312,336.25	Oak Hills/ Hershey Heights Sanitary Sewer & Pump Stat
(2021-20) North Coventry Municipal Auth 1485 East Schuylkill Rd Pottstown, PA 19464 610-326-1064	Spotts, Stevens and McCoy 1047 North Park Rad Reading, PA 19610-0307 Darryl Jenkins 610-621-2000	\$1,163,875.00	Laurelwood Road Sanitary Sewer Replacement and Root Ave Area Water Main Replacement
(2021-18) Muhlenberg Township Auth 2840 Kutztown Rd Reading, PA 19605	Spotts, Stevens and McCoy 1047 North Park Rd Reading, PA 19610-0307 Darryl Jenkins 610-621-2000	\$793,370.00	Leisz's Bridge Rd Interceptor
(2021-12) Capital Region Water 212 Locust Street, Suite 500 Harrisburg, PA 17101 888-510-0606	Herbert, Rowland & Grubic 369 East Park Drive Harrisburg, PA 17111 Caleb Krauter E.I.T 717-564-1121	\$2,647,944.00 Bid Date: 5/4/2021	Cameron Street Water Improvement Project Phase 3
(2021-10) Chester Water Authority P O Box 467 Chester, PA 19016 610-876-8185	Chester Water Authority P O Box 467 Chester, PA 19016 610-876-8185	\$3,527,050.00 Bid Date: 3/9/2021	2021 Water Main Renewal
(2021-05) Borough of Stockertown 209 Main Street Stockertown, PA 18083 610-759-8393	Entech Engineering 201 Penn Street Reading, PA 19603 Dan Hopkins/ 610-373-3345	\$2,060,450.00 Bid Date: 1/13/2021	Sanitary Sewer Interceptor

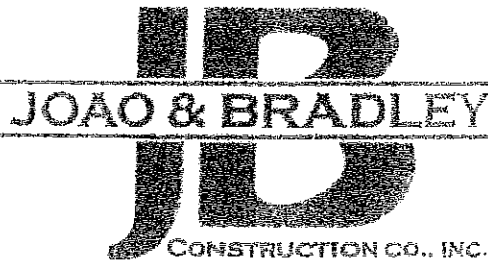
<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2021-19) West Pottsgrove Township 980 Grosstown Road Stowe, PA 19464 610-323-7717	Bursich Associates 2129 East High Street Pottstown, PA 19464 Gus Meyer/ 484-941-0448	\$310,800.00	Quinter Street Sanitary Sewer Replacement Project
(2021-16) Easton Suburban Water Auth 3700 Harley Ave Easton, PA 18043 Craig Swinsburg 610-258-7181	Keystone Consulting Eng 2870 Emrick Blvd Bethlehem, PA 18020 Sean Dooley 610-865-4555	\$850,012.50 Base: \$818,242.50 Unforeseen: \$8,975.00 Alt #2: \$22,795.00 Bid Date: 8/3/2021	Bushkill Waterline
(2021-15) New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	\$104,300.00 Bid Date: 7/12/2021	2021 DelDOT Emergency North District
(2021-14) Pottstown Borough Auth 100 East High Street Pottstown, PA 19464	Herbert, Rowland & Grubic 501 Allendale Road, Suite 203 King of Prussia, PA 19406 484-460-7050	\$1,045,890.00 Base \$54,850.00 Alt #1 Bid Date: 5/21/2021	2020 Sewer & Water Replace
(2021-11) Lehigh County Authority 1053 Spruce Road Allentown, PA 18106 610-398-2503	Gannett Fleming 207 Senate Ave Camp Hill, PA 17011 Craig Snyder 717-763-7211	\$1,547,635.50 Bid Date: 3/31/2021	Cycle 5 Water Main Replace
(2021-09) Leighton Water Authority 1 Constitution Ave Leighton, PA 18235 610-377-1912	Gannett Fleming 207 Senate Ave Camp Hill, PA 17011 Craig Snyder 717-763-7211	\$678,922.00 Bid Date: 2/24/2021	3rd Street, South Street and N. 1st Street Distribution Main Replacement
(2021-08) Easton Suburban Water Auth 3700 Hartley Ave Easton, PA 18045 Craig Swinsburg/ 610-258-7181	Keystone Consulting Eng 2870 Emrick Blvd Bethlehem, PA 18020 610-865-4555	\$523,455.00 Alt #1 \$124,060.00 TOTAL: \$647,515.00 Bid Date: 3/3/2021	2021 Bethlehem Twp Water Improvements Project

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2021-07) Borough of Lansdale 1 Vine Street Lansdale, PA 19446 Dan Preston/ 215-855-3618	Remington & Vernick Eng 922 Fayette Street Conshohocken, PA 19428 Ray Ruczynski/ 610-940-1050	Base \$573,697.50 Alt #1 \$640,650.00 Alt #2 \$773,890.00 <hr/> TOTAL: \$1,988,237.50 Bid Date 2/24/2023	Columbia Ave Rehab
(2021-06) Borough of Lansdale 1 Vine Street Lansdale, PA 19446 Dan Preston/ 215-855-3618	Remington & Vernick Eng 922 Fayette Street Conshohocken, PA 19428 Ray Ruczynski/ 610-940-1050	Base \$353,920.00 Alt #1 \$173,324.00 <hr/> TOTAL: \$527,244.00 Bid Date 2/24/2023	Laurel Lane Rehab
(2021-04) Lower Pottsgrove 2199 Buckert Road Pottstown, PA 19464 Ed Wagner/ 610-323-0436	Bursich Engineering 2129 E. High Street Pottstown, PA 19464 Gus Meyer/ 484-941-0448	\$304,980.00	Woodland Dr Sanitary Sewer Replacement
(2021-03) North Penn Water Authority 300 Forty Foot Rd Lansdale, PA 19446 Dan Preston/ 215-855-3617	North Penn Water Authority 300 Forty Foot Rd Lansdale, PA 19446 Dan Preston/ 215-855-3617	\$1,571,206.00	2021 Infrastructure Improve
(2021-02) Tuskes Homes 4511 Falmer Drive Bethlehem, PA 18020	Bohler	\$1,240,977.25	Saucon Valley-Flint Hill Rd
(2020-22) West Pottsgrove Township 980 Grosstown Road Stowe, PA 19464 610-323-7717	Bursich Associates 2129 East High Street Pottstown, PA 19464 Gus Meyer/ 484-941-0448	\$1,169,814.50	Grosstown Rd Sanitary Sewer
(2020-21) Upper Providence Township 1286 Black Rock Rd Phoenixville, PA 19460 610-933-97179	Gilmore & Assoc 184 W. Main Street, Suite 300 Trappe, PA 19426 Michael Coyne/ 610-489-4949	\$1,449,985.00	Spring Mill Estates & Pleasant Lane Sanitary Sewer
(2020-20) New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	\$320,650.00	Countywide Sanitary Sewer Repair Project

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2020-19) New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	\$254,055.45	Lantana Sewer Realignment
(2020-17) Horsham Water & Sewer Auth 617 Horsham Rd Horsham, PA 19044 215-672-8011	Gilmore & Assoc 65 E. Butler Ave, Suite 100 New Britain, PA 18901-5106 Zacharey Johnson 215-345-4330	\$1,56,870.00	County Line Rd Area Water Main Replacement
(2020-14) New Freedom Borough 49 East High Street New Freedom, PA 17349 717-235-2337	Buchart Horn Engineers 445 West Philadelphia St York, PA 17401 Arijana Cooper/ 717-852-1492	\$2,427,420.00	Water Main & Sanitary Sewer Replacement
(2020-07) New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	\$777,665.00	Wrangler Hill Pump Station
(2020-03) New Castle County 87 Reads Way New Castle, DE 19720 John Wolos/ 302-395-5700	New Castle County 87 Reads Way New Castle, DE 19720 John Wolos/ 302-395-5700	\$1,671,792.53	Wrangler Hill Force Main
(2020-02) New Castle County 87 Reads Way New Castle, DE 19720 John Wolos/ 302-395-5700	New Castle County 87 Reads Way New Castle, DE 19720 John Wolos/ 302-395-5700	\$4,846,600.00	Mt Pleasant Interceptor
(18-19) Newtown Township 209 Bishop Hollow Rd Newtown Square, PA 19073 610-356-0200	Herbert E. MacCombie 1000 Palmers Mill Road Media, PA 19063 610-356-9550	\$13,281,830.00	Camelot Service Area Sanitary Sewer Extension
(18-18) Newtown Township 209 Bishop Hollow Rd Newtown Square, PA 19073 610-356-0200	Herbert E. MacCombie 1000 Palmers Mill Road Media, PA 19063 610-356-9550	\$12,430,280.00	Ashford Service Area Sanitary Sewer Extension

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2020-05) Upper Macungie Township 8330 Schantz Road Ubreinigsville, PA 18031 610-395-4892	Keystone Consulting Engineer 5012 Medical Center Circle, Suite 1 Allentown, PA 18106 Blake McMullen/ 610-395-0971	\$1,414,700.00	Applewood Pump Station Sanitary Sewer Sytem
(2020-09) Chester Water Authotiy 415 Welsh Street Chester, PA 19016 Steven Farney/ 610-876-8185	Chester Water Authotiy 415 Welsh Street Chester, PA 19016 Steven Farney/ 610-876-8185	\$1,129,400.00	2020 Water Main Renewal
(2020-11) Maxatawny Township 127 Quarry Road, Sute 2 Kutztown, PA 19530 610-683-6518	Keystone Consulting Engineer 5012 Medical Center Circle, Suite 1 Allentown, PA 18106 Blake McMullen/ 610-395-0971	\$213,110.60	Village of Bowers Water Main Replacement
(2020-12) Elizabethtown Area Water Auth 211 W. Hummelstown St Elizabethtown, PA 17022 717-367-7448	GHD 1240 North Mountain Road Harrisburg, PA 17112 Jeremy Hamsher/ 717-541-0622	\$793,651.25	Rheems Water Main Replace
(2020-16) Skippack Township 4089 Heckler Road Skippack, PA 19474 610-454-0909	Ebert Engineering 4397 Skippack Pike Skippack, PA 19474 Blake Romanowski/ 610-584-6701	\$166,566.00	Replace Sanitary Sewer
(2020-10) New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	\$135,000.00	Emergency-Sanitary Sewer Canal District
(2020-08) Whitemarsh Township 462 Germantown Pike, Suite 1 Lafayette Hill, PA 19444	Carroll Engineering Corp 949 Easton Road Warrington, PA 18976 Martin Kepner/ 215-343-5700	\$1,129,400.00	Wagner/ Cedar Sanitary Sewer Replacement
(2020-04) Lower Pottsgrove Twp 2199 Buchert Road Pottstown, PA 19464	Bursich Associates, Inc. 2129 East High Street Pottstown, PA 19464 Chad Camburn/ 610-323-4040	\$419,170.00	North Valley Road Area Sanitary Sewer

<u>OWNER</u>	<u>ENGINEER</u>	<u>AMOUNT</u>	<u>WORK</u>
(2020-01) North Penn Water Authority 300 Forty Foot Road Lansdale, PA 19446	North Penn Water Authority 300 Forty Foot Road Lansdale, PA 19446 Jim Sharayko/215-855-3617	\$2,684,722.00	2020 Main Replacement
(19-06) Northampton Township 55 Township Road Richboro, PA 18954 215-357-6800	Pennoni 1501 Main Street, Suite 220 Warrington, PA 18976 Christopher Walker 215-345-4591	\$192,225.00	New Road Water Services
(19-04) Warwick Township Water 1733 Township Greene Jamison, PA 18929 215-343-3584	Ebert Engineering, Inc 4397 Skippack Pike Skippack, PA 19474 Blake Romanowski 610-584-6701	\$1,777,490.00	Bristol Road/ Mearns Road Water Main Extension
(19-03) Lower Macungie Township 3400 Brookside Road Macungie, PA 18062 610-966-4343	Keystone Consulting Engineer 5012 Medical Center Circle, Suite 1 Allentown, PA 18106 Jen Schlacter 610-395-0971	\$341,640.00	Indian Creek Road Water Line Expansion
(18-17) New Castle County 87 Reads Way New Castle, DE 19720 302-395-5738 Ed Cooper	New Castle County 87 Reads Way New Castle, DE 19720 302-395-5738 Ed Cooper	\$21,728,500.00	Governor Printz Interceptor Section 1
(2020-15) New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	New Castle County 87 Reads Way New Castle, DE 19720 302-395-5700	\$123,350.00	Emergency-- North District Sanitary Sewer Replace
(19-01) Lehigh County Authority 1053 Spruce Road Allentown, PA 18106 610-398-1444	Gannett Fleming 202 Senate Ave Camp Hill, PA 17011 Michael leaman 717-763-7211	\$1,788,385.22	Cycle 5 Water Main Replace



EXPERIENCE STATEMENT

Julio S. Isidoro, Vice President

Cell: 484-357-2432

Education: B.S. Civil Engineer - Newark College of Engineering (NJIT)

*Certifications: OSHA 29CFR 1926.650-652
Trench Excavation
OSHA 29CFR 1910.146
Confined Space, Hazard Communications Program*

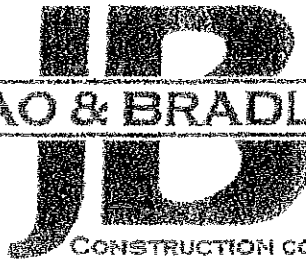
*Work History: 2005 - Present
Joao & Bradley Construction Co., Inc.
General Utility Contractor, Pump Stations
Position: Vice President*

*2003 - 2005
Metra Industries
General Utility Contractor, Pump Stations
Position: Construction Manager*

*1998 - 2003
Cruz Construction Corporation
Heavy & Highway, General Utility Contractor, Micro Tunneling
Position: Executive Vice President*

*1973 - 1998
Lisbon Contractors
Heavy & Highway, General Utility Contractor
Position: Project Engineer, Construction Manager, Vice President*

JOAO & BRADLEY



EXPERIENCE STATEMENT

Carlos S Tavares, Superintendent

Cell: 267-246-2913

Education: Freedom High School, Allentown, PA

Certifications: OSHA 10 Hour, OSHA 40 Hour, OSHA Excavation and Confined Space

Work History: 2005 - Present

*Joao & Bradley Construction Co., Inc.
General Utility Contractor, and Pump Station*

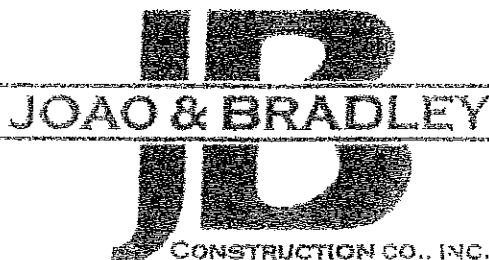
2000 - 2005

*Metro/UTC Contractors, Danboro, PA
General Utility, Pumping Station and Treatment Plant Contractor*

1985 - 2000

*Lisbon Contractors, Danboro, PA
General Utility, Pumping Station and Treatment Plant Contractor*

References Furnished Upon Request



EXPERIENCE STATEMENT

Carlos M Tavares, Project Manager/ Safety Officer

Cell: 610-972-4455

Education: Freedom High School, Allentown, PA

*Certifications: OSHA 10 Hour, OSHA 40 Hour, OSHA Excavation and Confined Space
OSHA 29 CFR, 1926.650-652 Trench Excavation
OSHA 29 CFR, 1910-146 Confined Space, Hazard Communications Prog*

Work History: 1993 - Present

*Joao & Bradley Construction Co., Inc.
General Utility Contractor, and Pump Station*

1990 - 1993

*Allan A. Meyers Contractors, King of Prussia, PA
General Utility, Pumping Station and Treatment Plant Contractor*

1988 - 1990

*Northeast Contractors, Edison, NJ
General Utility, Pumping Station and Treatment Plant Contractor*

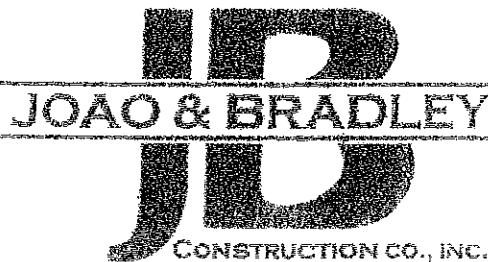
References Furnished Upon Request

Description	
Allied Ho-Pac for Hitachi ZX350 Compactor	
Hammer-MDL740 (1245-0)	(1990)
Hammer-MDL750	(1992)
Arrow Board #1479 (Very OLD-No Info on unit)	
Arrow Board #36 (Very OLD-No info on unit)	
Arrow Board #ZE1526929	
Asphalt Zipper AZ300 SER -- #1T1223	
Asphalt Zipper AZ300 SER -- #30000265	(3/2010)
Asphalt Zipper AZ360	
Asphalt Zipper AZ360	
Asphalt Zipper AZ360	(2006)
Asphalt Zipper AZ480	
Asphalt Zipper AZ480	(2006)
Asphalt Zipper AZ480 Model SAP211P301 (T-172 on trail)	
Asphalt Zipper AZ480 Model SAP211P301 (T-65 on trailer)	
Asphalt Zipper AZ500 AZ50000474	(2010)
Asphalt Zipper AZ500 AZ50000618	
Asphalt Zipper AZ500 AZ50000724	(2015)
Asphalt Zipper AZ500B	
Asphalt Zipper AZ550 AZ50000515	(2009)
Drilling Machine- Atlas Copco ECM590	
Chipper/ Bandit 19XPC	(2023)
Bobcat/ Toolcat 5600	(2020)
Dozer Case 850	
Skid Steer/ Case SV185	(2013)
Skid Steer-Case 1040	
Skid Steer-Case 1040	
Skid Steer-Case SV-185	(2013)
Skid Steer-Case SV-300	(2011)
Backhoe-Loader 2018 (CAT) 420F	
Crawler/ Excav- Cartpillar 963 (2004)	
Crawler/ Excav-Caterpillar 305ECR	
Crawler/ Excav-Caterpillar 314D	
Crawler/ Excav-Caterpillar 308E	
Crawler/ Excav-Caterpillar 963C Eng #BMA34014	(2006)
Dozer Caterpillar D4G LGP	
Dozer Caterpillar D5G (2004)	
Hammer-Caterpillar H115DS	
Hammer-Caterpillar H160DS	(2015)
Hammer-Caterpillar H180DS	
Hammer-Caterpillar H270DS	
Rake (CAT Attachment) LR15B	
Rake (CAT Attachment) LR18B ID# NA12771	
Roller CB-224D	
Roller/ Compactor	(2019)
Roller-CB334D 4H-00263 Model # CB-334D	(2010)

Description	
Skid Steer (CAT) 262D	A4182LM20019
Skid Steer/ CAT 262D	
Roller/ Dino Pac CC900G	
Seeder-Hydro	
Hammer-EPIROC ES70 for ZX85	
Screeners/ Evoquip Colt	(2023)
Generator 19-29 KVA Model# MDG25IF4	(2004)
High Lift/ S-60/ 4 WD	
Pump-" Godwin	
Pump-4" Godwin	
Pump-6" Godwin	(confirmed #'s 9/18/2020)
Pump-16C2-FSL Gorman Rupp	
Roller Hamm HD12 60542	
Rake (Harley)	
Bucket-48" Gelth HD High Model #350	
Bucket-48" Strickland for ZX250 (BC-36	
Crawler/ Excav-Hitachi EX270 LC-5	
Crawler/ Excav-Hitachi EX400 LC-3	(E-41 also)
Crawler/ Excav-Hitachi ZX135	(I-11067)
Crawler/ Excav-Hitachi ZX135 S3	(E-10577) (2012)
Crawler/ Excav-Hitachi ZX135 US	(2009)
Crawler/ Excav-Hitachi ZX135 US-5	
Crawler/ Excav-Hitachi ZX135 US6	(2021)
Crawler/ Excav-Hitachi ZX135 US-7H	(E-16257) (2025)
Crawler/ Excav-Hitachi ZX135 VS-5N	(2015)
Crawler/ Excav-Hitachi ZX135 VS-5N	(E-11064)
Crawler/ Excav-Hitachi ZX135 VS-6N	(2017)
Crawler/ Excav-Hitachi ZX160 LC-5N	(2015)
Crawler/ Excav-Hitachi ZX225 USLC-6	(2019)
Crawler/ Excav-Hitachi ZX245 USLC-5N	(E-11905)
Crawler/ Excav-Hitachi ZX245 USLC-6	(E-14631)
Crawler/ Excav-Hitachi ZX245 VS LC-6N	(E-12385)
Crawler/ Excav-Hitachi ZX245-USLC-6	(2023)
Crawler/ Excav-Hitachi ZX270 LC-3	(E-8008) (2006)
Crawler/ Excav-Hitachi ZX290 LCS-5N	(E-10960) (2013)
Crawler/ Excav-Hitachi ZX345 USLC	(2016)
Crawler/ Excav-Hitachi ZX345 USLC-6N	(E-13016)
Crawler/ Excav-Hitachi ZX350 LCS-6N	(E-13063)
Crawler/ Excav-Hitachi ZX50US2	(2010)
Crawler/ Excav-Hitachi ZX600 LC	
Crawler/ Excav-Hitachi ZX85 USB-5N	(2016)
Crawler/Excavator-Hitachi ZX60USB-5N	(2025)
Fork-Hitachi ZW150 (BE-245)	
Fork-Hitachi ZW150 (BE-246)	
Wheel Loader-Hitachi ZW150-6	(E-14034)
Wheel Loader-Hitachi ZW180-6	(E-13194)

Description	
Hammer for Hitachi ZX85 (E-14018)	(2020)
Hammer-Hydokahn 10000	(2010)
2006 Ingersoll Rand	
Air Compressor-(Ingersoll Rand)	(2006)
Air Compressor-(Ingersoll Rand)-185	
Air Compressor-(Ingersoll Rand)-185	(1995)
Roller DD116 (Ingersoll Rand)	
Roller DD116 (DD-24 per Dan)	
Roller DD22	
Roller DD24 (Ingersoll Rand)	
Roller DD90HF	
Backhoe 310EL	
Backhoe-Loader 2012 (John Deere) 544K	
Crawler/ Excav-John Deere 350LC	
Crawler/ Excav-John Deere 60	(2012)
Skid Steer-John Deere 250	
Coupler for Hitachi ZX245 (EW-13981)	
Wheel Loader- Kawasaki 6727 (I-11459)	(2014)
Wheel Loader- Kawasaki 6727 (I-11670)	(2014)
Wheel Loader- Kawasaki 70Z C-2	
ATV-(RTV1140CPX)	
Paver Leeboy L8510T	
Crawler/ Excav-Liebherr LR631 C	(1998)
Pump-Magnum MTP6000D	(2013)
Compactor	
Asphalt Spreader-Midland SPF-8 A/N 117M	
Road Widener SP-8 3502	
Road Widener WA-P #359	
Hammer-Montabert (Per Walter)	
Generator- MQ	
Hammer-NPK (Per Walter)	
Broom/ Sweeper	
Compactor	
Compactor	
Rake (Rock Hound) LR18B	
Scanner-Scan Bay (SHOP TOOL)	
Crawler/ Excav-Takeuchi Mfg TB2150	
Crawler/ Excavator Takeuchi TB290CR	(2006)
Skid Steer/ Excavator Takeuchi TL	
Saw-Target V465D	
Saw-Target 65050M30	
Hammer/ Top Type RP120	
Hammer/ Top Type RP140	
Hammer-Tramac / VOLVO	
Vermeer D10X15III	(2025)

Description	
Roller VIBRO MAX 265 --Vibratory Smooth Drum Roller	
Crawler/ Excav- Volvo EC290BLC	
Wheel Loader Volvo L70F (Model #06E LBE3)	
Wheel Loader- Volvo L60E	(2012)
Wheel Loader- Volvo L60G	(2014)
Wheel Loader- Volvo L70E	(2006)
Wheel Loader/ K70G	(2013)
Wheel Loader/ L70H	(2019)
Wheel Loader/ L90F	(2008)
Wheel Loader-Volvo L90G	
Compactor RT820	(2003)
Generator-Wacker	
Generator-Wacker G25 20KW	
Generator-Wacker Neauson	(2014)
Light Tower -- Wacker (20250922)	(2014)
Light Tower -- Wacker (20269317)	(2014)
Light Tower --Wacker (20206178)	(2014)
Light Tower --Wacker (20242965)	(2014)
Light Tower --Wacker (20249803)	(2014)
Light Tower --Wacker (20269342)	(2014)
Light Tower --Wacker (20270032)	(2014)
Roller	(2011)
Roller RD11A (Wacker)	
Generator 35KW	
Air Compressor-(Per Nick--Very Old Air Compressor)	
Boom JLG600S	(1999)
Core Cut-Walk Behind	
Ripper Hook	
Saw-Concrete	
Tar Buggy #S-275-117-HP	
Tar Buggy #S-275-91-HP	
Tar Buggy-300 Hot Tack	



References

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Trade References

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F: 215-945-5016

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F: 610-481-9863

Eureka Stone Quarry, Inc.

Pickertown & Lower State Roads
P O Box 296
Chalfont, PA 18914
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F: 215-997-2426

Neenah Foundry, Inc.

693 Miller Run Road
Cuddy, PA 15031
P: 610-216-6830
F: 920-729-3682

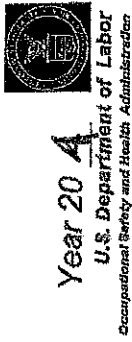
Taylor Oil Company

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Somerville, NJ 08876
P: 908-725-7737
F: 908-725-0508

Log of Work-Related Injuries and Illnesses

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader. In addition, the forms are programmed to auto-calculate as appropriate.

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 20 A

U.S. Department of Labor
Occupational Safety and Health Administration

Please Record:

- Information about every work-related death and about every work-related injury or illness that involves loss of consciousness, restricted work activity, or job transfer, days away from work, or medical treatment beyond first aid.
- Significant work-related injuries and illnesses that are diagnosed by a physician or licensed health care professional.
- Work-related injuries and illnesses that meet any of the specific recording criteria listed in 29 CFR Part 1904.8 through 1904.12.

Reminders:

- Complete an injury and illness incident report (OSHA Form 307) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.
- Feel free to use two lines for a single case if you need to.
- Complete the 5 steps for each case.

Step 1. Identify the person:

(A) Case no.	(B) Employee's name	(C) Job title (e.g., <i>Welder</i>)	(D) Date of injury or onset of illness (e.g., <i>2/10</i>)	(E) Where the event occurred (e.g., <i>Loading dock north end</i>)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g., <i>Second degree burns on right forearm from acetylene torch</i>)
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Step 2. Describe the case

Step 3. Classify the case

Step 4.

Step 5.

SELECT ONLY ONE circle based on the most serious outcome:

Enter the number of days the injured or ill worker was:

Death (G)	Days away from work (H)	Job transfer or restriction (I)	Other recordable cases (J)	Away from work (K)	On job restriction (L)	Injury (1)	Skin disorder (2)	Respiratory condition (3)	Poisoning (4)	Hearing loss (5)	All other illnesses (6)
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OSHA's Form 300A (Rev. 04/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no work-related injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and accurate before completing this summary. Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the Log. If you had no cases, write "0."

Employees, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR Part 1904.35, in OSHA's recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths 0 (G) Total number of cases with days away from work 0 (H) Total number of cases with job transfer or restriction 0 (I) Total number of other recordable cases 0 (J)

Number of Days

Total number of days away from work 0 (K) Total number of days of job transfer or restriction 0 (L)

Injury and Illness Types

Total number of... (M)
 (1) Injuries 0 (4) Poisonings 0
 (2) Skin disorders 0 (5) Hearing loss 0
 (3) Respiratory conditions 0 (6) All other illnesses 0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form.

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instructions, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any other aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistical Analysis, Room N-3644, 200 Constitution Avenue, NW, Washington, DC 20210. Do not send the completed forms to this office.

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader.



Year 20 24

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB No. 1218-0176

Establishment information

Your establishment name Joac & Bradley Construction Co. Inc.

Street 4211 Tracy Lane

City Bethlehem

State PA

Zip 18020

Industry description (e.g., *Manufacture of motor truck trailers*)

Underground Construction

North American Industrial Classification (NAICS), if known (e.g., 336212)

237110

Employment information

(If you don't have these figures, see the Worksheet on the next page to estimate.)

Annual average number of employees 35

Total hours worked by all employees last year 71,236.50

Sign here

Knowingly falsifying this document may result in a fine.

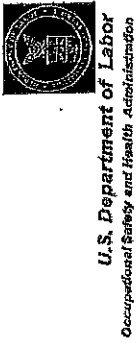
I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

KOLLEEN J. MINOZZI
Company executive Title

Phone 610-867-1500 Date 1/28/2025

Reset

OSHA's Form 301 (Rev. 04/2004) Injury and Illness Incident Report



This *Injury and Illness Incident Report* is one of the first forms you must fill out when a recordable work-related injury or illness has occurred. Together with the *Log of Work-Related Injuries and Illnesses* and the accompanying *Summary*, these forms help the employer and OSHA develop a picture of the extent and severity of work-related incidents.

Within 7 calendar days after you receive information that a recordable work-related injury or illness has occurred, you must fill out this form or an equivalent. Some state workers' compensation, insurance, or other reports may be acceptable substitutes. To be considered an equivalent form, any substitute must contain all the information asked for on this form.

According to Public Law 91-596 and 29 CFR 1904, OSHA's recordkeeping rule, you must keep this form on file for 5 years following the year to which it pertains.

If you need additional copies of this form, you may photocopy the printout or insert additional form pages in the PDF, and then use as many as you need.

Completed by _____
 Title _____
 Phone _____ Date _____
 Month Day Year

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader. In addition, the forms are programmed to auto-calculate as appropriate.

Information about the employee

- 1) Full name _____
- 2) Street _____
 City _____ State _____ ZIP _____
- 3) Date of birth _____
 Month Day Year
- 4) Date hired _____
 Month Day Year
- 5) Male Female

Information about the physician or other health care professional

- 6) Name of physician or other health care professional _____
- 7) If treatment was given away from the worksite, where was it given?
 Facility _____
 Street _____
 City _____ State _____ ZIP _____
- 8) Was employee treated in an emergency room?
 Yes No
- 9) Was employee hospitalized overnight as an in-patient?
 Yes No

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

Information about the case

- 10) Case number from the Log _____ (Transfer the case number from the Log after you receive the case.)
 Form approved OMS no. 1218-0176
- 11) Date of injury or illness _____
 Month Day Year
- 12) Time employee began work (HH:MM) _____
 AM PM
- 13) Time of event (HH:MM) _____
 AM PM Check if time cannot be determined

* Re fields 14 to 17: Please do not include any personally identifiable information (PII) pertaining to worker(s) involved in the incident (e.g., no names, phone numbers, or Social Security numbers).

14) What was the employee doing just before the incident occurred? Describe the activity, as well as the tools, equipment, or material the employee was using. Be specific. *Examples:* "climbing a ladder while carrying roofing materials", "spraying chlorine from hand sprayer", "daily computer key-entry."

15) What happened? Tell us how the injury occurred. *Examples:* "When ladder slipped on wet floor, worker fell 20 feet", "worker was sprayed with chlorine when gasket broke during replacement", "Worker developed soreness in wrist over time."

16) What was the injury or illness? Tell us the part of the body that was affected and how it was affected. *Examples:* "strained back", "chemical burn, hand", "carpal tunnel syndrome."

17) What object or substance directly harmed the employee? *Examples:* "concrete floor", "chlorine", "radial arm saw." If this question does not apply to the incident, leave it blank.

18) If the employee died, when did death occur? Date of death _____
 Month Day Year

Add Form Page

Reset

Public reporting burden for this collection of information is estimated to average 22 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this data collection, including suggestions for reducing this burden, to OSHA, Office of Statistical Analysis, Room N-3644, 200 Constitution Avenue, NW, Washington, DC 20210. Do not send this collection of information to this office.

Injury and Illness Incident Report

This form is one of the forms you must fill out when a recordable related injury or illness has occurred. Together with the Log of Work-Related Injuries and Illnesses and accompanying Summary, these forms help you and OSHA develop a picture of the nature and severity of work-related incidents.

Fill out this form within 7 calendar days after you receive information that a recordable work-related injury or illness has occurred, you must fill out this form or an equivalent. Some states workers' compensation, disability, or other reports may be acceptable alternatives. To be considered an equivalent form, any alternative must contain all the information asked for on this form.

According to Public Law 91-596 and 29 CFR OSHA's recordkeeping rule, you must keep this form on file for 5 years following the year to which it pertains.

You need additional copies of this form, you may photocopy the printout or insert additional forms in the PDF, and then use as many as you need.

Project Manager

by Katlyn Kurnemitsky

Date 12 29 2023
Month Day Year

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader. In addition, the forms are programmed to auto-calculate as appropriate.

Information about the employee

- 1) Full name **Mann Dillon**
 - 2) Street **855 Yorkshire Road**
 - 3) City **Bethlehem** State **PA** ZIP **18017**
 - 4) Date of birth **6 16 1995**
Month Day Year
 - 5) Date hired **10 18 2021**
Month Day Year
- Male Female

Information about the physician or other health care professional

- 6) Name of physician or other health care professional
Penn State Health
- 7) If treatment was given away from the worksite, where was it given?
Facility **Community Medical Group Clinic**

Street _____ City _____ State _____ ZIP _____

8) Was employee hospitalized overnight as an in-patient?
 Yes No

9) Was employee hospitalized overnight as an in-patient?
 Yes No

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

Information about the case

- 10) Case number from the Log **1**
- 11) Date of injury or illness **4 17 2023**
Month Day Year
- 12) Time employee began work **7:00** AM PM
- 13) Time of event AM PM Check if time cannot be determined

14) **What was the employee doing just before the incident occurred?** Describe the activity, as well as the tools, equipment, or material the employee was using. Be specific. *Examples:* "climbing a ladder while carrying roofing materials"; "spraying chlorine from hand sprayer"; "daily computer key-entry."

Opening up a manhole lid with a digging bar.

15) **What happened?** Tell us how the injury occurred. *Examples:* "When ladder slipped on wet floor, worker fell 20 feet"; "Worker was sprayed with chlorine when gasket broke during replacement"; "Worker developed soreness in wrist over time."

Manhole lid slipped off the digging bar and rolled onto to his right toe.

16) **Where was the injury or illness?** Tell us the part of the body that was affected and how it was affected; be more specific than "hurt," "pain," or "sore." *Examples:* "structural back"; "extremal burn, hand"; "carpal tunnel syndrome."

Right great toe.

17) **What object or substance directly harmed the employee?** *Examples:* "concrete floor"; "chlorine"; "radial arm saw." *If this question does not apply to the incident, leave it blank.*

Manhole lid.

18) **Was the employee dead, without any death occurs?** Date of death _____
Month Day Year

Add a Form Page

Save Input

Reset

Log of Work-Related Injuries and Illnesses

You must record information about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that are diagnosed by a physician or health care professional. You must use two lines for a single case if you need to. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader. In addition, the forms are programmed to auto-calculate as appropriate.

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 20 22

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

Establishment Name **Joao & Bradley Construction Co., Inc.**

City **Bethlehem** State **PA**

Identify the person

Describe the case

Classify the case

(A) Case no.	(B) Employee's name	(C) Job title (e.g., Welder)	(D) Date of injury or onset of illness (e.g., 2/10)	(E) Where the event occurred (e.g., Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or irritate person (e.g., Several degree burns on right forearm from acetylene torch)	(G) Death	(H) Days away from work	(I) Job transfer or restriction	(J) Other recordable cases	(K) Days lost from work	(L) On job transfer or restriction	(M) Select the appropriate outcome or choose one type of illness:
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			month / day									

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

Establishments covered by Part 1904 must complete this Summary page, even if no work-related injuries or illnesses occurred during the year. Refer to the Log to verify that the entries are complete and accurate before completing this summary. On the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from employees, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to OSHA Form 301 or its equivalent. See 29 CFR Part 1904.35, in OSHA's recordkeeping rule, for further details on the access provisions for forms.

Number of Cases		Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	0	0
(+)	(-)	(+)	(-)	(+)

Number of Days		Total number of days of job transfer or restriction
0	0	0
(+)	(-)	(+)

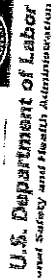
Injury and Illness Types		Total number of cases
0	0	0
(4) Poisonings	0	0
(6) Hearing loss	0	0
(6) All other illnesses	0	0

This Summary page from February 1 to April 30 of the year following the year covered by the form.

Parting burden for this collection of information is estimated to average 50 minutes per response, including time to review the instructions, search and gather the data needed, and to conduct the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments on this estimate or any other aspect of this data collection, contact: US Department of Labor, OSHA Office of Statistical Analysis, Room N-3644, 200 Constitution Avenue, NW, Washington, DC 20210. Do not send the completed form to this office.

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader.

Year 20 22



Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

Establishment Information
 Your establishment name: **Joao & Bradley Construction Co., Inc.**
 Street: **4211 Tracy Lane**
 City: **Bethlehem** State: **PA** Zip: **18020**
 Industry description (e.g., *Manufacture of motor track trailers*):
Underground Construction
 Standard Industrial Classification (SIC), if known (e.g., 3715):
1623
 OR **237110**
 North American Industrial Classification (NAICS), if known (e.g., 336212)
Employment information (If you don't have these figures, see the Worksheet on the next page to estimate.)
 Annual average number of employees: **41**
 Total hours worked by all employees last year: **83110**
Sign here
 I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.
 Company executive: _____ Title: _____
 Phone: _____ Date: _____
 Save Input

Log of Work-Related Injuries and Illnesses

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader. In addition, the forms are programmed to auto-calculate as appropriate.

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

U.S. Department of Labor
Occupational Safety and Health Administration
Form approved OMB no. 1218-0176

Year 20 21

U.S. Department of Labor
Occupational Safety and Health Administration
Form approved OMB no. 1218-0176

Establishment name
Joao & Bradley Construction Co., Inc.

City
Bethlehem

State
PA

City

City

City

City

Identify the person

(A) Case no.

(B) Employee's name

(C) Job title (e.g., Welder)

(D) Date of injury or onset of illness (e.g., 2/10)

(E) Where the event occurred (e.g., Loading dock north end)

(F) Describe injury or illness, parts of body affected, and object/substance that directly injured or made person ill (e.g., Second degree burns on right forearm from unguarded torch)

Classify the case

SELECT ONLY ONE box for each case. Base on the most serious outcome for that case.

Death (G)

Days away from work (H)

Job transfer or restriction (I)

Other non-work related cases (J)

On job transfer or restriction (L)

Days the injured or ill worker was away from work (M)

Enter the number of days the injured or ill worker was away from work

Select the injury or illness column or choose one type of illness

Month / day

Month / day

Month / day

Month / day

Month / day

Month / day

Month / day

Month / day

Month / day

Month / day

Month / day

Page totals

Save Input

Add a Form Page

Page 1 of 1

The burden for this collection of information is estimated to average 15 minutes per response, including time to review the instructions and gather the data needed, not complete and review the collection of information. Please send comments to Washington, DC 20210. Do not mail the completed forms to this office.

Summary of Work-Related Injuries and Illnesses

Establishments covered by Part 1904 must complete this Summary page, even if no work-related injuries or illnesses occurred during the year. Refer to the Log to verify that the entries are complete and accurate before completing this summary.

In the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from employees, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to OSHA Form 301 or its equivalent. See 29 CFR Part 1904.36, in OSHA's recordkeeping rule, for further details on the access provisions for firms.

Number of Cases		Total number of cases with job transfer or restriction		Total number of other recordable cases
(a)	(b)	(c)	(d)	(e)
0	0	0	0	0
Number of Days				
Total number of days from work		Total number of days of job transfer or restriction		
(f)	(g)	(h)	(i)	(j)
0	0	0	0	0

Number of Injuries and Illness Types		(4)	(5)	(6)
Total number of fatalities	0	0	0	0
Total number of lost workdays	0	0	0	0
Total number of respiratory conditions	0	0	0	0

This Summary page from February 1 to April 30 of the year following the year covered by the form.

Reporting burden for this collection of information is estimated to average 30 minutes per response, including time to review the instructions, search and gather the data needed, and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments on this estimate or any other aspect of this data collection, contact US Department of Labor, OSHA Office of Statistical Analysis, Room N-3604, 200 Constitution Avenue, NW, Washington, DC 20220. Do not send the completed forms to this office.

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader.

Year 20 21
U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

Establishment information
Your establishment name: **Joao & Bradley Construction Co., Inc.**
Street: **4211 Tracy Lane**
City: **Bethlehem** State: **PA** Zip: **18020**
Industry description (e.g., *Manufacture of motor track trailers*): **Underground Construction**
Standard Industrial Classification (SIC), if known (e.g., 3715): **1623**
OR: **237110**
North American Industrial Classification (NAICS), if known (e.g., 336212): **237110**

Employment information (If you don't have these figures, see the Worksheet on the next page to estimate.)
Annual average number of employees: **43**
Total hours worked by all employees last year: **83110**
Sign here
Knowingly falsifying this document may result in a fine.
I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.
Company executive: _____ Title: _____
Phone: _____ Date: ____/____/____

Save Input

OSHA's Form 300 (Rev. 01/2004)

Log of Work-Related Injuries and Illnesses

You must record information about every work-related death and about every work-related injury or illness that involves loss of consciousness, restricted work activity or job transfer, days away from work, or medical treatment beyond first aid. You must also record significant work-related injuries and illnesses that involve any of the specific recording criteria listed in 29 CFR Part 1904.8 through 1904.12. **Fill in** to use two lines for a single case if you need it. You must complete an injury and illness incident report (OSHA Form 301) or equivalent form for each injury or illness recorded on this form. If you're not sure whether a case is recordable, call your local OSHA office for help.

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader. In addition, the forms are programmed to auto-calculate as appropriate.

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Year 20 20

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OSHA No. 101 and 10

Establishment name **Joao & Bradley Construction Co., Inc.**

City **Bethlehem**

State **PA**

Identify the person		Describe the case		Classify the case		Restrictive work		Days away from work		Job transfer or restriction		Other recordable cases		Deaths													
(A) Case no.	(B) Employee's name	(C) Job title (e.g., Worker)	(D) Date of injury or onset of illness (e.g., 7/11)	(E) Where the event occurred (e.g., Loading dock north end)	(F) Describe injury or illness, parts of body affected, and object/activities that directly caused it or cause person ill (e.g., Saw cut above thumb on right forearm from use of this tool)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)												
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0600			month / day																								
Page totals													0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Save Input

Add a Form Page

Page 1 of 1

OSHA's Form 300A (REV. 01/12/2004)

Summary of Work-Related Injuries and Illnesses

If establishments covered by Part 1904 must complete this Summary page, even if no work-related injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and accurate before completing this summary. Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every employee, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR Part 1904.35, in OSHA's recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0
(G)	(H)	(I)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
(K)	(L)

Injury and Illness Types

Total number of...	(4) Poisonings	(5) Hearing loss	(6) All other illnesses
1) Injuries	0	0	0
2) Skin disorders	0	0	0
3) Respiratory conditions	0	0	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form. Public reporting burden for this collection of information is estimated to average 90 minutes per response, including time to review the instructions, search existing data sources, gathering the data needed, and reviewing and reporting the collection of information. Send comments regarding this burden estimate or any other aspect of this data collection, including suggestions for reducing the burden, to Washington, DC 20503. Do not send the completed form to this office.



Year 2020

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved DMR no. 1218-0176

Note: You can type input into this form and save it. Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader.

Establishment information

Your establishment name Jobo & Bradley Construction Co., Inc.

Street 4211 Tracy Lane

City Bethlehem

State PA

Zip 18020

Industry description (e.g., Manufacturer of motor truck trailers)

Underground Construction

Standard Industrial Classification (SIC), if known (e.g., 1714)

1623

OR

North American Industrial Classification (NAICS), if known (e.g., 336212)

237110

Employment information (If you don't have these figures, see the Worksheet on the next page to estimate.)

Approximate number of employees 40

Total hours worked by all employees last year

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company executive Title

Phone Date / /

Save input

JOAO & BRADLEY CONSTRUCTION CO., INC.

FINANCIAL STATEMENTS AND

SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2022

INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Board of Directors
Joao & Bradley Construction, Co., Inc.
Bethlehem, Pennsylvania

We have reviewed the accompanying financial statements of Joao & Bradley Construction, Co., Inc., which comprise the balance sheet as of December 31, 2022, and the related statements of income, changes in stockholder's equity, and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Joao & Bradley Construction, Co., Inc. and to meet our ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Supplementary Information

The supplementary information included on pages 18-24 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The supplementary information has been subjected to the review procedures applied in our review of the basic financial statements. We are not aware of any material modifications that should be made to the supplementary information. We have not audited the supplementary information and do not express an opinion on such information.

Handwritten signature

September 14, 2023

Blue Bell, PA

JOAO & BRADLEY CONSTRUCTION CO., INC.

BALANCE SHEET

DECEMBER 31, 2022

ASSETS

CURRENT ASSETS

Cash	\$	14,877,082
Contracts Receivable		5,473,809
Contract Assets		1,527,980
Loan Receivable		2,500,000
TOTAL CURRENT ASSETS		<u>24,378,871</u>

PROPERTY AND EQUIPMENT

Machinery and Equipment	6,453,033
Transportation Equipment	2,416,398
Office Equipment	130,157
Leasehold Improvements	<u>222,043</u>
	9,221,631
Less: Accumulated Depreciation	<u>(6,698,870)</u>
NET PROPERTY AND EQUIPMENT	<u>2,522,761</u>

OTHER ASSETS

Right of Use Asset - Financing Lease	
Net of Accumulated Amortization	<u>518,263</u>
TOTAL OTHER ASSETS	<u>518,263</u>

TOTAL ASSETS	\$	<u><u>27,419,895</u></u>
---------------------	----	--------------------------

See independent accountants' review report and notes to financial statements.

JOAO & BRADLEY CONSTRUCTION CO., INC.

BALANCE SHEET

DECEMBER 31, 2022

LIABILITIES AND STOCKHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	2,467,967
Accrued Expenses		534,324
Lease Liability - Financing - Short Term		254,782
Contract Liabilities		<u>11,675,027</u>
TOTAL CURRENT LIABILITIES		14,932,100

LONG-TERM LIABILITIES

Lease Liability - Financing - Long Term		<u>281,837</u>
TOTAL LONG-TERM LIABILITIES		<u>281,837</u>

TOTAL LIABILITIES 15,213,937

STOCKHOLDER'S EQUITY

Common Stock, \$10 par value; 200 shares authorized and outstanding		2,000
Additional Paid-In Capital		419,186
Retained Earnings		<u>11,784,772</u>
TOTAL STOCKHOLDER'S EQUITY		<u>12,205,958</u>

TOTAL LIABILITIES AND STOCKHOLDER'S EQUITY \$ 27,419,895

See independent accountants' review report and notes to financial statements.

JOAO & BRADLEY CONSTRUCTION CO., INC.

**FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

DECEMBER 31, 2023

JOAO & BRADLEY CONSTRUCTION CO., INC.

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INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Board of Directors of
Joao & Bradley Construction Co., Inc.
Bethlehem, Pennsylvania

We have reviewed the accompanying financial statements of Joao & Bradley Construction Co. Inc., which comprise the balance sheet as of December 31, 2023, and the related statements of income, changes in stockholder's equity and cash flows for the year then ended, and the related notes to the statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Joao & Bradley Construction Co. Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountants' Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Supplementary Information

The supplementary information included in pages 27-32 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The supplementary information has been subjected to the review procedures applied in our review of the basic financial statements. We are not aware of any material modifications that should be made to the supplementary information. We have not audited the supplementary information and do not express an opinion on such information.

Marcum LLP

Blue Bell, PA
June 13, 2024

JOAO & BRADLEY CONSTRUCTION CO., INC.

BALANCE SHEET

DECEMBER 31, 2023

Assets	
Current Assets	
Cash and cash equivalents	\$ 21,024,008
Contracts and retainage receivable	3,768,225
Certificates of deposit	1,001,275
Contract assets, including conditional retainage of \$164,335	<u>830,794</u>
Total Current Assets	<u>26,624,302</u>
Property and Equipment	
Machinery and equipment	7,197,031
Transportation equipment	2,936,235
Office equipment	130,157
Leasehold improvements	<u>222,043</u>
	10,485,466
Less: accumulated depreciation	<u>7,196,203</u>
Total Property and Equipment, net	<u>3,289,263</u>
Financing Right-of-Use Assets, net	<u>272,011</u>
Other Assets	
Loan receivable	<u>1,100,000</u>
Total Assets	<u>\$ 31,285,576</u>

See accompanying notes and independent accountants' review report.

JOAO & BRADLEY CONSTRUCTION CO., INC.

BALANCE SHEET (CONTINUED)

DECEMBER 31, 2023

Liabilities and Stockholder's Equity	
Current Liabilities	
Accounts payable	\$ 2,239,886
Accrued expenses	288,963
Due to related party	25,000
Current maturities of financing lease liabilities	161,801
Contract liabilities, net of conditional retainage of \$1,208,828	<u>7,246,850</u>
Total Current Liabilities	9,962,500
Long-Term Liabilities	
Financing lease liabilities, less current maturities	<u>120,036</u>
Total Liabilities	<u>10,082,536</u>
Stockholder's Equity	
Common stock, par value \$10; authorized 1,000 shares; 1,000 shares issued and outstanding, at stated value	2,000
Additional paid-in capital	419,186
Retained earnings	<u>20,781,854</u>
Total Stockholder's Equity	<u>21,203,040</u>
Total Liabilities and Stockholder's Equity	<u>\$ 31,285,576</u>

JOAO & BRADLEY CONSTRUCTION CO., INC.
FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2024



CBIZ CPAs P.C.

492 Norristown Road
Suite 160
Blue Bell, PA 19422

P: 610.943.4400

Independent Accountants' Review Report

To the Board of Directors of
Joao & Bradley Construction Co., Inc.:

We have reviewed the accompanying financial statements of Joao & Bradley Construction Co., Inc., (the "Company"), which comprise the balance sheet as of December 31, 2024, and the related statements of income, changes in stockholder's equity, and cash flows for the year then ended, and the related notes to the financial statements (collectively referred to as the "financial statements"). A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountants' Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Supplementary Information

The accompanying Schedules of Earnings from Contracts, Contracts Completed, Contracts in Progress, Contract Assets and Liabilities by Contract, Cost of Revenues Earned, and General and Administrative Expenses are presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The supplementary information has been subjected to the review procedures applied in our review of the basic financial statements. We are not aware of any material modifications that should be made to the supplementary information. We have not audited the supplementary information and do not express an opinion on such information.

CBIZ CPAs P.C.

**Tinton Falls, NJ
May 13, 2025**

JOAO & BRADLEY CONSTRUCTION CO., INC.

BALANCE SHEET

DECEMBER 31, 2024

Assets	
Current Assets	
Cash and cash equivalents	\$ 22,505,388
Contracts and retainage receivable	4,442,409
Certificates of deposit	500,453
Loans receivable, short-term	2,840,000
Contract assets, including conditional retainage of \$197,312	<u>517,390</u>
Total Current Assets	<u>30,805,640</u>
Property and Equipment	
Machinery and equipment	7,360,240
Transportation equipment	2,937,505
Office equipment	130,157
Leasehold improvements	<u>222,043</u>
	10,649,945
Less: accumulated depreciation	<u>7,623,011</u>
Total Property and Equipment, net	<u>3,026,934</u>
Financing Right-of-Use Assets, net	<u>115,305</u>
Other Assets	
Investments, at cost	1,200,100
Stockholder loan receivable	<u>25,000</u>
Total Other Assets	<u>1,225,100</u>
Total Assets	<u>\$ 35,172,979</u>

See accompanying notes and independent accountants' review report.

JOAO & BRADLEY CONSTRUCTION CO., INC.

BALANCE SHEET (CONTINUED)

DECEMBER 31, 2024

Liabilities and Stockholder's Equity

Current Liabilities

Accounts payable	\$ 4,566,340
Accrued expenses	218,691
Current maturities of financing lease liabilities	104,969
Contract liabilities, including conditional retainage of \$1,104,562	<u>8,533,910</u>
Total Current Liabilities	13,423,910

Long-Term Liabilities

Financing lease liabilities, less current maturities	<u>15,067</u>
Total Liabilities	<u>13,438,977</u>

Stockholder's Equity

Common stock, par value \$10; authorized 1,000 shares; 1,000 shares issued and outstanding, at stated value	2,000
Additional paid-in capital	419,186
Retained earnings	<u>21,312,816</u>
Total Stockholder's Equity	<u>21,734,002</u>

Total Liabilities and Stockholder's Equity	<u>\$ 35,172,979</u>
---	-----------------------------

See accompanying notes and independent accountants' review report.

BOROUGH OF WEST CHESTER



PURCHASE ORDER REQUEST

TO:

FROM:

SUB: PURCHASE ORDER REQUEST

DATE:

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor

Contact

Address

Phone

Email

Fax

Justification

TOTAL AMOUNT TO BE PAID:

Reference (select one) [] Quote [] SOW [] SA State Contract

BOROUGH OF WEST CHESTER



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Reference (select one) [] Quote [] SOW [] SA State Contract



**POLICY OF THE BOROUGH COUNCIL OF WEST CHESTER, PENNSYLVANIA –
Remote Attendance at Borough Council Meetings**

Draft #4
(April 2 2026)

1. INTRODUCTION

The purpose of this policy is to establish rules and procedures for the remote attendance by Borough Council Members at public meetings in the interest of effective and efficient government.

2. POLICY

Once policies have been issued, they are considered “active” and if not followed, can be followed by disciplinary action. Each policy will be updated and approved by the Borough Council. Once approved, the policy will be distributed to the Borough Council. **This policy applies to Borough Council committees, work sessions, and voting sessions.**

3. PURPOSE

The West Chester Borough Council adopts this policy and these rules and procedures to further the goals of the West Chester Borough Council to allow full participation by Council Members at public meetings and provide meeting transparency to its citizens. The order of business of public meetings that provides a remote attendance option will be conducted in the following manner:

4. ROLES AND RESPONSIBILITIES

Members of the West Chester Borough Council are expected to be physically present for all public meetings except when being physically present is not practicable for one or more Council Member.

Circumstances under which physical presence for one or more Council Member is not practicable are limited to:

- Illness or other physical conditions, or temporary absence from West Chester, which cause the member of Council to face significant difficulties traveling to and attending the public meeting in person;
- Providing a reasonable accommodation for a member of Council with a disability; or,
- Other acceptable extenuating circumstances subject to the approval of the Council President or his/her/their designee.

A Council Member who believes it is not practicable, as set forth above, for him/her/them to attend a meeting in person shall notify the Council President (or designee) of the existence of such circumstance as far in advance as possible.

SECTION II: THE POLICY

Public Meetings with Remote Participation by Members of Borough Council

1. Council members will be permitted to attend virtually (“remote member”) if they are able to meet the conditions stated under the “Roles and Responsibilities;
2. Remote member is considered present, but will not count as part of the quorum;
3. A quorum of Council shall be physically present at the public location where the meeting is being conducted.
4. *Council members participating in this remote manner count for purposes of determining whether a quorum is present.*
5. At least one Council Member must be physically present at the public location identified when the meeting was advertised;
6. At the start of the meeting, the President or Chair shall announce the names of any member who is participating by remote means;
7. The remote member may make a motion;
8. The remote member may vote;
9. The remote member may not chair a meeting, and will delegate Chair responsibilities to a member physically present in the advertised location of the public meeting;
10. The remote member must be able to see and hear the comments of and speak to all those present at the meeting and all those present at the meeting must be able to see and hear the comments of and speak to such remote member contemporaneously.

11. If remote participation is interrupted through disruption or glitches in the technology, the meeting shall be automatically recessed for up to 5-minutes to attempt to restore communications. If communication cannot be reestablished, the remote Council Member will be considered to have left the meeting and the meeting may continue at the public location identified when the meeting was advertised at the discretion of the Council Presidents/Chair.

Document Name	<i>Rules and Procedures for remote attendance</i>
Owner	West Chester Borough Council;
Version Number	Version 2 2 25 2026 Version 3 3 15 2026 Version 4 4 2 2026
Approval Date	

Approved By	
Approved By	
Approved By	
Date of Commencement	
Date of Last Review	
Date for Next Review	
For Office Use – Keywords for search function	Policy, procedure, manual, collections

DRAFT

Borough of West Chester - Borough Council

Communication and Agenda Management

Revision date: April 14, 2026

This document provides guidance on how members of Borough Council communicate with staff, request information, and generate items for public meeting agendas. It reflects the governance structure of the Borough of West Chester Home Rule Charter, distinguishing policy-making responsibilities from administrative authority. Borough Council powers and duties are outlined in [Article 2 of the Home Rule Charter](#).

- Borough Council acts collectively by vote at public meetings.
- Council members do not possess administrative authority, nor do they manage day-to-day operations. [Section 208 of the Home Rule Charter](#).
- Council sets policy, enacts legislation, and provides strategic direction to the Borough Manager.

A. Communication with Borough Staff and Consultants

Council members are encouraged to communicate directly with the Borough Manager and department heads. Department heads will provide information to Council members, however questions that require research, operational changes, or work must be approved by the Borough Manager. On occasion, the Borough Manager will direct staff to contact Council members and coordinate business.

Emails from Council members will be responded to up to 1 business days of receipt. Text and phone calls will be returned within 24 hours, usually the same day. Urgent matters should be directed to 911/dispatch or Departments by phone during normal business hours where applicable. Contact information is available on the Borough website.

Employees that report directly to the Assistant Borough Manager are Director of Building and Housing, Director of Parks and Recreation, Assistant Director of Parking, and all Parking Department employees.

Employees that report directly to the Borough Manager are the Assistant Borough Manager, Executive Assistant to the Borough Manager, Director of Human Resources, Manager of Data and Enterprise Applications, Director of Sustainability, Director of Information Technology, Director of Finance, Director of Public Works, and Director of Wastewater Services.

Council members should not contact other staff members, not listed above, directly or copy them on emails to their supervisor, unless directed to by the Borough Manager, Assistant Borough Manager, or Department director.

The Borough retains the services of legal counsel, engineering, audit, planning, and other professions. Borough Council can contact consultants directly and are encouraged to coordinate activity with the Council President and/or Borough Manager. Requests by email to Council President will be responded to up to 1 business day of receipt, phone calls or text messages within 24 hours. Legal counsel is best received in an executive session or group email so all members can hear, respond, ask questions, and learn. Communication with counsel on legal matters is generally privileged and not subject to right to know.

The Borough Manager, President, and Vice President of Council confer frequently to manage the flow of information between staff and Council and review monthly agendas.

A.1 Appropriate Requests from Council Members to Borough Manager/ Assistant Borough Manager/ Department Directors

Examples include:

- Explanation or clarification of Borough business.
- Gather opinions on what course of action is best.
- Access to documents, reports, or public records.
- Place items on agendas
- Meetings, emails, or phone calls with the Borough Manager

A.2 Inappropriate Requests from Council Members to Department directors or other staff

Examples include:

- Direct staff, assign tasks, requests meetings with employees.
- Intervene in personnel matters or access personnel records for employees other than the Borough Manager.
- Alter workflows, operational priorities, or schedules.
- Use staff as intermediaries to convey policy positions or build consensus among other Council members.

A.3 Constituent emails to all of Borough Council

Sometimes a resident will email all of Borough Council and it is unclear who should take the lead on responding.

- If the location of the issue is known, the councilperson whose ward the person is from will respond.
- The responding councilperson can seek help from the Manager or staff or other councilpersons – and vice versa before responding.
- If the inquiry originates from someone outside the Borough, the President and Vice President will respond.

B. Agenda Management

Members of Borough Council are encouraged to engage their colleagues and the Borough Manager to develop ideas that lead to public discussions and/or votes on motions, resolutions, and ordinances. Ideas should start with informal conversations with the Borough Manager and department heads. New policy is best informed by professional legal and administrative knowledge and investigation, requiring expenditure of time and money. New policy can only be developed by the direction of all Borough Council.

Procedures for creating agendas and meeting management are covered in more detail in West Chester Borough Council Procedural Rules and Regulations – latest version 1.16.2025.

- Submit the request to the Borough Manager, Committee Chair, or Council President as soon as possible. Deadlines for publishing agendas are 3 business days prior to the meeting. Include a clear statement of purpose, requested action (discussion, motion, resolution, or ordinance), and any supporting materials.
- Council Committees may table an item for a future meeting pending more information or testimony
- Council Committees take directions from Borough Council. When new issues are brought up in committee meetings and they require significant research and staff time, the whole council should discuss and approve the direction before significant work begins.
- Council Committees may recommend an action be forwarded for a vote by Borough Council, while Borough Council may recommend an action be moved to Committee for further discussion.
- The Borough Manager may add items required for administrative processes or legal compliance to any agenda.
- Items that must be added after a deadline can be discussed when the members present vote to amend the agenda or under “other business”. Added items may not include expenditures or contracts without appearing on a properly published agenda.

C. Pennsylvania Sunshine Act – Summary

The Sunshine Act finds that “the right of the public to be present at all meetings of agencies and to witness the deliberation, policy formulation and decision making of agencies is vital to the enhancement and proper functioning of the democratic process and that secrecy in public affairs undermines faith of the public in government and the public’s effectiveness in fulfilling its role in a democratic society.”

C.1 Permitted Communications

Council members may:

- Deliberate and discuss Borough Council business in groups of 3 or less members.
- Deliberate and discuss Borough Council business with constituents.
- Request information from staff or the Borough Manager.
- Attend social events, trainings, or site visits with a quorum of Council members, provided no business is discussed.
- Circulate or receive information without engaging in back-and-forth discussion.
- The Council President may direct the Borough Manager to poll members of Council on their position on an item of business to determine the will of Council, but no vote may be taken, and no member of Council is obligated to participate in a poll outside of a public meeting.

C.2 Prohibited Communications

Council members may not:

- Deliberate and discuss Borough Council business with 4 or more members outside a public meeting- either in person, on a group text, email, social media, or group chats.
- Deliberate and discuss Borough Council Committee business with any member outside a public meeting. 2 or more members constitute a quorum.
- Direct staff to engage in consensus-building or message-passing between members.

C.3 Consequences for Non-Compliance

Violations of the Sunshine Act can result in:

- Legal challenges, invalidation of actions, public censure, or fines.

Commercial Lease

Borough of West Chester- West Chester Food Cooperative

This lease is made between the Borough of West Chester, herein called Lessor, and West Chester Food Cooperative a PA registered Non-Profit Cooperative Corporation, herein called Lessee.

Lessee hereby offers to lease from Lessor the premises situated in the Borough of West Chester, County of Chester, State of Pennsylvania, described as a portion of Patton Alley, as identified in Exhibit A, attached, upon following TERMS and CONDITIONS:

Term and Rent. Lessor demises the above premises for a term of every Saturday, 7:00-am to 1:00pm commencing on May 1, 2025 through November 30, 2025 and two Saturdays per month during the rest of the year at the annual rental of one (1) dollar.

Use. Lessee shall use and occupy the premises in accordance with 112-30 zoning for Town Center Block Class B. Lessee will principally operate services related to community education as well as marketing and outreach for the community owned cooperative. The premise may also be utilized for the sale of goods incidental to the principle services noted above. Lessor represents that the premises may lawfully be used for such purpose.

Care and Maintenance of Premises. Lessee acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Lessee shall, at his own expense and at all times, maintain the premises in good and safe condition, and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear expected. Lessee shall also maintain in good condition such portions adjacent to the premises, such as sidewalks, driveways, lawns and shrubbery, which would otherwise be required to be maintained by lessor.

Alterations. Lessee shall not, without first obtaining the written consent of the Lessor, make any alterations, additions, or improvements, in, to or about the premises.

Ordinances and Statutes. Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities not in force, or which may hereafter be in force, pertaining to the premises, occasioned by or affecting the use thereof by Lessee.

Assignment and Subletting. Lessee shall not assign this lease or sublet any portion of any premises without prior written consent of the Lessor, which shall not be unreasonably withheld. Any such assignment or subletting without consent shall be void and, at the option of the Lessor, may terminate this lease.

Utilities. All applications and connections for necessary utility services on the demised premises shall be made in the name of Lessee only and Lessee shall be solely liable for utility charges as they become due, including those for sewer, water, gas, electricity, and telephone services.

Entry and Inspection. Lessee shall permit Lessor or Lessor's agents to enter upon the premises at any time.

Indemnification of Lessor. Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the demised premises or any part thereof, and Lessee agrees to hold Lessor harmless from any claims for damages, no matter how caused.

Insurance. Lessee, at this expense, shall maintain and public liability insurance including bodily injury and property damage insuring Lessee and lessor with minimum coverage as follows: \$500,000 for each occurrence. Lessee shall provide Lessor with a Certificate of Insurance showing lessor as additional insured. The Certificate shall provide for a ten-day written notice to Lessor in the event of cancellation or material change of coverage. To the maximum extent permitted by insurance policies which may be owned by Lessor or Lessee, Lessee and Lessor, for the benefit of each other, waive any and all rights of subrogation which might otherwise exist.

Eminent Domain. If the premises or any part thereof or any estate therein, or any other part of the building materially affecting Lessee's use of the premises, shall be taken by eminent domain, this lease shall terminate on the date when title vests pursuant to such taking. The rent, and any additional rent, shall be apportioned as of the termination date, and any rent paid for any period beyond that date shall be repaid to Lessee. Lessee shall not be entitled to any part of the award for such taking or any payment in lieu thereof, but Lessee may file a claim for any taking of fixtures and improvements owned by Lessee, and for moving expenses.

Destruction of Premises. In the event of a partial destruction of the premises during the term hereof, from any cause, Lessor shall forthwith repair the same, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations, but such partial destruction shall not terminate this lease, except that Lessee shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Lessee on the premises. If such repairs cannot be made within said sixty (60) days, Lessor, at this option may make the same within a reasonable time, this lease continuing in effect with the rent proportionately abated as aforesaid, and in the event that Lessor shall not elect to make such repairs which cannot be made within sixty (60) days, this lease may be terminated at the option of either party.

Lessor's Remedies on Default. If lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within five (5) days after the giving of such notice (or if such other default is of such nature that it cannot be completely cured within such period, if Lessee does not commence such curing within such five (5) days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this lease on not less than five (5) days' notice to Lessee. On the date specified in such notice the term of this lease shall terminate, and Lessee shall then quit and surrender the premises to Lessor, but Lessee shall remain liable as hereinafter provided. If this lease shall have been so terminated by Lessor, Lessor may at any time

thereafter resume possession of the premises by any lawful means and remove Lessee or other occupants and their effects. No failure to enforce any term shall be deemed a waiver.

Security Deposit. Lessee shall deposit with Lessor on the signing of this lease the sum of zero (0) dollars.

Attorney's Fees. In case suite should be brought for recovery of the premises, or for any sum due hereunder, or because of any act which may arise out of the possession of the premises, by either party, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

Notices. Any notice which either party may or is required to give, shall be given by mailing the same, postage prepaid, to Lessee at the premises, or Lessor at the address shown below, or at such other places as may be designated by the parties from time to time.

Heirs, Assigns, Successors. This lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.

Subordination. This lease is and shall be subordinated to all existing and future liens and encumbrances against the property.

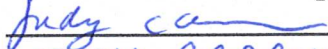
Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if any, have been made a part of this lease before the parties' execution hereof: Exhibit A, Stall Layout Plan

West Chester Borough



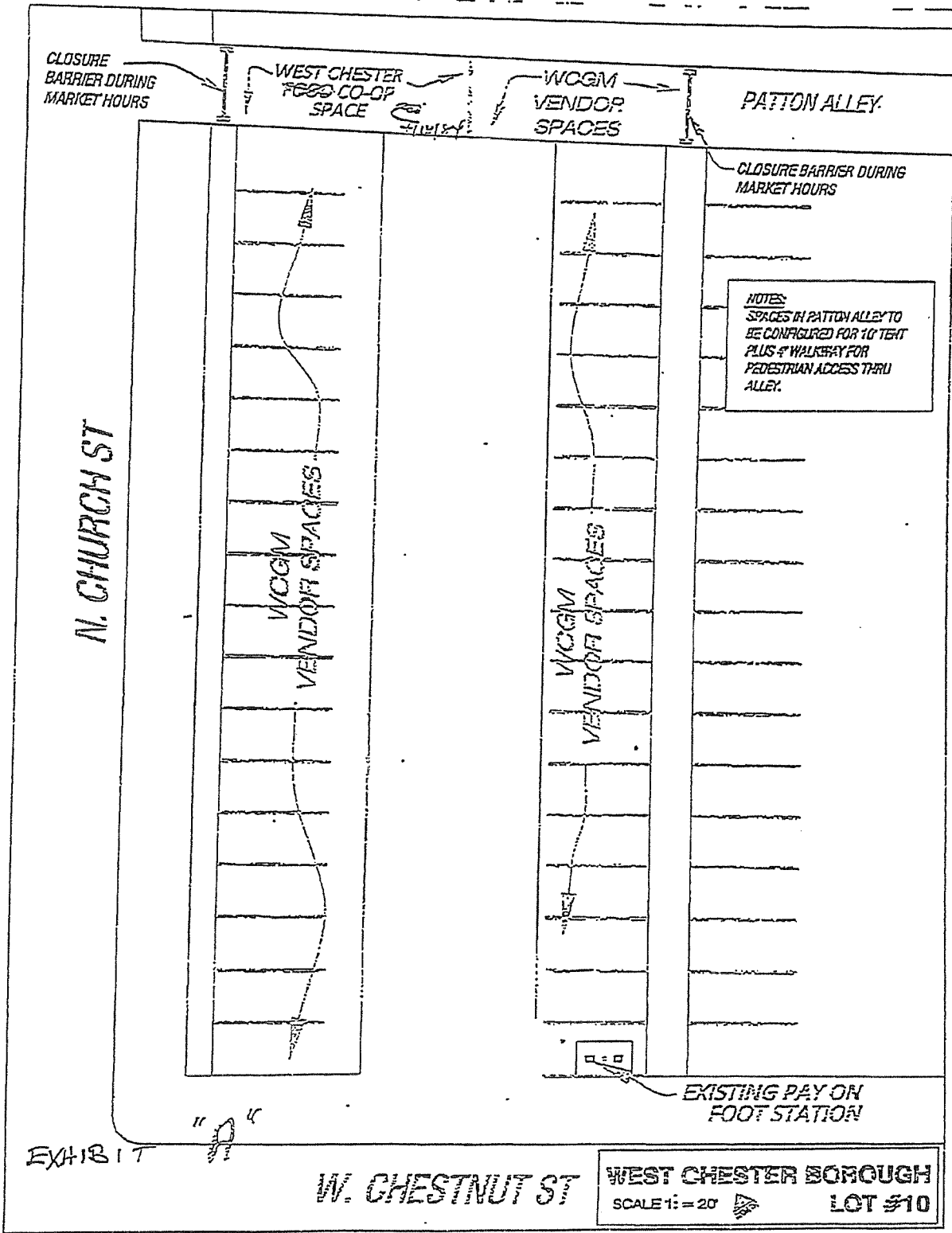
Sean Metrick, Borough Manager

West Chester Food Cooperative



JUDY CARRINO

Printed Name



CLOSURE BARRIER DURING MARKET HOURS

WEST CHESTER FOOD CO-OP SPACE

WCGM VENDOR SPACES

PATTON ALLEY

CLOSURE BARRIER DURING MARKET HOURS

NOTES:
 SPACES IN PATTON ALLEY TO BE CONFIGURED FOR 10' TENT PLUS 4' WALKWAY FOR PEDESTRIAN ACCESS THRU ALLEY.

N. CHURCH ST

WCGM VENDOR SPACES

WCGM VENDOR SPACES

EXISTING PAY ON FOOT STATION

EXHIBIT

W. CHESTNUT ST

WEST CHESTER BOROUGH
 SCALE 1" = 20'
 LOT #10

Commercial Lease

Borough of West Chester — West Chester Growers' Association

This lease is made between the Borough of West Chester, herein called "Lessor", and West Chester Growers' Association, herein called "Lessee".

Lessee hereby offers to lease from Lessor the premises situated in the Borough of West Chester, County of Chester, State of Pennsylvania, described as the western half of Lot #10, Chestnut Street and Church Street, as identified in Exhibit A, attached, upon following TERMS and CONDITIONS:

Term and Rent. Lessor demises the above premises for a term of every Saturday, 7:00 am to 2:00 pm commencing on May 1, 2025 through December 31, 2025 and the first, third, and fifth Saturdays of each month from January 1, 2026 thru April 30, 2026. The Lessor reserves the right to cancel any approved and/or scheduled Growers' Market with or without notice for public health or safety reasons, or public emergency. The Lessor also reserves the right to cancel any approved and/or scheduled market event for the balance of the term of this lease with six months written notice. In a non-emergency situation, Lessor will endeavor to temporarily re-locate the Growers' Market to an alternate Borough property.

The rental charge is Fifty Dollars (\$50.00) per Saturday that the Lessee occupies, in whole or part, the premises. The rent shall be billed and paid quarterly.

Sixty days prior to the termination of the terms of this lease the Lessor will notify the Lessee of the conditions of renewal of this lease.

Use Lessee shall use and occupy the premises for operation of a Growers' Market. The premises shall be used no other purpose. Lessor represents that the premises may lawfully be used for such purpose.

Care and Maintenance of Premises. Lessee acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Lessee shall, at his own expense and at all times, maintain the premises in good and safe condition, and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear expected. Lessee shall also maintain in good condition such portions adjacent to the premises, such as sidewalks, driveways, lawns and shrubbery, which would otherwise be required to be maintained by lessor.

Alterations. Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions, or improvements, in, to or about the premises.

Lessor's Remedies on Default. If lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within five (5) days, after the giving of such notice (or if such other default is of such nature that it cannot be completely cured within such period, if Lessee does not commence such curing within such five (5) days and

thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this lease on not less than five (5) days' notice to Lessee. On the date specified in such notice the term of this lease shall terminate, and Lessee shall then quit and surrender the premises to Lessor, but Lessee shall remain liable as hereinafter provided. If this lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the premises by any lawful means and remove Lessee other occupants and their effects. No failure to enforce any term shall be deemed a waiver.

Security Deposit. Lessee shall deposit with Lessor on the signing of this lease the sum of zero (0) dollars.

Attorney's Fees. In case suit should be brought for recovery of the premises, or for any sum due hereunder, or because of any act which may arise out of the possession of the premises, by either party, the prevailing party shall be entitled to all costs incurred in connection with such action, including reasonable attorney's fees.

Notices. Any notice which either party may or is required to give, shall be given by mailing the same, postage prepaid, to Lessee at the premises, or Lessor at the address shown below, or at such other places as may be designated by the parties from time to time.

Heirs, Assigns, Successors. This lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.

Subordination. This lease is and shall be subordinated to all existing and future liens and encumbrances against the property.

Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if any, have been made a part of this lease before the parties' execution hereof: Exhibit A, Stall Layout Plan.

West Chester Growers' Market

Andrew O'Neill
Board Member

West Chester Borough

Sean Metrick
Borough Manager

WC Borough Energy Supply Contract

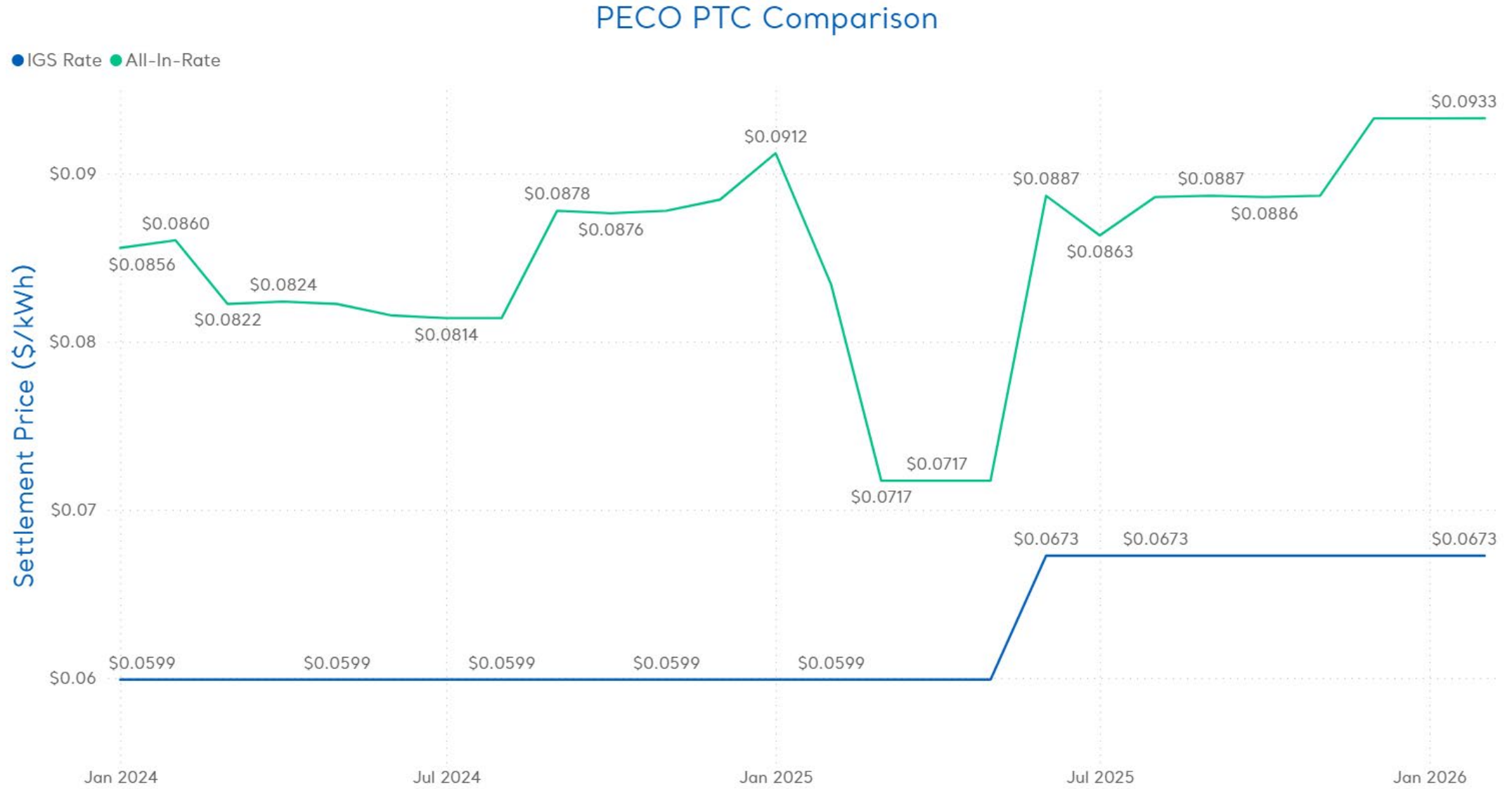
PECO Energy Bill

Energy Supply	\$\$\$
PECO Costs	\$\$
Fees, GR tax, etc.	\$

Traditionally we have:

- Signed 2-3 year supply contracts
- Flat, per kWh price for all accounts during contract term
- Enjoyed dramatically lower energy prices and budget certainty
- Procured renewable energy

2024 Contract versus PECO - \$336,000 projected savings



Natural Gas \$/mmBTU (Henry Hub) – 3/30/2026

Intraday 1w 1m 6m Ytd 1y 3y 5y Max

Indicators ▾

Mountain-Chart ▾



WC Borough Energy Supply Contract

Post-Pandemic Changes

- Extremely volatile day-to-day pricing
- ***Need to execute contract same-day to participate in 3rd party supply market***

Recommendation

- Track markets, obtain pricing from multiple suppliers
- Execute 2-3 year contracts, to lock in price below versus PECO's default tariff

Commercial Customers

PECO's Price per kWh

General Service (GS)

\$.09897

Rate Class

Price per Ccf

Gas Commercial and Industrial (GC)

\$.67106

Action Item

- Approve motion to authorize Borough Manager to execute electric & gas purchasing agreement below PECO Price to Compare

Voting Delegates

Deadline: May 11, 2026

Each member borough in good standing with the Association shall appoint a Voting Delegate for the purpose of electing the Officers of the Association and voting on proposed resolutions and policies.

Borough council **must approve** the individual appointed to serve as the Voting Delegate as well as an Alternate Delegate (in case the primary appointment cannot participate in the election and voting during the annual conference). Note - Voting Delegates/Alternates can be elected or appointed borough officials. Per the PSAB Constitution, these names must be provided to the PSAB Executive Director by May 11, 2026.

The election of Officers will be held Tuesday, June 2 between 9 a.m. and 2 p.m. Voting on proposed resolutions and policies will occur during the Closing Business Meeting on Wednesday, June 3. These two activities help to shape the leadership and policy platform of the Association. Participation in this process is an essential role that borough officials play in guiding the future of PSAB.

ALL VOTING DELEGATES MUST BE REGISTERED TO ATTEND THE ANNUAL CONFERENCE.

Borough of: _____

Submitted by: _____
(Signature of the Borough Secretary, Manager, or President of Council)

Date: _____

Borough Address: _____

Borough Email: _____

OUR VOTING DELEGATE WILL BE: _____
(Name) (Title)

OUR ALTERNATE WILL BE: _____
(If Applicable) (Name) (Title)

The Voting Delegate form must be returned no later than Monday, May 11, 2026. You can return this form in any of the following ways:

Mail: PSAB, 2941 North Front Street
Harrisburg, PA 17110

Fax: 717-236-8164

Email: mmiller@boroughs.org





Borough of West Chester
401 East Gay St West Chester PA 19380
www.west-chester.com
(610)-692-7574

Borough Council

Nicole Scimone, President
Bernie Flynn, Vice President
Jerome Szczepaniak
Bryan Travis
Brian McGinnis
Stephen Marvin
Lisa Kearns

Mayor

Lillian L. DeBaptiste

Borough Manager

Sean Metrick

GAY STREET CLOSURE RULES

- The Open-Air Market will be operating starting Friday morning and concluding Monday morning. The event will run from the first full weekend in May (May 1st to May 3rd) to the last full weekend in September (September 25th to September 28th). The Open-Air Market will occur from Friday to Tuesday morning on Memorial Day Weekend and Labor Day Weekend.
- Businesses are permitted to operate in the street from 7 am to 11 pm.
- To participate in the Open-Air Market, a business must submit the following:
 - A signed copy of these rules document
 - An indemnification form attached hereto
 - A plot map of the proposed setup in the street
- All businesses operating in the street must comply with insurance requirements found in the Outdoor Dining Policy.

Physical Layout

- A business may use the width of the building extending out into the street, two and a half feet from the middle line.
- At the conclusion of the business day, all chairs, tables, tents, fencing, etc. must be moved to the side of the road to allow access for emergency vehicle access.
- In the case of an emergency, follow the instructions of emergency service personnel. You may be required to move staff and customers to the opposite side of the street from the emergency scene. In the event of an emergency, you and your staff must be able to quickly move your items in the street out of the way if emergency vehicles need to gain access to the block.
- All items must be completely removed from the street at the close of business on Sunday.

- Stores and restaurants are required to maintain a litter-free area outside their place of business at all times. This includes in the street.
- Tents are permitted, but they must be taken down at night and must bear a label that indicates the material is flame-resistant.
- If you are using an outdoor heater, you must follow the manufacturer's recommendations on proper spacing.
- If your area is near a barrier, you are not permitted to put something directly against or on the barrier.
- Music and outdoor entertainment are permitted, provided that the noise volume does not travel far beyond your outdoor area. Please work with your neighbors when scheduling music or other outdoor entertainment so that you are not competing with one another.

Restaurant Cafes

- Restaurant-cafés shall serve beverages in glass only and shall not utilize disposable plates or utensils.
- All customers must be seated while consuming alcoholic drinks. Bar service on the street is prohibited.
- For those with an R License, you must get an extension of your license from the PLCB.
- Smoking while seated is prohibited.

Failure to adhere to these rules can result in a revocation of your ability to participate in the Open-Air Market.

I have read the rules for my participation in the Open-Air Market and agree to be bound by them. I, for myself and my personal representatives, heirs, successors and assigns hereby agree to indemnify, defend and hold harmless the Borough of West Chester and its officers, elected officials, employees, and agents from and against all losses, liabilities, claims, demands, causes of action, damages, costs, including reasonable attorneys' fees and court costs arising out of, resulting from or caused in whole or in part by the use of the public right of way, including but not limited to personal injury, death and property damage.

Organization: _____

Name:

Date: