



**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP
PUBLIC MEETING AGENDA
July 20, 2026 7:00 PM**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. SPECIAL ACKNOWLEDGEMENTS

4. CALL TO ORDER PUBLIC HEARING FOR HR-497

ENCLOSURE Public hearing to consider and possibly adopt ordinance HR-497 to authorize the acquisition of a parcel located at 599 Park Ridge Drive

Before adjourning public hearing - Motion to adopt ordinance HR-497 authorizing the acquisition of a parcel located at 599 Park Ridge Drive through the PEMA Hazard Mitigant Grant Program

5. ADJOURN PUBLIC HEARING AND CALL TO ORDER PUBLIC MEETING

6. ANNOUNCEMENTS

A. PennDOT continues work on 4-way multi-stop at Circular Avenue and South Valley Road.

7. APPROVAL OF MINUTES

ENCLOSURE A. Motion to approve minutes of June 15, 2026, Public Meeting

8. TOWNSHIP BUSINESS

A. Supervisor Liaison Reports

 – Motion to appoint Matthew Richards as a Zoning Hearing Board Alternate

ENCLOSURE B. Motion to adopt Resolution 2026-13 acknowledging Officer Butler's years of service

ENCLOSURE C. Motion to approve serving alcohol at the library on Friday, July 31st to celebrate the end of "Arbo-READ-um"

ENCLOSURE D. Motion to approve the Historic Commission's America 250 Reenactment Camp in Teegarden Park on September 18th and 19th

ENCLOSURE E. Motion to adopt Resolution 2026-12 urging the Chester County Commissioners to restore and fully fund land use planning, county farmland, open space and park preservation programs they eliminated in the 2026 budget

ENCLOSURE F. Motion to approve the Proposal, dated July 7, 2026, from N. Abbonizio Contractors, Inc. for additional Deteriorated Stormwater Pipe Relining/Repairs on Upper Weadley Road east of the intersection with West Valley Road

G. Motion to approve the escrow release # for the Tredyffrin Easttown School District Conestoga Athletic Field project in the amount of \$4,969,706.76; balance remaining \$517,716.77

ENCLOSURE H. Motion to adopt Resolution 2026-14 to authorize the disposition of public records as set forth in the Municipal Records Manual and in accordance with Act 428 of 1968

I. Motion to authorize Dean Dortone, Chief Operating Officer, as an authorized signer for Township Deposit Accounts

ENCLOSURE J. Motion to approve emergency sanitary sewer project on Pugh Road

ENCLOSURE K. Motion to approve pump replacement at Chesterbrook Pump Station

9. OLD BUSINESS

ENCLOSURE A. Item tabled from 6/15/2026 agenda - Motion to approve Change Order #1 for the Chase Road Project

10. NEW MATTERS

A. Board Members

B. Citizens

11. NEXT MEETING – August 17, 2026

12. ADJOURNMENT

ORDINANCE HR- 497

**Tredyffrin Township
Chester County, Pennsylvania**

AN ORDINANCE PURSUANT TO ARTICLE VI, ORDINANCES, SECTION 601, ACTIONS REQUIRING AN ORDINANCE, SUBSECTION G, OF THE TREDYFFRIN TOWNSHIP HOME RULE CHARTER TO AUTHORIZE THE ACQUISITION OF AN APPROXIMATELY 0.96 ACRE PARCEL LOCATED AT 599 PARK RIDGE DRIVE, TREDYFFRIN TOWNSHIP, BEING UPI NO. 43-6A-14.4.

WHEREAS, the Board of Supervisors of Tredyffrin Township (the “Board”) is committed to managing stormwater for the health, safety, and welfare of the residents of Tredyffrin Township (the “Township”); and

WHEREAS, the Township was awarded a Hazard Mitigation Grant (the “Grant”) from the Pennsylvania Emergency Management Agency (“PEMA”) for funding to implement stormwater hazard mitigation measures; and

WHEREAS, Sonia Ellisor Johnson (“Owner”) is the owner of the parcel situated in Tredyffrin Township, Chester County, located at 599 Park Ridge Drive, being UPI No. 43-6A-14.4 (hereinafter referred to as the "Property"); and

WHEREAS, as part of the Grant requirements, the Township will purchase the Property and demolish the existing home and any attachments to the land, and return the Property to meadow condition as a means of mitigating stormwater hazards in this area of the Township; and

WHEREAS, the Township desires to enter into an Agreement of Sale with the Owner, substantially in the form attached hereto as Exhibit “A,” for the purchase of the Property to implement the terms of the Grant.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Tredyffrin Township as follows:

SECTION I. The Township hereby approves the acquisition of the Property in accordance with the terms of an Agreement of Sale with Owners, which is attached hereto and incorporated herein by reference as Exhibit “A.” Furthermore, the Solicitor for Tredyffrin Township, any member of the Board, and the Township Manager are hereby authorized to take all reasonable measures and actions necessary and/or convenient to effectuate the acquisition of the Property as referenced herein in accordance with the terms of the attached Agreement of Sale.

SECTION II. If any 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 parts of this ordinance which shall continue to be fully operative as if the unconstitutional, illegal or invalid part had not been enacted.

SECTION III. Any and all provisions of any other ordinance which are inconsistent with the provisions of this ordinance are hereby repealed.

SECTION IV. This ordinance shall be effective thirty-one (31) days from the date of enactment hereof.

DULY ENACTED AND ORDAINED this 20th day of July, 2026.

**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP**

David Miller, Chair

Sharon Humble, Vice-chair

KS Bhaskar

Eamon Brazunas

Julie Gosse

Carlotta Johnston-Pugh

Hans van Mol

[Seal]

ATTEST:

William F. Martin, Township Manager

AGREEMENT OF SALE

THIS AGREEMENT OF SALE (as amended, modified or supplemented from time to time, this “Agreement”) is made as of the _____ day of _____ 2026 and is by, between and among TREDYFFRIN TOWNSHIP (“Buyer”), and SONIA ELLISOR JOHNSON (the “Seller”). Seller and Buyer are collectively referred to as “Parties”.

Background

A. Seller purchased the Property (defined below) on or around April 20, 2022 as evidenced by that deed recorded in the Office of the Chester County Recorder of Deeds on May 18, 2022 in Book 10877, Page 397.

B. In connection with the HMGP Agreement (defined below), the Pennsylvania Emergency Management Agency (PEMA) has authorized Buyer to proceed with acquiring the Property.

C. Seller wishes to sell, and Buyer wishes to purchase, the Property upon the terms and conditions set forth herein.

Agreement

NOW, WHEREFORE, the Parties, for good and valuable consideration, and intending to be legally bound, agree as follows:

1. Purchase Price. Subject to the terms and conditions herein, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, all of Seller’s right, title and interest in and to 599 Park Ridge Drive, Wayne, Pennsylvania 19087, Tredyffrin Township, Chester County, UPI No. 43-6A-14.4 (the “Property”) free and clear of any mortgage, pledge, lien, charge, security interest, claim or other encumbrance (collectively, “Encumbrance”) for a total Purchase Price of EIGHT HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$825,000.00) (the “Purchase Price”) subject to any credits or apportionments as provided for under this Agreement. The Purchase Price shall be paid at Settlement (defined below) by certified check or wire transfer of immediately available funds.

2. Settlement.

(a) Subject to the terms and conditions of this Agreement, including but not limited to under Section 2(b), Settlement of the transaction described herein (“Settlement”) shall be made at such time and date as the Parties mutually agree provided that Settlement shall occur no later than **[TO BE DETERMINED PRIOR TO SIGNING]**, 2026. Settlement shall take place remotely by the exchange of documents (escrow settlement) or at the offices of the Title Company (defined below). Conveyance of the Property from Seller at Settlement will be by fee simple deed of special warranty and shall include such provisions required pursuant to the HMGP Agreement (defined below). At or prior to Settlement, the Parties shall provide all other documents necessary or otherwise required by the Title Company to consummate the transaction contemplated by this Agreement.

(b) As a condition precedent to Buyer's obligation to complete Settlement, prior to or at Settlement:

(i) Seller shall have removed any and all personal property, appliances, and any other item not considered a fixture of the Property and deliver physical possession to a vacant Property free of debris at Settlement. Buyer shall be permitted to access the Property prior to Settlement to confirm that Buyer has complied with this Section 2(b)(i).

(ii) The Hazard Mitigation Grant Program Agreement by and between the Buyer and Pennsylvania Emergency Management Agency, executed by Buyer on July 15, 2024 (the "HMGP Agreement") shall be in full force and effect, including without limitation, Buyer's right to receive the subgrant thereunder in connection with the purchase of this Property.

(iii) Each of the representations and warranties of Seller contained in this Agreement shall be true and correct both on the date of this Agreement and in all material respects, at the time of Settlement, except to the extent waived in writing by Buyer.

(iv) The Title Company (defined below) is irrevocably committed to issue the Title Commitment (defined below) in accordance with the terms of this Agreement.

(c) Notwithstanding anything herein to the contrary, Seller's obligation to proceed to Settlement is expressly contingent upon Seller entering into a binding agreement, on terms acceptable to Seller in Seller's reasonable discretion, to purchase or lease a replacement residence on or before September 30, 2026 (the "Contingency Date"). If Seller does not satisfy or waive this contingency in writing on or before the Contingency Date, either Seller or Buyer may terminate this Agreement by written notice to the other party at any time during the fifteen (15) day period thereafter, whereupon this Agreement shall be null and void and neither party shall have any further liability or obligation hereunder, except for those obligations that expressly survive termination. Seller may waive this contingency at any time by written notice to Buyer. If neither Seller nor Buyer terminates this Agreement during such fifteen (15) day period, this contingency shall thereafter be deemed waived.

3. Title, Liens, Etc.

(a) Seller shall convey to Buyer good and marketable fee simple title to the Property, insurable at regular rates by a reputable title insurance company authorized to do business in the Commonwealth of Pennsylvania (the "Title Company") as selected by the Buyer, free and clear of any and all Encumbrances, easements and restrictions, as subject only to Permitted Exceptions (defined below). As a condition to Buyer's obligation to close at Settlement, the Title Company shall issue to Buyer, and Buyer shall accept, without payment of an extraordinary premium, policy of title insurance in an amount not less than the Purchase Price. In the event the Seller is unable to transfer the quality of title required and if the Buyer is unwilling to accept the title that Seller is able to convey, this Agreement shall terminate, without further liability to Seller or Buyer.

(b) Buyer shall promptly order, at its sole cost and expense: (i) a commitment for title insurance for the title insurance policy from the Title Company, together with true,

legible (to the extent available), and complete copies of any tax search, departmental or municipal searches, and all instruments giving rise to any defects or exceptions to title to the Property (collectively, the “Title Commitment”), which Title Commitment shall be delivered to Buyer, who will then deliver copies to Seller. Buyer shall have fifteen (15) days from the day following its receipt of the Title Commitment to review and approve the same. If any exceptions or other matters appear in the Title Commitment which are objectionable to Buyer, Buyer, within such fifteen (15) day period, shall notify Seller in writing of any such objection. Buyer shall be deemed to have accepted all exceptions to title appearing in the Title Commitment (the “Permitted Exceptions”) except for those matters as to which Buyer has objected in accordance with this Section 3(b). If Buyer delivers a notice identifying such objections to Seller, Seller, at its sole election, within seven (7) days of receipt of said notice, shall either (i) give notice of its election to clear the title of the defects and objections so specified or demonstrate to Buyer’s satisfaction its ability to clear such matters as of the date of Settlement, or (ii) notify Buyer that it shall not do so. If Seller fails to timely respond to the notice from Buyer, Seller shall be deemed to have elected not to cure the matters objected to by Buyer. If Seller delivers or is deemed to have delivered notice of election not to cure any matter objected to by Buyer, then in such case Buyer may terminate this Agreement by giving written notice to Seller within seven (7) days of receipt of Seller’s notice or the expiration of the seven (7) day period for Seller to respond if no response is given. If Buyer does not give such notice timely to Seller, Buyer shall be deemed to have accepted such matters as Permitted Exceptions. If Buyer terminates this Agreement pursuant to this Section 3, neither party shall have any further rights, liabilities or obligations hereunder except with respect to those obligations hereunder which survive the termination of this Agreement. Notwithstanding anything to the contrary contained herein, Buyer shall have no need to object to any Mandatory Title Removal Item (defined below), and such Mandatory Title Removal Items shall be automatically deemed objected to and shall not be Permitted Exceptions.

(c) Notwithstanding anything herein to the contrary, Seller shall be required to cause to be released, satisfied, and removed of record as of Settlement: (i) any exceptions to title set forth in the Title Commitment which have been voluntarily recorded or otherwise placed, or permitted to be placed, by Seller against the Property on or following the date hereof; and (ii) any mortgages, deeds of trust, security instruments, financing statements, or other instruments which evidence or secure indebtedness, judgments, and liens against the Property, including, without limitation, construction liens, tax liens and real estate taxes, water rates, and sewer rents and taxes, in each case, which are due and payable but which remain unpaid and/or of record as of Settlement (subclauses (i) and (ii), collectively, the “Voluntary Liens”); or (iii) any exceptions to title set forth in the Title Commitment which would not constitute Voluntary Liens, but which can be removed by the payment of a liquidated sum of money (items set forth in this subclause (iii), collectively, “Monetary Liens”; and, together with the Voluntary Liens, the “Mandatory Title Removal Items”). If Seller fails to discharge and remove of record any Mandatory Title Removal Items on or prior to the Settlement, at Buyer’s election, Buyer may terminate this Agreement.

(d) Notwithstanding anything in this Section 3 to the contrary, Buyer may at any time accept such title as Seller can convey.

4. Inspections. Buyer's purchase of the Property is not contingent on any inspections of the Property and Buyer is purchasing the Property AS-IS, subject to the terms and conditions of this Agreement. If requested by Buyer, Seller agrees to permit Buyer access to the Property to examine and inspect the same.

5. Transfer Taxes, Fees, Etc. The transfer taxes resulting from the conveyance of the Property shall be equally split between the Parties. At time of Settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; rents; interest on mortgage assumptions; condominium fees and homeowner association fees; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be prorated for the period(s) covered. Seller will pay all recording fees for the release of any liens on the Property. Buyer will pay the costs charged by Buyer's Title Company related to the Title Commitment, any premiums, title endorsements, and affirmative insurance. Except as otherwise provided herein, Seller and Buyer shall each, otherwise, be responsible for their respective customary settlement costs, and each party will pay for its own counsel fees.

6. Maintenance; Risk of Loss. Seller will maintain the Property (including, but not limited to, structures, grounds, fixtures, appliances, and personal property) in its present condition, normal wear and tear excepted. Seller bears the risk of loss of the Property until Settlement occurs. If prior to the Settlement any portion of the Property shall be condemned, damaged or destroyed by fire or other casualty resulting in damage to the Property in excess of ten percent (10%) of the Purchase Price, then Buyer may terminate this Agreement by giving Seller written notice thereof within ten (10) days from the date Buyer receives written notice of any such condemnation, fire or other casualty. Upon receipt of Buyer's notice, this Agreement shall terminate and neither party shall have any further rights and/or obligations with respect to each other or this Agreement.

7. Recording. This Agreement shall not be lodged for record in any public office.

8. Remedies Upon Default. In the event of a default under this Agreement, the non-defaulting party may either enforce specific performance of the defaulting party's obligations or pursue such other remedies at law or equity as non-defaulting deems desirable.

9. Brokers. Buyer and Seller each represent and warrant to each other that they dealt with no broker or agent in connection with, nor has any broker or agent had any part in bringing about, this transaction. Seller and Buyer shall each indemnify, defend, and hold harmless the other from and against any claim of any broker, agent or other person for any brokerage commissions, finder's fees, or other compensation in connection with this transaction if such claim is based in whole or in part by, through, or on account of, any acts of the indemnifying party or its agents or representatives and from all losses, liabilities, costs, and expenses in connection with such claim, including without limitation, attorneys' fees, court costs, and interest. This provision shall survive Settlement.

10. Representations, Warranties, Survival. All representations, warranties and covenants made by the Parties in this Agreement shall survive Settlement. Seller represents and warrants to Buyer that:

(a) The Property is not currently, nor will it be at Settlement, subject to a lease or short-term rental agreement.

(b) The Property is not, nor any portion of it is, subject to land use restrictions nor is it preferentially assessed for tax purposes under Pennsylvania or federal law, including but not limited to Agricultural Area Security Law (Right-to-Farm Act; Act 43 of 1981; 3 P.S. § 901 et seq.), Farmland and Forest Land Assessment Act (Clean and Green Program; Act 319 of 1974; 72 P.S. § 5490.1 et seq.), Open Space Act (Act 442 of 1967; 32 P.S. § 5001 et seq.), and Conservation Reserve Program (16 U.S.C § 3821 et seq.).

(c) No public improvement, condominium or homeowner association assessments have been made against the Property which remain unpaid, and that no notice by any government or public authority (excluding assessed value) has been served upon Seller or anyone on Seller's behalf, including notices relating to violations of zoning, housing, building, safety or fire ordinances that remain uncorrected, and that Seller knows of no condition that would constitute a violation of any such ordinances that remain uncorrected.

(d) There is no litigation pending, or to Seller's knowledge, threatened against Seller or that arises out of the ownership of the Property or that might affect the use or operation of the Property for its intended purpose or the value of the Property or affect the ability of Seller to perform its obligations under this Agreement.

(e) Except as set forth in any documents filed of record against the Property with the Chester County Recorder of Deeds, there are no unrecorded private restrictions or agreements that affect the uses which may be made of the Property.

(f) Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, as amended, and the regulations thereunder.

(g) To Seller's knowledge, there is no pending or threatened (which threat is in writing) claim, action, civil, criminal or administrative proceeding, complaint, notice of violation or proceeding by any governmental authority or third party respecting the Property arising out of any violation or alleged violation of any Environmental Law (hereinafter defined), which violation remains uncured or unwaived. The term "Environmental Law" shall mean and include CERCLA, 42 U.S.C. 9601, et seq., RCRA, 42 U.S.C. 6901, et seq., the Federal Water Pollution and Control Act, 33 U.S.C. §1251 et seq., the Toxic Substances Control Act, 15 U.S.C. §2601 et seq., the Clean Air Act, 42 U.S.C. §7401 et seq., all other similar existing and future federal, state and municipal statutes and ordinances governing the environment, all as amended from time to time and all rules and regulations promulgated thereunder.

(h) Seller has the ability to convey fee simple title to the Property to Buyer at Settlement without the approval, consent or joinder of any other person, entity, trust, or estate.

(i) Seller has not: (i) filed any voluntary or had involuntarily filed against it in any court or with any governmental body pursuant to any statute either of the United States or of any State, a petition in bankruptcy or insolvency or seeking to effect any plan or other arrangement with creditors, or seeking the appointment of a receiver; (ii) had a receiver,

conservator, or liquidating agent or similar person appointed for all or a substantial portion of its assets; (iii) suffered the attachment or other judicial seizure of all, or substantially all, of its assets; (iv) given notice to any person or governmental body of insolvency; or (v) made an assignment for the benefit of its creditors or taken any other similar action for the protection or benefit of its creditors.

11. Amendment and Modification. This Agreement may be amended, modified and supplemented with respect to any of the terms contained herein only by mutual consent of Seller and Buyer in a written instrument executed by both Parties.

12. Notices. All notices, claims, demands and other communications hereunder shall be in writing and shall be deemed to have been given: (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by facsimile or email of a PDF document (with confirmation of transmission) if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the respective parties at the following addresses (or at such other address for a party as shall be specified in a notice given in accordance with this Section 12):

If to Seller: Sonia Ellisor Johnson
599 Park Ridge Drive
Wayne, PA 19087
Email: xraymd2006@msn.com

If to Buyer: Tredyffrin Township
1100 Duportail Rd.
Berwyn, PA 19312
Attn: Joseph DiRocco
Email: JDiRocco@tredyffrin.org

13. Counterparts. This Agreement may be executed in any number of identical counterparts, any or all of which may contain the signatures of less than all of the Parties, and all of which shall be construed together as a single instrument. A signed copy of this Agreement delivered by facsimile, email, e-signature, DocuSign or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

14. Headings. The section headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

15. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the Commonwealth of Pennsylvania.

16. Successors and Assigns. This Agreement is binding upon and inures to the benefit of the parties hereto and their respective successors and permitted assigns. Any purported assignment of this Agreement without the other party's written consent shall be null and void.

17. Time of the Essence. It is understood and agreed by the Parties that time is of the essence.

18. No Offer. This Agreement shall not be deemed an offer or binding upon Seller or Buyer until this Agreement is fully executed and delivered by Seller and Buyer.

19. Severability. If any term or provision of this Agreement is invalid, illegal or unenforceable in any jurisdiction, such invalidity, illegality or unenforceability shall not affect any other term or provision of this Agreement.

20. Waiver. No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving. No failure to exercise, or delay in exercising, any right or remedy arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right or remedy hereunder preclude any other or further exercise thereof or the exercise of any other right or remedy.

21. Entire Agreement of Parties. This Agreement contains the whole agreement between the Parties and there are no other terms, agreements, obligations, covenants, representations, statements or conditions, oral or otherwise, of any kind whatsoever.

[Signature Page Follows]

INTENDING TO BE LEGALLY BOUND, the Seller and Buyer have signed and delivered this Agreement effective as of the Effective Date.

BUYER:

Tredyffrin Township

By: _____

Name:

Title:

SELLER:

Sonia Ellisor Johnson

[Signature Page to Agreement of Sale]

**Tredyffrin Township
Public Meeting
Minutes – June 15, 2026**

A public meeting of the Board of Supervisors of Tredyffrin Township was held on the above date at the Tredyffrin Township Building and via Zoom. Board members present included Chair David Miller, (via Zoom), Vice Chair Sharon Humble (acting Chair for this meeting), KS Bhaskar, Eamon Brazunas, Julie Gosse, Carlotta Johnston-Pugh, and Hans van Mol. Also, in attendance were Township Manager William Martin; Chief Operating Officer Dean Dortone, Chief Financial Officer Joseph DiRocco; Township Solicitor Patrick McKenna; Police Chief Mike Beaty; Director of Operations Darin Fitzgerald; Director of Planning & Zoning Erin McPherson; Public Works Project Manager David Duda; and Recording Secretary Patricia Hoffman.

The meeting dates for the year were advertised in the 11/20/2025 issue of Daily Local and the 11/27/2025 issue of the Main Line Suburban. The meetings dates for the year were published on the Township website by 12/31/2025 and were printed in the Township's newsletter 1/31/2026. The agenda was posted on the Township website and at the main entrance to the Township Building 6/12/2026. An amended copy of the agenda was posted on the Township website and at the main entrance to the Township Building 6/15/2026. Copies of the agenda were made available for the public in attendance at the meeting.

AMERICA 250 FLAG HAND-OFF

David Blackburn, Heritage Preservation Coordinator for the Chester County Planning Commission, Chester County America 250 Chair Michelle Kichline, and Chester County America 250 member Rob Williams presented the Township with an official America250PA Chester County Flag.

CALL TO ORDER

Ms. Humble called the public meeting to order at 7:00 PM.

ANNOUNCEMENTS

- In observance of Juneteenth, Township offices will be closed on Friday, June 19th.
- In observance of Independence Day, Township offices will close at 2 PM on Thursday, July 2nd, and will be closed Friday, July 3rd.

APPROVAL OF MINUTES

Motion made by Mr. van Mol, seconded by Mr. Brazunas, and passed unanimously to approve minutes of May 20, 2026.

TOWNSHIP BUSINESS

Ms. Humble reported that Board met in Executive Session prior to this meeting to discuss litigation matters and for legal advice.

Motion made by Ms. Johnston-Pugh, seconded by Mr. Brazunas, and passed unanimously to amend the agenda for the Board of Supervisors June 15, 2026, public meeting to add an escrow release for Berwyn Village.

Supervisor Liaison Reports

The Supervisors provided reports for the following meetings:

- Mr. Brazunas reported that the Tredyffrin-Easttown Fire Commission has begun work on the 2027 budget. The next meeting is scheduled for June 17 at the Easttown Township Building.
- Mr. Brazunas stated that the next meeting for the Planning Commission is scheduled for June 18.
- Mr. Brazunas reported that the Development Subcommittee meeting held on May 21. The next meeting is scheduled for June 18.
- Mr. van Mol stated that the next Municipal Authority meeting is scheduled for July 15.
- Mr. van Mol stated that the next Traffic Committee meeting is scheduled for June 17.
- Mr. van Mol stated that the Library Foundation Board will meet on June 23 for their annual meeting at the Tredyffrin Public Library.

- Dr. Gosse reported on the Historical Commission meeting held on June 11. The next meeting is scheduled for July 9.
- Mr. Bhaskar reported on the Environmental Advisory Council meeting held on May 26. The next meeting is scheduled for June 23.
- Mr. Bhaskar reported on the Library Board of Trustees meeting held on May 28. The next meeting is scheduled for June 25.
- Mr. Miller reported on the Pension Trustees meeting held on May 13. The next meeting is scheduled for August 12.

More information for these meetings can be found on the Township website in the minutes for each meeting.

Motion made by Mr. Bhaskar, seconded by Ms. Johnston-Pugh, and passed unanimously to appoint Libby Bernick to the Library Board of Trustees.

Park Naming Rights

Motion made by Mr. Brazunas, seconded by Dr. Gosse, and passed with a 6-0 vote to authorize staff to work with Township Solicitor on agreement for naming rights for the park located at 355 Chase Road. Mr. Miller abstained due to his donation to this park fund.

There was discussion regarding the possibility of naming rights as a source of revenue for the park renovations and maintenance. There was discussion regarding the naming remaining permanent.

Parks Update Presentation

Mr. Duda provided an update for Township parks' projects.

Township resident Roland Johnson shared his concerns regarding the cost and design for the Chase Road Park and asked for a line-item expense breakdown for the project.

Township resident Barbara Guido shared her concerns about the traffic that may occur when the dog park is completed at Friendship Park.

Change Order #1 – Chase Road Park

Motion made by Mr. van Mol and was seconded by Dr. Gosse to approve Change Order #1 for the Chase Road Project.

Township resident Ray Clarke shared his concerns regarding stormwater management, the COSTARS program, and the timing of May's agenda materials regarding the Chase Road project. Mr. Martin clarified the COSTARS program and the need for stormwater management for the proposed basketball court. Mr. van Mol provided explanation of the state's COSTARS program. Mr. Miller added that the Chase Road site was discussed by the Park & Rec Board and the Supervisors for several years and that the item was inadvertently left off the original May agenda and that was the reason for amending the agenda in May and adding it.

Mr. Johnson asked for a line-item breakdown on expenses for all park projects.

Township resident Carol Clarke shared her concerns regarding the overall cost of the Chase Road Park Project and that it seems that it is over what was budgeted for 2026 for it. She also stated that the master plan for this project is not on the website. She shared concerns that there is limited information available to the public for this project. She added that while she supports fixing up the Chase Road Park, she is concerned that the costs are too high. She asked that the Supervisors pause the project and reconsider the costs and scope.

Mr. Martin stated that the Township is seeking grant funding support to help defray some of the costs for the Chase Road Park Project.

Township resident Mike Heaberg shared his concerns regarding the costs for this project and the impact on the taxpayers. He also expressed concern regarding the absence of transparency for this project. He echoed Mrs. Clarke's request that the Supervisors pause the project and reconsider the costs and scope.

Mr. Brazunas asked what the impact would be if the decision was deferred and also asked what information for the project is available on the website. Mr. DiRocco responded that available information for the project should be accessible on the Township website. He also reviewed the design and scope for the proposed Change Order #1. Mr. Miller and Dr. Gosse both asked for and received further clarification on the scope for the Change Order.

Chase Road resident Joanna Fisher shared her support for the need for basketball courts at the Chase Road Park. She added that there is the potential to raise revenue by renting the tennis/pickleball courts for lessons and leagues.

Mr. Clarke asked the Supervisors to consider the Home Rule Charter and the repercussions when a project goes over budget.

After discussion, Mr. van Mol withdrew his motion to consider the Change Order #1 and made a motion to postpone discussion of this change order to the July 20 Board of Supervisors meeting. Mr. Brazunas seconded the motion. The motion to postpone discussion passed with a 5-2 vote; Ms. Humble and Mr. Miller voting nay.

Capital Purchase – Street Sweeper

Motion made by Mr. Bhaskar, seconded by Dr. Gosse, and passed unanimously to approve the capital purchase of a street sweeper from Golden Equipment at a COSTARS cost of \$337,594.00.

Mr. Bhaskar asked for and received clarification that the project was in the budget and that this purchase is needed now because of the expensive costs of repairs to the current street sweeper. Mr. Heaberg clarified that it was in the 2026 budget.

Pump Station Connection

Motion made by Mr. Bhaskar, seconded by Dr. Gosse, and passed unanimously to approve installation of a bypass pump connection at Chesterbrook Pump Station by MGK at a COSTARS cost of \$29,800.00.

Historic Resources Map

Motion made by Mr. Miller, seconded by Dr. Gosse, and passed unanimously to approve adding the property located at 1250 Old Lancaster Road, Berwyn PA 19317, Parcel No 43-10J-41, to the Historic Resources Map, upon condition of receiving consent from the property owner.

Public Hearing Advertisement – HR497

Motion made by Mr. Bhaskar, seconded by Dr. Gosse, and passed unanimously to authorize advertisement of a public hearing on July 20, 2026, to consider and possibly adopt an ordinance to authorize the acquisition of a parcel located at 599 Park Ridge Drive through the PEMA Hazard Mitigation Program, based on the condition of receiving the homeowner's signature on the revised Agreement of Sale.

Escrow Release

Motion made by Mr. Brazunas, seconded by Mr. van Mol, and passed unanimously to approve partial escrow release #6 for Berwyn Village in the amount of \$64,565.80; balance remaining \$92,289.29.

Branch Avenue resident and HOA President Dottie Ives Dewey shared concerns that there will be sufficient funds available to complete any unfinished work by the developer. There are two remaining items of concern: street paving and stormwater management. Branch Avenue resident Diane Olchowik Burton reported that there is a streetlight that is still not operating.

NEW MATTERS

Board

Mr. van Mol wished the Township residents a happy Independence Day.

Citizens

Resident Sandy Forbes asked for and received the list of what financial institutions are used by the Township and confirmed that the Township does not use Citizens Bank.

Mr. Clarke acknowledged the retirement of Community Policing Office Joe Butler and shared that it would be a great loss to the Township. Chief Beaty confirmed that Officer Butler will be recognized at the July Supervisors meeting.

NEXT MEETING

The next meeting of the Board of Supervisors is scheduled for July 20, 2026.

ADJOURNMENT

The meeting was adjourned at 9:11 PM.

Respectfully submitted,

Patricia Hoffman
Recording Secretary

RESOLUTION
2026 – 13
TREDYFFRIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION OF THE BOARD OF SUPERVISORS
OF TREDYFFRIN TOWNSHIP HONORING OFFICER
JOSEPH BUTLER FOR 24+ YEARS OF SERVICE

WHEREAS, Officer Joseph Butler began his dedicated services to Tredyffrin Township in 2002 as a patrol officer and has served as Community Policing Director since 2016 with the Tredyffrin Township Police Department;

WHEREAS, throughout his tenure, Joseph Butler has demonstrated exceptional dedication and professionalism, faithfully and consistently serving the residents of Tredyffrin Township with integrity, diligence and honor; and

WHEREAS, Community Policing Director Officer Butler has been the coordinator and instructor for the Citizens Police Academy, a very popular program in the community, thanks to his dedication and hard work; and

WHEREAS, Officer Butler has served as the police liaison for numerous community and volunteer organizations throughout the year, including the Upper Main Line Interfaith Alliance; and

WHEREAS, Officer Butler serves as the Police Department's Child Car Seat Safety technician, installing car seats for the community; and has served as coordinator of the Police Department's annual awards ceremony.

WHEREAS, Officer Butler has led various town hall meetings to address important community concerns, assisting Command staff with meetings and public speaking engagements on behalf of the Police Department, informing the public about a variety of topics; and has conducted multiple Community Policing events throughout the year, such as *Coffee with a Cop*, *Storytime at the Library*, *Bicycle Safety Rodeo*, *National DEA Drug Take Back* programs, *Community Day*, *Halloween Trunk or Treat*, *Shop with a Cop*, and more; and

WHEREAS, Officer Butler has specialized experience dealing with severe quality of life issues. He investigates crimes against the elderly and children, school safety issues, and has served as a mediator for neighbor complaints and disputes. He has also helped community members locate resources to assist them as needed; and

WHEREAS, Officer Butler has been an integral part of the Tredyffrin Township Police Department, keeping the mission and traditions of the Department vibrant and positive within the Department and community.

WHEREAS, the Board of Supervisors wishes to recognize and express its sincere appreciation for the long-standing, professionalism Officer Butler has demonstrated and his commitment to the well-being and quality of life of the entire Tredyffrin Township community

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Tredyffrin Township does hereby honor and commend Officer Joseph Butler for his 24+ years of outstanding service.

BE IT FURTHER RESOLVED, THAT A COPY OF THIS RESOLUTION BE permanently recorded in the official minutes of the Township.

ADOPTED this 20th day of July 2026.

**TREDYFFRIN TOWNSHIP
BOARD OF SUPERVISORS**

ATTEST:

David J. Miller, Chair

William Martin, Township Manager



TREDYFFRIN TOWNSHIP LIBRARIES

TREDYFFRIN PUBLIC LIBRARY & PAOLI LIBRARY

June 29, 2026

Dear Supervisors,

On behalf of the Tredyffrin Public Library, I respectfully request approval to serve alcohol at the library on Friday, July 31st to celebrate the end of "Arbo-READ-um."

The details of the program are below, and should this request not be approved, mocktails would be served.

Celebrate the end of Arbo-READ-um with a tree-rific night on the Tredyffrin Public Library's Terrace. We will be featuring beverage recipes from *The Drunken Botanist* by Amy Stewart, also the author of this year's Arbo-READ-um book selection, *The Tree Collectors: Tales of Arboreal Obsession*.

Light beverages and appetizers will be served. Registration Required. Adults 21+.

Please note: In the event of rain, this celebration will be moved inside to the King Room.

About Arbo-READ-um: Welcome to the sixth annual Arbo-READ-um Community Read! This is a partnership between Tredyffrin Public Library and Jenkins Arboretum & Gardens to promote literacy and community conversations. Arbo-READ-um runs from June 22nd-July 31st, 2026.

This program fulfills PA Forward's Civic and Social Literacy: "The ability to positively impact the community, engage in respectful discussions, understand civic roles and responsibilities, participate in community activities, and drive positive change."

Thank you for your consideration.

Respectfully,

Mallory C. Hoffman, MLS

Director of Libraries



TREDYFFRIN TOWNSHIP MEMORANDUM

TO: Tredyffrin Township Board of Supervisors
FROM: Robert Emmanuel, Planner I
SUBJECT: Historic Reenactment Expenditures
DATE: June, 11th 2026

The purpose of this memorandum is to request authorization from the Board of Supervisors for an expenditure of \$3,000 for the 2026 British Reenactment event, scheduled for the weekend of September 19 and 20, 2026.

This event will be conducted by the 40th Light Foot organization. The requested flat fee of \$3,000 will be paid to the 40th Light Foot organization for their participation and service during the event weekend. The breakdown of cost is as follows:

- Individual stipends for approximately 30 reenactor volunteers, including soldiers and camp followers
- Transportation for unit members, with most traveling from outside the Philadelphia region
- Food provided for all members throughout the weekend
- Compensation for service and materials, including authentic uniforms, equipment, camp gear, and the sharing of British military history expertise with the public

The 2026 British Reenactment event will highlight Tredyffrin Township's role in America's founding, allowing residents and visitors to learn about the American Revolution through interactive demonstrations and actual encampment reenactments. This event coincides with the United States' 250th anniversary and emphasizes our community's contribution to this nationwide celebration.

The Board of Supervisors is requested to authorize the expense of \$3,000 for the 2026 British Reenactment event, to be paid as a flat fee to the 40th Light Foot organization for the weekend of September 19 and 20, 2026.

Attachment A: Schedule of Events Sept 19-20, 2026 - Tredyffrin British Reenactment

Saturday 19 September 2026

- **10:00 AM** - Open to the public/Stationing of Guard & Daily Assignments
- **11:00 AM** - Join the enlisted men and learn what it takes to be a soldier in the British Army.
- **11:30 AM** - The British didn't just have an army of soldiers to fight; they had a supporting army of women and children to provide essential support. Meet followers of the British army in the camp.
- **12:00 PM** - How do you plan to capture a city? Meet British officers and hear about their plan to take Philadelphia.
- **1:00 PM** - Just like today, regular people lived in this area. Meet local civilians and learn their opinions about the British army.
- **1:30 PM** - Join the enlisted men and learn what it takes to be a soldier in the British Army.
- **2:00 PM** - The British didn't just have an army of soldiers to fight; they had a supporting army of women and children to provide essential support. Meet followers of the British army in the camp.
- **3:00 PM** - Come listen to a local historian discuss the lives of loyalists in 1777
- **4:30 PM** - Site closed to the public

Sunday 20 September 2026

- **10:00 AM** - Open to the public/Stationing of Guard & Daily Assignments
- **11:00 AM** - Join the enlisted men and learn what it takes to be a soldier in the British Army.
- **11:30 AM** - The British didn't just have an army of soldiers to fight; they had a supporting army of women and children to provide essential support. Meet followers of the British army in the camp.
- **12:00 PM** - How do you plan to capture a city? Meet British officers and hear about their plan to take Philadelphia
- **1:00 PM** - Just like today, regular people lived in this area. Meet local civilians and learn their opinions about the British army.
- **1:30 PM** - Join the enlisted men and learn what it takes to be a soldier in the British Army.
- **2:00 PM** - Come listen to a local historian discuss the lives of loyalists in 1777
- **3:00 PM** - Site closed to the public, reenactor pack up and leave

Authorization of Expenditure for 2026 British Reenactment

As part of the national and local US 250 Celebration Tredyffrin Township will host a small encampment of Imperial reenactors portraying elements affiliated with the British 40th Light Infantry, September 18 to 20, 2026.

They will set up camp on ground occupied by Imperial forces September 18 to 21, 1777. The current encampment will be in Tredyffrin Township's Teegarden Park in the stretch of green space bounded by Winston Way and Trout Creek. Demonstrations, talks, and activities will also occur at the picnic pavilion near Trout Creek

Approximately 30 reenactors affiliated with the British 40th Light Infantry Regiment (Reenactor) are scheduled to participate.

Reenactors will be on site the entire time including overnight. The reenactors will in accordance with period regulation and 21st century safety concerns, establish and post a 24 hour guard of the encampment.

They will establish four fires on the grounds (sod removal at occupation and replacement at the end of the encampment) for laundry, cooking, etc.

Reenactors will limit parked vehicles in park parking area to no more than five. Alternate parking for remaining vehicles at either the township building parking area or another location will be established.

Friday September 18th late afternoon into the evening will be the establishment of the camp.

Saturday September 19th the camp will be open to the public for education and interaction. Activities will also occur on the other side of Trout Creek in and around the picnic pavilion. The camp will be closed to the public at sunset (19h00)

Sunday September 20th the camp will be open to the public for education and interaction. Activities will also occur on the other side of Trout Creek in and around the picnic pavilion. The camp will be closed to the public and dissembled beginning at 16h00

*Schedule of activities to be at the discretion of the reenactors and in consultation with the Tredyffrin Township Historical Commission.

The 40th Light Foot organization provided their Tredyffrin Camp Goals with detailed explanations of the expected experience for Tredyffrin residents and visitors in Appendix D

This is a scaled down dress rehearsal for a larger event by the same unit in September 2027, the 250th anniversary of the original imperial encampment.

The 2027 encampment will also have the rededication of the General Howes Headquarters Pennsylvania State Historical Marker. The 2027 encampment will also be the starting point of the march to the Battle of Paoli Battlefield event.

Location: Teegarden Park, northside of creek, Park pavilion south side

Authorization of Expenditure for 2026 British Reenactment

People: British 40th Light Foot Brigade; approximately 30 uniformed soldiers

- Reenactors camp in Park 2 nights.
- Erect and sleep in tents and wood “wigwams”, 4-5 open pit fires

Dates and times:

- Reenactors arrive Fri. 18 Sept., midafternoon; depart Sun. 20 Sept. 3pm
- Daily event schedule: Saturday 10am-4pm, Sunday 10am-3pm
- Schedule of 2-day events: Attachment A
 - Additional events may be added, such as book authors’ talks

Visitors

- Based on consultation with 40th Light unit’s past experience with events of this size and type, expect to attract **approximately 200 visitors a day**.

Source of funds: 2026 budget allocated for America 250 Tredyffrin Commemoration

Expenses (subject to revision as new information arrives:

1. Honorarium for British unit: fixed \$3,000. Details in attachment B
 - a. Covers unit members’ food, transportation, stipend and expert interpretation skills to share with public
2. Event planner and coordinator: not to exceed \$5,500. Details in attachment C
3. Extra porta potties – expense TBD, procured through Township
 - a. 4 regular and 1 Americans with Disabilities Act compliant porta-potties
4. Straw \$200 - 8 large bales of straw (not hay)
5. Wood delivered to Park campsite – in-kind by John B. Ward Arborists, Bryn Mawr PA.
 - a. Long pole branches, saplings and branches with leaves for 4-5 wigwam structures
 - b. 1/2 cord of firewood
6. 1-2 portable wheelchair usable ramps along the curb of Winston Way to allow for handicap access to the encampment.
7. Publicity – TBD, flyers, etc.
8. Mementoes - TBD history booklets, coloring books,

Arrangements (subject to additions)

1. Township Permitting
 - Coordinate with Township Park and Recreation Board and Township Staff to identify any regulations and or permits that will need to be worked with, waived, and or secured.

Authorization of Expenditure for 2026 British Reenactment

2. Manage traffic and parking on Winston Way
 - Plan for reenactors' cars to unload materials Friday and pick up materials late Sunday afternoon
 - Reenactors cars will be parked away from Teegarden Park after dropping materials at the site on Friday. The current location offered is Valley Meeting on Old Eagle School Road, whose Clerk is a member of the 40th Light Foot unit.
 - Parking for visitors at the main Teegarden Park parking lot on Old State Road. Visitors access the Reenactment camp by the paved trail from the lot to the creek bridge.
 - Parking for accessibility to be arranged on Winston Way. Limit and or prohibit residential parking on Winston Way adjacent to the encampment. This will allow for handicap drop off and access to the encampment. It will also provide a natural pedestrian gallery for observation and pedestrian access. Coordinate with Township staff procedures.
3. Notification of residents near Teegarden Park
 - Coordination with and notification of neighbors along Winston Way of the event and the probable increase in traffic (foot and vehicular)
4. Publicity – township media
 - Publicity local and regional of the event across multiple platforms. Work with Township and other interested parties.
5. Site Security – township media
 - British unit provides for their own perimeter and site security through the encampment
 - Tred

Appendix B Explanation of Expenses for British Reenactment Unit

The Unit will be paid by Tredyffrin Township for the following costs and activities.

- Flat fee of \$3,000 to the unit for the weekend of September 19-20, 2026
- Total expenditure to be paid to the 40th Light Foot organization
- Expenses cover the following:
 - Individual stipend for each reenactor volunteer – approximately 30 uniformed soldier and camp followers
 - Transportation – unit members travel from distances as far as Rhode Island and South Carolina. Only about one-third live in the Philadelphia region.
 - Food to be provided by the unit for all members for the entire weekend
 - Compensation for the member's service and unit materials to include authentic uniforms, equipment, camp gear, and recognition of individual expertise in British military history and practices to be shared with the public.

Appendix C Explanation of Expenses for Event Coordinator

The British Reenactment in Teegarden Park is the first major event to be hosted by the Township's Historical Commission. The Commission members do not have experience with event planning, coordination and execution. A suggestion was made by a seasoned veteran of dozen of community events to hire a Coordinator.

Erika Dunkan was recommended by Stacey Ballard, President of Eadeh Enterprises. Dunkin has managed the Berwyn Farmer's Market for X years, coordinating the site with dozens of market vendors and family fun entertainment, and pre-and post-events publicity with multiple media channels. Dunkin's resume is attached.

The Coordinator would start immediately upon Supervisors' approval.

Expenditures:

- Not to exceed value: \$5,500
- Rate: \$50 per hour
- Hours, as provided by HC Chair, Rob Williams
 - 4 hours/week mid-May and June = 24 hours
 - 6 hours/week July, August = 54 hours
 - 7-8 hours/week September = 32 hours
 - Not to exceed 110 hours total
- Source of funds: 2026 budget allocated for America 250 Tredyffrin Commemoration

Tredyffrin Camp Goals

Summary of Goals: The Crown Forces Camp at Tredyffrin will focus on delivering high quality educational outreach to visitors of all ages in order to provide them with an accurate representation of The British Army, its followers, and their interactions with the surrounding region during the Philadelphia Campaign of 1777. Living History programming will rely upon various high quality groups representing the diverse units and peoples who would have been present amongst the army. Maintaining a functioning camp encompassed the majority of the day to day lives of soldiers and followers alike, and these armies often came into contact with civilians from adjacent communities. As a result, programming will focus on engaging the public in the operation of a military camp, its structure, upkeep, and surroundings: an often overlooked aspect of the American War for Independence. Through numerous engagement opportunities and scheduled programs, visitors will be able to step into the past and interact with the diverse peoples of the army's camp, learning the stories of those who passed through Tredyffrin township almost 250 years ago. In order to provide a unique and immersive experience, the public will be able to

- **Encounter** and be challenged by sentries (guards) in the vicinity of the camp, learning how posting sentries was key to the security of a camp at the time, forming an essential duty of soldiers on a rotating basis.
- **Engage and participate** in the physical construction of the camp by helping soldiers build "wigwams" (shelters built by soldiers on campaign). Participants will learn about their use/ importance during the Philadelphia Campaign of 1777 to the survival of the army on the move and methods used to construct them.
- **Explore** the differences between various units of the army and the significance behind these differences. A scavenger hunt will be available with questions for visitors to ask and specific people of the army for them to seek out based on clues/ cues. This format aims to encourage/ guide engagement and make exploration of the camp more accessible. Visitors will be able to learn about clothing, equipment, language, place of origin, and background of specific occupants of the camp, as well as significance tied to these aspects.
- **Investigate** the process of cooking for the army, focusing on the nature of feeding mobile forces in the Pennsylvania countryside at the time. This programming will include opportunities to learn more about the ingredients available, soldiers' diets, and foodways of the army in general.
- **Assist** the army in its endeavors to maintain cleanliness and uniformity on campaign. Visitors will learn how essential laundry and maintaining uniformity was to soldiers' survival on campaign. Opportunities will be available to assist soldiers and followers with repairing and cleaning/ maintaining their clothing and equipment in order to practice methods deemed necessary in the period.
- **Train** with the army and learn about how it maintained discipline in the field between engagements. Visitors will observe the manual of arms (maneuvering in rank and file focusing on marching, foot placement, and use of firelocks) used by various units of the army in order to suppress rebellion in Pennsylvania. Visitors will learn how the army

Hi Rob,

I've attached my resume! Here's some background that may not come through fully in my resume:

- My degrees (both undergraduate and graduate) all revolved around my love of history and how literature encapsulates snapshots of society that incorporate multiple topics: social studies, politics, art, and more. My graduate degree involved a lot of research and time spent in French libraries as I tried to dig through first- and secondhand accounts of a time period to extract historical facts while also acknowledging feelings from that period.
- My love for the farmers market runs deep - I've passed on full-time work offers in order to continue managing it. From the intense level of food transparency to small business support, I wholeheartedly believe that farmers markets are an integral facet of society and our community. Managing the market has also finetuned my event-planning skills and I work diligently to create specific guidelines that maintain order while also allowing for individual accommodations when it comes to vendor needs and issues.

I hope this insight helps!! I could probably talk about the farmers market all day, ha! Interestingly enough, a lot of the farming practices and our natural skincare vendors loop us back to history in how things are grown and made...

Please let me know if you need anything else!

Thank you!

Erika Duncan

Berwyn.Farmers.Market.Manager

Sales & Project Coordinator

www.culinaryharvest.com

adapted to challenges that were unique to war in Pennsylvania and the American colonies by extension.

- **Navigate** interactions of the army with local civilians and the impact that the army's presence had on the region/ local communities. Visitors will be able to interact with local sutlers attempting to pedal goods to the soldiers and how this interaction affected local economies and livelihoods. Visitors may encounter civilians affected both negatively and positively by the army's presence and will be encouraged to learn about the surrounding area and the effects of the war from them.
- **Assess** the overall strategy and goals of the army by encountering and interacting with its leadership. Visitors will learn to identify and question British officers who would have concerned themselves with the broader strategic goals of the campaign beyond the functioning of a military camp. Visitors will learn from them about next steps for the army including plans to capture Philadelphia and plans for doing so.

People the army will meet in camp at Tredyffrin:

Officers: Commissioned officers were those who, depending on rank, commanded individual units all the way up to entire armies. Visitors will have the opportunity to meet Officers such as Captains and Lieutenants in charge of companies of soldiers (groups of 50+ men) rather than those in command of entire regiments (hundreds of men) or entire armies (thousands of men).

British soldiers: These men made up the majority of the army and comprised different kinds of troops with different specialties, uniforms, backgrounds, and belonged to different regiments with various histories.

German Soldiers: Soldiers from the European continent, principally various Germanic states/ principalities, who were brought in to supplement the British army. These were professional soldiers with their own officers, regiments, uniforms, training, and traditions.

Loyalists (soldiers, militia, and civilians): Those colonists who decided to stay loyal to King George and Parliament. Many joined the British army and were formed into their own unique regiments, served as militia, or flocked to the British army for protection.

Followers: family members of soldiers who followed the army and performed essential duties to keep the army in the field. They were often paid by the army for their services and were allowed in camp. In some units, followers made up ~30% of their members. They acted as nurses, laundresses, servants, and sutlers.

Local Civilians: People from the countryside and beyond who interacted with the army either by their own volition or due to proximity. They could be affected positively or negatively by the presence of such forces and often found themselves close to military camps and engagements, or even thrust amongst them. Their property, livelihoods, and families were often impacted by the army's presence.

Context of Event: By September of 1777 The British army under General William Howe had already landed at Head of Elk Maryland and had marched inland into Pennsylvania as part of a grander strategy to capture the rebel capital. On September 11th 1777 Howe's army defeated American forces under George Washington at the Battle of Brandywine in Chester County, emboldening him to move on Philadelphia and its surroundings. It is in this context that visitors will meet his army: on the verge of capturing the largest city in the colonies, all the while knowing that their enemies, while defeated in the field, remained at large. Meanwhile, they would camp in numerous locations through late September, including Tredyffrin, traversing the countryside and interacting with those they encountered along the way.

RESOLUTION
2026 - 12
Tredyffrin Township
Chester County, Pennsylvania

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TREDYFFRIN TOWNSHIP
URGING THE CHESTER COUNTY COMMISSIONERS TO RESTORE AND FULLY
FUND LAND USE PLANNING, COUNTY FARMLAND, OPEN SPACE AND PARK
PRESERVATION PROGRAMS THEY ELIMINATED IN THE 2026 BUDGET.**

WHEREAS, Chester County's open space, farmland preservation, and park improvement programs have been central to protecting the County's natural resources, rural landscapes, and community character for more than three decades; and

WHEREAS, Tredyffrin Township has relied on these programs to preserve, protect, and establish parks, trails and conservation projects that directly benefit residents and would not be feasible without County partnership; and

WHEREAS, any reduction, continued pause, or uncertainty in County open space funding places irreplaceable family farms and natural lands at risk, undermines municipal planning, and threatens projects already underway; and

WHEREAS, Chester County residents have consistently demonstrated strong bipartisan support for open space investment, recognizing its importance for clean water, flood mitigation, farmland viability, outdoor recreation, and long-term economic resilience; and

WHEREAS, the Board of Supervisors believes that any continued pause, uncertainty, or weakening of these programs would cause lasting harm to the County's environmental health, quality of life, and ability to protect vulnerable lands before they are permanently lost.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Tredyffrin Township strongly urges the Chester County Board of Commissioners to restore full funding for all County farmland, open space and park preservation programs, including the Preservation Partnership Program.

BE IT FURTHER RESOLVED that Tredyffrin Township calls on the County to restore what had previously been stable, predictable, and long-term funding commitments to ensure municipalities can plan responsibly and safeguard critical natural resources beginning with the County 2027 budget.

BE IT FURTHER RESOLVED that this Resolution shall be transmitted to the Chester County Board of Commissioners, the Chester County Agricultural Land Preservation Board, the Water Resources Authority Board, the Chester County Planning Commission, and the Chester County Department of Parks + Preservation.

ADOPTED this 20th day of July, 2026, by the Board of Supervisors Tredyffrin Township.

**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP**

[SEAL]

ATTEST:

David Miller, Chair

William F. Martin, Township Manager/Secretary



TREDYFFRIN TOWNSHIP

MEMORANDUM

DATE: July 8, 2026
TO: Finance Committee and Board of Supervisors
FROM: Stephen Burgo, P.E. - Township Engineer 
SUBJECT: Request to Approve Change Order from N. Abbonizio Contractors, Inc. for the additional repair and relining of storm drainage piping on Upper Weadley Road for Engineering Dept. Project #2025-01: Willis/Woodcrest/Upper Weadley Rd Stormwater Management and Drainage Improvement Project

In 2025 Tredyffrin Township awarded the contract for a Township Stormwater Drainage and Improvement Project to N. Abbonizio Contractors, Inc. The project included the construction of one (1) Underground Stormwater Infiltration Bed beneath sections of Arlyn Circle, and a large Aboveground Stormwater Basin on the Township property above Willis Lane. In addition, the project included new upgraded stormwater drainage piping and inlets from the Aboveground Stormwater Basin down to Willis Lane, on Willis Lane, and on sections of Upper Weadley Rd. Specifically, the project was approved to remove and upgrade the existing stormwater drainage system (inlets, and piping), as well as install a large subsurface infiltration storage system and a large aboveground storage basin to capture, control, manage, infiltrate and reduce stormwater runoff.

As of 7/8/26, the installation of the stormwater drainage system (inlets, piping, etc.), underground infiltration bed, and aboveground stormwater basin are 90%+ complete. Safety fencing, landscape restoration planting (Seeding, Tree Planting, etc.) have been installed, as well as the permanent reinforced green access roadway units. The contractor is currently finishing installation of new curbing on 540 Willis Lane, as well as performing roadway restoration, and lawn restoration. In the coming weeks, the contractor will be completing restoration activities on the driveway (used during construction) at 540 Willis Lane, completing stormwater piping relining on properties on Willis Lane, restoring and repaving Willis Lane and portions of Upper Weadley Road, as well as finishing landscape plantings, and seeding/matting and restoration activities throughout the project limits.

During construction, the Township Engineering Department was notified that a Public Works inspection found sections of 20-inch and 24-inch Corrugated Metal Piping (CMP) just to the west of our current project site on Upper Weadley Road to be severely deteriorated and in need of immediate repair/replacement or relining. Subsequently an erosion hole opened in the pavement surface above the deteriorated stormwater piping on Upper Weadley Road just east of the intersection with West Valley Road. Cones were placed around the area to protect motorists. Township staff and our consultant Princeton-Hydro met with N. Abbonizio Contractors, Inc. to review the area and concluded that repair/relining of the deteriorated CMP pipe is necessary to ensure the operation of the existing stormwater drainage system and safe functioning of the roadway surface above. It is recommended that the Township reline (with a CIPP liner) the existing 20-inch and 24-inch deteriorated storm drainage pipe and repair the roadway section above the existing erosion hole.

On 7/7/26, the Township received Change Order (C.O.) (See Attached Change Order document) from N. Abbonizio Contractors, Inc. for CIPP relining of approximately 263-LF of 20-inch and approximately 324-LF of 24-inch deteriorated CMP (corrugated metal pipe), repair of a section of 24-inch CMP (as needed to accommodate CIPP relining), and asphalt pavement repair above the hole in the roadway.

The pipe repair and relining are recommended to address public safety and the functioning of the existing stormwater pipe system, address an existing hole in the roadway and ensure safe and efficient functioning of the existing stormwater drainage system in the future. This C.O. constitutes approximately a 6.3% increase in the overall construction contract.

The project original stormwater construction cost (\$2,979,051.25) is included in the 2026 approved capital budget and will be funded by a \$2.2M Grant (DCED H2O PA) and Township '24 GOB. The proposed N. Abbonizio Contractors, Inc. Change Order (\$187,745.00) is expected to be funded using the Township SW Fund dollars. The Twp. staff will continue to review and monitor our existing Willis/Woodcrest/Upper Weadley Road Stormwater Drainage and Improvement Project contract for any potential contact savings.

If approved this work will be scheduled by N. Abbonizio, Inc. and their subcontractor (Mr. Rehab) and would occur following the completion of the ongoing Willis/Woodcrest/Upper Weadley Road Stormwater Management and Drainage Improvement Project work activities starting in early October 2026.

Action: Township staff respectfully request that the Board of Supervisors approve the N. Abbonizio Contractors, Inc. (Contractor) Change Order for repair and relining of 263-LF of 20-inch and 324-LF of 24-inch additional deteriorated stormwater pipe on Upper Weadley Road for “Engineering Department Project #: 2025-01: The Willis/Woodcrest/Upper Weadley Road Stormwater Management and Drainage Improvement Project” in the amount of \$187,745.00.

N. ABBONIZIO CONTRACTORS, INC.
1250 CONSHOHOCKEN ROAD
CONSHOHOCKEN, PA 19428

Underground Utilities, Sanitary & Storm Sewers
Water Mains, Pumping Stations, Excavation
Site Development, Demolition, Concrete & Asphalt Paving

July 7, 2026

Mr. Stephen Burgo, P.E., Township Engineer
Tredyffrin Township
1100 DuPortail Road
Berwyn, PA 19312

RE: Willis/Woodcrest/Upper Weadley Stormwater Drainage and Improvement Project

Dear Mr. Burgo,

As requested, below is our change order proposals for CIPP storm sewer rehabilitation on Upper Weadley Road as discussed:

Item #1 - CIPP Storm Sewer Rehabilitation on Upper Weadley Road at West Valley Road	\$168,510.00
- Install approximately 263 lf of 20" CIPP	
- Install approximately 324 lf of 24" CIPP	
- Traffic control	
Item #2 - Pavement Repair at Sinkhole	\$8,110.00
- Includes cost for stone and asphalt materials	
Item #3 - Repair Existing 24" CMP As or If Needed to Accommodate CIPP Repair	\$11,125.00
- Assumes repair of section less than 10 feet in length	
- Assumes using 24" HDPE and Marmac couplers to existing	
Total Change Order Proposal	\$187,745.00

It is assumed the existing pipe can be televised while the CIPP crew is mobilized for the Willis Lane area repairs in order to determine if a pipe repair will be necessary. Road Closed signs will be posted at the entrance to Upper Weadley Road from Valley Road to limit traffic. A corresponding time extension request will be issued if the above work is approved. Please feel free to contact me with any questions.

Sincerely,

Edward Phillips, Jr.
Project Manager

Tredyffrin Township
Attn: Stephen Burgo, PE
Township Engineer
1100 Duportail Road
Berwyn, PA 19312-1079

July 8, 2026

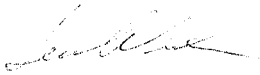
Re: Change Order Request No. 16 – CIPP Storm Sewer Rehabilitation on Upper Weadley at West Valley
Willis/Woodcrest/Upper Weadley Road Stormwater Drainage and Improvement Project
Tredyffrin Township, Chester County, Pennsylvania
PH No. 1380.149

Dear Mr. Burgo,

Enclosed please find Change Order No. 16 with regard to the above-mentioned contract. Change Order No. 16 covers the labor, material and equipment associated with the requested additional work to roadway repair over the existing pipe and to CIPP line existing corrugated metal pipes (CMP) with the project vicinity as shown in the enclosed sketch. This change order is out of the original scope of this project. This work added to the original scope because the repair is an emergency that needs immediate repair. For additional details please review the Abbonizio memo included in the change order.

Please review this change and if you have any questions please feel free to call.

Sincerely,



Senior Project Manager
Princeton Hydro, LLC

Enclosures/Attachments
CC: Ed Phillips, Jr, w/attachments



PrincetonHydro.com



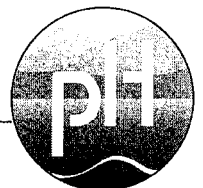
35 Clark Street, Suite 200
Trenton, NJ 08611



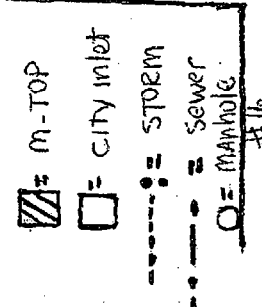
P.O. Box 3689
Trenton, NJ 08629



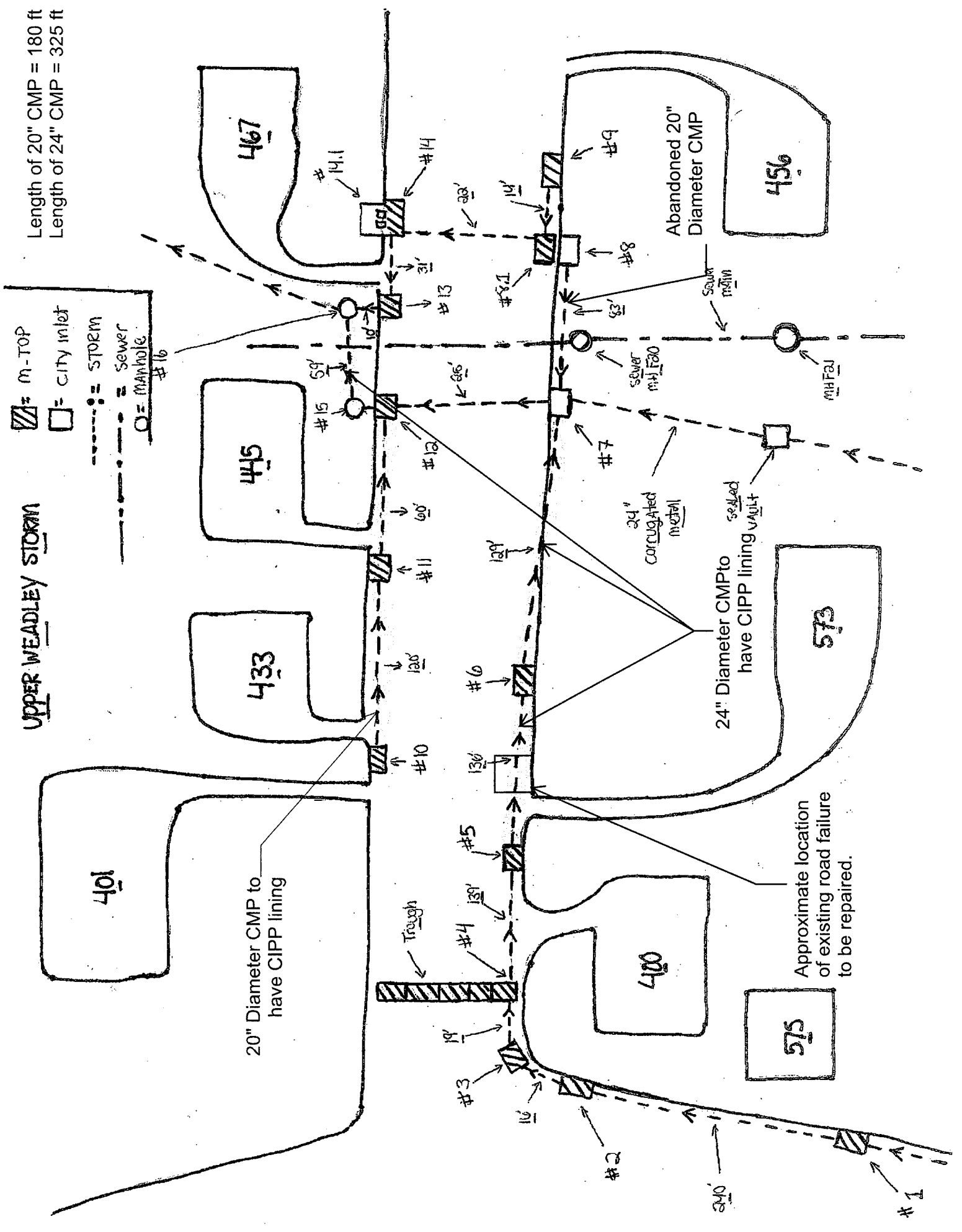
908-237-5660



Length of 20" CMP = 180 ft
 Length of 24" CMP = 325 ft



UPPER WEADLEY STORM



**RESOLUTION
TREDYFFRIN TOWNSHIP
2026 - 14**

A **RESOLUTION OF** the Board of Supervisors, of Tredyffrin Township, Chester County, Pennsylvania, that:

WHEREAS, by virtue of Resolution No. 2026-14, adopted July 20, 2026, the Board of Supervisors of Tredyffrin Township declared its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved December 16, 2008, as amended March 28, 2019, and,

WHEREAS, in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Tredyffrin Township, Chester County, Pennsylvania, in accordance with the above cited Municipal Records Manual, hereby authorized the disposition of the following public records:

2020 Active and retired employee medical copay reimbursements
2020 Statement of Financial Interest Forms
Property files by street name through the letter O (all digitized)
Various property file building permits (all digitized)
Various property files, property file maps, engineering maps (all digitized)
Duplicates of Pension Reports and Pension Financial Statements

**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP**

ATTEST

David Miller, Chair

William F. Martin, Township Manager/Secretary

SEAL



TREDYFFRIN TOWNSHIP

MEMORANDUM

To: Board of Supervisors

CC: William Martin

From: Darin Fitzgerald

Subject: Emergency sanitary sewer pipe repair

Date: July 7, 2026

Staff is requesting Board approval for an emergency repair to a sanitary sewer main in the area of 810 Pugh Road. During a PECO construction project our sanitary main was damaged and needed an emergency repair. Our contractor P.J. Reilly worked with the PECO contractor to make the repairs to the main. The cost of the repairs from P.J. Reilly were \$21,069.68, we have submitted this invoice to PECO's contractor, but we want to pay Reilly as we work through the reimbursement process.



P.J. REILLY CONTRACTING CO., INC.

P.J. Reilly Contracting Company, Inc.
P.O. Box 620
Uwchland, PA 15480
PH: 610-458-3140
FX: 610-458-3144

Job Name: Pugh Rd Sanitary Emergency Repair
Client: Tredyffrin Township
Attn: Darin Fitzgerald
E-Mail: dfitzgerald@tredyffrin.org
Summary Work Performed #: 1
Estimator: Philip Reilly III
Date of Work Performed: 06/16/2026 - 06/18/2026
Drawing Engineer: N/A
Civil Drawings: N/A
Dated: N/A
Inspector On-Site: N/A

SUMMARY OF WORK PERFORMED

Item Description	Quan.	un.	Bid Unit	un.	Total Bid	SUBTOTALS
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PUGH RD SANITARY EMERGENCY REPAIR

JUNE 16, 2026

WORK: GATHER INTIAL REPAIR MATERIAL (PIPE, FITTINGS, etc. AT EXETER SUPPLY ON TREDYFFRIN ACCOUNT) AND MOBILIZED TO SITE. PER DISCUSSIONS w/ DARIN FITZGERALD (TT) AND MELCAR UNDERGROUND; DETERMINED FOR PJ REILLY TO UTILIZE ON SITE MELCAR EXCAVATOR & SHORING TO EXPEDITE REPAIR TIMING. MOBILIZED ADDITIONAL PJR SHORING BOX TO SITE. PJR STAFF BEGAN EXCAVATING ROADWAY AND SUBBASE TO EXPOSE SANITARY MAIN BREAK AND MAKE REPAIRS. INITIAL SANITARY MAIN BREAK WAS EXPOSED; IT WAS DETERMINED THE MELCAR SHORING BOX WAS SITTING DIRECTION ON/ABOVE THE SANITARY MAIN AT BREAK. THE TRENCH WAS WIDENED TO RESET THE SHORING BOX OFF OF SANITARY MAIN. SECONDARY SANITARY MAIN BREAK WAS LOCATED AT TEE FOR LATERAL AT 810 PUGH RD. THE LATERAL WAS UNMARKED AND BROKEN WHEN SETTING ADDITIONAL SHORING IN AREA. THE SITE WAS SECURED FOR THE NIGHT; STONE NOT AVAILABLE UNTIL QUARRIES OPEN AGAIN IN THE AM. ALL SPOILS TEMPORARILY HAULED OFF SITE TO TREDYFFRIN'S LEAF SITE. ALL SPOILS TO BE RELOADING AND HAULED TO DISPOSAL SITE AT LATER DATE.

SUPERINTENDENT w/ TRUCK & TOOLS	16	HR	\$	100.00	HR	\$	1,600.00
SUPERINTENDENT OT ADDER	12	HR	\$	50.00	HR	\$	600.00
FOREMAN w/ TRUCK & TOOLS	12	HR	\$	95.00	HR	\$	1,140.00
FOREMAN OT ADDER	12	HR	\$	45.00	HR	\$	540.00
LABORER w/ TRUCK & TOOLS	12	HR	\$	88.00	HR	\$	1,056.00
LABORER OT ADDER	12	HR	\$	32.00	HR	\$	384.00
PIPE LABORER	12	HR	\$	67.00	HR	\$	804.00
LABORER OT ADDER	12	HR	\$	32.00	HR	\$	384.00
PJR TRIAXLE TRUCK w/ DRIVER	9	HR	\$	130.00	HR	\$	1,170.00
TRUCK DRIVER OT ADDER	9	HR	\$	37.50	HR	\$	337.50
MOBILIZE SHORING BOX	1	LS	\$	250.00	LS	\$	250.00
SHORING BOX	1	DAY	\$	195.00	DAY	\$	195.00
CONSUMABLES	1	LS	\$	180.00	LS	\$	180.00
						\$	8,640.50

JUNE 17, 2026

WORK: EXCAVATE TO FULLY EXPOSE SANITARY LINE FOR REPAIR. LOCATED GOOD SOLID PIPE SEVERAL FEET BEYOND BROKEN LATERAL TEE FOR REPAIR TIE-IN LOCATION. REPAIRED SANITARY MAIN AND BROKEN LATERAL TEE w/ PJR SOURCED MATERIAL. INSTALLED 2B STONE BED / COVER ON REPAIRED PIPE; ENCASED REPAIR COUPLINGS IN CONCRETE. THE SITE WAS SECURED FOR THE NIGHT.

SUPERINTENDENT w/ TRUCK & TOOLS	7	HR	\$	100.00	HR	\$	700.00
FOREMAN w/ TRUCK & TOOLS	13.5	HR	\$	95.00	HR	\$	1,282.50
FOREMAN OT ADDER	5.5	HR	\$	45.00	HR	\$	247.50
LABORER w/ TRUCK & TOOLS	11	HR	\$	88.00	HR	\$	968.00
LABORER OT ADDER	3	HR	\$	32.00	HR	\$	96.00
PIPE LABORER	11	HR	\$	67.00	HR	\$	737.00
LABORER OT ADDER	3	HR	\$	32.00	HR	\$	96.00
PJR TRIAXLE TRUCK w/ DRIVER	1.5	HR	\$	130.00	HR	\$	195.00
AASHTO #57 (2B) STONE	1	LD	\$	700.00	LD	\$	700.00



P.J. REILLY CONTRACTING CO., INC.

P.J. Reilly Contracting Company, Inc.
P.O. Box 620
Uwchland, PA 19480
PH: 610-458-3140
FX: 610-458-3144

PJR TRIAXLE TRUCK w/ DRIVER	1.0	HR	\$	130.00	HR	\$	130.00
2A MOD STONE	0.5	LD	\$	630.00	LD	\$	315.00
HIRED TRUCK w/ DRIVER	2.0	HR	\$	135.00	HR	\$	270.00
2A MOD STONE	1	LD	\$	630.00	LD	\$	630.00
SHORING BOX	1	DAY	\$	195.00	DAY	\$	195.00
JUMPING JACK	1	DAY	\$	155.00	DAY	\$	155.00
8"x6" SANITARY TEE; 6" FERNCO; 6" SDR35 PIPE (PJR							
SOURCED REPAIR MATERIAL)	1	LS	\$	350.00	LS	\$	350.00
RAPID SET CONCRETE	1	LS	\$	40.00	LS	\$	40.00
CONSUMABLES	1	LS	\$	60.00	LS	\$	60.00
						\$	7,167.00

JUNE 18, 2026

WORK: BACKFILLED AND COMPACTED TREDYFFRIN PORTION OF SANITARY TRENCH.
INSTALLED AVERAGE 3 TO 4" OF 19mm BINDER ASPHALT FOR TEMPORARY PAVING
REPAIR. CLEAN UP AND DE-MOBILIZE OFF SITE.

SUPERINTENDENT w/ TRUCK & TOOLS	2	HR	\$	100.00	HR	\$	200.00
FOREMAN w/ TRUCK & TOOLS	8.5	HR	\$	95.00	HR	\$	807.50
FOREMAN OT ADDER	0.5	HR	\$	45.00	HR	\$	22.50
LABORER w/ TRUCK & TOOLS	8	HR	\$	88.00	HR	\$	704.00
PIPE LABORER	8	HR	\$	67.00	HR	\$	536.00
HIRED TRUCK w/ DRIVER	8.0	HR	\$	135.00	HR	\$	1,080.00
2A MOD STONE	1	LD	\$	630.00	LD	\$	630.00
19mm BINDER ASPHALT	4	TN	\$	100.00	TN	\$	400.00
JUMPING JACK	1	DAY	\$	155.00	DAY	\$	155.00
PLATE TAMPER	1	DAY	\$	155.00	DAY	\$	155.00
DE-MOBILIZE SHORING BOX	1	LS	\$	250.00	LS	\$	250.00
						\$	4,940.00

*NOTE: REPAIRS MADE UNDER DIRECTION OF TREDYFFRIN TOWNSHIP SUPERVISION ON SITE.

FUEL SURCHARGE	\$	6,443.00	%	5.00%	%	\$	322.15	\$	322.15
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WORK PERFORMED TOTAL:

\$ 21,069.65 \$ 21,069.65

PJ REILLY CONTRACTING CO. INC.

Philip J Reilly III



TREDYFFRIN TOWNSHIP

MEMORANDUM

To: Board of Supervisors
CC: William Martin
From: Darin Fitzgerald
Subject: Pump replacement at Chesterbrook pump station
Date: July 7, 2026

Staff is requesting Board approval for the replacement of a damaged pump and malfunctioning gate valve at the Chesterbrook Pump Station. During a large rain event in June 2026, we received high level alarms for the pump station. We responded and realized that the one pump in service was being overwhelmed and overheating so we put the second pump back online and were able to control the flows and avoid any overflows. Unfortunately, when the event was over the pump that we knew had a bearing issue failed and needed to be sent out for repairs. During this process it was discovered that the gate or shut off valve for that pump wasn't holding and will also need to be replaced. We installed a backup rental pump and removed the damaged pump with Municipal Maintenance and sent the pump to their shop to be rebuilt.

Municipal Maintenance checked the pump and deemed it unrepairable due to age and damage. We have COSTARS pricing from Municipal Maintenance for the new pump at \$47,280 and the installation of the new gate valve \$10,700.



1352 Taylors Lane
Cinnaminson, NJ 08077
Ph: 856-786-9434
Fax: 856-786-0642
www.mmc-nj.com

Bill To:
Darin Fitzgerald
Tredyffrin Township
1100 Duportail Rd.
Berwyn, PA 19312

E: D Fitzgerald@tredyffrin.org
C: (610) 731-8219

Quotation

DATE 6/30/2026
Quotation # 50308

Quotation valid until: 7/30/2026
Terms: Net 30 Days
Delivery: 1-2 Weeks

Per COSTARS:

Contractor: MMC
Contract: 016-152

Vendor: 267572
Category: Preventative
Maint. & Repair

Project Name: 50308Q R1 COSTARS - Fitzgerald - Supply & Install 8" Gate Valve & 8" Megaflange

Item	Qty	Description	Unit Price	Total Price
1.	1	Perform the following work: - Remove existing 8" gate valve & 8" megaflange. - Supply and install the following 8" gate valve, 8" megaflange, & pipe support: 8" KENNEDY 5068A AWWA OS&Y RESILIENT WEDGE GATE VALVE 8" MEGAFLANGE RESTRAINED FLANGE ADAPTER 8" Pipe support	\$ 7,170.00	\$ 7,170.00
2.	1	- Daily rate for MMC liquid vacuum truck and operator: - This workscope requires that the wet well is pumped down, the influent is plugged, and a liquid vacuum truck is stationed at the manhole for flow control.	\$ 3,610.00	\$ 3,610.00
Total				\$ 10,780.00

Comments:

- This workscope requires that the wet well is pumped down, the influent is plugged, and a liquid vacuum truck is stationed at the manhole.
- This quotation does not include any taxes if applicable.
- Should you chose to use a different vacuum pumping service, please subtract item 2 from the total cost.

If you have any questions concerning this quotation, please contact:

Dan Pulcher

Dan Pulcher

Account Manager
dpulcher@mmc-nj.com

MMC approval

THANK YOU FOR YOUR BUSINESS!
ELECTRICAL CONTRACTOR LICENSE #1651200

Exclusive Grundfos Water Utility Distributor in New Jersey, Pennsylvania, & Delaware:



MORRIS



**LaBour
Taber**



**PACO
PUMPS**

MUNICIPAL MAINTENANCE CO.

1352 Taylors Lane
Cinnaminson, NJ 08077
Ph: 856-786-9434
Fax: 856-786-0642
www.mmc-nj.com

Bill To:

Darin Fitzgerald
Tredyffrin Township
1100 Duportail Rd.
Berwyn, PA 19312

E: Dfitzgerald@tredyffrin.org
C: (610) 731-8219

Quotation

DATE 6/30/2026
Quotation # 50221

Quotation valid until: 7/30/2026
Terms: Net 30 Days
Delivery: 18-20 Weeks

Per COSTARS:

Contractor: MMC
Contract: 016-152

Vendor: 267572
Category: Preventative
Maint. & Repair

Project Name: 50221Q R1 COSTARS - Fitzgerald - Chesterbrook PS - Supply & Install new Fairbanks Pump - Pump #1

Item	Qty	Description	Unit Price	Total Price
1.	1	Perform the following work: • Supply & Install replacement Fairbanks Pump as follows: • Model: 4" Fairbanks Nijhuis Model D5434WD Dry-Pit Submersible Pump - Rated for 630 GPM @ 60' TDH @ 1185 RPM - Constant Speed - Continuous Duty In Air - Clockwise Rotation, Discharge Position 1 - 1 Coat Tnemec N140, Color - 35GR, Black - 20 HP (Derated to 19.4 HP), 1200 RPM, 3/60/460 VAC, Explosion Proof Motor - 25' Power and Control Cable - Dynamic Balanced Impeller - Stainless Steel Impeller Bolt, Washer and Key • Reinstall pump	\$ 47,280.00	\$ 47,280.00
Total			\$ 47,280.00	\$ 47,280.00

Comments:

- This is an Exact Hydraulic and Dimensional Duplicate to existing Fairbanks S/N: 2321017-1.
- This quotation includes delivery and reinstallation.
- This quotation does not include any taxes if applicable.

If you have any questions concerning this quotation, please contact:

Dan Pulcher

Dan Pulcher

Account Manager
dpulcher@mmc-nj.com

MMC approval

THANK YOU FOR YOUR BUSINESS!
ELECTRICAL CONTRACTOR LICENSE #1651200

Exclusive Grundfos Water Utility Distributor in New Jersey, Pennsylvania, & Delaware:





TREDYFFRIN TOWNSHIP

MEMORANDUM

DATE: June 9, 2026
TO: Board of Supervisors and Finance Committee
FROM: Dave Duda, Public Works Project Manager
SUBJECT: 355 Chase Road Change order #1

Township staff are seeking authorization and approval from the Board of Supervisors to approve Change Order #1 submitted by S.B. Conrad in regard to the Chase Road project.

Staff was asked to look into options within the footprint of Chase Road to add two more tennis courts. CO1 addresses this by converting the basketball courts to tennis courts while relocating and constructing a new basketball court on the property adjacent to the pavilion. The cost to keep the original plan while adding two additional tennis courts would be double the cost of change order #1. We are expecting some savings from the project from some reductions of work as well as savings from the demo/construction of the planned tennis courts. While unknown at this time we believe they will be a decent amount of savings.

Chase Road Change Order #1 Basketball Court:

- S.B. Conrad \$ 137,000.00

Action: Staff request the Board of Supervisors authorize and approve the project Change Order #1 as stated above to S.B. Conrad.



6/9/2026

David Duda
Tredyffrin Township

RE: 355 Chase Road Additional Basketball Court

David,

S.B. Conrad, Inc is pleased to present our pricing for an additional basketball court in the amount of **One Hundred Thirty-Seven Thousand Dollars (\$137,000)**. Below is an outline of the scope.

Basketball Court 100' x 60'

- Misc Grading
- Install 6" Stone
- Install 3" Asphalt base
- Sweep tack
- Install 1.5" wearing
- Basketball court coating
- Install 2 basketball nets
- Install 120' of 12' High chain link fence

Sincerely,

Mike Ferguson
S.B Conrad, Inc.
Costars Contract #008-E24-1294
SAP Vendor # 177506

Acceptance of Proposal

Signature

Print

Date

*PO Box 251, 19 Smithbridge Road
Chester Heights, PA 19017
610-459-5010, 610-459-3014 FAX
info@sbconrad.com*

NON-AGENDA

ITEM

HANDOUTS



TREDYFFRIN TOWNSHIP MEMORANDUM

TO: Board of Supervisors
FROM: Erin McPherson, Director of Planning & Zoning
SUBJECT: Removal of Application Material from Planning Commission Agendas
DATE: July 15, 2026

Due to three recent incidents of scam emails targeting Planning Commission applicants in Tredyffrin, and reports from other Townships of similar activity, the Township will no longer provide direct links to application materials, plans and review documents on the agenda posted to our website.

The Tredyffrin Planning Commission applicants received emails that appeared to be from the Township, requesting additional payment before their Planning Commission meeting. The scam emails even used documents that had the Township seal to make them look official, but these emails were not legitimate.

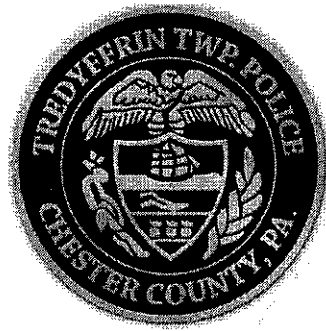
Moving forward, all requests for application materials, plans and review documents must be submitted via email to the Planning Department or through a formal Right-to-Know request. This change is intended to protect applicant information and prevent unauthorized access by automated bots or malicious actors.

We still want to be as open as possible and make sure everyone can get any Planning Commission application materials they need. At the same time, we need to protect our applicants from internet scams and fake payment requests. By asking people to request documents by email or through a Right-to-Know process, we're making sure their information stays safe, while keeping things transparent and accessible for everyone.

If you have any additional questions, please feel free to reach out to me.

POLICE DEPARTMENT

Monthly Report to BOARD OF SUPERVISORS



June 2026

**Superintendent
T. Michael Beaty**

**TREDYFFRIN TOWNSHIP POLICE DEPARTMENT
MONTHLY REPORT TO THE BOARD OF SUPERVISORS
JUNE 2026**

Offenses	Reported June 2026	Cleared June 2026	Reported June 2025	Cleared June 2025	Year to Date 2026	Totals 2025	Totals 2024
Calls for Service	2,182	---	2,013	----	6,686	24,260	20,642
Homicide	0	0	0	0	1	0	1
Rape (Incl Sex Offenses)	0	0	0	0	2	3	1
Robbery	0	0	0	0	1	2	2
Assault	2	2	1	0	4	23	27
Burglary	0	0	4	3	3	21	8
Larceny / Theft	14	13	12	11	40	163	178
Vehicle Theft	2	2	1	0	4	8	6
Vandalism	3	3	8	7	20	68	53
Drug Offenses	0	0	5	5	4	41	19
DUI	12	12	1	1	20	47	57
Traffic Accidents	82	--	87	----	326	956	848
Noise Complaints	18	18	13	13	51	149	137
Identity Theft / Fraud	22	17	11	10	65	193	197
Traffic Citations	351		299		2,259	3,901	3,164
Warnings	183	--	106	----	926	1,593	1,265
Non-Traffic	1		4		21	86	78
Juvenile Incidents	50	50	31	5	185	483	522
Juveniles Arrested	3	--	5	----	1	15	26



TREDYFFRIN TOWNSHIP POLICE TRAINING

JUNE 2026

Scenario Training 6/10/26 and 6/24/26

All officers were in attendance for scenario-based training at the Tredyffrin Township Building.

TREDYFFRIN TOWNSHIP POLICE DEPARTMENT

CRIMINAL INVESTIGATIONS UNIT

JUNE 2026

DETECTIVES

20 – CASES RECEIVED

12 – CASES CLOSED

3 – TOTAL ARRESTS

39 – DETECTIVE INTERVIEWS CONDUCTED

JUVENILE UNIT

50 – JUVENILE ALLEGATIONS FILED

8 – TOTAL CHILD ABUSE CASES

REVENUE

\$25 – FINGERPRINTING

1 – CIVILIANS FINGERPRINTED

\$2,870 – ACCIDENT /INCIDENT REPORTS/SOLICITOR'S PERMITS

29 – RECORDS CHECKED