

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, April 14, 2026, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/88448202429?pwd=DeFdnWnNWocPPyVRsAgwDyV4Q3kiO.1>

Call #: 1-646-876-9923



CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of personnel related to hiring and union matters; potential litigation related to emergency services; real estate related to the planned public works facility and parks; and supervisor training.

BET will present plans for the proposed redevelopment of the Spring House Corporate Center at the April 15th Planning Commission meeting at 7:00 PM. The meeting will be livestreamed, but participants must attend in person to ask questions or provide comments. Check the website for the livestream link.

The Zoning Hearing Board will hold a public hearing on April 16th at 6:00 PM to consider a zoning variance application for the proposed Whitefield subdivision at Sumneytown Pike and Evans Road.

PUBLIC COMMENTS

Citizen comments, concerns, questions for items not on the agenda
(Comments on agenda items will be taken when those items are discussed by the Board)

BUILDING AND ZONING

1. Discussion about proposed changes to Lower Gwynedd's draft 2045 Comprehensive Plan and consider authorization to repeat the adoption process for the plan as revised at the meeting
2. Consider Resolution 2026-07 approving a waiver of land development for the Goddard School
3. Consider appointing John Walko from Kilkenny Law as conflict counsel for Penn Florida's applications for the Spring House Village Shopping Center

GENERAL BUSINESS

1. Discussion of feedback received following the March 24, 2026 presentation about the Gwynedd/Penllyn School memorial playground concept, and consideration of authorization to proceed with grant preparation
2. Consider approval of a ground lease with Rise Up Towers for a cell tower in the Penllyn Woods Park maintenance area

3. Consider authorizing advertisement of the bid for Welsh Road traffic signal upgrades
4. Consider Resolution 2026-08 amending the 457 Retirement Savings Plan to allow loans
5. Approval of invoice report for April 14, 2026
6. Approval of minutes for the meeting of April 7, 2026

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

ADJOURNMENT

UPCOMING MEETING DATES*

| | | | |
|--|-------|------------|-----------|
| PLANNING COMMISSION (BET presentation) | WED | 04/15/2026 | 7:00 P.M. |
| ZONING HEARING BOARD (1348 S'town subdivision) | THURS | 04/16/2026 | 6:00 P.M. |
| PARKS AND RECREATION | TUES | 04/21/2026 | 6:00 P.M. |
| BOARD OF SUPERVISORS (Gwynedd Pt CU) | TUES | 04/28/2026 | 7:00 P.M. |
| HUMAN RELATIONS COMMISSION | THURS | 06/04/2026 | 7:00 P.M. |
| ENVIRONMENTAL ADVISORY COUNCIL | WED | 05/13/2026 | 7:00 P.M. |

*Please check the Township website to confirm meeting dates and times.



MEMORANDUM

ATTN: Board of Supervisors

DATE: Thursday, April 9, 2026

FROM: Jamie P. Worman, Assistant Township Manager

Jamie Worman

SUBJ: Comprehensive Plan- Proposed Revisions

At the BOS meeting on April 14, 2026, we will review proposed revisions to the Comprehensive Plan based on comments received during the public hearing. Attached is a list of suggested edits for your consideration.

One of the key issues raised at the hearing concerned the “high-density” housing shown in a conceptual redevelopment illustration included in the plan. While these illustrations were intended to provide examples of potential redevelopment scenarios, they caused confusion and have since been removed, with the revision noted during the review period.

Based on the discussion at the hearing, it was determined that further edits were needed. The proposed revisions remove references to density for areas on the Future Land Use Map designated as "mixed use". While each density level was described generally in the draft Comp Plan, residents seemed concerned that the lack of specificity could allow much denser development that Lower Gwynedd currently has. However, specific density levels are defined in the Zoning Ordinance, not the Comp Plan. To address the confusion, the revised draft of the Comp Plan removes the references to different density levels.

Once the BOS finalizes the revisions, we will restart the public notification and review process, with the public hearing scheduled to reconvene on June 23, 2026. The revised plan is linked below for your reference.

[REVISED COMP PLAN](#)

PROPOSED EDITS TO DRAFT COMP PLAN – FOR 4/14 BOS MEETING

Future Land Use (legend for future land use map on page 9)

Agriculture

Business/Industrial

General Commercial

Single-Family Neighborhoods

Single-Family and Townhouse Communities

All Housing Types

Institutional

Recreation and Open Space

Mixed-Use (Commercial and Residential)

Utilities

Greenway Overlay

Changes to Future Land Use Map:

- All mixed-use sites are same shade of pink
- SHVSC changes from dark pink (Mixed-Use, High) to orange (General Commercial)

FUTURE LAND USE CATEGORIES (pages 8, 10-11)

Single-Family Neighborhoods – Predominantly single-family detached homes on lots of one acre or greater. New development should match the existing character. Pedestrian connections, primarily in the form of trails, should be provided to connect to the existing trail and sidewalk network. Some neighborhoods in this land use category are developed under township regulations that allow for cluster development where smaller individual lot sizes are created in exchange for natural resource and open space preservation. For properties with historic structures or environmentally sensitive features, preservation easements will be considered to protect historic and conserve natural resources. Preservation and adaptive reuse of historic buildings is encouraged.

Single-Family and Townhouse Communities – Single-family detached and single-family attached (town/carrriage) homes. Appropriate secondary land uses include recreation and institutional land uses. Retirement communities are included in this area. Includes neighborhoods that were developed under cluster development regulations, as well as neighborhoods with smaller lots. Sidewalks provide pedestrian connections between individual neighborhoods and amenities such as schools, parks, and commercial areas, as well as to the existing trail network.

All Housing Types – A range of residential dwelling types, including twins, duplexes, quadruplexes, apartments, and single-family attached and detached homes on smaller lots (generally less than one-quarter acre), sometimes mixed within the same block. Appropriate secondary uses include recreation and institutional uses. Sidewalks provide pedestrian connections between individual neighborhoods and amenities such as schools, parks, and commercial areas.

Institutional – Established institutions, such as churches, schools, cemeteries, and municipal facilities. The continuation of the use of these lands for institutional uses is desired.

Recreation and Open Space – Publicly and privately owned lands used for passive recreation, sports facilities, and walking trails. Permanently preserved open space, such as lands owned by Wissahickon Trails and Natural Lands, are also shown in this category. These lands should be protected as open space and walking trails to extend the township trail network.

Agricultural – Lands that are actively being used for farming, or are Act 319 properties, where preservation of the land for agriculture or open space is desired.

Mixed-Use – Pedestrian-friendly existing commercial sites, typically on busier roads, that allow for flexibility of uses to serve residents. Uses may include a mix of retail, service, office, and institutional uses, as well as residential. Adaptive reuse of historic buildings is encouraged. Uses can be mixed within a building. Streetscape design will help to create attractive, walkable, and engaging places.



General Commercial - A wide range of retail, restaurant, service-oriented businesses, office, and personal service uses, among other similar uses, either on individual sites or in shopping centers. Streetscape design, pedestrian connections, transit facility enhancements (where applicable), stormwater management, and green parking improvements will be encouraged in these areas as redevelopment occurs. Auto-oriented commercial uses such as drive-throughs, vehicle sales and repair, gas stations, and any type of parcel configurations with the parking lot adjacent to the street are only appropriate when located near the intersection of Welsh Road and Route 309.

Business/Light Industrial - Mix of office and warehouse or flex/light industrial space, office parks, business centers, and self-storage facilities. New light industrial uses such as research and development, artisan manufacturing, and co-working are encouraged. As redevelopment occurs, additional amenities and improvements related to green parking and pedestrian circulation will be integrated. A landscaped buffer should be provided where this land use abuts a residential land use, including if the residential land use is across a street, or located in an adjacent municipality.

Overlays

Greenway Corridor - Areas of land within 100 feet of a stream or water body where existing vegetation should be preserved and considered during land development.

Other Comp Plan edits for consistency:

- Page 12 and 52, Goal 3 (repeated on both pages): Expand the housing opportunities in areas that are appropriate for residential development along Bethlehem Pike.
- Page 58, blue box about TOD: Twins, duplex, and triplex residential buildings are a way for municipalities to add housing options near transit while maintaining the suburban character.

NOT CHANGING this reference to density on page 43

CHAPTER 4: HOUSING AND NEIGHBORHOODS

Create.livable.communities

Lower Gwynedd has historically been, and continues to be, a predominantly residential community. Previous comprehensive plans describe a “country-like atmosphere” in the township and a demand for estate-type dwellings. Lower Gwynedd is mostly developed, but there are opportunities for infill development and redevelopment of properties in specific areas that are identified in this plan as appropriate for moderate growth **and gently increased density**.



MEMORANDUM

ATTN: Board of Supervisors
DATE: April 9, 2026
FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*
SUBJ: Goddard School Amended Plan Waiver of Land Development #26-05

Recommended motion: To approve Resolution #2026-07 granting a waiver of land development for the Goddard School Amended Plan.

Mr. David Goldstein and his attorney, Ms. Catherine Harper, will attend the Board of Supervisors meeting on April 14, 2026, to request a waiver of land development for an amendment to the Goddard School Land Development Plan (21-01).

The request is being made because the Goddard School intends to extend its daycare use to the rear building, which was originally approved as a medical office under the current land development plan. The proposed changes to the plan are minor and include the addition of a sidewalk connection between the two buildings and the installation of an ADA-accessible ramp along the side of the building.

The applicant has already received the necessary approval from the Zoning Hearing Board to permit the daycare use at this location and the PC recommended approval of the waiver request to the BOS at their meeting on March 18th, with the condition that no additional waivers be granted including tree replacement. The approval resolution, PC draft minutes, and the engineers' review letters are attached to this memorandum for your reference. The amended plan is linked above in the subject line. Given the limited scope of the proposed improvements, staff is supportive of the request.

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
RESOLUTION #2026-_____**

**A RESOLUTION AUTHORIZING A CONDITIONAL WAIVER
OF A LAND DEVELOPMENT APPLICATION**

WHEREAS, Part Twelve, Title Four of the Lower Gwynedd Township Code (the “**Code**”), being the Lower Gwynedd Township Subdivision and Land Development Ordinance of 1976, as amended (“**SALDO**”), specifically Section 1230.09 entitled “Request for Waiver,” provides that the Board of Supervisors (“**Board**”) may waive or modify any mandatory provision of SALDO, when literal compliance with same is shown to the satisfaction of the Board to be unreasonable or to cause undue hardship, and further provided that any such modification will not be contrary to the public interest;

WHEREAS, **BETH PIKE, LLC** (“**Applicant**”) is the owner of a certain tract of land consisting of 2.38± acres situate in Lower Gwynedd Township, located at 820 Bethlehem Pike, Tax Parcel #39-00-00223-00-8 (the “**Property**”), on which Applicant has constructed a Goddard School in the front of the Property (the “**Goddard School**”), and had previously planned to convert the existing dwelling in the rear of the Property (the “**Rear Building**”) to a medical office (collectively, the “**Development**”);

WHEREAS, the Applicant now intends to convert the Rear Building for use by the Goddard School (the “**Project**”), pursuant to a plan entitled “Improvements Plan for Goddard School 820 N. Bethlehem Pike,” prepared by InLand Design, dated February 17, 2026, consisting of 1 sheet (the “**Improvements Plan**”);

WHEREAS, the Applicant’s counsel, by letter dated on or about February 19, 2026 and incorporated herein by reference, requested that the Board waive the requirement that a formal land development application be filed for the Project (the “**Waiver Request**”);

WHEREAS, on March 18, 2026 the Township Planning Commission (the “**Planning Commission**”) reviewed the Waiver Request and recommended that the Waiver Request be approved (the “**Planning Commission Recommendation**”);

WHEREAS, Gilmore & Associates, Inc., the Township Engineer (the “**Township Engineer**”), in a letter dated March 13, 2026, a copy of which is incorporated herein by reference, recommended that the Waiver Request be approved, with conditions (the “**Township Engineer’s Letter**”);

WHEREAS, Bowman, the Township Traffic Engineer (“**Township Traffic Engineer**”), in a letter dated March 12, 2026, incorporated herein by reference, recommended that the Waiver Request be approved, with conditions (the “**Township Traffic Engineer’s Letter**”); and

WHEREAS, the Board has determined that the Applicant has satisfactorily established that due to the limited scope of the Project, the Waiver Request will not be contrary to the public interest.

NOW, THEREFORE, BE IT RESOLVED, and it is hereby resolved by the Lower Gwynedd Township Board of Supervisors that the Waiver Request is hereby granted, subject to the satisfaction of the following conditions prior to the issuance of a building permit for the Project:

1. The Applicant shall comply with the conditions set forth in the Township Engineer's Letter, including but not limited to the applicable stormwater management provisions of SALDO and Chapter 1241 of the Code.

2. The Applicant shall comply with the conditions set forth in the Township Traffic Engineer's Letter.

3. The Applicant shall sign the Township's standard form of Stormwater Facilities Maintenance and Operation Agreement, and if deemed necessary by the Township, an amendment to the existing Subdivision and Land Development Agreement dated March 22, 2022.

4. The Applicant shall pay all applicable fees, including but not limited to a Transportation Impact Fee of Seven Thousand Seven Hundred Thirty Dollars (\$7,730.00).

5. The Applicant shall pay all Township fees and costs, including but not limited to legal, engineering and administrative fees, for all Township reviews associated with the Project (the "**Review Fees**") and, at the Township's request, shall establish an escrow account to guarantee payment of the Review Fees.

6. The Applicant shall comply with all applicable laws, ordinances and regulations and shall obtain any other required governmental approvals and permits as applicable. The Applicant shall provide the Township with copies of such approvals and permits.

7. Should the Applicant violate any of the foregoing conditions, this Conditional Waiver of Land Development shall be deemed to have been rescinded, and the Applicant shall be required to proceed with Land Development pursuant to the procedures set forth in SALDO.

8. This Conditional Waiver of Land Development Application does not and shall not authorize the construction of improvements or buildings other than those shown on the Plans. Furthermore, this Conditional Waiver of Land Development Application shall be rescinded automatically upon the Applicant's or the Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

ADOPTED, as a Resolution by the Lower Gwynedd Township Board of Supervisors this 14th day of April, 2026.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

ATTEST:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

MIMI GLEASON, TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

THE UNDERSIGNED APPLICANT HEREBY AGREES TO THE ABOVE CONDITIONAL WAIVER OF LAND DEVELOPMENT APPLICATION:

BETH PIKE, LLC

By: _____
DAVID GOLDSTEIN, MANAGING MEMBER

Dated: April _____, 2026



March 13, 2026

File No. 21-04141

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike, P.O. Box 625
Spring House, PA 19477

Reference: 820 N. Bethlehem Pike – Goddard School
Land Development Waiver Request – Review 1
TMP Nos. 39-00-00223-00-8

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the plans, entitled Improvements Plan for Goddard School 812 N. Bethlehem Pike. Upon review, we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors.

I. Submission

- A. Improvements Plan for Goddard School 820 N. Bethlehem Pike, prepared by InLand Design, dated February 17, 2026, consisting of 1 sheet.

II. General Information

The subject tract (TMP# 39-00-00223-00-8) is located at 812 N. Bethlehem Pike in the D Business District and Lower Pike Overlay District. The site currently contains an existing 10,945 square foot school building, an existing 2,776 square foot medical office in the rear of the property and two parking lots with a total of 73 existing spaces.

The plans propose the renovation of the building in the rear of the property. Additional improvements include concrete sidewalks, two (2) concrete ramps and one (1) landing, concrete staircase, fences, three access (3) gates, and installation of crosswalk at the entrance of the one-way street.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township's Zoning Officer.

B. Subdivision and Land Development Ordinance (SALDO)

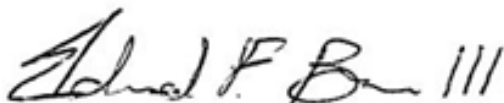
It is our understanding that an application was processed as a waiver of land development. As such, the following comments are for the Board's consideration when evaluating how to process the Application. In the event some form of a waiver of land development was approved, then the Board should condition the approval on compliance with the recommendations contained in this letter that the Supervisors feel have merit. In the event, a waiver of land development was not granted, our office reserves the right to perform a comprehensive review of the Subdivision and Land Development Ordinance and the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

1. We note that the project area is located within Limit of Disturbance of the original Final Land Development Plan. The plan set shall be revised to include the locations of the inlets in the rear parking lot with erosion and sediment controls, which shall include the inlet filters to be installed prior to construction. Details for these E&S controls shall also be provided.
2. Construction details shall be provided for all proposed improvements including the concrete sidewalks, fences, gates, crosswalk, and ramps.
3. The plans shall be revised to include spot elevations and slopes of the proposed ramps located adjacent to the rear building.
4. We defer to the building code official to determine whether the two (2) ramps for building access meet all applicable building code requirements, as it appears that these ramps are less than four (4) feet wide.
5. We note that the area of the proposed sidewalk, along the southeastern property line, contains many trees and plantings as required under the original land development approval. The plans shall be revised to show where these plantings will be installed and/or relocated.
6. We defer to the Township Solicitor to determine whether a land development agreement will be required.
7. Applicant should determine whether the NPDES permit from the previous land development is still active and/or needs to be amended for the proposed improvements.
8. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, etc.) as applicable. Copies of these permits and approvals should be submitted to the Township.

As mentioned above, we recommend that since a waiver of the land development process was granted that it be conditioned upon the applicant satisfying the comments in this letter.

If you have any questions regarding the above, please contact this office.

Sincerely,



Edward Brown, P.E.,
Project Engineer
Gilmore & Associates, Inc.

EB/ee/sl

cc: Jamie Worman, Assistant Township Manager
Neil A Stein, Esq., Township Solicitor
Patty Sexton-Furber, Building Codes Administrator
Al Comly, Township Fire Marshal
Joel D. Comanda, P.E., Inland Design
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.

March 12, 2026

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

RE: **Traffic Review – Waiver of Land Development Plan**
Goddard School – 820 N. Bethlehem Pike (S.R. 2018)
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-023

Dear Mimi,

Per your request, Bowman Consulting Group (Bowman) has completed our traffic engineering review for the proposed site modifications to be located at 820 N. Bethlehem Pike (S.R. 2018) in Lower Gwynedd Township, Montgomery County, PA. It is our understanding based on the information provided by the applicant, the proposed site modifications will consist of replacing the previously approved medical office building located on the eastern end of the site with additional square footage for the existing Goddard School daycare center for a total of 13,479 square feet of daycare space for the site. Access to the proposed site modifications will continue to be provided via the existing full-movement driveway to N. Bethlehem Pike (S.R. 2018) and an ingress-only driveway to N. Bethlehem Pike (S.R. 2018).

The following document was reviewed in preparation of our comments:

- Waiver of Land Development Plan - Goddard School, prepared by Inland Design, LLC, dated February 17, 2026.

Based on our review of the document listed above, Bowman offers the following comments for consideration by the Township and action by the applicant's team to address:

1. An ADA ramp should be shown on the plan at the following locations:
 - In the vicinity of the ADA parking spaces on the western side of the modified daycare building on the eastern end of the site.
 - On both sides of the proposed crosswalk located in the one-way drive aisle to the south of the modified daycare building on the eastern end of the site.
2. "Pedestrian Crossing" warning signs with downward arrow plaque should be shown on the plan on both sides of the proposed crosswalk in the one-way drive aisle to the south of the modified daycare building on the eastern end of the site facing the west.
3. The proposed development will be subject to the transportation impact fee of \$3,865 per "new" weekday afternoon peak hour trip, and the applicant will be required to pay a Transportation Impact Fee. The transportation impact fee assessment for the previously approved Goddard School daycare center and medical office building was based on an estimate of 79 "new" trips during the

weekday afternoon peak hour. Based on Land Use Code 565 (Daycare Center) in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition*, the replacement of the previously approved medical office building with additional daycare square footage will generate approximately 81 "new" weekday afternoon peak hour trips for the site. The number of trips subject to the transportation impact fee is 2, resulting in a transportation impact fee of \$7,730.

4. A response letter must be provided with the resubmission detailing how the aforementioned comments have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials.

We trust that this review letter responds to the Township's request and addresses our review of the materials related to the proposed site modifications apparent to us at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixson, AICP, PP
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Joel Comanda, P.E., Inland Design, LLC (Applicant's Engineer)

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of March 18, 2026**

Present: Craig Melograno, Chairman
Maureen Nunn
Michael Mrozinski
Craig Adams
Robert Sawyer

Jamie Worman, Asst. Township Manager
Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates
Chad Dixson, Bowman

Absent: Rich Valiga, Vice-Chair, Danielle Porreca

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

Approval of Minutes: February 18, 2026

A motion was made by Mr. Adams and seconded by Mr. Mrozinski to approve the minutes of the Lower Gwynedd Township Planning Commission from the meeting of February 18, 2026. The motion carried unanimously.

Land Development:

#26-05WLD

Goddard Daycare Center
820 N. Bethlehem Pike

Present for the waiver of land development application was Ms. Kate Harper, from Timothy Knox LLP. And Mr. John Smith from Philips Associates. Ms. Harper explained that the property located at 820 N. Bethlehem Pike was previously approved for both a daycare center and a medical office building. The daycare was constructed first and is operating successfully. She stated that when the owner attempted to rent out the medical office building, Goddard Daycare requested to expand into that space, proposing two additional classrooms, office space, and a kitchenette.

Ms. Harper noted that the daycare center obtained zoning hearing board approval for their expansion. The only modifications to the previously approved land development plan are the addition of two handicap ramps and a small, fenced enclosure to provide a safe walkway for teachers and students between the existing daycare and the new classrooms.

Ms. Harper stated they are requesting a waiver from land development since this is just a minor modification to an already approved plan. She added that they may lose a couple of trees to accommodate the changes, and they will either request a tree waiver and offer a fee in lieu or replace the trees on the site. Mr. Melograno initially expressed concern about including waivers with what should be a clean, simple approval, stating that a truly minor modification shouldn't include waiver requests. Mr. Melograno recommended that no waivers be sought, suggesting they simply replant the trees on the property to keep the approval clean and uncontested. He stated that if they remove a tree, then they need to find a place to replant them. Ms. Harper agreed, stating that there was a small area behind the building where they could plant trees.

The applicant also confirmed they would pay additional traffic impact fees for the slight increase in trips generated by the expansion, noting they had previously paid such fees and would pay the difference.

A motion was made by Mr. Sawyer and seconded by Mr. Adams to recommend a waiver of Preliminary/Final Land Development approval to the Board of Supervisors based on the following condition:

- 1) Approved with the condition that no waivers (other than the waiver of land development) are associated with this application, and any trees that are removed must be replaced on the property.

The motion passed with a 5-0 vote.



Gypsy Hill Developers - Lot 2
1622 Gypsy Hill Rd.

#26-04LD

Present for the land development application was Ms. Susan Rice, P.E. with STA Engineering and the applicant, Mr. Chris Condello. Ms. Rice explained this application stems from a previous subdivision that created one building lot, with conditions requiring presentation of building plans and stormwater management details when developing that lot. She explained that upon engineering, they discovered the previously shown approximate building footprint and disturbance area were too small for a viable house, requiring expansion of the limit of disturbance and affecting more trees than originally anticipated. She stated that an arborist report identified 81 replacement trees would be required. The applicant requested waivers for tree replacement (proposing a combination of on-site plantings and fees).

Ms. Rice explained that the sidewalk and street light waivers were appropriate because this is a single lot accessing an existing cul-de-sac with only 50 feet of frontage, and both waivers had been granted for the original subdivision.

Mr. Melograno expressed frustration with the confusing presentation, stating "of all the things that you can't make confusing are trees" and noting there wasn't "a single number that was consistent." He indicated he would normally require the applicant to return with a clearer engineered plan, but township engineer Mr. Brown convinced him to consider moving forward with proper conditions.

The PC supported the sidewalk and street light waivers but established specific conditions for the tree replacement. They eliminated any consideration of evergreen trees as replacements, required compliance with the native tree ordinance, and mandated a site visit between the applicant and the township's certified

arborist to verify the final tree count and determine how many trees could realistically be planted on-site versus paid as fees.

A motion was made by Mr. Mrozinski and seconded by Mr. Adams to recommend Preliminary/Final Land Development approval to the Board of Supervisors based on the following recommendations:

- 1) No evergreens are to be part of the tree replacement count.
- 2) The applicant must comply with the native tree ordinance.
- 3) A site visit is required by the township engineer and arborist to determine the final tree count.
- 4) The board supports the waivers for sidewalks and streetlights.

The motion passed with a 5-0 vote.



Conditional Use Application:

Spring House Nursery Redevelopment of parcels 1208-1224 N. Bethlehem Pike/1201-1217 Cedar Hill Rd. (Gwynedd Point Village)

Mr. Pete Penna and his attorney, Mr. David Shafkowitz from Shafkowitz Law, returned for the continuance of the application. Mr. Penna presented a revised plan for 48 townhouses following previous PC feedback. The project requires a zoning map amendment to extend the Lower Pike Overlay District to include these properties along with conditional use approval.

Mr. Melograno wanted to review the list of homework that was given to Mr. Penna from his last appearance on January 21st. Mr. Penna informed the PC regarding key changes that have been made including pushing the entire development back 15' feet from Bethlehem Pike, eliminating parking along the internal road adjacent to Bethlehem Pike, and redistributing that parking throughout the development. This adjustment cost one unit, reducing the total units from 49 to 48 townhouses, but created better setbacks and spacing. Mr. Melograno wanted to confirm that there will be a maximum of 48 units in total, less is fine, but no more than 48. Mr. Penna agreed.

Mr. Penna reported receiving PennDOT's scoping application response, which addressed three main areas: the Bethlehem Pike entrance, the Cedar Hill intersection realignment, and a potential crosswalk. PennDOT did not propose restrictions on ingress and egress, and both the applicant and Township Traffic Engineer Mr. Dixon agreed that while they have different opinions on the exact design of the intersection realignment, both approaches are feasible and will be worked out during land development. Mr. Dixon confirmed the intersection realignment is not infeasible, just requiring coordination between different parties' preferences and ultimate PennDOT approval. Regarding the crosswalk, the applicant will need to demonstrate a warrant for a mid-block crossing on Bethlehem Pike, with PennDOT having final approval authority.

The PC discussed the potential for traffic cut-through, with the applicant indicating they're considering various measures including potentially making the Cedar Hill entrance one-way outbound only, or installing gate treatments, since all roads will be private.

On parking distribution, Mr. Melograno noted that while improvements have been made, some areas in the middle of the development could still be better distributed, which could be refined during land development. The applicant committed to compliance with all Lower Pike Overlay requirements for

landscaping, lighting, and streetscape improvements without requesting waivers. Mr. Penna stated that the sidewalk along Bethlehem Pike is reflected at 4' foot wide but would be revised to 5' foot as required by code.

Mr. Melograno wanted to reconfirm that there would be no tree waivers requested. Mr. Penna stated that was correct; the only trees remaining were the ones to be sold by the nursery, the majority of those being commodity trees. He stated that only trees that are staying are located on the triangle piece and if that ends up getting changed, they will have the arborist go back out to update that area. Mr. Dixon stated that once the intersection gets moved a little bit further north, that will create an area where they could do some plantings if needed.

A motion was made by Mr. Mrozinski and seconded by Mr. Sawyer to recommend approval of the zoning map amendment to extend the Lower Pike Overlay District to include the subject properties.

The motion passed with a 5-0 vote.

A motion was made by Ms. Nunn and seconded by Mr. Adams to recommend conditional use approval based on the following conditions:

1. The applicant will comply with the Lower Pike Overlay requirements for landscaping, lighting, and streetscapes and will not request any waivers.
2. The sidewalk out front will be 5' foot as required by code.
3. The applicant will provide, if determined by PennDOT, a pedestrian crossing at Bethlehem Pike that may or may not include flashing beacons.
4. The applicant will improve the Cedar Hill Rd and Bethlehem Pike intersections per the Township Traffic Engineer and PennDOT.
5. The exterior of the townhouses must stay consistent with renderings presented during the January 21, 2026, PC meeting.
6. No tree waiver is to be requested.
7. There shall be a maximum of 48 townhouse units only with distributed parking.
8. The applicant will provide a left turn lane from the property on to Bethlehem Pike.

The motion passed with a 5-0 vote.



**Lower Gwynedd Township:
Comprehensive Plan Review**

Ms. Claire Warner from Montgomery County Planning Commission gave an update to the PC regarding the comprehensive plan. Ms. Warner provided an update on the comprehensive plan process, noting they had received positive public feedback on the broad goals and vision statement. She highlighted key themes that emerged from public input including desires for more community gathering spaces, balanced approaches to housing that preserve neighborhood character while meeting housing needs, improved walkability and transportation safety, and better pedestrian and bicycle connections.

Ms. Warner explained that the future land use map is not a zoning map but rather a guide for future decisions. She noted that some renderings and concept plans had been removed from the document following public confusion about whether these represented actual proposals versus illustrative examples. Ms. Worman stated that the specific removal involved graphics that had shown potential redevelopment

of the Giant shopping center across the street, which some of the public interpreted as concrete plans rather than conceptual illustrations.

Ms. Warner stated that the map now includes three tiers of mixed-use categories rather than one, responding to the PC input. The highest intensity mixed-use designation covers existing large commercial properties like the Giant and Whole Foods shopping centers. Medium-scale mixed-use areas are illustrated with examples like the Fairlands development, showing 3-4 story buildings. The lowest tier represents smaller-scale mixed-use opportunities.

Ms. Worman noted that residents generally supported offering different housing types including apartment-style structures but preferred more modest scales similar to developments like the one proposed at Ambler Yards which include a 43-unit apartment building rather than large-scale high-density projects. The preference was for mixed-use development that isn't overly intense but provides variety in housing options. Ms. Warner presented demographic data showing Lower Gwynedd's growth pattern, predominant single-family housing stock, and aging population, with 60 percent above age 48. Transportation data revealed that 60 percent of residents drive to work, though this has changed significantly since COVID with more people working from home and fewer using public transit. The plan includes goals for maintaining neighborhood character while meeting housing needs, improving road safety and slowing traffic in residential areas, encouraging walkability and public transit use, improving water quality and reducing flooding impacts, and preserving historic resources significant to community identity.

Ms. Warner showed maps illustrating walkability connections between key nodes like schools, grocery stores, and train stations, along with areas identified for potential safety improvements. Environmental considerations included tree canopy coverage, impervious surface mapping, and surface temperature impacts.

Mr. Melograno noted the importance of the comprehensive plan not being used as a weapon against future development proposals, while acknowledging its value as a guide for municipal decision-making. The discussion touched on how the plan's recommendations would influence future zoning decisions and development reviews.

A motion was made by Mr. Sawyer and seconded by Mr. Adams to recommend approval of the comprehensive plan to the Board of Supervisors.

The motion passed with a 5-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:25 P.M.

Respectfully submitted,
Patty Furber, Secretary



MEMORANDUM

ATTN: Board of Supervisors

DATE: April 10, 2026

FROM: Jamie P. Worman, Assistant Township Manager

Jamie Worman

SUBJ: Conflict Attorney

Recommended Motion: To appoint John Walko from Kilkenny Law as conflict counsel regarding Penn Florida's applications for the Spring House Village Shopping Center

Lower Gwynedd Township has received a Zoning Hearing Board application for a use variance to permit a veterinary clinic at a property located at 1111 N. Bethlehem Pike, within the Spring House Village Shopping Center, owned by Penn Florida Realty. The applicant is represented by the same law firm that represents the Township. As a result, the BOS should consider retaining conflict counsel on a limited basis for this matter, should legal representation or guidance be needed in connection with the application.

To: Board of Supervisors
From: John L. Farrell, Project Manager & EMC
Date: April 14, 2026
Re: Penllyn/Gwynedd School Feedback & Research Findings



Recommended action: Motion to authorize preparation of a grant application for the PA Department of Community and Economic Development's Greenways, Trails, and Recreation Program to fund the proposed memorial playground and associated improvements.-

Project Update

At the March 24, 2026 Board of Supervisors meeting, Alloy5 Architects presented a concept plan to memorialize the former Penllyn/Gwynedd School located at what is now Ingersoll Park. The presentation was posted on the [Township website](#) on March 25th, and staff have received 7 emails with feedback from the public:

- Three emails were in outright support of the project¹;
- Two were from residents who were confused about some portion of the project, but after explanation were supportive;
- One was supportive but suggested modifications to the plan, specifically the addition of a fence to keep a buffer between the batting cages and the play area; and
- One was in favor of the Township spending as little as possible. They suggested demolishing the McCormick House, but doing nothing else.

Based on the feedback, staff suggest giving the public another opportunity to weigh in on the project at the April 14, 2026 Board meeting. If no new concerns are brought to light, staff asks the Board to provide guidance on how to move forward with the project.

High level estimates for the cost of implementing the Alloy5 concept, including selective demolition of the house, range from approximately \$800,000 to \$1,000,000. Staff expect to have the opportunity to use approximately \$450,000 of existing funds from the Local Shares Account (LSA) grant for Ingersoll Park to contribute towards the project cost.

The Board may consider authorizing staff to prepare an application for the Greenways, Trails, and Recreation Program (GTRP) Grant from the PA Department of Community & Economic Development (DCED) for \$250,000. The grant requires a match of 15% of the total project cost. Applications are due May 31, 2026. Before submission, staff would return to the Board with an updated project cost estimate seeking authorization to submit the grant application.

¹ One email was supportive of this plan, but also questioned the need for the roof over the batting cages.

If this route is pursued, the following items from the Alloy5 concept would serve as the primary scope of the grant application:

- Selectively demolish most of the existing McCormick House/ Penllyn/Gwynedd School building, but preserve portions of the original schoolhouse walls to incorporate them into the memorial design. It is not yet clear if this work will be eligible as part of the match.
- Build a memorial play area that will incorporate some of the existing structure's foundation into a custom playground that resembles a schoolhouse.
- Commission a mural telling the school's story on one wall of the playground structure.
- Create a walking path with "looking glass" memorial markers that show what the original schoolhouse may have looked like, as well as text to explain the site's significance.
- Construct a picnic area with visibility to the park's baseball fields and this play area.

Research Update

Staff have also spent time reviewing Lower Gwynedd School District Board meeting minutes (now held by the Wissahickon School District) from meetings that took place from 1900 to 1919, the years in that era for which minutes are available. While there were no monumental findings, the minutes revealed some interesting discoveries about the timeline and workings of the school:

- The school was officially referred to as the Penllyn School. Residents have also referred to it as the Wister School, but that name was not seen in the minutes.
- Architects who previously evaluated the current building suggested that it may have initially been constructed as a single-room schoolhouse, and expanded at some point. The minutes support this – first with entries from 1907, where they describe a temporary partition that divided a single space into a "primary" room and a "grammar" room. The distinction between the rooms appears to be which grades were taught in each.
- As the community grew, the School Board discussed enlarging the building due to overcrowding. In 1909, the porch was enclosed to make a larger area for instruction.
- Discussions about the building being crowded continued through 1918. The continued growth of the school population is a logical precursor to the construction of the Penllyn School on Gwynedd Avenue in 1923, though this could not be corroborated in the minutes.
- In 1910, staff found the only reference to the student population: the minutes showed that the school served 73 "scholars."
- Most of the minutes refer to typical maintenance and personnel activities of a school, including building repairs, teacher assignments, and others. The more interesting work

came with several references to improving ventilation, as scarlet fever had shut down school operations on at least one occasion.

- There were two vague references to problems at the school that staff are trying to cross-reference with other sources, especially the Ambler Gazette:
 - 1910 - The Board references "the trouble" at the Penllyn School but does not provide details. The repair of a window sash is the only fallout mentioned in the minutes.
 - 1911 - The Board approves issuing an advertisement in the Ambler Gazette to offer reward for information leading to arrest and conviction of person(s) responsible for "maliciously mutilating and destroying Penllyn School property." No additional information or context is provided.

Staff hope that this information will contribute toward the project and the team's growing understanding of the school's history.

Memo



To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: April 9, 2026
Re: Cell tower lease at Penllyn Woods Park

Recommended action: Motion to approve the ground lease with Rise Up Towers for a cell tower in the Penllyn Woods Park maintenance area

On March 30, 2026, the Orphans' Court Division of the Montgomery County Court of Common Pleas issued an order approving a ground lease between Lower Gwynedd Township and Rise Up Towers. With that order in hand, the Board of Supervisors is now free to consider your own final approval of the ground lease. If you approve the lease, Rise Up will be able to locate a cell tower and equipment in a 1,024 s.f. area in the current maintenance area at the end of the driveway by the Advanta baseball field in Penllyn Woods Park. The proposed lease is included in the meeting packet.

Over three years ago, residents came to the Board imploring you for help filling the large gap in cell service in Lower Gwynedd. The gap is so large that two towers are needed to fill it. The process has turned out to be more involved than anyone expected at the start and still has a few remaining steps.

Remaining steps for the tower in Penllyn Woods Park:

- Building permit from Lower Gwynedd Township – administrative procedure, no public meetings
- Construction

Remaining steps for the tower on Bethlehem Pike (rear of the former Andy's Diner property)

- Waiver of land development approval to be considered by the Lower Gwynedd Planning Commission and Board of Supervisors
- Building permit from Lower Gwynedd Township – administrative procedure, no public meetings
- Construction

GROUND LEASE

THIS GROUND LEASE (“**Lease**”), is made the day and year executed below, by and between **LOWER GWYNEDD TOWNSHIP**, a Township of the second class, having an address of 1130 North Bethlehem Pike, Spring House, PA 19477 (“**Lessor**”) and **RISE UP TOWERS, LLC**, a Pennsylvania limited liability company, having an office at 19 High Gate Lane, Blue Bell, 19422, or its designee, (“**Lessee**”) (Lessor and Lessee are sometimes individually referred to as a “**Party**” or collectively, “**Parties**”).

1. **LEASED SPACE AND PREMISES.** Lessor shall lease, and hereby leases, to Lessee an area of thirty-two feet (32’) by thirty-two feet (32’), i.e., one thousand twenty-four square feet (1,024 sf.) (“**Leased Space**”) of the property known as “Penllyn Woods,” located at 401 Gwynedd Avenue, Parcel #39-00-01570-00-2, Lower Gwynedd Township, Montgomery County, PA (“**Premises**”). The Premises is depicted in the plan attached as **Exhibit “A”** (the “**Premises Plan**”) and are more fully described in the legal description set forth in **Exhibit “B”**. The Leased Space is depicted on the plan (the “**Leased Space Plan**”) attached as **Exhibit “C”** and is more fully described in **Exhibit “D”** attached hereto.

A. If the Lessor and Lessee agree that the location or size of the Leased Space must be adjusted after execution of this Lease, Lessee will prepare for Lessor’s review and approval an amendment to this Lease.

B. Lessor shall permit Lessee reasonable access to the Premises prior to the Commencement Date, to conduct surveys, structural strength analyses, radio engineering surveys, and other nondestructive activities of a similar nature that Lessee deems necessary, at Lessee’s sole cost. Before entering the Premises (i) Lessee shall provide Lessor with evidence of the insurance set forth in **Section 11** below; (ii) Lessee shall provide Lessor with reasonable prior written notice of entry in such time as will allow Lessor to post appropriate notice at the Premises; and (iii) Lessee's scheduling and conduct of the tests and inspections will be subject to Lessor’s prior approval and shall minimize any disruption to Lessor’s and the public’s use of the Premises.

C. Lessee agrees to indemnify, protect, defend, and hold Lessor harmless from any and all losses, costs, damages, claims, causes of action, and liability, including but not limited to the Lessor's reasonable attorney's and engineer's fees, arising out of, caused by, or related to Lessee's (including Lessee's employees, agents, representatives, and contractors) entry upon the Premises and/or related to Lessee's (including Lessee's employees agents, representatives, and contractors) conducting any such tests or inspections. Lessee also agrees that no invasive testing of the Premises shall be conducted.

D. The Lessee will use the Leased Space for the sole purpose of constructing, supporting, and operating a wireless communications facility, consisting of a monopole, antennas, cables, and related structures and improvements (collectively, the "**Structure**"), as described in this Lease (the "**Permitted Use**"). Any deviation from the Permitted Use shall require Lessor's prior written approval, which approval the Lessor may withhold in its sole discretion.

E. Lessee shall not have the right to make any improvements or alterations that increase the size or visual effect of the Structure, without the express written permission of the Lessor, which permission the Lessor may withhold in its sole discretion.

F. Lessee will use the Leased Space in a manner that will not unreasonably disturb the occupancy of other users of the Premises or owners, occupants or users of adjacent properties.

G. Lessor shall deliver the Leased Space Lessee in in as-is, where-is condition and without any representation or warranty.

2. **TERM.** The initial term of this Lease will be five (5) years (the "**Initial Term**") from the "**Commencement Date**," defined to be the date on which Lessee executes this Lease. The initial Term shall automatically renew for up to four (4) additional terms of five (5) years each and one (1) additional term of four (4) years (each a "**Renewal Term**" and collectively with the Initial Term, the "**Term**"), unless this Lease is not renewed or terminated prior to commencement of the succeeding Renewal Term, as provided for herein.

3. **RENT.** The rent for the Initial Term of this Lease will be an amount equal to forty percent (40%) of the gross rent paid or required to be paid by Lessee's subtenants at the Leased Space (the "**Rent**"), paid on the first (1st) day of each month in advance, without notice, demand, or set-off, which Lessee will pay to Lessor at the place as Lessor will designate to Lessee in writing.

A. The term "gross rent" as used herein, means the annual gross rent identified in leases between Lessee and Lessee's subtenants, before any deductions for utilities, maintenance, or other annual expenses, but specifically excluding monies collected by Lessee from subtenants for application fees, utility installation and fees, structural upgrades, and other reimbursable costs and expenses. The Lessor shall have the right to confirm the amount of "gross rent" by requesting copies of subleases from Lessee.

B. If the Initial Term or any Renewal Term does not begin on the first (1st) day or end on the last day of a month, the Rent for that partial month will be prorated by multiplying the monthly Rent by a fraction, the numerator of which is the number of days of the partial month included in the Initial Term or Renewal Term and the denominator of which is the total number of days in the full calendar month.

C. Lessee hereby acknowledges that the late payment of Rent will cause Lessor to incur costs not contemplated hereunder, the exact amount of which is presently anticipated to be extremely difficult to ascertain. Accordingly, if any installment of Rent shall not be paid within five (5) days of its due date, Lessee shall pay to Lessor a late charge equal to the lesser of (a) five percent (5%) of the amount of such installment or (b) the maximum amount permitted by law. The Parties agree that this late charge represents a fair and reasonable estimate of the costs that Lessor will incur by reason of late payment of Rent. In addition, if any installment of Rent shall not be paid within ten (10) days after its due date, the amount unpaid, including any late charges, shall bear interest at the prime rate of interest as published in the Wall Street Journal or successor publication. The payment of such late charge or such interest shall neither constitute waiver of or excuse or cure any default under this Lease and shall not prevent Lessor from exercising any other available rights and remedies at law or in equity.

D. If Lessee occupies the Premises beyond the Equipment Removal Period (herein defined) without Lessor's written consent ("**Holdover Period**"), Lessee will be deemed to occupy the Premises on a month-to-month basis, terminable by either Party on thirty (30) days' written notice to the other Party. All of the terms and provisions of this Agreement shall be applicable during the Holdover Period. However, during the Holdover Period, Lessee shall pay Lessor increased Rent equal to one hundred twenty-five percent (125%) of the monthly Rent payable at the expiration of the Term or Renewal Term, prorated for the number of days of the Holdover Period.

E. Lessee's obligation to pay Rent is contingent upon Lessee's receipt of a W-9 form setting forth the tax identification number of Lessor. Rent shall be payable by ETF in accordance with instructions provided by Lessor.

F. Within thirty (30) days of the full execution of this Lease, Lessee shall pay to Lessor a one-time, nonrefundable processing fee of Two Thousand Five Hundred Dollars (\$2,500.00) Dollars, as partial consideration for the Lessor entering into this Agreement and as reimbursement to the Lessor for its legal and administrative expenses.

G. Lessee shall submit to Lessor all documentation regarding collocation rent which Lessee receives from third parties. Lessee shall continue to remit Rent for third party agreements created through a merger or acquisition. Lessor shall have the right to audit Lessee's books and records to confirm that all Rent due to Lessor is being paid, not more than once per year and at Lessor's sole expense.

H. Lessee shall be solely responsible for payment of all sales and other taxes due upon the Rent, as well as any realty transfer or similar taxes or fees imposed upon the Lease.

4. **INGRESS AND EGRESS.** Lessor hereby grants to Lessee non-exclusive easements (the "**Easements**") for ingress, egress, regress, and parking of vehicles over that portion of the Premises adjacent to the Leased Space solely for the construction, operation, and maintenance of the Structure, underground and above ground utility lines for use in the Leased Space, and if landscape screening and buffering around the Leased Space is requested by Lessor, an easement of ten feet (10') in width.

A. Lessee and Lessor shall agree on a construction schedule to ensure that Lessee's use of heavy vehicles or machinery does not conflict with Lessor's use of the Premises. In addition to the other indemnities provided herein, Lessee shall be responsible to repair any damage caused by Lessee's construction activity to a condition reasonably satisfactory to Lessee.

B. The term of these Easements will commence on the Commencement Date and will expire upon the last to occur of (i) expiration of the Initial Term or Renewal Term, or (ii) the termination of this Lease, or (iii) removal by Lessee of the Structure, and any other property and equipment from the Leased Space, but no later than ninety (90) days after expiration of the Initial Term or Renewal Term. The location and configuration of the Easements shall be as depicted in Exhibit "E" attached hereto ("**Easement Plan**") and as set forth in the legal descriptions set forth in Exhibit "F." The Easements shall be included in any recorded Memorandum (as hereinafter defined) of this Lease.

C. In addition, at Lessee's request and expense, these Easements will be set forth in a separate easement agreement (the "**Easement Agreement**") which Lessor and Lessee agree to execute, and which Lessee will have recorded at Lessee's sole cost and expense. In all events, the Easements and this Lease shall be binding upon all subsequent owners, successors and assigns of the Premises.

D. Lessee shall not interfere with parking lot access, parking, or circulation, and pedestrian access or circulation, and any other park activities (scheduled activities or maintenance activities) that prevents visitors from using the Premises as a public park during normal park hours.

5. **TITLE AND QUIET POSSESSION.**

A. Lessor represents and covenants that Lessor owns the Leased Space and the Premises in fee simple terms, free and clear of all liens, encumbrances and restrictions of every kind and nature, except for those as set forth In Exhibit "G" attached hereto ("**Permitted Exceptions**").

B. Except for the Permitted Exceptions and as otherwise disclosed to Lessee, Lessor represents and warrants that there are no matters affecting title that would prohibit, restrict, or impair the leasing of the Leased Space, use or occupancy thereof, or the granting of the Easements in accordance with the terms and conditions of this Lease. Lessee specifically acknowledges that the Leased Space is subject to:

(1) a Voluntary Declaration of Conservation Easement dated September 19, 1994 and recorded in the Montgomery County Recorder of Deeds Office (“**Recorder’s Office**”) in Deed Book 5108, Page 0470;

(2) a First Amendment to the Voluntary Conservation Easement dated November 28, 2023, which was recorded in the Recorder’s Office in Deed Book 6405, Page 2191.

(3) a Second Amendment to the Voluntary Conservation Easement dated June 24, 2025, which was recorded in the Recorder’s Office in Deed Book 6405, Page 02187.

(4) a Third Amendment to the Voluntary Conservation Easement intended to be recorded upon this Lease Agreement being approved by the Orphans Court of Montgomery County (“**Orphans Court**”), pursuant to a Petition filed by Lessor on November 21, 2025 (the “**Petition**”).

C. Lessor represents and warrants to Lessee that subject to final and unappealable approval of the Petition by the Orphans Court and approval by the Lower Gwynedd Township Board of Supervisors (the “**Board**”), the Lessor has the full right, power, and authority to enter into this Lease, and provided that Lessee is not in default of this Lease, or no event has occurred which could give rise to a default by Lessee, then Lessee will have quiet and peaceful possession of the Leased Space and the Easements throughout the Term. Lessee agrees to use commercially reasonable efforts to ensure that Lessee’s use of the Leased Space does not cause measurable Interference (as defined below) with the electronic equipment, operations of, or other telecommunications equipment installed at or near the Premises.

6. **SECURED PARTIES.**

A. Lessee may from time to time grant to certain lenders selected by Lessee and its affiliates (the “**Lenders**”) a lien on and security interest in Lessee’s interest in this Lease and all assets and personal property of Lessee located on the Leased Space (the “**Personal Property**”) as collateral security for the repayment of any indebtedness to the Lenders.

B. Lessor hereby agrees to subordinate any security interest, lien, claim, or other similar right, including, without limitation, rights of levy or distraint for rent, Lessor may have in or on the Personal Property, whether arising by agreement or by law, to the liens and/or security interests in favor of the Lenders, whether currently existing or arising in the future. Nothing contained herein shall be construed to grant a lien upon or security interest in any of Lessor’s assets. Should Lender exercise any rights of Lessee under this Lease, including the right to exercise any renewal option(s) or purchase option(s) set forth in this Lease, Lessor agrees to accept such exercise of rights by Lenders as if same had been exercised by Lessee, and Lessor, by signing below, confirms its agreement with this provision.

C. If there shall be a monetary default by Lessee under this Lease, Lessor shall accept the cure thereof by Lenders within ten (10) days after the expiration of any grace period provided to Lessee under this Lease to cure such default, prior to terminating the Lease. If there shall be a non-monetary default by Lessee under this Lease, Lessor shall accept the cure thereof by Lenders within thirty (30) days after the expiration of any grace period provided to Lessee under this Lease to cure such default, prior to terminating this Lease.

D. This Lease may not be amended in any respect which would be reasonably likely to have a material adverse effect on Lenders’ interest therein or surrendered, terminated or cancelled, without the prior written consent of Lenders.

E. If this Lease is terminated as a result of a Lessee default or is rejected in any bankruptcy proceeding, Lessor will enter into a new lease with Lenders or their designee on the same terms as this Lease within fifteen (15) days of Lenders' request made within thirty (30) days of notice of such termination or rejection, provided Lenders pay all past due amounts under this Lease. The foregoing is not applicable to normal expirations of the term of this Lease. In the event Lessor gives Lessee any notice of default under the terms of this Lease, Lessor shall simultaneously give a copy of such notice to Lender at an address to be supplied by Lessee.

7. **GOVERNMENTAL APPROVALS AND COMPLIANCE.** During the Term, Lessee will comply with all applicable laws affecting Lessee's use or occupancy of the Leased Space ("**Applicable Laws**"). Lessee will not commit, or suffer to be committed, any waste on the Leased Space. During the Term, Lessor and Lessee shall, in accordance with local, state, and federal regulations, mutually cooperate in the application for and issuance of necessary permits for construction and use of the Leased Space and the Structure. Lessor further agrees to act in accordance with local, state, and federal regulations governing the issuance of permits for construction of the Structure. Lessee will obtain any necessary governmental licenses or authorizations required for the construction and use of the Structure on the Leased Space and will furnish copies of same to Lessor as issued.

8. **ASSIGNMENT AND SUBLEASING.**

A. Neither Party may assign or otherwise transfer any of its rights or obligations under this Agreement to any third party without the prior written approval of the other Party, which consent shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, Lessee may assign or transfer some or all of its rights and/or obligations under the Agreement to: (i) an Affiliate; (ii) a successor entity to its business, whether by merger or by sale of all or substantially all of its assets or stock; (iii) an entity in which Lessee or its Affiliates has any direct or indirect equity investment; and/or (iv) any other entity directly or indirectly controlling, controlled by or under common control with any of the foregoing, and in each case, such assignment or transfer shall not be considered an assignment under this **Section 9** requiring consent.

B. "Affiliate" means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "Control" of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

C. Lessee may sublet all or part of the Leased Space in whole or in part without Lessor's consent, so long as Lessee remains primarily liable for its obligations under this Lease. In the event that Lessee from time to time subleases all or a portion of the Leased Space or as otherwise reasonably required by Lessee for work at the Leased Space, Lessor hereby grants to Lessee a temporary construction easement over such portion of the Premises as is reasonably necessary for such work. Following the completion of such work, Lessee shall, at Lessee's sole cost and expense, promptly restore the Premises to the condition which existed prior to Lessee's use thereof.

9. **NOTICES.** All notices, demands, requests, consents, approvals and other instruments required or permitted to be given pursuant to this Lease will be in writing, signed by the notifying party, or officer, agent or attorney of the notifying party, and will be deemed to have been effective upon delivery if served personally, including but not limited to delivery by messenger, overnight courier service or by overnight express mail, or upon posting if sent by registered or certified mail, postage prepaid, return receipt requested, and addressed as follows:

To Lessor:
Lower Gwynedd Township
1130 North Bethlehem Pike
P.O. Box 625
Spring House, PA 19477
Attention: Township Manager

With copy to:
Township Solicitor

To Lessee:
Rise Up Towers, LLC
19 High Gate Lane
Blue Bell, 19422
Attn: Michael P. Malloy, Jr., Esquire, General Counsel
Phone: (610) 554-6604

The address to which any notice, demand, or other writing may be delivered to any party as above provided may be changed by written notice given by the party as above provided. Simultaneously with any notice of default given to Lessee under the terms of this Lease, Lessor shall deliver a copy of such notice to Lender at an address to be provided by Lessee.

10. **LESSEE IMPROVEMENTS.**

A. Lessee has the right, at its sole expense, to make the improvements to the Leased Space as it may deem necessary, including any improvements necessary for the construction and operation of the Structure. Lessee will be responsible for all costs of site preparation, construction, and installation of the Structure. All of Lessee's improvements, including but not limited to, prefabricated buildings, generators, fencing, Structure, and any other improvements will remain the property of Lessee (collectively, "**Lessee's Improvements**"). The Lessor assumes no responsibility for the construction, operation, maintenance, or condition of the Lessee's Improvements.

B. The Structure may be used for the transmission, reception, and relay of communication signals and/or data, including, without limitation, radio frequency signals.

C. Except as set forth to the contrary herein, within ninety (90) days following the expiration or termination of the Term of this Agreement (including any period(s) of renewal or extension) (the "**Equipment Removal Period**") in each case in accordance with the terms of this Agreement, Lessee will surrender the Premises to Lessor in a condition similar to that which existed on the Commencement Date, normal wear and tear excepted, and Lessee shall remove all of Lessee's Improvements, including any objects that are below the surface of the Premises. The Parties acknowledge and agree that Rent will continue to accrue during the Equipment Removal Period, and if Lessee fails to remove Lessee's Improvements during the Equipment Removal Period, Lessee will be deemed to be in Hold Over. Lessee shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal is completed.

D. Nothing herein, however, shall prohibit Lessee from accessing the Premises for purposes of removing all or any portion of the Lessee's Improvements during the Term or the Equipment Removal Period. Lessee shall repair any damage to the Premises caused by the removal of Lessee's Improvements.

E. Lessee shall not be required to replace any trees or other vegetation that were removed from the Leased Space during the construction, installation or maintenance of the Structure or any other improvements related to the Structure but shall be fully responsible to replace any trees or other vegetation removed or damaged, on the Premises or within Easements. No vegetation shall be removed from the Premises without the consent of the Lessor, which consent shall not be unreasonably withheld or delayed.

11. **INSURANCE.**

A. Lessee, at all times during the Term of this Lease, will maintain in full force and effect, the following insurance coverage:

(1) Commercial general liability insurance or its equivalent for bodily injury, personal injury and property damage including loss of use, with minimum limits of:

- \$2,000,000 each occurrence;
- \$2,000,000 personal and advertising injury;
- \$4,000,000 general aggregate; and
- \$4,000,000 products/completed operations aggregate.

(2) This insurance shall include coverage for all of the following:

- (a) Liability arising from premises and operations;
- (b) Liability arising from the actions of independent contractors;
- (c) Liability arising from products and completed operations;
- (d) Contractual liability including protection for bodily injury and property damage claims arising out of liability assumed under this Agreement; and

(e) Liability arising from the explosion, collapse, or underground (XCU) hazards.

(3) Business auto liability insurance or its equivalent with a minimum limit of \$1,000,000 per accident and including coverage for all of the following:

(a) Liability arising out of the ownership, maintenance or use of any auto; and

(b) Automobile contractual liability.

(4) Workers compensation insurance or its equivalent with statutory benefits as required by any state or Federal law, including standard "other states" coverage; employers liability insurance or its equivalent with minimum limits of:

\$500,000 each accident for bodily injury by accident;

\$500,000 each employee for bodily injury by disease; and

\$500,000 policy limit for bodily injury by disease.

(5) Umbrella excess liability or excess liability insurance or its equivalent with minimum limits of:

\$5,000,000 per occurrence;

\$5,000,000 aggregate for other than products/completed operations

and auto liability; and

\$5,000,000 products/completed operations aggregate, including all of

the following coverages on the schedule of underlying insurance:

(1) Commercial general liability;

(2) Business auto liability; and

(3) Employer's liability.

(6) Professional liability (or errors or omissions liability) insurance or its equivalent (if applicable) with minimum limits of:

\$1,000,000 per occurrence; and
\$ 3,000,000 annual aggregate.

B. Lessor and Lessor's elected and appointed officials, consultants, agents and employees shall be named as additional insureds on the Lessee's commercial general liability insurance and umbrella excess or excess liability insurance policies with respect to liability arising out of this Agreement. Such coverage shall extend to cover the additional insured(s) for liability arising out of the following:

- (1) On-going operations; and
- (2) Products and completed operations.

C. ISO form CG 2010 entitled "Additional Insured - Owners, Lessees or Contractors - Scheduled Person or Organization" AND CG 2037 entitled "Additional Insured - Owners, Lessees or Contractors - Completed Operations" or their equivalent shall be attached to the Commercial General Liability policy. Use of ISO form CG 2010 or its equivalent without attaching CG 2037 or its equivalent is NOT acceptable.

D. Any deductibles or retentions in excess of \$10,000 shall be disclosed by the Lessee and are subject to Lessor's written approval. Any deductible or retention amounts elected by the Lessee or imposed by the Lessee's insurer(s) shall be the sole responsibility of the Lessee.

E. Lessee agrees to provide certificates of insurance evidencing the above coverages for a period of two (2) years after termination of this Lease and removal of the Structure. Such certificates shall evidence a retroactive date no later than the Commencement Date.

F. The Lessee shall purchase an extended (minimum two years) reporting period endorsement for each such "claims made" policy in force as of the end of the Term and removal of the Structure, and evidence the purchase of this extended reporting period endorsement by means of a certificate of insurance or a copy of the endorsement itself. Such certificate or copy of the endorsement shall evidence a retroactive date no later than the earlier of the Commencement Date.

G. Insurance or self-insurance provided to the Lessor and Lessor's elected and appointed officials, officers, consultants, agents and employees, including, but not limited to, umbrella and excess liability or excess liability policies, shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of insurance or self-insurance (any cross suits or cross liability exclusion shall be deleted from Lessee's liability insurance policies required herein).

H. If any liability insurance purchased by the Lessee has been issued on a "claims made" basis, the Lessee must comply with the following additional conditions:

(1) The Lessee agrees to provide certificates of insurance evidencing the above coverages for a period of two (2) years after the end of the Term and removal of the Structure. Such certificates shall evidence a retroactive date no later than the Commencement Date; or

(2) The Lessee shall purchase an extended (minimum two years) reporting period endorsement for each such "claims made" policy in force as of the end of the Term and removal of the Structure, and evidence the purchase of this extended reporting period endorsement by means of a certificate of insurance or a copy of the endorsement itself. Such certificate or copy of the endorsement shall evidence a retroactive date no later than the Commencement Date.

I. On or before the Commencement Date, and at such other times as may be requested, each Party shall provide the other with a certificate of insurance evidencing that such insurance is in effect and shall be issued by an insurance company rated A- or better by Best's Key Rating Guide and authorized to do business in the Commonwealth of Pennsylvania, providing thirty (30) days prior written notice of any cancellation or non-renewal of such policy.

J. Any insurance required to be provided by Lessee may be provided by a blanket insurance policy covering the Leased Space and other properties leased or owned by Lessee provided that such blanket insurance policy complies with all of the other requirements with respect to the type and amount of insurance.

K. To the fullest extent permitted by law, Lessor and Lessee for themselves and any and all parties claiming under or through them, including, without limitation, their respective insurers, hereby mutually release and discharge each other and the other's Affiliates, and their respective elected and appointed officials, officers, directors, shareholders, agents, employees, contractors, and/or any other person or entity for whom a Party is legally responsible from any claims for damage to any person or to the Premises or any other real or personal property that are or are claimed to have been caused by or result from risks insured against under any insurance policies carried by the waiving party and in force at the time of such damage and hereby waive any right of subrogation that might otherwise exist in or accrue to any person on account thereof.

L. All policies required to be carried by either Party herein shall contain an endorsement in favor of the other Party waiving the insurance company's right of subrogation against such other Party.

12. **OPERATING EXPENSES.**

A. Lessee shall be solely responsible for cost of installation, repair, maintenance, and use of all electrical, telephone or other utilities necessary for the Leased Space, and shall obtain such service directly from the appropriate utility providers.

B. Such usage shall be separately metered. Lessee shall have its own utility meter(s) installed in a mutually agreed upon location and will request that Lessee's utility usage is billed directly to Lessee by the applicable utility companies.

13. **TAXES.** Lessee acknowledges that the Premises is currently tax-exempt for purposes of real estate taxes and is devoted to municipal uses. If personal or real property taxes are assessed against the Premises because of this Lease, Lessee shall pay all such taxes. Lessee will pay any personal property taxes assessed on, or any portion of the taxes attributable to the Structure. Lessee shall furnish Lessor with reasonable supporting documentation evidencing timely payment of taxes.

14. **MAINTENANCE.** Lessee shall at all times, at Lessee's sole cost and expense, maintain the Leased Space in good condition and state of repair. Except insofar as Lessee is made responsible by this Lease, Lessor will maintain the Premises surrounding the Leased Space in good condition and state of repair. Lessee agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of Lessor or adjoining properties ("**Interference**"). Lessee will take all commercially reasonable steps necessary to correct and eliminate the Interference, at Lessee's sole cost and expense.

15. **HOLD HARMLESS.**

A. Lessor will be held harmless by Lessee from any liability (including reimbursement of reasonable attorneys' fees and all costs) for damages to any person or any property in or upon the Leased Space or the Premises, or for damages to any person or property resulting from the action or inaction of Lessee (including damages caused by or resulting from the existence of the Structure), unless the damages are caused by, or are the result of, the willful misconduct or gross negligence of Lessor or any of Lessor's agents, servants, employees, licensees or invitees.

B. Notwithstanding any provisions herein to the contrary, it is understood and agreed that all property kept, installed, stored, or maintained in or upon the Leased Space by Lessee will be so installed, kept, stored, or maintained at the risk of Lessee.

C. Lessor shall not be responsible for any loss or damage to equipment owned by Lessee. However, Lessor will be responsible for and agrees to hold Lessee harmless from any liability (including reimbursement of reasonable legal fees and all costs), for damages to any person or any property in or upon the Premises or Leased Space arising out of the willful misconduct or gross negligence of Lessor or any of Lessor's agents, servants, employees, licensees, or invitees.

16. **TERMINATION RIGHTS.**

A. Lessee may terminate this Lease, at its option, after giving Lessor not less than sixty (60) days prior written notice to cure, if: (i) any governmental agency denies a request by Lessee for a permit, license or approval which is required for Lessee to construct or operate the Structure on the Leased Space or any such permit is either revoked or not renewed; (ii) Lessee determines that technical problems or radio interference problems from other antennas or from nearby radio transmitting facilities, which problems cannot reasonably be corrected, impair or restrict Lessee from using the Leased Space for Lessee's intended purpose; (iii) Lessee determines that it does not have acceptable and legally enforceable means of ingress and egress to and from the Leased Space; (iv) utilities necessary for Lessee's contemplated use of the Leased Space are not available for reason other than Lessee's nonpayment of charges; (v) the Leased Space is damaged or destroyed to an extent which prohibits or materially interferes with Lessee's use of the Leased Space or Lessee's equipment and attachments thereto; (vi) the Lessee is notified of the release of a Hazardous Material on the Premises, which cannot be remediated; (vii) Lessor fails to perform any of the material covenants or provisions of this Lease, and such failure is not cured within a reasonable period of time, or if any representation or warranty contained herein is found to be materially untrue; or (viii) the Leased Space is the subject of a condemnation proceeding or taking by a governmental authority, or quasi-governmental authority with the power of condemnation, or if the Leased Space is transferred in lieu of condemnation (rent will be abated during the period of condemnation or taking).

B. Subject to applicable notice and cure provisions, Lessee shall be deemed to be in default of this Agreement if: (i) Lessee fails to make any payment of fees or Rent required under this Agreement, as and when due; or (ii) Lessee fails to observe or perform any of the covenants, conditions, or provisions of this Agreement to be observed or performed by Lessee.

C. If Lessee remains in default beyond any applicable cure period, Lessor shall have the right to (i) terminate this Lease by written notice to Lessee and exercise any and all rights and remedies available at law or equity.

D. Lessor may only terminate this Lease, at its option, in the event of (i) a default by Lessee or Lessee's failure to pay Rent when due, which default or failure is not cured within ten (10) days of a monetary default, or thirty (30) days after Lessee's receipt of written notice of such default or failure, or (ii) if a fire or other casualty damages the Leased Space or the Premises which impairs Lessee's use of the Leased Space and restoration does not commence within ninety (90) days and is not completed within one hundred eighty (180) days. No such failure to cure a non-monetary default, however, will be deemed to exist if Lessee has commenced to cure such default within said period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if such delay is due to causes beyond the reasonable control of Lessee.

17. **EXCLUSIVITY.** As part of Lessee's right to the undisturbed use and enjoyment of the Leased Space, Lessor shall not at any time during the Term of this Lease (i) use or suffer or permit another person to use any portion of the Premises or any adjacent parcel of land now or hereafter owned, leased or managed by Lessor for any of the uses permitted herein or other uses similar thereto, or (ii) grant any interest in or an option to acquire any interest in any portion of the Premises that permits (during the Term) any of the uses permitted under this Lease or other uses similar thereto without the prior written consent of Lessee, in Lessee's sole discretion. The phrase "or other uses similar thereto" as used herein shall include, without limitation, the transmission, reception, or relay of communications signals and/or data by way of small cells, distributed antenna systems, data centers, C-RAN, or fiber.

18. **BINDING ON SUCCESSORS.** The covenants and conditions contained herein will apply to and bind the heirs, successors, executors, administrators and assigns of the Parties hereto. Further, this Lease will run with the land, and all subsequent purchasers will be subject to the terms and conditions specified herein.

19. **ACCESS TO LEASED SPACE/PREMISES.**

A. Subject to the terms and conditions of this Lease and applicable law and regulations, Lessee shall have at all times during the Term the right of access to and from the Leased Space and all utility installations servicing the Leased Space on foot or by passenger vehicle, at all times (twenty-four (24) hours a day, seven (7) days a week at no cost to Lessee), provided that Lessee is not then in default under this Agreement and subject to all preexisting and any future encumbrances to which the Lessee is bound. Trucks and heavy machinery may access the Premises subject to **Section 4A** above.

B. Lessor shall not have unsupervised access to the Lessee's equipment located on the Leased Space, except in case of an emergency requiring immediate entry onto the Leased Space.

C. Lessor may enter the Leased Space and take such actions as are required to protect individuals or personal property from such immediate threat of substantial harm or damage; provided that promptly after that emergency entry, Lessor shall give Lessee notice of such entry. In addition, Lessor shall have the right to periodically enter and inspect the Leased Space, upon reasonable prior written notice to Lessee and subject to **Section 19B**.

20. **GOVERNING LAW AND VENUE.** This Lease and the relationship of the Parties will be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania. Any dispute arising from this Agreement shall be conducted before the Montgomery County Court of Common Pleas or the United States District Court for the Eastern District of Pennsylvania.

21. **ENTIRE LEASE.** All of the representations and obligations of the parties are contained herein, and no modification, waiver, or amendment of this Lease or of any of its conditions or provisions will be binding upon a party unless in writing signed by that party or a duly authorized agent of that party empowered by a written authority signed by that party. The waiver by any party of a breach of any provision of this Lease will not operate or be construed as a waiver of any subsequent breach of that provision by the same party, or of any other provision or condition of this Lease.

22. **USE BY EMERGENCY SERVICES.** Lessor shall have the right, without cost, expense or charge, to install public safety radio equipment on the Structure and to install a suitable equipment storage cabinet within the Leased Space. The Lessor shall not be required to pay a co-location fee or any other charge. Installation of public safety equipment is subject to Lessee's review and approval of Lessor's plans, which approval shall not be unreasonably withheld or delayed. The Lessor shall not be required to pay any amount to the Lessee in connection with the use of the Structure for public emergency and/or safety system purposes, and such use shall not constitute a sublet for purposes of this Agreement.

23. **OIL, GAS AND MINERAL RIGHTS.** Lessor does not grant, lease, let or demise hereby, but expressly excepts and reserves here from all rights to oil, gas, and other minerals in, on or under and that might be produced or mined from the Leased Space; provided, however, that no drilling or other activity will be undertaken on or beneath the surface of the Leased Space or Easements area to recover any oil, gas, or minerals. This Lease is given and accepted subject to the terms and provisions of any valid oil, gas and mineral lease covering the Leased Space or any part thereof and will be in all respects subordinate and inferior to the rights, privileges, powers, options, immunities, and interests granted to Lessee under the terms of this Lease.

24. **ENVIRONMENTAL.**

A. The term "Hazardous Materials" will mean any substance, material, waste, gas or particulate matter which is regulated by the Township, Montgomery County, the Commonwealth of Pennsylvania, or the United States Government, including, but not limited to, any material or substance in sufficient quantities to require remediation and which is (i) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," or restricted hazardous waste" under any provision of federal, state or local law, (ii) petroleum, (iii) asbestos, (iv) polychlorinated biphenyl, (v) radioactive material, (vi) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. §1251 et seq. (33 U.S.C. §1317), (vii) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq. (42 U.S.C. '6903), or (viii) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response,

Compensation, and Liability Act. 42 U.S.C. §9601 et seq. (42 U.S.C. §9601). The term “Environmental Laws” will mean all statutes specifically described in the foregoing sentence and all applicable federal, state, and local environmental health and safety statutes, ordinances, codes, rules, regulations, orders, and decrees regulating, relating to, or imposing liability or standards concerning or in connection with Hazardous Materials.

B. Lessor represents and warrants that, to the best of Lessor's knowledge that no written notice has been received which indicates that the Leased Space (i) has ever been used for the use, manufacturing, storage, discharge, release or disposal of hazardous waste, (ii) is currently in breach of any Environmental Laws, (iii) contains underground storage tanks, (iv) contains Hazardous Materials that would trigger response or remedial action under any Environmental Laws or any existing common law theory based on nuisance or strict liability, or (v) is located within an area that has been designated by the Federal Emergency Management Agency, the Army Corps of Engineers or any other governmental body as being subject to special hazards.

C. Lessor represents and warrants to Lessee that Lessor has received no notice that any part of the Leased Space is located within an area that has been designated by the Federal Emergency Management Agency, the Army Corps of Engineers, or any other governmental body as being subject to special hazards.

D. Lessee shall be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to the Lessee's activities conducted in or on the Premises.

E. Lessor and Lessee agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities, and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding (“**Claims**”) to the extent arising from that party’s breach of its obligations or representations under this **Section 24**.

F. The indemnifications of this **Section 24** specifically include reasonable costs, expenses and fees incurred in connection with any investigation of property conditions, or any clean-up, remediation, removal, or restoration work required by any governmental authority. The provisions of this **Section 24** shall survive the expiration or termination of this Agreement.

G. Prior to the start of construction, Lessee will conduct a Phase I Environmental Study of the Premises and at Lessee's election may also conduct a Phase II Environmental Study, all at the Lessee’s sole cost and expense. Copies of all such reports and investigations shall be provided to Lessor.

25. **MECHANIC'S AND LANDLORD'S LIENS.**

A. Lessee will not cause any mechanic's or materialman's lien to be placed on the Leased Space and Lessee agrees to indemnify, defend, and hold harmless Lessor from any such lien from a party claiming by, through or under Lessee. Additionally, Lessor disclaims and waives any now existing or hereafter arising landlord’s lien or other statutory or non-statutory lien or security interest in Lessee’s and/or its sublessees’ facilities, equipment, improvement, fixtures, or other property.

B. Any Liens filed against the Premises for work claimed to have been done for, or materials claimed to have been furnished to Lessee, will be discharged by Lessee, by bond or otherwise, within thirty (30) days after the filing thereof, at the sole cost and expense of Lessee. If any such liens are filed and not released within that thirty (30)-day period, Lessor may, without waiving its rights and remedies based on that breach by Lessee and without releasing Lessee from any of its obligations, cause such Liens to be released by any means, including payment in satisfaction of the claim giving rise to such liens.

Lessee shall pay to Lessor, upon ten (10) days' notice to Lessee, any sum paid by Lessor to remove such liens, together with interest at twelve per cent (12%) per annum from the date of that payment by Owner.

26. **HEADINGS.** The headings of sections and subsections are for convenient reference only and will not be deemed to limit, construe, affect, modify, or alter the meaning of the sections or subsections.

27. **TIME OF ESSENCE.** Time is of the essence of Lessor's and Lessee's obligations under this Lease.

28. **SEVERABILITY.** If any section, subsection, term or provision of this Lease or the application thereof to any party or circumstance will, to any extent, be invalid or unenforceable, the remainder of the section, subsection, term or provision of this Lease or the application of same to parties or circumstances other than those to which it was held invalid or unenforceable, will not be affected thereby; and each remaining section, subsection, term or provision of this Lease will be valid or enforceable to the fullest extent permitted by law.

29. **REAL ESTATE BROKER.** Lessor represents and warrants that Lessor has not signed a listing agreement, dealt with, or otherwise agreed to pay a broker's commission, finder's fee, or other like compensation to anyone in connection with the lease of the Leased Space or the transaction contemplated by this Lease and Lessor agrees to indemnify and hold Lessee harmless from and against any such claims or costs, including reasonable attorneys' fees, incurred as a result of the transaction contemplated by this Lease.

30. **FURTHER ASSURANCES.**

A. During the Term of this Lease, each of the Parties agree to do such further acts and things and to execute and deliver the additional agreements and instruments (including, without limitation, requests or applications relating to zoning or land use matters affecting the Structure) as the other Party may reasonably require, to consummate, evidence or confirm this Lease or any other agreement contained herein in the manner contemplated hereby.

B. Lessee shall, within thirty (30) days following written request by Lessor, execute and deliver to Lessor an estoppel certificate, in a form submitted to Lessee by Lessor, certifying that this Agreement is unmodified and in full force and effect or, if this Agreement has been modified, attaching a copy of the modification and certifying that this Agreement, as so modified, is in full force and effect and the date to which the Rent and other charges are paid in advance, if any; acknowledging that there are not, to Lessee's knowledge, any uncured defaults on the part of the Lessor or stating the nature of any uncured defaults; certifying the current annual Rent amount; and certifying to such other information related to this Agreement as Lessor may reasonably request.

31. **RIGHT TO RECORD.** Lessee may request that Lessor execute a Memorandum of Ground Lease (“Memo”) for recording in the Recorder’s Office. Lessor agrees and authorizes Lessee, at Lessee’s sole cost and expense, to attach or insert a certified legal description of the Leased Space and Easements, once complete, to the Memo.

32. **INTERPRETATION.** Each Party and its counsel have reviewed and had the option to revise this Lease. The normal rule of construction to the effect that any ambiguities are to be resolved against the drafting Party will not be employed in the interpretation of this Lease or of any amendments or exhibits to this Lease.

33. **CONDEMNATION.**

A. Lessor shall fully advise Lessee in a timely manner of all condemnation proceedings or prospective condemnation proceedings, in order that Lessee may fully protect and prosecute its rights and claims relating to the Leased Space. If the whole of the Leased Space shall be taken or condemned by, or transferred in lieu of condemnation to, any governmental or quasi-governmental authority or agency with the power of condemnation during the Term, Lessee shall be entitled to any award based upon its leasehold interest as set forth in this Lease, along with the value of all Lessee’s Improvements, including, but not limited to, the Structure, prefabricated buildings, generators, fencing and any other improvements and for all of Lessee’s other personal property, trade fixtures, fixtures, moving expenses, business damages, business

interruption, business dislocation, prepaid Rent or other losses or expenses as may be incurred (collectively, the “**Condemned Property**”).

B. In the event only a portion of the Premises, which portion does not include the whole of the Leased Space, shall be taken or condemned by, or transferred in lieu of condemnation to any governmental or quasi-governmental authority or agency with the power of condemnation during the Term of this Lease, Lessee shall have the option to either: (1) terminate this Lease; or (2) continue in possession of the Leased Space pursuant to the terms of this Lease. In either event, Lessee shall be entitled to any award based upon its leasehold interest in the portion of the Premises condemned, taken, or transferred in lieu of condemnation, along with the value of all Lessee’s improvements, including, but not limited to, the Condemned Property.

C. Nothing contained herein shall prohibit Lessee from making its own claims against any condemning authority for any losses or damages Lessee shall incur as a result of a condemnation, or sale in lieu of condemnation, of the whole or any portion of the Premises.

34. **CONFIDENTIALITY.**

A. Notwithstanding anything to the contrary contained in this Lease, Lessor agrees and acknowledges that all of the terms of this Lease and any information furnished to Lessor by Lessee in connection therewith are confidential.

B. Lessor shall not disclose any such terms or information without Lessee’s prior written consent, except (i) to Lessor’s attorney, accountant, lender and/or a prospective fee simple purchaser of the Premises, provided that such Party agrees to adhere to the terms and provisions of this **Section 34**, or (ii) as otherwise required by law.

C. The terms and provisions of this **Section 34** shall survive the execution and delivery of this Lease.

35. **RIGHT OF FIRST REFUSAL.** Intentionally Omitted.

36. **SURVIVAL.** The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. Additionally, any provisions of this Agreement which require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration

37. **PREVAILING PARTY.** In the event that any dispute between the Parties should result in litigation, the prevailing Party in such litigation shall be entitled to recover from the other Party all reasonable fees and expenses of enforcing any right of the prevailing Party, including without limitation, reasonable attorney's fees, and expenses.

38. **NO OPTION.** The submission of this Agreement to any Party for examination or consideration does not constitute an offer, reservation of or option based on the terms set forth herein.

39. **DATE OF LEASE.** The Parties acknowledge that certain obligations of Lessor and Lessee are to be performed within certain specified periods of time which are determined by reference to the date of execution of this Lease. The Parties therefore agree that wherever the term "date of execution of this Lease," or words of similar import are used herein, they will mean the date upon which this Lease has been duly executed by Lessor and Lessee whichever is the later to so execute this Lease. The Parties further agree to specify the date on which they execute this Lease beneath their respective signatures in the space provided and warrant and represent to the other that such a date is in fact the date on which each duly executed his or her name.

40. **ENTIRE AGREEMENT.** This Agreement is the entire agreement between the parties, and supersedes any prior agreements, representatives, negotiations, or correspondence between the parties except as expressed in this agreement. Except as otherwise provided in this Agreement, no subsequent change or addition to this Agreement shall be binding unless in writing and signed by the parties to this Agreement.

41. **BUY OUT OPTION.** IN LIEU OF RENT, LESSOR MAY ELECT TO RECEIVE A ONE-TIME, LUMP SUM PAYMENT IN AN AMOUNT EQUAL TO FIFTEEN (15) TIMES THE AVERAGE ANNUAL RENT. LESSOR MAY ELECT THIS OPTION BY WRITTEN NOTICE TO THE LESSEE ANYTIME DURING THE TERM. LESSEE SHALL HAVE THIRTY (30) DAYS FROM THE DATE OF LESSOR'S NOTICE TO PAY LESSOR THE LUMP SUM PAYMENT.

42. **SALE OF PREMISES.** Subject to the terms of this Agreement, Lessor shall not be prohibited from the selling, leasing, or use of any portion of the Premises or the Leased Space. However, Lessor agrees not to sell, lease, or use any other areas of the Premises for the installation, operation, or maintenance of other wireless communications facilities. Should Lessor sell or transfer all or any part of the Leased Space to a purchaser other than Lessee, such transfer shall be subject to this Agreement and Lessor shall require any such purchaser or transferee to recognize Lessee's rights under the terms of this Agreement.

43. **NO WAIVER.** The Lessor does not waive governmental immunity under the Pennsylvania Political Subdivision Tort Claims Act (42 Pa.C.S. §§ 8541-8564).

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the day and year specified below.

ATTEST:

MIMI GLEASON, TOWNSHIP SECRETARY

Dated: _____, 2026

LESSOR:
LOWER GWYNEDD TOWNSHIP
BY: ITS BOARD OF SUPERVISORS

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

LESSEE:
RISE UP TOWERS, LLC, a Pennsylvania
limited liability company

By: _____
Managing Member

Dated: _____, 2026

EXHIBIT "A"
PREMISES PLAN
ATTACHED

EXHIBIT "B"
PREMISES LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situate in the Township of Lower Gwynedd, County of Montgomery, Commonwealth of Pennsylvania, according to a Plan of Survey thereof dated November 7, 1974, prepared by TriState Engineers and Land Surveyors, Inc. 801 West Street Road, Feasterville, Pennsylvania, bounded and described as follows:

BEGINNING at a P.K. nail set for a corner of Lands of the Philadelphia Electric Company in the centerline of Gwynedd Avenue (45.00 feet wide); thence from the said point of beginning and along the centerline of Gwynedd Avenue, South 56 degrees, 54 minutes, 00 seconds West 167.88 feet to a P.K. nail set for a corner of lands of the Wissahickon School District; thence along said lands, North 33 degrees, 06 minutes, 00 seconds West 505.24 feet to a point a corner; thence continuing along said lands, South 56 degrees, 54 minutes, 00 seconds West 307.59 feet to a point a corner in line of the Final Plan of Farm of John C. Richardson; thence along line of the said Final Plan, North 23 degrees, 53 minutes, 30 seconds West 295.57 feet to an iron pipe (found), a corner of lands of the North Wales Water Authority; thence along said lands, North 23 degrees, 51 minutes, 00 seconds West 168.51 feet to an iron pipe (found), a corner; thence continuing along said lands the five following courses and distances viz: (1) South 67 degrees, 10 minutes, 30 seconds West 381.34 feet to an iron pipe (found), a corner; thence (2) South 61 degrees, 45 minutes, 30 seconds West 52.38 feet to an iron pipe (found), a corner; thence (3) South 59 degrees, 18 minutes, 45 seconds West 210.00 feet to an iron pipe (found), a corner; thence (4) North 50 degrees, 50 minutes, 45 seconds West 1,197.89 feet to an iron pin (found), a corner; thence (5) North 14 degrees, 30 minutes, 45 seconds West 438.69 feet to an iron pipe (found), in the base of a thirty inch diameter tree, a corner of lands of the Township of Lower Gwynedd; thence along said lands and crossing a seventy-five foot wide Transcontinental Gas Pipeline Corporation Right of Way, North 43 degrees, 55 minutes, 55 seconds East 959.20 feet to a natural stone monument (found), a corner; thence continuing along said lands and along lands of Robert Hesse, Jr., North 44 degrees, 15 minutes, 00 seconds East 845.76 feet to a rail monument (found), a corner on the Westerly side of lands of the Bethlehem Branch of the North Pennsylvania Railroad; thence along the Westerly side thereof and recrossing the aforementioned seventy-five foot wide Transcontinental Gas Pipeline Corporation Right of Way, South 26 degrees, 32 minutes, 20 seconds East 2,758.76 feet to a concrete monument (found), a corner of lands of the Philadelphia Electric Company, aforesaid; thence along said lands, South 63 degrees, 27 minutes, 00 seconds West 159.02 feet to a concrete monument (found), a corner; thence continuing along said lands and passing over a concrete monument (found) 22.65 feet from the end of this line, South 26 degrees, 31 minutes, 00 seconds East 280.14 feet to the point and place of beginning.

CONTAINING 77.4051 Acres of land, be the same, more or less.

BEING known as 401 Gwynedd Avenue.

BEING Tax Parcel No.: 39-00-01570-00-2.

BEING the same premises which Gwynedd Properties, Inc., a Pennsylvania corporation, by Deed dated 5/13/1994 and recorded 5/17/1994 in Montgomery County in Deed Book 5077 page 2455, conveyed unto Township of Lower Gwynedd, in fee.

EXHIBIT "C"
LEASED SPACE PLAN
ATTACHED

EXHIBIT "D"
LEASED SPACE LEGAL DESCRIPTION
ATTACHED

EXHIBIT "E"
PREMISES PLAN
ATTACHED

EXHIBIT "F"
EASEMENT LEGAL DESCRIPTION
ATTACHED

EXHIBIT "G"
PERMITTED TITLE EXCEPTIONS

1. Transcontinental Gas Pipeline Easement in the deed to Lessor.
2. Notice of Filing of Declaration of Taking by Lower Gwynedd Township Municipal Authority ("**Authority**") filed in the Montgomery County Court of Common Pleas ("**CP Court**") under CP#1982-10843; an excerpt of which having been recorded in Deed Book 4687 page 1866.
3. Notice of Filing of Declaration of Taking by the Authority filed in the CP Court under CP#1985-08854; an excerpt of which having been recorded in Deed Book 4768 page 518.
4. Notice of Filing of Declaration of Taking by the Authority filed in the CP Court under CP#1987-18784; an excerpt of which having been recorded in Deed Book 4861 page 1858.
5. Declaration of Covenants, Conditions and Restrictions as in Deed Book 4863 page 1798.
6. Deed of Dedication of Public Water Easement as in Deed Book 4864 page 465.
7. Subject to conditions as shown on Plan of Subdivision recorded in Plan Book A-23 page 34
8. Subject to conditions as shown on Plan of Subdivision recorded in Plan Book A-49 page 216.
9. Subject to conditions as shown on Plan of Subdivision recorded in Plan Book A-53 page 270.
10. Sanitary Sewer Construction Agreement as in Deed Book 4865 page 1718.
11. Easement Agreement as in Deed Book 4925 page 1503.
12. Deed of Easement of Public Sanitary Sewer and Grant of Sanitary Sewer Facilities as in Deed Book 4941 page 1864.
13. Deed of Dedication of Right of Way as in Deed Book 5006 page 1215.
14. Notice of Filing of Declaration of Taking by the Authority filed in the CP Court under CP#1992-11225; an excerpt of which having been recorded in Deed Book 5007 page 2158.
15. Declaration of Covenants as in Deed Book 5091 page 2172.
16. Voluntary Declaration of Conservation Easement as in Deed Book 5108 page 469.
17. Access and Utility Easement Agreement as in Deed Book 5246 page 1069.
18. Access and Utility Easement Agreement as in Deed Book 5251 page 239.
19. a Voluntary Declaration of Conservation Easement dated September 19, 1994 and recorded in the Montgomery County Recorder of Deeds Office ("**Recorder's Office**") in Deed Book 5108, Page 0470;

20. a First Amendment to the Voluntary Conservation Easement dated November 28, 2023, which was recorded in the Recorder's Office in Deed Book 6405, Page 2191.
21. a Second Amendment to the Voluntary Conservation Easement dated June 24, 2025, which was recorded in the Recorder's Office in Deed Book 6405, Page 02187.
22. a Third Amendment to the Voluntary Conservation Easement intended to be recorded upon this Lease Agreement being approved by the Orphans Court of Montgomery County, pursuant to a Petition filed by Lessor on November 21, 2025.
23. Terms and Conditions of a Lease set forth in Memorandum of Lease between Lower Gwynedd Township (Lessor) and Rise Up Towers (Lessee), dated ___/___/_____ and recorded ___/___/_____ in Deed Book _____ page _____. (Un-recorded)

MEMORANDUM

TO: Mimi Gleason, Township Manager
Lower Gwynedd Township

FROM: Helen Lam, P.E.
Chad Dixson, AICP

TO: Jamie Worman, Assistant Manager
Fred Zollers, Public Works Director

DATE: April 9, 2026

RE: Welsh Road Traffic Signal Upgrades – Bid Authorization

Bowman is seeking authorization to advertise for bidding of the construction work to complete the traffic signal upgrades for the following Welsh Road intersections for the Township's Green Light Go (GLG) grant project:

Welsh Road (PA 63) and Evans Road

- Provide 4-section flashing yellow arrow signal head for the left turn phase on Welsh Road.
- Upgrade the existing loop detections with video detection and dilemma zone radar detection.
- Replace the existing wireless radio communication equipment.
- Installation of new base mounted controller assembly.

Welsh Road (PA 63) and Darden Drive/Gwynedd Crossings Access

- Provide 4-section flashing yellow arrow signal head for the left turn phase on Welsh Road.
- Upgrade the existing loop detections with video detection and dilemma zone radar detection.
- Replace the existing wireless radio communication equipment.
- Upgrade the existing controller timer unit.

Bowman will advertise for bidding of the construction work associated with the project scope in May/June 2026. We anticipate making a recommendation for the bid award at the June 23, 2026, Board of Supervisors meeting. Construction is estimated for completion by Winter/Spring 2027.

If you have any questions or need additional information regarding the status of the project, please let us know.

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Melinda Haldeman, Finance Director
Date: April 9, 2026
Re: 457 Deferred Compensation Retirement Savings Plan Revision



Recommended Motion: To approve Resolution 2026-08 adopting the restated plan for the 457 deferred compensation retirement savings plan to allow for loans.

In 2025, the Board adopted restated plans for the related components of the retirement plan for non-uniformed employees hired since 2014: the 401a money purchase retirement plan that the Township contributes to on behalf of non-uniformed employees hired since 2014 and the 457 deferred compensation retirement savings plan that all employees have the option of contributing to. These documents were needed as part of the transition from Mission Square as the primary Investment Advisor to Beirne Wealth.

The plan document for the restated 457 retirement savings plan does not allow employees to borrow from the vested retirement savings they have personally invested. The prior plan did and some employees have used that provision. Staff is recommending that the Board amend the plan document to continue the practice of giving employees the option to borrow from the portion of their retirement savings that they contributed to. For clarity, this provision would only be in effect for the 457 plan that employees contribute to, not the 401a plan that the Township contributes to on their behalf.

For reference, in addition to the resolution, enclosed is the loan policy and the plan document summary.

Memo

To: Board of Supervisors

From: Mimi Gleason, Township Manager
Melinda Haldeman, Finance Director

Date: April 9, 2026

Re: 457 Deferred Compensation Retirement Savings Plan Revision



Recommended Motion: To approve Resolution 2026-08 adopting the restated plan for the 457 deferred compensation retirement savings plan to allow for loans.

In 2025, the Board adopted restated plans for the related components of the retirement plan for non-uniformed employees hired since 2014: the 401a money purchase retirement plan that the Township contributes to on behalf of non-uniformed employees hired since 2014 and the 457 deferred compensation retirement savings plan that all employees have the option of contributing to. These documents were needed as part of the transition from Mission Square as the primary Investment Advisor to Beirne Wealth.

The plan document for the restated 457 retirement savings plan does not allow employees to borrow from the vested retirement savings that they have personally invested. The prior plan did and some employees have used that provision. Staff is recommending that the Board amend the plan document to continue the practice of giving employees the option to borrow from their retirement savings. For clarity, this provision would only be in effect for the 457 plan that employees contribute to, not the 401a plan that the Township contributes to on their behalf.

LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION # 2026-08

RESTATEMENT OF DEFERRED COMPENSATION RETIREMENT PLAN TO PERMIT PLAN
PARTICIPANTS TO REQUEST LOANS FROM THE PLAN

WHEREAS, Resolution 1992-20 established a 457(b) deferred compensation plan for employee retirement savings; and

WHEREAS, Lower Gwynedd Township has maintained the Lower Gwynedd Township 457 Deferred Compensation Plan ("Plan") since 1-1-1992 for the benefit of eligible employees; and

WHEREAS, Resolution 2025-25 authorized the restatement of the Plan as part of the transition from Mission Square to Beirne Wealth as the primary Investment Advisor for the Plan; and

WHEREAS, the Township wishes to amend the Plan to permit employees to request loans in accordance with the Plan's Loan Policy up to the Plan's designated percentage of vested account balance;

WHEREAS, the Township is restating the Plan in compliance with the requirements of the 2017 IRS Cumulative List (IRS Notice 2017-37), the American Taxpayer Relief Act of 2012, the Tax Cuts and Jobs Act of 2017 and other applicable guidance; and

WHEREAS, the Township has served as trustee of the plan since inception and will continue to serve as trustee;

NOW, THEREFORE, BE IT RESOLVED that:

1. the Board of Supervisors hereby adopts the Lower Gwynedd Township 457 Deferred Compensation Plan as a restatement of the prior Plan, with a revision permitting loans, to be effective as of 1-1-2026;

2. the Township Manager is authorized to execute the restated Plan document on behalf of the Board of Supervisors and to authorize the performance of any other actions necessary to implement the adoption of the Plan restatement; and
3. the Township Manager will maintain a copy of the restated Plan as approved by the Board of Supervisors, along with a copy of the prior Plan, in Township files; and
4. the Township Manager will serve as administrator of the Plan, and as such will be responsible for performing all actions necessary to carry out the administration of the Plan and may designate any other person or persons to perform the actions necessary to administer the Plan; and
5. all eligible employees shall be provided with a summary of the Plan provisions within a reasonable period of time following the adoption of the restated Plan; and
6. all ordinances or resolutions, or portions thereof, inconsistent with this Resolution are hereby repealed.

RESOLVED AND ENACTED this 14th day of April, 2026.

Attest:

LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS

MIMI GLEASON,
TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT,
CHAIRPERSON

LOWER GWYNEDD TOWNSHIP 457 PLAN
457(b) Governmental AA
Contract Number – INC1231
Plan Document Summary
Prepared as of 4/10/2026

This Plan Document Summary (“Summary”) is intended to provide you with a high-level overview of the major features of your plan based on the most recently drafted plan document in our files. The Summary is not intended to replace your plan document. If this Summary describes any provisions of your plan that have not been adopted (including provisions in an amendment to the plan that has not been signed), those provisions will not be operational until the plan or amendment has been signed and dated. Finally, if the provisions described in this Summary and the plan document conflict, the provisions of the plan document govern.

EMPLOYER/PLAN INFORMATION
 [AA §1 / AA §2]

EFFECTIVE DATE OF PLAN:

- **Plan restatement effective:** 1-1-2026
- **Original effective date:** 1-1-1992

PLAN NUMBER: 001

EMPLOYER INFORMATION

Name: Lower Gwynedd Township
Address:
 1130 N Bethlehem Pike
 P.O. Box 625
 Spring House, PA 19477-0625
Phone: 215-646-5302
EIN: 23-6000395

PLAN ADMINISTRATOR: Plan Administrator is Employer

ENTITY TYPE: Municipality

EMPLOYER TAX YEAR END: December 31

FICA REPLACEMENT PLAN: No

PLAN YEAR: Calendar Year

TRUSTEE:
 Mimi Gleason

COMPENSATION
 [AA §5]

DEFINITION OF PLAN COMPENSATION:

TOTAL COMPENSATION: W-2 Compensation

| Deferrals | ER Contributions | Match |
|---|--|---------------------------------------|
| PLAN COMPENSATION: No exclusions COMPENSATION PERIOD: Plan Year COMPENSATION ONLY WHILE PARTICIPANT: Yes | PLAN COMPENSATION: No Employer contributions | PLAN COMPENSATION: No match |

EXCLUDED EMPLOYEES
 [AA §3]

| Deferrals | ER Contributions | Match |
|-----------------------|---------------------|----------|
| No excluded Employees | No ER contributions | No match |

INDEPENDENT CONTRACTORS: Independent Contractors may not participate in the Plan

MINIMUM AGE AND SERVICE
 [AA §4]

| Deferrals | ER Contributions | Match |
|---|---------------------------|----------|
| Minimum Age: None Minimum Service: None | No Employer Contributions | No match |

ENTRY DATES
 [AA §4-2]

| Deferrals | ER Contributions | Match |
|-------------------------------|---------------------------|----------|
| Entry Dates: Immediate | No Employer Contributions | No match |

SALARY DEFERRALS
 [AA §6A]

CATCH-UP CONTRIBUTIONS: Yes

ROTH CONTRIBUTIONS: Yes

IN-PLAN ROTH CONVERSIONS: No

EMPLOYER CONTRIBUTIONS
 [AA §6]

NO EMPLOYER CONTRIBUTIONS

MATCHING CONTRIBUTIONS
 [AA §6B]

NO MATCHING CONTRIBUTIONS

RETIREMENT AGE AND DISTRIBUTIONS
 [AA §7 / AA §9]

NORMAL RETIREMENT AGE: Age 65

PERMISSIBLE DISTRIBUTION EVENTS:

| Deferrals | ER Contributions | Match |
|-----------|---------------------------|---------------------------|
| • Age 70½ | No Employer Contributions | No Matching Contributions |

FORM OF DISTRIBUTION UPON TERMINATION:

- Lump sum

TIMING OF DISTRIBUTIONS – ABOVE \$5,000: Within a reasonable time following termination

TIMING OF DISTRIBUTIONS – NOT EXCEEDING \$5,000: Within a reasonable time following termination

INVOLUNTARY CASH-OUT THRESHOLD: \$5,000

AUTOMATIC ROLLOVER RULES: Do not apply to Cash-Outs less than \$1,000

SPOUSAL CONSENT: Not required under the Plan

BENEFICIARY PROVISIONS: Unless otherwise designated by the Participant, the beneficiaries will be the Participant’s surviving Spouse, then the Participant’s surviving children, in equal shares, and then the Participant’s estate.

DIVORCE OF SPOUSE: If the Participant and Spouse are divorced, the designation of the Spouse as Beneficiary under the Plan will be automatically rescinded

**MISCELLANEOUS PROVISIONS
[AA §10]**

| Deferrals | ER Contributions | Match |
|--------------------------|--|-----------------------------|
| VALUATION DATE: Daily | VALUATION DATE: No ER contributions | VALUATION DATE: No match |

**LOAN POLICY
[APPENDIX B]**

LOANS: Permitted

**ADMINISTRATIVE ELECTIONS
[APPENDIX C]**

ROLLOVERS: Yes

DEFAULT QDRO PROCEDURES APPLY: Yes

PARTICIPANT DIRECTION: Allowed from all Accounts

LOAN POLICY
for the LOWER GWYNEDD TOWNSHIP 457 PLAN ("Plan")
ELECTIVE PROVISIONS

- B-1 AVAILABILITY OF LOANS.** Participant loans are available to all Participants and Beneficiaries who are parties in interest. Participant loans are not available to a former Employee or Beneficiary (including an Alternate Payee under a QDRO) except in those limited situations where the former Employee or Beneficiary is also considered to be a "party in interest" as defined in ERISA §3(14). To override this default provision, complete this B-1.
- (a) A former Employee or Beneficiary (including an Alternate Payee) who has a vested Account Balance may request a loan from the Plan.
- (b) A "limited participant" as defined in Section 3.07 of the Plan may not request a loan from the Plan.
- (c) An officer or director of the Employer, as defined for purposes of the Sarbanes-Oxley Act, may **not** request a loan from the Plan.
- B-2 LOAN LIMITS.** The default loan policy under Section B1.03 allows Participants to take a loan provided all outstanding loans do not exceed 50% of the Participant's vested Account Balance. To override the default loan policy to allow loans up to \$10,000, even if greater than 50% of the Participant's vested Account Balance, check this B-2.
- A Participant may take a loan equal to the greater of \$10,000 or 50% of the Participant's vested Account Balance. *[If this B-2 is checked, the Participant may be required to provide adequate security as required under Section B1.06 of the Loan Policy.]*
- B-3 NUMBER OF LOANS.** The default loan policy under Section B1.04 restricts Participants to one loan outstanding at any time. To override the default loan policy and permit Participants to have more than one loan outstanding at any time, complete (a) or (b) below.
- (a) A Participant may have ___ loans outstanding at any time.
- (b) There are no restrictions on the number of loans a Participant may have outstanding at any time.
- B-4 LOAN AMOUNT.** The default loan policy under Section B1.04 provides that a Participant may not receive a loan of less than \$1,000. To modify the minimum loan amount or to add a maximum loan amount, complete this B-4.
- (a) There is no minimum loan amount.
- (b) The minimum loan amount is \$_____.
- (c) The maximum loan amount is \$_____.
- B-5 INTEREST RATE.** The default loan policy under Section B1.05 provides for an interest rate commensurate with the interest rates charged by local commercial banks for similar loans. To override the default loan policy and provide a specific interest rate to be charged on Participant loans, complete this B-5.
- (a) The prime interest rate
- (1) plus ___ percentage point(s).
- (b) Describe: _____
- [Note: Any interest rate described in this B-5 must be reasonable and must apply uniformly to all Participants.]*
- B-6 PURPOSE OF LOAN.** The default loan policy under Section B1.02 provides that a Participant may receive a Participant loan for any purpose. To modify the default loan policy to restrict the availability of Participant loans to hardship events, check this B-6.
- (a) A Participant may only receive a Participant loan upon the demonstration of a hardship event, as described in Section 8.10(e)(1)(i) of the Plan.
- (b) A Participant may only receive a Participant loan under the following circumstances: _____
- B-7 APPLICATION OF LOAN LIMITS.** If Participant loans are not available from all contribution sources, the limitations under Code §72(p) and the adequate security requirements of the Department of Labor regulations will be applied by taking into account the Participant's entire Account Balance. To override this provision, complete this B-7.
- The loan limits and adequate security requirements will be applied by taking into account only those contribution Accounts which are available for Participant loans.

- B-8 **CURE PERIOD.** The Plan provides that a Participant incurs a loan default if a Participant does not repay a missed payment by the end of the calendar quarter following the calendar quarter in which the missed payment was due. To override this default provision to apply a shorter cure period, complete this B-8.
- The cure period for determining when a Participant loan is treated as in default will be ___ days (cannot exceed 90) following the end of the month in which the loan payment is missed.
- B-9 **PERIODIC REPAYMENT – PRINCIPAL RESIDENCE.** If a Participant loan is for the purchase of a Participant’s primary residence, the loan repayment period for the purchase of a principal residence may not exceed ten (10) years. To modify the payment period for a loan used for the purchase of a Participant’s principal residence, complete (a), (b) or (c) below.
- (a) The Plan does not permit loan payments to exceed five (5) years, even for the purchase of a principal residence.
- (b) The loan repayment period for the purchase of a principal residence may not exceed ___ years (may not exceed 30).
- (c) Loans for the purchase of a Participant’s primary residence may be payable over any reasonable period commensurate with the period permitted by commercial lenders for similar loans.
- B-10 **TERMINATION OF EMPLOYMENT.** Section B1.11 of this Loan Policy provides that a Participant loan becomes due and payable in full upon the Participant’s termination of employment. To override this default provision, check this B-10.
- A Participant loan will not become due and payable in full upon the Participant’s termination of employment.
- B-11 **DIRECT ROLLOVER OF A LOAN NOTE.** Section B1.11(b) of this Loan Policy provides that upon termination of employment a Participant may request the Direct Rollover of a loan note. To override this default provision, check this B-11.
- A Participant may **not** request the Direct Rollover of the loan note upon termination of employment.
- B-12 **LOAN RENEGOTIATION.** The default loan policy provides that a Participant may renegotiate a loan, provided the renegotiated loan separately satisfies the reasonable interest rate requirement, the adequate security requirement, the periodic repayment requirement and the loan limitations under the Plan. The Employer may restrict the availability of renegotiations to prescribed purposes provided the ability to renegotiate a Participant loan is available on a non-discriminatory basis. To override the default loan policy and restrict the ability of a Participant to renegotiate a loan, complete (a) or (b) below.
- (a) A Participant may **not** renegotiate the terms of a loan.
- (b) The following special provisions apply with respect to renegotiated loans: _____
- B-13 **SOURCE OF LOAN.** Participant loans may be made from all available contribution sources, to the extent vested, unless designated otherwise under this B-13.
- Participant loans will not be available from the following contribution sources: _____
- B-14 **MODIFICATIONS TO DEFAULT LOAN PROVISIONS.**
- The following special rules will apply with respect to Participant loans under the Plan: _____
- [Note: Any provision under this B-14 must satisfy the requirements under Code §72(p) and the regulations thereunder and will control over any inconsistent provisions of this Loan Policy dealing with the administration of Participant loans.]*

LOAN POLICY
For the LOWER GWYNEDD TOWNSHIP 457 PLAN (“Plan”)

B1.01 Availability of Participant Loans. The terms of this separate loan policy (“Loan Policy”) will control over the terms of this Plan with respect to the administration of any Participant loans. This Loan Policy shall be administered in accordance with the requirements under Code §72(p) and the regulations thereunder.

Unless designated otherwise under B-1, Participant loans under this Loan Policy are available to all Participants and Beneficiaries who are parties in interest (as defined in ERISA §3(14)). Any reference to Participant under this Section is a reference to a Participant or Beneficiary who is a party in interest, unless modified in B-1.

To receive a Participant loan, a Participant must sign a promissory note along with a pledge or assignment of the portion of the Account Balance used for security on the loan. The loan will be evidenced by a legally enforceable agreement which specifies the amount and term of the loan, and the repayment schedule.

B1.02 Must be Available in Reasonably Equivalent Manner. Participant loans must be made available to Participants in a reasonably equivalent manner. Participant loans will not be made available to Highly Compensated Employees in an amount greater than the amount made available to other Employees. The Employer may elect under B-6 to limit the availability of Participant loans to specified events. For example, the Employer may limit the availability of Participant loans to the occurrence of a hardship event as described in Section 8.10(c)(1)(i).

B1.03 Loan Limitations. A Participant loan may not be made to the extent such loan (when added to the outstanding balance of all other loans made to the Participant) exceeds the lesser of:

- (a) \$50,000 (reduced by the excess, if any, of the Participant’s highest outstanding balance of loans from the Plan during the one-year period ending on the day before the date on which such loan is made, over the Participant’s outstanding balance of loans from the Plan as of the date such loan is made) or
- (b) one-half (1/2) of the Participant’s vested Account Balance, determined as of the Valuation Date coinciding with or immediately preceding such loan, adjusted for any contributions or distributions made since such Valuation Date.

If so elected under B-2, a Participant may take a loan equal to the greater of \$10,000 or 50% of the Participant’s vested Account Balance. However, if a Participant takes a loan in excess of 50% of the Participant’s vested Account Balance, such loan is still subject to the adequate security requirements under Section B1.06.

In applying the limitations under this Section B1.03, all plans maintained by the Employer are aggregated and treated as a single plan. In addition, any assignment or pledge of any portion of the Participant’s interest in the Plan and any loan, pledge, or assignment with respect to any insurance contract purchased under the Plan will be treated as loan under this Section.

B1.04 Limit on Amount and Number of Loans. Unless elected otherwise under B-3 and/or B-4, a Participant may not receive a Participant loan of less than \$1,000 nor may a Participant have more than one Participant loan outstanding at any time.

- (a) **Loan renegotiation.** Unless designated otherwise under B-12, the Employer may permit a Participant to renegotiate a loan without violating the one outstanding loan requirement to the extent such renegotiated loan is a new loan (i.e., the renegotiated loan separately satisfies the reasonable interest rate requirement under Section B1.05, the adequate security requirement under Section B1.06, and the periodic repayment requirement under Section B1.07) and the renegotiated loan does not exceed the limitations under Section B1.03 above, treating both the replaced loan and the renegotiated loan as outstanding at the same time. However, if the term of the renegotiated loan does not end later than the original term of the replaced loan, the replaced loan may be ignored in applying the limitations under Section B1.03 above. The Employer may restrict the availability of renegotiations provided the ability to renegotiate a Participant loan is available on a non-discriminatory basis.
- (b) **Participant must be creditworthy.** The Plan Administrator may refuse to make a loan to any Participant who is determined to be not creditworthy. For this purpose, a Participant is not creditworthy if, based on the facts and circumstances, it is reasonable to believe that the Participant will not repay the loan. A Participant who has defaulted on a previous loan from the Plan and has not repaid such loan (with accrued interest) at the time of any subsequent loan will be treated as not creditworthy until such time as the Participant repays the defaulted loan (with accrued interest).

See Section B1.10(b) for rules that apply if a Participant receives a subsequent loan while a prior defaulted loan is still outstanding.

B1.05 **Reasonable Rate of Interest.** All Participant loans will be charged a reasonable rate of interest. For this purpose, the interest rate charged on a Participant loan must be commensurate with the interest rates charged by persons in the business of lending money for loans under similar circumstances. The Employer may identify alternative methods for determining a reasonable rate of interest under B-5 or under a separate written loan policy. The Plan Administrator must periodically review its interest rate assumptions to ensure the interest rate charged on Participant loans is reasonable.

If a Participant is in military service while he/she has an outstanding Participant loan, the applicable interest charged on such loan during the period while the Participant is in military service will not exceed 6% per year provided the Participant provides written notice and a copy of his/her call-up or extension orders to the Plan Administrator within 180 days following the Participant's termination or release from military service. For this purpose, military service is as defined in the Soldier's and Sailor's Civil Relief Act of 1940 as modified by the Servicemembers Civil Relief Act of 2003. The Participant may voluntarily waive this 6% interest limitation and the Plan Administrator may petition the court to retain the original interest rate if the ability to repay is not affected by the Participant's activation to military duty.

B1.06 **Adequate Security.** All Participant loans must be adequately secured. The Participant's vested Account Balance shall be used as security for a Participant loan provided the outstanding balance of all Participant loans made to such Participant does not exceed 50% of the Participants vested Account Balance, determined immediately after the origination of each loan, and if applicable, the spousal consent requirements described in Section B1.08 have been satisfied. The Plan Administrator (with the consent of the Trustee) may require a Participant to provide additional collateral to receive a Participant loan if the Plan Administrator determines such additional collateral is required to protect the interests of Plan Participants. A separate loan policy or written modifications to this loan policy may prescribe alternative rules for obtaining adequate security. However, the 50% rule in this paragraph may not be replaced with a greater percentage.

B1.07 **Periodic Repayment.** A Participant loan must provide for level amortization with payments to be made not less frequently than quarterly. A Participant loan must be payable within a period not exceeding five (5) years from the date the Participant receives the loan from the Plan, unless the loan is for the purchase of the Participant's principal residence, in which case the loan may be payable within ten (10) years or such longer period that is commensurate with the repayment period permitted by commercial lenders for similar loans. Loan repayments must be made through payroll withholding, except to the extent the Plan Administrator determines payroll withholding is not practical given the level of a Participant's wages, the frequency with which the Participant is paid, or other circumstances.

(a) **Leave of absence.** A Participant with an outstanding Participant loan may suspend loan payments to the Plan for up to 12 months for any period during which the Participant's pay is insufficient to fully repay the required loan payments. Upon the Participant's return to employment (or after the end of the 12-month period, if earlier), the Participant's outstanding loan will be reamortized over the remaining period of such loan to make up for the missed payments. The reamortized loan may extend beyond the original loan term so long as the loan is paid in full by whichever of the following dates comes first:

- (1) the date which is five (5) years from the original date of the loan (or the end of the suspension, if sooner), or
- (2) the original loan repayment deadline (or the end of the suspension period, if later) plus the length of the suspension period.

(b) **Military leave.** A Participant with an outstanding Participant loan also may suspend loan payments for any period such Participant is on military leave, in accordance with Code §414(u)(4). Upon the Participant's return from military leave (or the expiration of five years from the date the Participant began his/her military leave, if earlier), loan payments will recommence under the amortization schedule in effect prior to the Participant's military leave, without regard to the five-year maximum loan repayment period. Alternatively, the loan may be reamortized to require a different level of loan payment, as long as the amount and frequency of such payments are not less than the amount and frequency under the amortization schedule in effect prior to the Participant's military leave.

B1.08 **Spousal Consent.** If this Plan is subject to the Joint and Survivor Annuity requirements under Section 9 of the Plan, a Participant may not use his/her Account Balance as security for a Participant loan unless the Participant's Spouse, if any, consents to the use of such Account Balance as security for the loan. The spousal consent must be made within the 180-day period ending on the date the Participant's Account Balance is to be used as security for the loan. Spousal consent is not required; however, if the value of the Participant's total Account Balance does not exceed \$5,000. If the Plan is not subject to the Joint and Survivor Annuity requirements under Section 9 of the Plan, a Spouse's consent is not required to use a Participant's Account Balance as security for a Participant loan, regardless of the value of the Participant's Account Balance.

Any spousal consent required under this Section must be in writing, must acknowledge the effect of the loan, and must be witnessed by a plan representative or notary public. Any such consent to use the Participant's Account Balance as security for a Participant loan is binding with respect to the consenting Spouse and with respect to any subsequent Spouse as it applies to such loan. A new spousal consent will be required if the Account Balance is subsequently used as security for a renegotiation,

extension, renewal, or other revision of the loan. A new spousal consent also will be required only if any portion of the Participant's Account Balance will be used as security for a subsequent Participant loan.

B1.09 Designation of Accounts. A Participant loan will be treated as a segregated investment on behalf of the individual Participant for whom the loan is made or may be treated as a general investment of the Plan. Unless designated otherwise under Section B1-13, loan amounts may be taken from any available contribution source under the Plan. The Plan Administrator may determine the contribution sources from which a loan is taken or may follow directions of the Participant. Each payment of principal and interest paid by a Participant on his/her Participant loan shall be credited to the same Participant Accounts and investment funds within such Accounts from which the loan was taken.

B1.10 Procedures for Loan Default. A Participant will be considered to be in default with respect to a loan if any scheduled repayment with respect to such loan is not made by the end of the calendar quarter following the calendar quarter in which the missed payment was due. The Employer may apply a shorter cure period under B-8.

(a) **Offset of defaulted loan.** If a Participant defaults on a Participant loan, the Plan may not offset the Participant's Account Balance until the Participant is otherwise entitled to an immediate distribution of the portion of the Account Balance which will be offset and such amount being offset is available as security on the loan, pursuant to Section B13.6. For this purpose, a loan default is treated as an immediate distribution event to the extent the law does not prohibit an actual distribution of the type of contributions which would be offset as a result of the loan default (determined without regard to the consent requirements under Sections 8.04 and 9.04, so long as spousal consent was properly obtained at the time of the loan, if required under Section B1.08). The Participant may repay the outstanding balance of a defaulted loan (including accrued interest through the date of repayment) at any time.

Pending the offset of a Participant's Account Balance following a defaulted loan, the following rules apply to the amount in default.

- (1) Interest continues to accrue on the amount in default until the time of the loan offset or, if earlier, the date the loan repayments are made current or the amount is satisfied with other collateral.
- (2) A subsequent offset of the amount in default is not reported as a taxable distribution, except to the extent the taxable portion of the default amount was not previously reported by the Plan as a taxable distribution.
- (3) The post-default accrued interest included in the loan offset is not reported as a taxable distribution at the time of the offset.

(b) **Subsequent loan following defaulted loan.** If a loan is defaulted and has not been repaid or distributed (e.g., by plan loan offset), any subsequent loan must satisfy the following conditions:

- (1) There must be an arrangement between the Plan, Participant or beneficiary and the Employer, enforceable under applicable law, under which repayments will be made by payroll withholding. For this purpose, an arrangement will not fail to be enforceable merely because a party has the right to revoke the arrangement prospectively.
- (2) The Plan receives adequate security from the Participant or beneficiary that is in addition to the Participant's or beneficiary's accrued benefit under the Plan.

If a subsequent loan is made to a Participant or beneficiary that satisfies the conditions in this subsection (b) and before repayment of the subsequent loan, the conditions in this subsection are no longer satisfied (e.g., the loan recipient revokes consent to payroll withholding), the second loan will be treated as a deemed distribution under Code §72(p).

A separate loan policy or written modifications to this loan policy may modify the procedures for determining a loan default.

B1.11 Termination of Employment.

(a) **Offset of outstanding loan.** Unless elected otherwise under B-10, a Participant loan becomes due and payable in full immediately upon the Participant's termination of employment. Upon a Participant's termination, the Participant may repay the entire outstanding balance of the loan (including any accrued interest) within a reasonable period following termination of employment. If the Participant does not repay the entire outstanding loan balance, the Participant's vested Account Balance will be reduced by the remaining outstanding balance of the loan (without regard to the consent requirements under Sections 8.04 and 9.04 of the Plan, so long as spousal consent was properly obtained at the time of the loan, if required under Section B1.08), to the extent such Account Balance is available as security on the loan, pursuant to Section B1.06, and the remaining vested Account Balance will be distributed in accordance with the distribution provisions under Section 8 of the Plan. If the outstanding loan balance of a deceased Participant is not

repaid, the outstanding loan balance shall be treated as a distribution to the Participant and shall reduce the death benefit amount payable to the Beneficiary under Section 8.08 of the Plan. This subsection (a) does not apply to the extent the terminated Participant is a party in interest as defined in ERISA §3(14).

- (b) Direct Rollover. Unless elected otherwise under B-11, upon termination of employment, a Participant may request a Direct Rollover of the loan note (provided the distribution is an Eligible Rollover Distribution as defined in Section 8.05(a)(1) of the Plan) to another qualified plan which agrees to accept a Direct Rollover of the loan note. A Participant may not engage in a Direct Rollover of a loan to the extent the Participant has already received a deemed distribution with respect to such loan. (See the rules regarding deemed distributions upon a loan default under Section B1.10.)

B1.12 Mergers, Transfers or Direct Rollovers from another Plan/Change in Loan Record Keeper. Any Participant loan transferred into the Plan as the result of a merger, consolidation, or plan to plan transfer, or rolled over to the Plan from another plan, shall be administered in accordance with the provisions of the note reflecting such loan, and shall remain outstanding until repaid in accordance with its terms, except that the Employer may permit the renegotiation of the terms of the loan to the extent necessary to ensure the administration of such loan continues to satisfy the requirements of Code §72(p) and the regulations thereunder. In addition, if there is a change in the person or persons to whom the record keeping of Participant loans has been delegated, a loan shall continue to be administered in accordance with the provisions of the note reflecting such loan, and shall remain outstanding until repaid in accordance with its terms, except that the Employer may permit the renegotiation of the terms of a loan to the extent necessary to ensure the administration of the loan after the change in the loan record keeper continues to satisfy the requirements of Code §72(p) and the regulations thereunder, regardless of any contrary election under B-12.

B1.13 Amendment of Plan to Eliminate Participant Loans. The Plan may be amended at any time to eliminate Participant loans on a prospective basis. However, the elimination of a Participant loan feature may not result in the acceleration of payment of any existing Participant loans, unless the terms of the Participant loan permit such acceleration.

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|--------------------------------------|---------------------------|----------|---------|-----------|--------------|---|----------|------------|-------------------------|----------|
| 3703 100 ACRE RANCH, LLC | 171788 | 03/30/26 | 73573 | | 106019 | P | 04/14/26 | 01410 480 | COMMUNITY RESPONSE UNIT | 514.51 |
| | INVOICE: 186-120265 | | | | | | | | | |
| VENDOR TOTALS | | | | 514.51 | YTD INVOICED | | | 514.51 | YTD PAID | 514.51 |
| 18 21ST CENTURY MEDIA NEWSPAPER, LLC | 171707 | 03/22/26 | 73492 | | 106020 | P | 04/14/26 | 01401 340 | LEGAL NOTICES | 3,157.19 |
| | INVOICE: 032226 | | | | | | | | | |
| VENDOR TOTALS | | | | 13,557.59 | YTD INVOICED | | | 20,271.02 | YTD PAID | 3,157.19 |
| 2784 ALLIED LANDSCAPE SUPPLY | 171766 | 03/20/26 | 73551 | | 106021 | P | 04/14/26 | 01430 370 | R&M PW | 7.36 |
| | INVOICE: 336238 | | | | | | | | | |
| | 171767 | 03/26/26 | 73552 | | 106021 | P | 04/14/26 | 01430 370 | R&M PW | 27.93 |
| | INVOICE: 171283 | | | | | | | | | |
| | 171768 | 03/20/26 | 73553 | | 106021 | P | 04/14/26 | 01430 370 | R&M PW | 44.43 |
| | INVOICE: 336230 | | | | | | | | | |
| | 171769 | 03/19/26 | 73554 | | 106021 | P | 04/14/26 | 01430 370 | R&M PW | 52.00 |
| | INVOICE: 171062 | | | | | | | | | |
| | 171873 | 03/31/26 | 73658 | | 106108 | P | 04/14/26 | 01430 370 | R&M PW | 356.40 |
| | INVOICE: 171419-1 | | | | | | | | | |
| | 171874 | 04/01/26 | 73659 | | 106108 | P | 04/14/26 | 01430 370 | R&M PW | 356.40 |
| | INVOICE: 339634-1 | | | | | | | | | |
| VENDOR TOTALS | | | | 1,174.52 | YTD INVOICED | | | 1,174.52 | YTD PAID | 844.52 |
| 3883 AMAZON CAPITAL SERVICES, INC. | 171822 | 04/01/26 | 73607 | | 106068 | P | 04/14/26 | 01430 220 | SUPPLIES PW | 44.99 |
| | INVOICE: 1w4R-WY7L-9VGM | | | | | | | | | |
| | 171822 | 04/01/26 | 73607 | | 106068 | P | 04/14/26 | 01401 200 | OFFICE SUPPLIES | 13.11 |
| | INVOICE: 1w4R-WY7L-9VGM | | | | | | | | | |
| | 171822 | 04/01/26 | 73607 | | 106068 | P | 04/14/26 | 01409 220 | SUPPLIES- ALL BLDNGS | 126.42 |
| | INVOICE: 1w4R-WY7L-9VGM | | | | | | | | | |
| | 171822 | 04/01/26 | 73607 | | 106068 | P | 04/14/26 | 01410 262 | VEHICLE MAINTENANCE | 99.72 |
| | INVOICE: 1w4R-WY7L-9VGM | | | | | | | | | |
| | 171822 | 04/01/26 | 73607 | | 106068 | P | 04/14/26 | 01410 220 | OPERATING SUPPLIES | 104.43 |
| | INVOICE: 1w4R-WY7L-9VGM | | | | | | | | | |
| | 171822 | 04/01/26 | 73607 | | 106068 | P | 04/14/26 | 01410 238 | UNIFORMS | 1,397.40 |
| | INVOICE: 1w4R-WY7L-9VGM | | | | | | | | | |
| VENDOR TOTALS | | | | 3,959.31 | YTD INVOICED | | | 4,543.25 | YTD PAID | 1,786.07 |
| 70 AMBLER BOROUGH | 171718 | 03/31/26 | 73503 | | 106069 | P | 04/14/26 | 01409 360 | UTILITIES | 8,448.87 |
| | INVOICE: 2026 ANNUAL FIRE | | | | | | | | | |
| VENDOR TOTALS | | | | 8,448.87 | YTD INVOICED | | | 15,990.12 | YTD PAID | 8,448.87 |
| 142 AMBLER COAL BUILDING SUPPLY | | | | | | | | | | |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|------------------------------|----------|------------------------|---------|----|--------------------|---|----------|------------|---------------------------|-----------|
| | 171720 | 03/19/26 | 73505 | | 106022 | P | 04/14/26 | 01430 370 | R&M PW | 27.97 |
| | INVOICE: | 2603-109955 | | | | | | | | |
| VENDOR TOTALS | | 27.97 YTD INVOICED | | | 27.97 YTD PAID | | | 27.97 | | |
| 2091 ARAMSCO, INC. | 171759 | 03/27/26 | 73544 | | 106023 | P | 04/14/26 | 01409 220 | SUPPLIES- ALL BLDNGS | 410.33 |
| | INVOICE: | S7623009-001 | | | | | | | | |
| | 171760 | 03/30/26 | 73545 | | 106023 | P | 04/14/26 | 01409 220 | SUPPLIES- ALL BLDNGS | 205.00 |
| | INVOICE: | S7625988-001 | | | | | | | | |
| | 171761 | 03/27/26 | 73546 | | 106023 | P | 04/14/26 | 01409 220 | SUPPLIES- ALL BLDNGS | -205.00 |
| | INVOICE: | S7585883-004 | | | | | | | | |
| VENDOR TOTALS | | 1,511.91 YTD INVOICED | | | 1,720.50 YTD PAID | | | 410.33 | | |
| 4007 ARRO CONSULTING, INC. | 171681 | 03/26/26 | 73465 | | 106024 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 6,876.20 |
| | INVOICE: | 0118058 | | | | | | | | |
| | 171826 | 03/20/26 | 73611 | | 106024 | P | 04/14/26 | 01414 311 | PROF SERV- UCC INSPECTING | 20,963.65 |
| | INVOICE: | 0117736 | | | | | | | | |
| VENDOR TOTALS | | 64,476.93 YTD INVOICED | | | 67,413.43 YTD PAID | | | 27,839.85 | | |
| 3435 AVANTI UNLIMITED, INC. | 171876 | 04/06/26 | 73661 | | 106109 | P | 04/14/26 | 01410 262 | VEHICLE MAINTENANCE | 418.58 |
| | INVOICE: | 4537-1 | | | | | | | | |
| VENDOR TOTALS | | 599.58 YTD INVOICED | | | 23,786.94 YTD PAID | | | 418.58 | | |
| 500 BERGEY'S, INC. | 171725 | 03/27/26 | 73510 | | 106025 | P | 04/14/26 | 08429 262 | R&M EQUIP/VEHICLES | 62.45 |
| | INVOICE: | 2P61284 | | | | | | | | |
| | 171726 | 03/18/26 | 73511 | | 106025 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 195.90 |
| | INVOICE: | 4S461322 | | | | | | | | |
| | 171727 | 03/31/26 | 73512 | | 106070 | P | 04/14/26 | 08429 262 | R&M EQUIP/VEHICLES | 249.95 |
| | INVOICE: | 4S462090 | | | | | | | | |
| | 171728 | 04/02/26 | 73513 | | 106070 | P | 04/14/26 | 01410 262 | VEHICLE MAINTENANCE | 358.67 |
| | INVOICE: | 2P63270 | | | | | | | | |
| VENDOR TOTALS | | 5,120.12 YTD INVOICED | | | 7,793.50 YTD PAID | | | 866.97 | | |
| 4049 BOUND TREE MEDICAL, LLC | 171828 | 03/18/26 | 73613 | | 106026 | P | 04/14/26 | 01410 220 | OPERATING SUPPLIES | 150.19 |
| | INVOICE: | 86139200 | | | | | | | | |
| | 171829 | 03/24/26 | 73614 | | 106026 | P | 04/14/26 | 01410 220 | OPERATING SUPPLIES | 375.48 |
| | INVOICE: | 86145911 | | | | | | | | |
| | 171830 | 03/30/26 | 73615 | | 106026 | P | 04/14/26 | 01410 220 | OPERATING SUPPLIES | 219.03 |
| | INVOICE: | 86152375 | | | | | | | | |
| VENDOR TOTALS | | 1,928.46 YTD INVOICED | | | 1,928.46 YTD PAID | | | 744.70 | | |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|------------------------------------|----------|----------|-------------------|--------------|----------|---|----------|------------|---------------------------|-----------|
| 1116 BOWMAN CONSULTING GROUP, LTD. | | | | | | | | | | |
| | 171632 | 02/19/26 | 73414 | | 106027 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 3,118.75 |
| | INVOICE: | | 545483-1 | | | | | | | |
| | 171633 | 02/19/26 | 73415 | | 106027 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 410.00 |
| | INVOICE: | | 545484-1 | | | | | | | |
| | 171634 | 02/19/26 | 73416 | | 106027 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 905.00 |
| | INVOICE: | | 545485-1 | | | | | | | |
| | 171635 | 02/19/26 | 73417 | | 106027 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 2,030.00 |
| | INVOICE: | | 545482-1 | | | | | | | |
| | 171737 | 02/28/26 | 73522 | | 106027 | P | 04/14/26 | 01414 313 | ENGINEERING | 7,387.50 |
| | INVOICE: | | 545481 | | | | | | | |
| | 171738 | 02/28/26 | 73523 | | 106027 | P | 04/14/26 | 30439 000 | INFRASTRUCTURE REBUILDING | 3,063.57 |
| | INVOICE: | | 545503 | | | | | | | |
| | 171739 | 02/28/26 | 73524 | | 106027 | P | 04/14/26 | 30439 000 | INFRASTRUCTURE REBUILDING | 400.00 |
| | INVOICE: | | 546070 | | | | | | | |
| | 171741 | 02/28/26 | 73526 | | 106027 | P | 04/14/26 | 30439 000 | INFRASTRUCTURE REBUILDING | 51.25 |
| | INVOICE: | | 546069 | | | | | | | |
| VENDOR TOTALS | | | 51,430.62 | YTD INVOICED | | | | 73,437.77 | YTD PAID | 17,366.07 |
| 2353 BOYLE CONSTRUCTION CO, INC. | | | | | | | | | | |
| | 171762 | 03/31/26 | 73547 | | 106071 | P | 04/14/26 | 30439 725 | PUBLIC WORKS PROJECT | 11,804.00 |
| | INVOICE: | | 25098.01-03 | | | | | | | |
| VENDOR TOTALS | | | 23,608.00 | YTD INVOICED | | | | 29,510.00 | YTD PAID | 11,804.00 |
| 3285 CAPASSO PEST SERVICES LLC | | | | | | | | | | |
| | 171780 | 03/20/26 | 73565 | | 106028 | P | 04/14/26 | 01409 450 | CONTRACTED SERVICES | 290.00 |
| | INVOICE: | | 2571 | | | | | | | |
| VENDOR TOTALS | | | 290.00 | YTD INVOICED | | | | 580.00 | YTD PAID | 290.00 |
| 3075 CARGO TRAILER SALES, INC. | | | | | | | | | | |
| | 171778 | 03/26/26 | 73563 | | 106029 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 78.77 |
| | INVOICE: | | 223292 | | | | | | | |
| VENDOR TOTALS | | | 78.77 | YTD INVOICED | | | | 78.77 | YTD PAID | 78.77 |
| 1428 COMMONWEALTH OF PENNSYLVANIA | | | | | | | | | | |
| | 171870 | 04/09/26 | 73655 | | 106110 | P | 04/14/26 | 01430 220 | SUPPLIES PW | 15.00 |
| | INVOICE: | | LFG1069 RENEWAL-1 | | | | | | | |
| | 171871 | 04/09/26 | 73656 | | 106110 | P | 04/14/26 | 01430 220 | SUPPLIES PW | 15.00 |
| | INVOICE: | | JKZ7858 RENEWAL-1 | | | | | | | |
| VENDOR TOTALS | | | 30.00 | YTD INVOICED | | | | 30.00 | YTD PAID | 30.00 |
| 2612 COUNTY LINE FENCE COMPANY | | | | | | | | | | |
| | 171765 | 03/12/26 | 73550 | | 106030 | P | 04/14/26 | 01430 370 | R&M PW | 51.00 |
| | INVOICE: | | 7067 | | | | | | | |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|--|----------|-----------------------|---------|----|-------------------|---|----------|------------|---------------------------|-----------|
| VENDOR TOTALS | | 51.00 YTD INVOICED | | | 51.00 YTD PAID | | | 51.00 | | |
| 978 CRAFCO, INC. | 171736 | 03/26/26 | 73521 | | 106031 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 78.77 |
| | INVOICE: | 223292 | | | | | | | | |
| VENDOR TOTALS | | 502.80 YTD INVOICED | | | 502.80 YTD PAID | | | 78.77 | | |
| 1416 DAVIDHEISER'S INC. | 171744 | 03/17/26 | 73529 | | 106032 | P | 04/14/26 | 01410 430 | TECHNOLOGY | 220.00 |
| | INVOICE: | 30955 | | | | | | | | |
| VENDOR TOTALS | | 412.00 YTD INVOICED | | | 671.00 YTD PAID | | | 220.00 | | |
| 3614 DEJANA TRUCK & UTILITY EQUIPMENT CO., LLC | 171784 | 03/23/26 | 73569 | | 106033 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 365.42 |
| | INVOICE: | 10027316 | | | | | | | | |
| | 171785 | 03/23/26 | 73570 | | 106033 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 647.02 |
| | INVOICE: | 10025298 | | | | | | | | |
| | 171786 | 01/16/26 | 73571 | | 106033 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 1,132.84 |
| | INVOICE: | 10022669 | | | | | | | | |
| VENDOR TOTALS | | 7,472.68 YTD INVOICED | | | 8,271.06 YTD PAID | | | 2,145.28 | | |
| 25 DEL-VAL INTERNATIONAL TRUCKS, INC. | 171708 | 03/25/26 | 73493 | | 106034 | P | 04/14/26 | 08429 262 | R&M EQUIP/VEHICLES | 45.94 |
| | INVOICE: | 13416977 | | | | | | | | |
| | 171709 | 03/30/26 | 73494 | | 106034 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 83.31 |
| | INVOICE: | 13417477 | | | | | | | | |
| | 171867 | 04/07/26 | 73652 | | 106111 | P | 04/14/26 | 08429 262 | R&M EQUIP/VEHICLES | 185.04 |
| | INVOICE: | 13418119-1 | | | | | | | | |
| VENDOR TOTALS | | 5,285.43 YTD INVOICED | | | 6,499.49 YTD PAID | | | 314.29 | | |
| 2402 DELAWARE VALLEY HEALTH TRUST | 171763 | 04/01/26 | 73548 | | 106072 | P | 04/14/26 | 01401 156 | HEALTH INSURANCE | 13,810.37 |
| | INVOICE: | 31298 | | | | | | | | |
| | 171763 | 04/01/26 | 73548 | | 106072 | P | 04/14/26 | 01402 156 | HEALTH INSURANCE | 3,504.17 |
| | INVOICE: | 31298 | | | | | | | | |
| | 171763 | 04/01/26 | 73548 | | 106072 | P | 04/14/26 | 01409 156 | HEALTH INSURANCE | 2,276.10 |
| | INVOICE: | 31298 | | | | | | | | |
| | 171763 | 04/01/26 | 73548 | | 106072 | P | 04/14/26 | 01410 156 | HEALTH INSURANCE | 47,166.30 |
| | INVOICE: | 31298 | | | | | | | | |
| | 171763 | 04/01/26 | 73548 | | 106072 | P | 04/14/26 | 01414 156 | HEALTH INSURANCE | 1,867.46 |
| | INVOICE: | 31298 | | | | | | | | |
| | 171763 | 04/01/26 | 73548 | | 106072 | P | 04/14/26 | 01430 156 | HEALTH INSURANCE | 17,256.85 |
| | INVOICE: | 31298 | | | | | | | | |
| | 171763 | 04/01/26 | 73548 | | 106072 | P | 04/14/26 | 01451 156 | HEALTH INSURANCE | 3,109.59 |
| | INVOICE: | 31298 | | | | | | | | |
| | 171763 | 04/01/26 | 73548 | | 106072 | P | 04/14/26 | 08487 156 | HEALTH INSURANCE | 9,365.09 |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|--|----------|-------------------------|---------|----|---------------------|---|----------|------------|---------------------------|----------|
| INVOICE: 31298 | | | | | | | | | | |
| VENDOR TOTALS | | 377,842.16 YTD INVOICED | | | 377,842.16 YTD PAID | | | 98,355.93 | | |
| 3885 DENNIS GRAVINESE, JR | 171823 | 04/01/26 | 73608 | | 106073 | P | 04/14/26 | 08429 238 | UNIFORMS | 129.95 |
| INVOICE: 040126 | | | | | | | | | | |
| VENDOR TOTALS | | 129.95 YTD INVOICED | | | 129.95 YTD PAID | | | 129.95 | | |
| 3048 ELLIOTT AUTO SUPPLY CO., INC. | 171776 | 03/26/26 | 73561 | | 106035 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 103.34 |
| INVOICE: 201-850740 | | | | | | | | | | |
| | 171777 | 03/31/26 | 73562 | | 106074 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 146.04 |
| INVOICE: 140-3687310 | | | | | | | | | | |
| VENDOR TOTALS | | 4,800.63 YTD INVOICED | | | 5,472.74 YTD PAID | | | 249.38 | | |
| 854 EMANUEL TIRE OF PENNSYLVANIA, INC. | 171735 | 03/23/26 | 73520 | | 106036 | P | 04/14/26 | 01430 220 | SUPPLIES PW | 216.00 |
| INVOICE: ETPA-WP17535 | | | | | | | | | | |
| VENDOR TOTALS | | 216.00 YTD INVOICED | | | 386.00 YTD PAID | | | 216.00 | | |
| 1488 FIRSTLABORATORIES, INC. | 171748 | 04/03/26 | 73533 | | 106075 | P | 04/14/26 | 01430 450 | CONTRACTED SERVICES | 122.68 |
| INVOICE: FL00702376 | | | | | | | | | | |
| | 171748 | 04/03/26 | 73533 | | 106075 | P | 04/14/26 | 01410 450 | CONTRACTED SERVICES | 104.86 |
| INVOICE: FL00702376 | | | | | | | | | | |
| VENDOR TOTALS | | 477.54 YTD INVOICED | | | 829.10 YTD PAID | | | 227.54 | | |
| 515 FISHER & SON CO. INC. | 171729 | 03/30/26 | 73514 | | 106037 | P | 04/14/26 | 01430 220 | SUPPLIES PW | 2,554.00 |
| INVOICE: 0000297160-IN | | | | | | | | | | |
| VENDOR TOTALS | | 3,452.50 YTD INVOICED | | | 4,400.00 YTD PAID | | | 2,554.00 | | |
| 66 FLETCHER MOTORS, INC. | 171713 | 03/24/26 | 73498 | | 106038 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 66.99 |
| INVOICE: 217081 | | | | | | | | | | |
| | 171714 | 03/26/26 | 73499 | | 106038 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 69.17 |
| INVOICE: 9774 | | | | | | | | | | |
| | 171715 | 03/25/26 | 73500 | | 106038 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 77.78 |
| INVOICE: 9766 | | | | | | | | | | |
| | 171716 | 03/31/26 | 73501 | | 106076 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 72.00 |
| INVOICE: 9794 | | | | | | | | | | |
| VENDOR TOTALS | | 589.19 YTD INVOICED | | | 1,738.90 YTD PAID | | | 285.94 | | |
| 67 GENUINE PARTS COMPANY | | | | | | | | | | |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|--|------------------------|----------|---------|----------|--------------|---|----------|------------|---------------------------|----------|
| | 171717 | 03/27/26 | 73502 | | 106039 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 5.49 |
| | INVOICE: 563897 | | | | | | | | | |
| VENDOR TOTALS | | | | 271.85 | YTD INVOICED | | | 1,408.13 | YTD PAID | 5.49 |
| 1191 GEORGE ALLEN PORTABLE TOILETS, INC. | 171742 | 03/20/26 | 73527 | | 106040 | P | 04/14/26 | 01430 450 | CONTRACTED SERVICES | 126.00 |
| | INVOICE: I249398 | | | | | | | | | |
| | 171743 | 03/12/26 | 73528 | | 106040 | P | 04/14/26 | 01410 480 | COMMUNITY RESPONSE UNIT | 940.00 |
| | INVOICE: I248813 | | | | | | | | | |
| VENDOR TOTALS | | | | 2,843.00 | YTD INVOICED | | | 2,977.00 | YTD PAID | 1,066.00 |
| 297 GILL QUARRIES, INC. | 171722 | 03/06/26 | 73507 | | 106041 | P | 04/14/26 | 01430 220 | SUPPLIES PW | 50.00 |
| | INVOICE: 1107187 | | | | | | | | | |
| VENDOR TOTALS | | | | 50.00 | YTD INVOICED | | | 570.00 | YTD PAID | 50.00 |
| 1619 GILMORE & ASSOCIATES | 171648 | 03/19/26 | 73431 | | 106042 | P | 04/14/26 | 01147 000 | LEGAL&ENGINEER | 1,530.90 |
| | INVOICE: PS-INV2603245 | | | | | | | | | |
| | 171649 | 03/19/26 | 73432 | | 106042 | P | 04/14/26 | 01147 000 | LEGAL&ENGINEER | 2,062.50 |
| | INVOICE: PS-INV2603244 | | | | | | | | | |
| | 171650 | 03/19/26 | 73433 | | 106042 | P | 04/14/26 | 01147 000 | LEGAL&ENGINEER | 240.00 |
| | INVOICE: PS-INV2603241 | | | | | | | | | |
| | 171651 | 03/19/26 | 73434 | | 106042 | P | 04/14/26 | 01147 000 | LEGAL&ENGINEER | 80.00 |
| | INVOICE: PS-INV2603239 | | | | | | | | | |
| | 171652 | 03/19/26 | 73435 | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 668.35 |
| | INVOICE: PS-INV2603236 | | | | | | | | | |
| | 171653 | 03/19/26 | 73436 | | 106042 | P | 04/14/26 | 01147 000 | LEGAL&ENGINEER | 800.00 |
| | INVOICE: PS-INV2603235 | | | | | | | | | |
| | 171654 | 03/19/26 | 73437 | | 106042 | P | 04/14/26 | 01147 000 | LEGAL&ENGINEER | 292.02 |
| | INVOICE: PS-INV2603234 | | | | | | | | | |
| | 171655 | 03/19/26 | 73438 | | 106042 | P | 04/14/26 | 01147 000 | LEGAL&ENGINEER | 422.50 |
| | INVOICE: PS-INV2603232 | | | | | | | | | |
| | 171656 | 03/19/26 | 73439 | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 2,518.35 |
| | INVOICE: PS-INV2603228 | | | | | | | | | |
| | 171657 | 03/19/26 | 73440 | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 1,110.00 |
| | INVOICE: PS-INV2603231 | | | | | | | | | |
| | 171658 | 03/19/26 | 73442 | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 1,805.00 |
| | INVOICE: PS-INV2603233 | | | | | | | | | |
| | 171660 | 03/19/26 | 73444 | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 3,100.00 |
| | INVOICE: PS-INV2603237 | | | | | | | | | |
| | 171661 | 03/19/26 | 73445 | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 822.50 |
| | INVOICE: PS-INV2603240 | | | | | | | | | |
| | 171662 | 03/19/26 | 73446 | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 2,846.25 |
| | INVOICE: PS-INV2603242 | | | | | | | | | |
| | 171663 | 03/19/26 | 73447 | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 400.00 |
| | INVOICE: PS-INV2603243 | | | | | | | | | |
| | 171664 | 03/19/26 | 73448 | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 3,315.00 |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|-----------------------------|--------------------|----------|---------|----|------------|--------------|----------|------------|---------------------------|------------|
| INVOICE: | PS-INV2603247 | | | | | | | | | |
| 171665 | 03/19/26 73449 | | | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 1,120.00 |
| INVOICE: | PS-INV2603248 | | | | | | | | | |
| 171666 | 03/19/26 73450 | | | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 342.50 |
| INVOICE: | PS-INV2603249 | | | | | | | | | |
| 171667 | 03/19/26 73451 | | | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 911.69 |
| INVOICE: | PS-INV2603250 | | | | | | | | | |
| 171668 | 03/19/26 73452 | | | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 2,782.50 |
| INVOICE: | PS-INV2603251 | | | | | | | | | |
| 171669 | 03/19/26 73453 | | | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 1,867.50 |
| INVOICE: | PS-INV2603252 | | | | | | | | | |
| 171670 | 03/19/26 73454 | | | | 106042 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 925.00 |
| INVOICE: | PS-INV2603229 | | | | | | | | | |
| 171749 | 03/19/26 73534 | | | | 106042 | P | 04/14/26 | 01414 313 | ENGINEERING | 397.50 |
| INVOICE: | PS-INV2603253 | | | | | | | | | |
| 171750 | 03/19/26 73535 | | | | 106042 | P | 04/14/26 | 31446 001 | COMPLIANCE REQUIREMENTS | 495.00 |
| INVOICE: | PS-INV2603255 | | | | | | | | | |
| 171750 | 03/19/26 73535 | | | | 106042 | P | 04/14/26 | 31446 101 | SWM PROJECTS | 325.00 |
| INVOICE: | PS-INV2603255 | | | | | | | | | |
| 171751 | 03/19/26 73536 | | | | 106042 | P | 04/14/26 | 30439 721 | OLD BETHLEHEM PIKE CULVER | 2,518.75 |
| INVOICE: | PS-INV2603227 | | | | | | | | | |
| 171752 | 03/19/26 73537 | | | | 106042 | P | 04/14/26 | 01414 313 | ENGINEERING | 3,739.19 |
| INVOICE: | PS-INV2603258 | | | | | | | | | |
| 171753 | 03/19/26 73538 | | | | 106042 | P | 04/14/26 | 30454 600 | PARK IMPROVEMENTS | 3,802.83 |
| INVOICE: | PS-INV2603238 | | | | | | | | | |
| 171754 | 03/19/26 73539 | | | | 106042 | P | 04/14/26 | 01414 313 | ENGINEERING | 5,815.18 |
| INVOICE: | PS-INV2603254 | | | | | | | | | |
| 171755 | 03/19/26 73540 | | | | 106042 | P | 04/14/26 | 01414 313 | ENGINEERING | 6,067.01 |
| INVOICE: | PS-INV2603259 | | | | | | | | | |
| 171756 | 03/19/26 73541 | | | | 106042 | P | 04/14/26 | 30454 600 | PARK IMPROVEMENTS | 6,310.00 |
| INVOICE: | PS-INV2603246 | | | | | | | | | |
| 171757 | 03/19/26 73542 | | | | 106042 | P | 04/14/26 | 01414 313 | ENGINEERING | 6,545.00 |
| INVOICE: | PS-INV2603230 | | | | | | | | | |
| 171758 | 03/19/26 73543 | | | | 106042 | P | 04/14/26 | 30439 000 | INFRASTRUCTURE REBUILDING | 6,700.00 |
| INVOICE: | PS-INV2603256 | | | | | | | | | |
| VENDOR TOTALS | | | | | 148,810.74 | YTD INVOICED | | 209,678.86 | YTD PAID | 72,678.02 |
| 26 GLASGOW, INC | | | | | | | | | | |
| 171711 | 03/31/26 73496 | | | | 106095 | P | 04/14/26 | 01430 220 | SUPPLIES PW | 129.37 |
| INVOICE: | 296991 | | | | | | | | | |
| VENDOR TOTALS | | | | | 129.37 | YTD INVOICED | | 129.37 | YTD PAID | 129.37 |
| 4173 GORSKI ENGINEERING INC | | | | | | | | | | |
| 171878 | 04/07/26 73663 | | | | 106112 | P | 04/14/26 | 30454 600 | PARK IMPROVEMENTS | 181,715.95 |
| INVOICE: | INGERSOLL PARK #7A | | | | | | | | | |
| VENDOR TOTALS | | | | | 383,710.75 | YTD INVOICED | | 684,195.75 | YTD PAID | 181,715.95 |
| 4184 GRAINGER | | | | | | | | | | |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|---|----------|----------------|---------|-----------|--------------|---|----------|------------|---------------------------|-----------|
| | 171843 | 03/26/26 | 73628 | | 106043 | P | 04/14/26 | 01409 220 | SUPPLIES- ALL BLDNGS | 383.51 |
| | INVOICE: | 9856318473 | | | | | | | | |
| VENDOR TOTALS | | | | 383.51 | YTD INVOICED | | | 790.61 | YTD PAID | 383.51 |
| 542 HAJOCA CORPORATION | 171730 | 04/01/26 | 73515 | | 106096 | P | 04/14/26 | 01409 370 | R&M ALL BLDNGS | 99.63 |
| | INVOICE: | S038065882-001 | | | | | | | | |
| VENDOR TOTALS | | | | 99.63 | YTD INVOICED | | | 99.63 | YTD PAID | 99.63 |
| 4217 HARRIS BLACKTOPPING INC | 171879 | 04/07/26 | 73664 | | 106113 | P | 04/14/26 | 30439 000 | INFRASTRUCTURE REBUILDING | 45,206.00 |
| | INVOICE: | 040726-1 | | | | | | | | |
| VENDOR TOTALS | | | | 45,206.00 | YTD INVOICED | | | 45,206.00 | YTD PAID | 45,206.00 |
| 1431 HOME DEPOT CREDIT SERVICES | 171747 | 03/20/26 | 73532 | | 106044 | P | 04/14/26 | 01409 370 | R&M ALL BLDNGS | 253.81 |
| | INVOICE: | 032026 | | | | | | | | |
| | 171747 | 03/20/26 | 73532 | | 106044 | P | 04/14/26 | 01430 220 | SUPPLIES PW | 532.20 |
| | INVOICE: | 032026 | | | | | | | | |
| | 171747 | 03/20/26 | 73532 | | 106044 | P | 04/14/26 | 01430 220 | SUPPLIES PW | 25.74 |
| | INVOICE: | 032026 | | | | | | | | |
| | 171747 | 03/20/26 | 73532 | | 106044 | P | 04/14/26 | 01430 370 | R&M PW | 74.15 |
| | INVOICE: | 032026 | | | | | | | | |
| VENDOR TOTALS | | | | 1,529.82 | YTD INVOICED | | | 2,373.85 | YTD PAID | 885.90 |
| 3832 JNA MATERIALS, LLC | 171820 | 03/13/26 | 73605 | | 106045 | P | 04/14/26 | 01430 370 | R&M PW | 473.69 |
| | INVOICE: | 47185 | | | | | | | | |
| VENDOR TOTALS | | | | 1,396.66 | YTD INVOICED | | | 1,396.66 | YTD PAID | 473.69 |
| 150 JOHN S POSEN, INC | 171721 | 03/10/26 | 73506 | | 106046 | P | 04/14/26 | 01430 220 | SUPPLIES PW | 95.47 |
| | INVOICE: | 217695 | | | | | | | | |
| VENDOR TOTALS | | | | 95.47 | YTD INVOICED | | | 95.47 | YTD PAID | 95.47 |
| 3743 KAPLIN STEWART MELOFF REITER & STEIN, P.C. | 171625 | 02/19/26 | 73407 | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 518.00 |
| | INVOICE: | 794085-1 | | | | | | | | |
| | 171626 | 02/19/26 | 73408 | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 1,054.50 |
| | INVOICE: | 794086-1 | | | | | | | | |
| | 171627 | 02/19/26 | 73409 | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 185.00 |
| | INVOICE: | 794088-1 | | | | | | | | |
| | 171628 | 02/19/26 | 73410 | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 55.50 |
| | INVOICE: | 794084-1 | | | | | | | | |
| | 171629 | 02/19/26 | 73411 | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 610.50 |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|-------------|----------|----------|---------|----|----------|---|----------|------------|---------------------------|----------|
| INVOICE: | 794080-1 | | | | | | | | | |
| 171630 | 02/19/26 | 73412 | | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 925.00 |
| INVOICE: | 794078-1 | | | | | | | | | |
| 171631 | 02/19/26 | 73413 | | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 263.50 |
| INVOICE: | 794077-1 | | | | | | | | | |
| 171636 | 02/19/26 | 73419 | | | 106047 | P | 04/14/26 | 08147 000 | LEGAL & ENGINEERING RECEI | 499.50 |
| INVOICE: | 794090 | | | | | | | | | |
| 171671 | 03/17/26 | 73455 | | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 370.00 |
| INVOICE: | 795515 | | | | | | | | | |
| 171672 | 03/17/26 | 73456 | | | 106047 | P | 04/14/26 | 01147 000 | LEGAL&ENGINEER | 55.50 |
| INVOICE: | 795533 | | | | | | | | | |
| 171673 | 03/17/26 | 73457 | | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 370.00 |
| INVOICE: | 795539 | | | | | | | | | |
| 171674 | 03/17/26 | 73458 | | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 277.50 |
| INVOICE: | 795534 | | | | | | | | | |
| 171675 | 03/17/26 | 73459 | | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 1,202.50 |
| INVOICE: | 795537 | | | | | | | | | |
| 171676 | 03/17/26 | 73460 | | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 1,320.50 |
| INVOICE: | 795517 | | | | | | | | | |
| 171677 | 03/17/26 | 73461 | | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 305.43 |
| INVOICE: | 795520 | | | | | | | | | |
| 171678 | 03/17/26 | 73462 | | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 185.00 |
| INVOICE: | 795521 | | | | | | | | | |
| 171679 | 03/17/26 | 73463 | | | 106047 | P | 04/14/26 | 01147 500 | CTDL LEGAL & ENGINEERING | 148.00 |
| INVOICE: | 795523 | | | | | | | | | |
| 171680 | 03/17/26 | 73464 | | | 106047 | P | 04/14/26 | 08147 000 | LEGAL & ENGINEERING RECEI | 20.00 |
| INVOICE: | 795525 | | | | | | | | | |
| 171790 | 02/19/26 | 73575 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 74.00 |
| INVOICE: | 794075 | | | | | | | | | |
| 171791 | 03/17/26 | 73576 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 75.50 |
| INVOICE: | 795541 | | | | | | | | | |
| 171792 | 03/17/26 | 73577 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 92.50 |
| INVOICE: | 795514 | | | | | | | | | |
| 171793 | 02/19/26 | 73578 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 92.50 |
| INVOICE: | 794083 | | | | | | | | | |
| 171794 | 02/19/26 | 73579 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 92.50 |
| INVOICE: | 794079 | | | | | | | | | |
| 171795 | 03/17/26 | 73580 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 185.00 |
| INVOICE: | 795536 | | | | | | | | | |
| 171796 | 03/17/26 | 73581 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 370.00 |
| INVOICE: | 795518 | | | | | | | | | |
| 171797 | 02/19/26 | 73582 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 499.50 |
| INVOICE: | 794089 | | | | | | | | | |
| 171798 | 03/17/26 | 73583 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 610.50 |
| INVOICE: | 795516 | | | | | | | | | |
| 171799 | 03/17/26 | 73584 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 647.50 |
| INVOICE: | 795522 | | | | | | | | | |
| 171800 | 02/19/26 | 73585 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 647.50 |
| INVOICE: | 794091 | | | | | | | | | |
| 171801 | 02/19/26 | 73586 | | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 740.00 |
| INVOICE: | 794081 | | | | | | | | | |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|-------------|---------------------------------------|----------|-----------|--------------|----------|---|----------|------------|---------------------------|-----------|
| | 171802 | 02/19/26 | 73587 | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 740.00 |
| | INVOICE: | 794082 | | | | | | | | |
| | 171803 | 02/19/26 | 73588 | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 795.50 |
| | INVOICE: | 794087 | | | | | | | | |
| | 171804 | 03/17/26 | 73589 | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 832.50 |
| | INVOICE: | 795526 | | | | | | | | |
| | 171805 | 03/17/26 | 73590 | | 106047 | P | 04/14/26 | 30439 721 | OLD BETHLEHEM PIKE CULVER | 832.50 |
| | INVOICE: | 795524 | | | | | | | | |
| | 171806 | 03/17/26 | 73591 | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 925.00 |
| | INVOICE: | 795519 | | | | | | | | |
| | 171807 | 03/17/26 | 73592 | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 1,017.50 |
| | INVOICE: | 795535 | | | | | | | | |
| | 171808 | 03/17/26 | 73593 | | 106047 | P | 04/14/26 | 01414 314 | PROF SERV- LEGAL (ZHB) | 1,036.00 |
| | INVOICE: | 795513 | | | | | | | | |
| | 171809 | 02/19/26 | 73594 | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 1,370.25 |
| | INVOICE: | 794073 | | | | | | | | |
| | 171810 | 02/19/26 | 73595 | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 1,813.00 |
| | INVOICE: | 794074 | | | | | | | | |
| | 171811 | 03/17/26 | 73596 | | 106047 | P | 04/14/26 | 30439 725 | PUBLIC WORKS PROJECT | 2,386.50 |
| | INVOICE: | 795538 | | | | | | | | |
| | 171812 | 02/19/26 | 73597 | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 3,737.00 |
| | INVOICE: | 794071 | | | | | | | | |
| | 171813 | 02/19/26 | 73598 | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 4,643.50 |
| | INVOICE: | 794076 | | | | | | | | |
| | 171814 | 02/19/26 | 73599 | | 106047 | P | 04/14/26 | 01414 314 | PROF SERV- LEGAL (ZHB) | 4,976.50 |
| | INVOICE: | 794072 | | | | | | | | |
| | 171815 | 03/17/26 | 73600 | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 6,309.42 |
| | INVOICE: | 795540 | | | | | | | | |
| | 171816 | 03/17/26 | 73601 | | 106047 | P | 04/14/26 | 31446 101 | SWM PROJECTS | 740.00 |
| | INVOICE: | 795532 | | | | | | | | |
| | 171816 | 03/17/26 | 73601 | | 106047 | P | 04/14/26 | 01401 314 | LEGAL SERVICES | 7,030.00 |
| | INVOICE: | 795532 | | | | | | | | |
| | VENDOR TOTALS | | 62,194.60 | YTD INVOICED | | | | 84,388.13 | YTD PAID | 51,678.10 |
| 4000 | MARK MANJARDI | | | | | | | | | |
| | 171825 | 03/24/26 | 73610 | | 106048 | P | 04/14/26 | 01414 314 | PROF SERV- LEGAL (ZHB) | 535.00 |
| | INVOICE: | 032426 | | | | | | | | |
| | VENDOR TOTALS | | 1,880.00 | YTD INVOICED | | | | 2,995.00 | YTD PAID | 535.00 |
| 4088 | MINUTEMAN SECURITY TECHNOLOGIES, INC. | | | | | | | | | |
| | 171831 | 04/01/26 | 73616 | | 106097 | P | 04/14/26 | 01409 450 | CONTRACTED SERVICES | 76.00 |
| | INVOICE: | 190182 | | | | | | | | |
| | VENDOR TOTALS | | 304.00 | YTD INVOICED | | | | 304.00 | YTD PAID | 76.00 |
| 4215 | CAMEL'S HUMP RAIN BARRELS | | | | | | | | | |
| | 171845 | 03/30/26 | 73630 | | 106049 | P | 04/14/26 | 01401 460 | VOLUNTEER BOARD COMMISSIO | 1,730.00 |
| | INVOICE: | 2605 | | | | | | | | |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|-------------------------------------|------------------------------|------------------------|---------|----|--------------------|---|----------|------------|---------------------------|-----------|
| VENDOR TOTALS | | 1,730.00 YTD INVOICED | | | 1,730.00 YTD PAID | | | 1,730.00 | | |
| 4141 MSI SERVICES, INC. | 171832 | 04/01/26 | 73617 | | 106098 | P | 04/14/26 | 01401 430 | TECHNOLOGY | 3,679.35 |
| | INVOICE: AGR435517 | | | | | | | | | |
| | 171832 | 04/01/26 | 73617 | | 106098 | P | 04/14/26 | 08429 430 | TECHNOLOGY | 1,226.45 |
| | INVOICE: AGR435517 | | | | | | | | | |
| VENDOR TOTALS | | 18,825.20 YTD INVOICED | | | 20,402.96 YTD PAID | | | 4,905.80 | | |
| 3854 NATALIE CORMIER | 171821 | 03/19/26 | 73606 | | 106066 | P | 04/14/26 | 01403 200 | SUPPLIES | 2,824.24 |
| | INVOICE: 031926 | | | | | | | | | |
| VENDOR TOTALS | | 2,824.24 YTD INVOICED | | | 3,158.49 YTD PAID | | | 2,824.24 | | |
| 3780 NORTH WALES WATER AUTHORITY | 171877 | 04/01/26 | 73662 | | 106114 | P | 04/14/26 | 04411 360 | RENTAL HYDRANT SERVICE | 11,752.50 |
| | INVOICE: SALES0003055-2A | | | | | | | | | |
| VENDOR TOTALS | | 13,510.25 YTD INVOICED | | | 16,214.25 YTD PAID | | | 11,752.50 | | |
| 4216 PENNSYLVANIA RESOURCES COUNCIL | 171846 | 03/23/26 | 73631 | | 106051 | P | 04/14/26 | 01401 460 | VOLUNTEER BOARD COMMISSIO | 225.00 |
| | INVOICE: EW-RB-3-23-2026 | | | | | | | | | |
| VENDOR TOTALS | | 225.00 YTD INVOICED | | | 225.00 YTD PAID | | | 225.00 | | |
| 3951 PARKER INTERPRIZE II, INC. | 171824 | 03/24/26 | 73609 | | 106052 | P | 04/14/26 | 01401 450 | CONTRACTED SERVICES | 74.97 |
| | INVOICE: 23018 | | | | | | | | | |
| VENDOR TOTALS | | 74.97 YTD INVOICED | | | 74.97 YTD PAID | | | 74.97 | | |
| 665 PAUL B. MOYER & SONS | 171733 | 03/19/26 | 73518 | | 106053 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 192.57 |
| | INVOICE: 34473 | | | | | | | | | |
| | 171734 | 03/20/26 | 73519 | | 106053 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 111.04 |
| | INVOICE: 34613 | | | | | | | | | |
| | 171868 | 04/01/26 | 73653 | | 106115 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 50.00 |
| | INVOICE: 35664-1 | | | | | | | | | |
| | 171869 | 04/06/26 | 73654 | | 106115 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 59.52 |
| | INVOICE: 36125-1 | | | | | | | | | |
| VENDOR TOTALS | | 413.13 YTD INVOICED | | | 413.13 YTD PAID | | | 413.13 | | |
| 5 PECO - PAYMENT PROCESSING | 171848 | 03/31/26 | 73633 | | 106116 | P | 04/14/26 | 02434 383 | R/M WISTER WOOD DISTRICT | 7.22 |
| | INVOICE: 3397391222 033126-1 | | | | | | | | | |
| | 171849 | 04/01/26 | 73634 | | 106116 | P | 04/14/26 | 02434 374 | R/M WOODDED POND DISTRICT | 8.58 |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|---------------|-------------------------------|-----------|--------------|----|----------|---|----------|------------|---------------------------|----------|
| INVOICE: | 2658111222 | 040126-1 | | | | | | | | |
| 171850 | 04/01/26 | 73635 | | | 106116 | P | 04/14/26 | 01430 360 | UTILITIES | 27.54 |
| INVOICE: | 8230313000 | 040126-1 | | | | | | | | |
| 171851 | 04/06/26 | 73636 | | | 106116 | P | 04/14/26 | 02434 380 | R/M GWYNN CREST DISTRICT | 27.98 |
| INVOICE: | 7712968000 | 040626-1 | | | | | | | | |
| 171852 | 04/01/26 | 73637 | | | 106116 | P | 04/14/26 | 01430 360 | UTILITIES | 31.64 |
| INVOICE: | 8666762000 | 040126-1 | | | | | | | | |
| 171853 | 04/01/26 | 73638 | | | 106116 | P | 04/14/26 | 02434 376 | R/M POLO CLUB DISTRICT | 32.18 |
| INVOICE: | 3840077000 | 040126-1 | | | | | | | | |
| 171854 | 04/01/26 | 73639 | | | 106116 | P | 04/14/26 | 02434 375 | R/M FOXFIELD RESERVE DIST | 37.70 |
| INVOICE: | 4934981222 | 040126-1 | | | | | | | | |
| 171855 | 04/08/26 | 73640 | | | 106116 | P | 04/14/26 | 01430 360 | UTILITIES | 48.25 |
| INVOICE: | 6865873000 | 040826-1 | | | | | | | | |
| 171856 | 04/08/26 | 73641 | | | 106116 | P | 04/14/26 | 08429 360 | UTILITIES | 49.90 |
| INVOICE: | 3161783000 | 040826-1 | | | | | | | | |
| 171857 | 04/08/26 | 73642 | | | 106116 | P | 04/14/26 | 01430 360 | UTILITIES | 53.95 |
| INVOICE: | 5210869000 | 040826-1 | | | | | | | | |
| 171858 | 04/01/26 | 73643 | | | 106116 | P | 04/14/26 | 02434 373 | R/M TREWELLYN ESTATE DIST | 55.03 |
| INVOICE: | 5486784000 | 040126-1 | | | | | | | | |
| 171859 | 04/08/26 | 73644 | | | 106116 | P | 04/14/26 | 08429 360 | UTILITIES | 157.37 |
| INVOICE: | 6191771222 | 040826-1 | | | | | | | | |
| 171860 | 04/01/26 | 73645 | | | 106116 | P | 04/14/26 | 02434 377 | R/M BETHLEHEM DISTRICT | 172.21 |
| INVOICE: | 9909383000 | 040126-1 | | | | | | | | |
| 171861 | 04/01/26 | 73646 | | | 106116 | P | 04/14/26 | 01430 360 | UTILITIES | 180.22 |
| INVOICE: | 3931524000 | 040126-1 | | | | | | | | |
| 171862 | 04/01/26 | 73647 | | | 106116 | P | 04/14/26 | 01430 360 | UTILITIES | 236.59 |
| INVOICE: | 8029443000 | 040126-1 | | | | | | | | |
| 171863 | 04/03/26 | 73648 | | | 106116 | P | 04/14/26 | 01430 360 | UTILITIES | 382.47 |
| INVOICE: | 692667000 | 040326-1 | | | | | | | | |
| 171864 | 04/08/26 | 73649 | | | 106116 | P | 04/14/26 | 01430 360 | UTILITIES | 580.75 |
| INVOICE: | 4161911222 | 040826-1 | | | | | | | | |
| 171865 | 04/08/26 | 73650 | | | 106116 | P | 04/14/26 | 08429 360 | UTILITIES | 1,415.97 |
| INVOICE: | 5166383000 | 040826-1 | | | | | | | | |
| 171866 | 04/08/26 | 73651 | | | 106116 | P | 04/14/26 | 01409 360 | UTILITIES | 2,525.67 |
| INVOICE: | 1665558000 | 040826-1 | | | | | | | | |
| VENDOR TOTALS | | 38,220.91 | YTD INVOICED | | | | | 56,034.87 | YTD PAID | 6,031.22 |
| 3258 | PENNSYLVANIA STATE UNIVERSITY | | | | | | | | | |
| 171781 | 03/16/26 | 73566 | | | 106054 | P | 04/14/26 | 01410 420 | TRAINING/DUES/SUBS | 834.00 |
| INVOICE: | 370598 | | | | | | | | | |
| VENDOR TOTALS | | 1,668.00 | YTD INVOICED | | | | | 1,668.00 | YTD PAID | 834.00 |
| 3779 | PERKIOMEN PERFORMANCE INC. | | | | | | | | | |
| 171817 | 03/27/26 | 73602 | | | 106055 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 49.12 |
| INVOICE: | 26-0684 | | | | | | | | | |
| 171818 | 03/24/26 | 73603 | | | 106055 | P | 04/14/26 | 01430 262 | REPAIRS VEHICLES/TOOLS/MA | 614.95 |
| INVOICE: | 26-0681 | | | | | | | | | |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | |
|----------------------------------|-------------------------|------------------------|---------|----|--------------------|---|----------|------------|---------------------------|----------|
| VENDOR TOTALS | | 2,619.24 YTD INVOICED | | | 2,619.24 YTD PAID | | | 664.07 | | |
| 2919 PFM ASSET MANAGEMENT LLC | 171775 | 03/25/26 | 73560 | | 106056 | P | 04/14/26 | 01402 310 | PROFESSIONAL SERVICES | 1,101.56 |
| | INVOICE: 15209555 | | | | | | | | | |
| | 171775 | 03/25/26 | 73560 | | 106056 | P | 04/14/26 | 01410 311 | PROF. SERVICES - PENSION, | 3,651.01 |
| | INVOICE: 15209555 | | | | | | | | | |
| VENDOR TOTALS | | 14,195.37 YTD INVOICED | | | 18,471.00 YTD PAID | | | 4,752.57 | | |
| 304 POLICE CHIEFS' ASSOCIATION | 171724 | 03/04/26 | 73509 | | 106057 | P | 04/14/26 | 01410 201 | REGIONAL RESPONSE TEAMS | 750.00 |
| | INVOICE: 2026 MIRT DUES | | | | | | | | | |
| VENDOR TOTALS | | 750.00 YTD INVOICED | | | 750.00 YTD PAID | | | 750.00 | | |
| 452 RHOADS GARDEN | 171723 | 03/13/26 | 73508 | | 106058 | P | 04/14/26 | 01409 220 | SUPPLIES- ALL BLDNGS | 281.27 |
| | INVOICE: 24716871 | | | | | | | | | |
| VENDOR TOTALS | | 281.27 YTD INVOICED | | | 281.27 YTD PAID | | | 281.27 | | |
| 2607 RICOH USA INC | 171872 | 04/06/26 | 73657 | | 106117 | P | 04/14/26 | 01401 430 | TECHNOLOGY | 436.59 |
| | INVOICE: 596437500-1 | | | | | | | | | |
| | 171872 | 04/06/26 | 73657 | | 106117 | P | 04/14/26 | 08429 430 | TECHNOLOGY | 145.53 |
| | INVOICE: 596437500-1 | | | | | | | | | |
| VENDOR TOTALS | | 3,902.59 YTD INVOICED | | | 4,254.04 YTD PAID | | | 582.12 | | |
| 4142 SJ FUEL SOUTH COMPANY, INC. | 171833 | 03/18/26 | 73618 | | 106059 | P | 04/14/26 | 01430 374 | FUEL/ GASOLINE/ DIESEL | 99.18 |
| | INVOICE: 195465 | | | | | | | | | |
| | 171835 | 03/25/26 | 73620 | | 106059 | P | 04/14/26 | 01430 374 | FUEL/ GASOLINE/ DIESEL | 110.88 |
| | INVOICE: 195633 | | | | | | | | | |
| | 171836 | 03/04/26 | 73621 | | 106059 | P | 04/14/26 | 01430 374 | FUEL/ GASOLINE/ DIESEL | 280.22 |
| | INVOICE: 195139 | | | | | | | | | |
| | 171837 | 03/11/26 | 73622 | | 106059 | P | 04/14/26 | 01430 374 | FUEL/ GASOLINE/ DIESEL | 403.53 |
| | INVOICE: 195253 | | | | | | | | | |
| | 171839 | 03/05/26 | 73624 | | 106059 | P | 04/14/26 | 01410 374 | FUEL/ GASOLINE/ DIESEL | 957.43 |
| | INVOICE: 195122 | | | | | | | | | |
| | 171840 | 03/12/26 | 73625 | | 106059 | P | 04/14/26 | 01410 374 | FUEL/ GASOLINE/ DIESEL | 991.53 |
| | INVOICE: 195306 | | | | | | | | | |
| | 171841 | 03/19/26 | 73626 | | 106059 | P | 04/14/26 | 01410 374 | FUEL/ GASOLINE/ DIESEL | 1,241.05 |
| | INVOICE: 195481 | | | | | | | | | |
| VENDOR TOTALS | | 15,807.75 YTD INVOICED | | | 24,371.46 YTD PAID | | | 4,083.82 | | |
| 3641 TRAISR, LLC | 171787 | 02/28/26 | 73572 | | 106060 | P | 04/14/26 | 01414 430 | TECHNOLOGY | 960.00 |

PAID INVOICES REPORT

WARRANT: 041426

TO FISCAL 2026/04 01/01/2026 TO 12/31/2026

| VENDOR NAME | DOCUMENT | INV DATE | VOUCHER | PO | CHECK NO | T | CHK DATE | GL ACCOUNT | GL ACCOUNT DESCRIPTION | AMOUNT |
|--------------------------------------|----------|----------|----------|--------------|----------|---|----------|------------|---------------------------|------------|
| INVOICE: 4307 | 171787 | 02/28/26 | 73572 | | 106060 | P | 04/14/26 | 01430 430 | TECHNOLOGY | 640.00 |
| INVOICE: 4307 | | | | | | | | | | |
| VENDOR TOTALS | | | 4,100.00 | YTD INVOICED | | | | 7,300.00 | YTD PAID | 1,600.00 |
| 3704 TREASURER, COUNTY OF MONTGOMERY | 171789 | 02/21/26 | 73574 | | 106061 | P | 04/14/26 | 01410 430 | TECHNOLOGY | 4,752.00 |
| INVOICE: 45-26-01 | | | | | | | | | | |
| VENDOR TOTALS | | | 4,752.00 | YTD INVOICED | | | | 4,752.00 | YTD PAID | 4,752.00 |
| 4190 UNIFORM GEAR INC | 171844 | 03/17/26 | 73629 | | 106062 | P | 04/14/26 | 01410 238 | UNIFORMS | 77.95 |
| INVOICE: 46930-1 | | | | | | | | | | |
| VENDOR TOTALS | | | 1,238.35 | YTD INVOICED | | | | 1,238.35 | YTD PAID | 77.95 |
| 2906 US BANK | 171772 | 03/25/26 | 73557 | | 106063 | P | 04/14/26 | 01410 311 | PROF. SERVICES - PENSION, | 546.23 |
| INVOICE: 15206393 | 171773 | 03/25/26 | 73558 | | 106063 | P | 04/14/26 | 01410 311 | PROF. SERVICES - PENSION, | 122.63 |
| INVOICE: 15206743 | 171774 | 03/25/26 | 73559 | | 106063 | P | 04/14/26 | 01402 310 | PROFESSIONAL SERVICES | 197.47 |
| INVOICE: 15207003 | | | | | | | | | | |
| VENDOR TOTALS | | | 2,520.17 | YTD INVOICED | | | | 4,157.03 | YTD PAID | 866.33 |
| 40 VERIZON | 171712 | 03/24/26 | 73497 | | 106064 | P | 04/14/26 | 01409 320 | COMMUNICATIONS | 341.20 |
| INVOICE: 2156461633 032426 | | | | | | | | | | |
| VENDOR TOTALS | | | 3,253.08 | YTD INVOICED | | | | 3,891.74 | YTD PAID | 341.20 |
| 3251 Y-PERS INC. | 171875 | 04/01/26 | 73660 | | 106118 | P | 04/14/26 | 01430 220 | SUPPLIES PW | 113.05 |
| INVOICE: 0213765-IN-1 | | | | | | | | | | |
| VENDOR TOTALS | | | 113.05 | YTD INVOICED | | | | 113.05 | YTD PAID | 113.05 |
| REPORT TOTALS | | | | | | | | | | 582,189.85 |

| TOTAL PRINTED CHECKS | COUNT | AMOUNT |
|----------------------|-------|------------|
| | 70 | 582,189.85 |

** END OF REPORT - Generated by Rachael Kang **