



BOROUGH OF AMBLER
COUNCIL WORK SESSION
March 3, 2026
7:00 p.m.

*All matters that are deliberated could result in
a vote to take official action.*

- I. CALL TO ORDER.**
- II. CONSIDERATION OF APPOINTMENT: MR. JACK CRAVER, ENVIRONMENTAL ADVISORY COUNCIL VACANCY**
- III. CONFIRMED APPOINTMENTS: DAVID L. BUSCH, KEYSTONE ALLIANCE CONSULTING, INC.**
- IV. PUBLIC MEETING ATTENDANCE & PARTICIPATION POLICY**
- V. MINUTES FOR REVIEW:**
 - a. FEBRUARY 17, 2026, COUNCIL BUSINESS MEETING
- VI. COMMITTEE REPORTS (WITH PUBLIC COMMENT ON AGENDA ITEMS ONLY):**
 - a. ADMINISTRATION & FINANCE
 - b. CODE ENFORCEMENT & PLANNING
 - c. PARKS, RECREATION, & COMMUNITY RELATIONS
 - d. PUBLIC SAFETY
 - e. PUBLIC WORKS
- VII. OPEN PUBLIC COMMENT PERIOD.**
- VIII. ADJOURNMENT.**

Jack Craver

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Biography

I recently relocated to Ambler with my family after 10 years in Austin, Tex. I still make a living [publishing a daily newsletter](#) about city government in Austin but I am eager to get involved in my new community. I recently launched a podcast, *Neighborhood Matters*, about urban public policy and community-building.

Experience

- 2019 — : **The Austin Politics Newsletter** (austinpolitics.net)
Founded daily subscription-based newsletter with daily breaking news and insider insights on city government. 800 paid subscribers.
- 2015 — : **Full-time freelance writer & researcher**, Austin, Tex.
Contributed political pieces for *The Atlantic*, the *Progressive*, the *Texas Observer* and the *Austin Chronicle*. Also provide written content for numerous PR clients: Swyt Communications, Dataiku, Legility and others.
- 2012-2014: ***The Capital Times***, Madison, Wis.
Political reporter
Hired in unique role as roving political reporter, covering politics at all levels of government, from school board races to gubernatorial and U.S. Senate campaigns. Focused on finding angles to state political stories neglected by other media, particularly in political data, such as campaign contributions and polls.

Education

2006-2010: **University of Wisconsin** (BA in History)

BOROUGH OF AMBLER
CALCULATION OF THE TAPPING FEE
FOR THE SEWER SYSTEM
IN ACCORDANCE WITH PA ACT 57 OF 2003

FEBRUARY 28, 2026



BOROUGH OF AMBLER
WATER SYSTEM TAPPING FEE CALCULATION

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BOROUGH OF AMBLER
WATER SYSTEM TAPPING FEE CALCULATION

SUMMARY OF FEES CALCULATED FOR
ACT 57 TAPPING FEE STUDY

On December 19, 1990, the Pennsylvania State Legislature enacted Act 209 of 1990, which amended the Act of July 31, 1968 (P.L. 805, No. 247). One of the provisions of that law required municipalities that assess tapping or similar sewer and water fees to comply with the requirements of Act 203 of 1990, which amended Section 4 of the Municipalities Authorities Act. Subsequently, on December 30, 2003, the aforesaid Act 203 was amended by Act 57 of 2003 (hereinafter referred to as the “Act”). The intent of the Act was to clarify certain sections of the aforesaid Act 203. As a result, no municipality is permitted to impose any connection fee, customer facilities fee, tapping fee, or any similar fee, except as provided specifically under the Act. The various provisions of the Act were effective on or about June 30, 2005, or immediately upon any revision of a municipality’s tapping fee. Since this report addresses a change in the calculation of the tapping fee for the Borough of Ambler (the “Borough”), the new Act takes precedence.

Similar to the aforesaid Act 203, the Act provides for the imposition of a tapping fee with three separate components that are designed to allow the Borough to recover specific capital costs. With the exception of assessments and, to some extent, reserve capacity fees, these are the only capital charges that a Borough may impose. Water rents and other charges that are intended to recover operation, maintenance, and debt service costs are unaffected by the Act.

The three components of the Borough’s tapping fee are (1) connection fee; (2) customer facilities fee; and (3) tapping fee. Parenthetically, it should be noted that the term “tapping fee” refers to one of the three components of the overall fee as well as the overall fee itself. Generally, the connection fee focuses on the cost of the facilities between the sewer and the property line, while the customer facilities fee deals with the cost from the property line to the building. The tapping fee component covers the costs associated with the sewer collection lines and capacity-related facilities and may, under certain circumstances, include any projected capital improvement costs approved by the Borough. The tapping fee calculation is comprised of four parts: capacity, collection, special purpose, and reimbursement. Each part of the tapping fee may not be applicable to every municipality. In the case of the Borough of Ambler, the only pertinent parts are capacity and collection. The situations surrounding the imposition of the special purpose and/or reimbursement portions of the tapping fee are not applicable to the Borough at this point in time, but may be imposed at a later date, if warranted.

The Act does permit the inclusion of future capital improvements in the calculation, provided certain action has been taken by the Borough to ensure the initiation of the work, and further provided that the construction of the facilities increases the capacity of the system. At this time, the Borough does not have any items in its capital improvement program that satisfy these criteria.

The results of the calculations are shown in Table 1 as follows:

TABLE 1

1. Connection Fee	Actual Cost Incurred
2. Customer Facilities Fee	Actual Cost Incurred
3. Tapping Fee - Per Equivalent Dwelling Unit (EDU):	
A. Capacity Part	\$2,971.75
B. Collection Part	<u>2,183.11</u>
Total Capacity and Collection	\$5,154.86

The amounts shown above reflect the calculated fees per Act 57 of 2003 and Act 209 of 1990.

The Borough is justified in charging this figure or any lesser amount.

BOROUGH OF AMBLER
WATER SYSTEM TAPPING FEE CALCULATION

CONNECTION FEE

The connection fee recovers the cost of the facilities installed between the sewer main and the property line of the property being connected, if the sewer was constructed in a public street or between the sewer main and the right-of-way line, if the sewer was constructed in an easement. These facilities are commonly referred to as laterals. To date construction of these facilities has been the responsibility of the developer or the property owner and not the Borough. Accordingly, all costs associated with the installation of these facilities are not considered a part of the tapping fee calculation.

In the future the Borough may need to construct these facilities on a case by case basis. When the Borough does incur costs associated with the installation of these facilities, the fee may be calculated using either: (1) the actual costs of the particular installation; or (2) the average cost of similar installations or (3) the current/trended value of the average cost. The Borough may require this cost to be borne by the property owner. Costs associated with the connection fee may include materials, rental equipment, labor, inspection, engineering, legal and administration.

The Borough may also require, at its discretion, that an Escrow Account be established to cover any expenditure that the Borough may incur associated with making the connection. The amount of any Escrow can be based upon an estimate of actual costs or based upon a flat fee per equivalent dwelling unit (EDU).

In lieu of payment of a connection fee, the Borough may require the construction and dedication of these facilities by the property owner.

BOROUGH OF AMBLER
WATER SYSTEM TAPPING FEE CALCULATION

CUSTOMER FACILITIES FEE

This fee recovers the cost of the facilities from the property line to the proposed dwelling or building being connected to the Borough's sewer system, referred to as the building sewer.

The developer is responsible for the installation and cost of the service line beyond the property line. In the event that the building sewer is constructed for a single property, the installation will be the responsibility of the property owner or developer, and the cost will be borne by the same. The Borough may be required to provide an inspection to ensure that the facilities have been installed properly and in conformance with its regulations. Any costs attendant to the inspection will be passed on to the property owner.

BOROUGH OF AMBLER
WATER SYSTEM TAPPING FEE CALCULATION

TAPPING FEE

The tapping fee is charged to allow the Borough to recover capital costs associated with the original construction and any additions or improvements to the Borough's sewer system, as long as these facilities are still used on a regular basis. Facilities funded by others, such as a developer, and dedicated to the Borough, are considered contributed capital and therefore not included in the computation of this fee.

All property owners or developers connecting to the Borough's sewer system are subject to a tapping fee, which may consist of up to four parts, which are calculated separately. The capacity part includes costs for the construction of those facilities that are related to the system's capacity, such as interceptors, pumping stations, and the treatment plant. The collection part covers costs for the installation of collection mains, which, for purposes of this calculation, are considered to be pipe sizes of 8-inch or less. The remainder of the tapping fee includes the special purpose and the reimbursement parts. These are not applicable to the Borough of Ambler system. Accordingly, the tapping fee will focus on the capacity and collection parts only.

The Act provides for the determination of the capital costs of the system based on either:

- Original or historical costs of the system, plus any capital improvement projects, as well as the interest paid to date on any indebtedness associated with the system or
- Original costs trended to current dollars, plus any capital improvement projects, less any remaining indebtedness (principal only) associated with the system.

The tapping fee calculation under the trended original cost methodology is presented in Exhibit No. 1. The tapping fee per EDU is disaggregated between the capacity and collection parts of the water system.

The original capital costs for the wastewater treatment plant were extracted from the records of the Borough and are set forth in Exhibit No. 2. These costs were trended to reflect current dollars using indices published by the Engineering News Record. This approach is an industry standard for developing replacement costs for infrastructure-related facilities and is acknowledged by the Act.

The original capital costs for the collection system were not available. A quantity takeoff was done on these facilities, and a unit cost engineering estimate was prepared in 2005 by year of installation and type of pipe, resulting in the replacement value of these facilities. These values were then trended using the aforementioned indices in order to approximate the current replacement costs. Any lines installed and paid for by a developer were excluded.

The costs for conveyance lines have been allocated to capacity. For the purposes of this report, sewer lines above 8 inches are assumed to be conveyance lines. Capacity-related infrastructure costs are listed in Exhibit No. 3. Details of the collection system assets are set forth in Exhibit No. 4. Funds received by the Borough to aid in the construction of sewer facilities are shown in Exhibit No. 5. Contribution amounts are trended to today's dollars and subtracted from the included capital costs.

The net capital costs were divided by the capacity, expressed in equivalent dwelling units, to arrive at the tapping fee per EDU. The capacity for the Ambler wastewater treatment plant and the Township sewer system is calculated in Exhibit No. 6. The Ambler facility serves five municipalities, including Ambler, by agreement. The capacity has always been expressed and allocated in population equivalents. The population equivalents were equated to the number of equivalents per dwelling unit (EDU) by applying the average number of persons per household according to the 2024 American Community Survey 5-Year Estimate. The number for Montgomery County (2.5) was utilized since the Ambler facility is a multi-municipal operation. As a result of the computations, the total number of EDUs associated with the Ambler facility is 26,000. This number was applied to the Ambler eligible capital costs in Exhibit No. 2, which resulted in a tapping fee of \$2,832.

Debt is either added or subtracted in some aspect from the calculation, depending on the methodology. However, the Borough's sewer system does not have any outstanding debt at the time of this report.

As for the Borough's system, the capacity is constrained by the number of population equivalents (or equivalent dwelling units) contractually allotted to it in the treatment facility. Since Ambler has been allocated 19.85 percent of the capacity, the number of EDUs associated with the Borough's system is 5,160. This number was applied to the eligible capacity and collection costs in Exhibit No. 1.

The charge per EDU for the collection and capacity parts is shown in Table 2.

TABLE 2
COMPARISON OF TAPPING FEES

COMPONENT	TRENDED ORIG COST
Capacity Per EDU	\$2,971.75
Collection Per EDU	\$2,183.11
Total Per EDU	\$5,154.86

The Act references two other aspects of the tapping fee component, specifically the Special Purpose Part and the Reimbursement Part. These are not currently applicable to the Borough's tapping fee. However, if the situation arises, then either or both could be addressed and incorporated into the calculations.

The Special Purpose Part is only applicable to a particular group of customers. The Special Purpose Part is designed to recover the Borough's cost for facilities that service a special purpose or specific area, such as a pump station and transmission main. Fees would be separately calculated for each applicable group and applied to new users as appropriate. The same calculation methodology used for the capacity part and the collection part would apply. At this time, the Borough has not designated any special purpose part.

EXHIBITS

Exhibit No. 1
Borough of Ambler
Montgomery County, Pennsylvania
Calculation of Tapping Fee - Sewer System

A. <u>CAPACITY PART</u>	<u>EXHIBIT REFERENCE</u>		
TREATMENT PLANT CAPACITY FEE PER EDU	2		\$ 2,832.00
BOROUGH OF AMBLER CAPACITY FEE			
NET INFRASTRUCTURE	3	\$ 721,098	
NET COST		<u>\$ 721,098</u>	
LESS: OUTSTANDING DEBT		-	
ELIGIBLE AMBLER CAPACITY COST		<u>\$ 721,098</u>	
TOTAL CAPACITY IN EDU'S	6	5,160	
BOROUGH OF AMBLER CAPACITY FEE PER EDU			<u>\$ 139.75</u>
TOTAL CAPACITY PART FEE			\$ 2,971.75
B. <u>COLLECTION PART</u>			
NET BUILDINGS	4	\$ 8,436	
NET INFRASTRUCTURE	4	16,629,620	
NET MACHINERY & EQUIPMENT	4	90,725	
LESS: CONTRIBUTIONS	5	(5,463,926)	
NET COST		<u>\$ 11,264,855</u>	
LESS: OUTSTANDING DEBT		<u>-</u>	
ELIGIBLE AMBLER COLLECTION COST		\$ 11,264,855	
TOTAL CAPACITY IN EDU'S	6	5,160	
BOROUGH OF AMBLER COLLECTION FEE PER EDU			<u>\$ 2,183.11</u>
TOTAL CAPACITY AND COLLECTION TAPPING FEE PER EDU			<u><u>\$ 5,154.86</u></u>

**Exhibit No. 2
Borough of Ambler
Montgomery County, Pennsylvania
Treatment Plant Portion**

		ORIGINAL COST	TRENDED ORIGINAL COST May-91	TRENDED ORIGINAL COST February-25
<u>CAPACITY PART</u>				
1963 - 1964 REMAINING COSTS			\$ 6,013,700	\$17,701,159
1981 TREATMENT PLANT COST			17,439,630	51,333,066
ADDITIONS 1982 - 1990			1,009,600	2,971,730
ADDITIONS 1991		\$ 61,500		179,747
ADDITIONS 1992		138,361		404,391
ADDITIONS 1993		71,367		208,586
ADDITIONS 1994		205,578		600,848
ADDITIONS 1995		-		0
ADDITIONS 1996		375,211		1,096,638
ADDITIONS 1997		105,733		309,028
ADDITIONS 1998		107,111		313,056
ADDITIONS 1999		1,091,027		3,188,770
ADDITIONS 2000		1,600,465		4,677,716
ADDITIONS 2001		1,438,399		4,204,042
ADDITIONS 2002		300,000		876,817
ADDITIONS 2003		14,424		42,157
ADDITIONS 2004		158,794		464,111
ADDITIONS 2005		216,111		410,148
ADDITIONS 2006		189,381		345,267
ADDITIONS 2007	8/7/2007	400,326		706,538
ADDITIONS 2007	1/9/2008	81,929		143,114
ADDITIONS 2007	3/12/2008	217,532		379,094
ADDITIONS 2008	8/13/2008	40,750		68,867
ADDITIONS 2008	9/18/2008	55,401		91,492
ADDITIONS 2008	10/16/2008	123,835		202,944
ADDITIONS 2008	1/13/2009	271,728		449,170
ADDITIONS 2009	5/13/2009	339,857		560,151
ADDITIONS 2009	1/13/2010	87,539		142,848
ADDITIONS 2010	6/9/2010	130,235		209,021
ADDITIONS 2010	9/17/2010	228,220		364,997
ADDITIONS 2010	11/12/2010	416,907		658,228
ADDITIONS 2010	1/28/2011	200,140		316,425
ADDITIONS 2011	5/27/2011	133,249		208,422
ADDITIONS 2011	9/30/2011	142,634		221,111
ADDITIONS 2011	11/18/2011	230,808		355,567
ADDITIONS 2011	1/13/2012	103,520		159,427
ADDITIONS 2012	6/22/2012	1,258,606		1,914,340
ADDITIONS 2012	8/24/2012	110,276		166,654
ADDITIONS 2012	12/7/2012	151,665		227,717
ADDITIONS 2012	1/4/2013	146,176		218,888
ADDITIONS 2013	5/13/2013	1,340,057		1,990,033
ADDITIONS 2013	9/13/2013	204,303		302,255
ADDITIONS 2013	11/22/2013	77,121		112,745
ADDITIONS 2013	12/31/2013	194,013		283,594

**Exhibit No. 2
Borough of Ambler
Montgomery County, Pennsylvania
Treatment Plant Portion**

		ORIGINAL COST	TRENDED ORIGINAL COST May-91	TRENDED ORIGINAL COST February-25
ADDITIONS 2014	6/27/2014	37,185		53,619
ADDITIONS 2014	8/22/2014	167,125		239,879
ADDITIONS 2014	11/14/2014	25,575		36,462
ADDITIONS 2014	12/26/2014	277,663		394,892
ADDITIONS 2015	10/23/2015	212,555		296,569
ADDITIONS 2015	12/18/2015	158,622		220,784
ADDITIONS 2016	1st Qtr 7/8/2016	30,600		41,663
ADDITIONS 2016	2nd & 3rd Qtrs 10/28/2016	399,292		540,765
ADDITIONS 2016	4th Qtr 3/10/2017	139,091		184,261
ADDITIONS 2017	1st Qtr 6/7/2017	150,929		199,282
ADDITIONS 2017	2nd & 3rd Qtrs 11/10/2017	289,652		376,562
ADDITIONS 2017	4th Qtr 2/2/2018	383,650		497,888
ADDITIONS 2018	1st Qtr 6/1/2018	26,012		33,211
ADDITIONS 2018	2nd Qtr 8/31/2018	1,876		2,384
ADDITIONS 2018	3rd Qtr 11/2/2018	42,256		53,393
ADDITIONS 2018	4th Qtr 1/31/2019	588,781		742,514
ADDITIONS 2019	1st Qtr 6/21/2019	28,442		35,669
ADDITIONS 2019	2nd & 3rd Qtrs 11/22/2019	179,294		224,849
ADDITIONS 2019	2nd & 3rd Qtrs 12/13/2019	39,239		48,723
ADDITIONS 2019	4th Qtr 2/13/2020	321,651		399,372
ADDITIONS 2020	1st & 2nd Qtrs 9/4/2020	190,316		233,891
ADDITIONS 2020	3rd Qtr 11/20/2020	11,237		13,715
ADDITIONS 2020	4th Qtr 2/5/2021	270,815		327,132
ADDITIONS 2021	1st Qtr 6/4/2021	13,356		15,583
ADDITIONS 2021	2nd Qtr 8/20/2021	147,981		167,791
ADDITIONS 2021	3rd Qtr 11/12/2021	232,639		259,941
ADDITIONS 2021	4th Qtr 2/4/2022	407,057		453,515
ADDITIONS 2022	1st Qtr 5/5/2022	97,329		105,764
ADDITIONS 2022	2nd Qtr 9/16/2022	11,446		12,279
ADDITIONS 2022	3rd & 4th Qtrs 2/21/2023	144,916		155,427
ADDITIONS 2023	7/1/2023	480,182		507,989
ADDITIONS 2024	7/1/2024	2,071,393		2,156,914
TOTAL TREATMENT PLANT COST				\$108,813,601
LESS: EPA GRANT		-	11,961,100	35,207,165
NET TREATMENT PLANT COST				\$73,606,436
LESS: OUTSTANDING DEBT		-	-	0
ELIGIBLE PLANT COST				\$73,606,436
TOTAL CAPACITY (EDU'S)				26,000
CAPACITY PART TAPPING FEE PER EDU				\$2,832

Exhibit No. 3
Borough of Ambler
Montgomery County, Pennsylvania
Collection Assets

<u>Expenditure</u>	<u>Year Placed in Service</u>	<u>2005 Estimated Replacement Cost</u>	<u>Cost Index</u>		<u>Trended Current Replacement Cost</u>
			<u>Original</u>	<u>Current</u>	
Project No. 1 (Replacement Cost Estimate)					
8" PVC Pipe	1936	\$1,812,000	7398	14132	\$3,461,270
10" PVC Pipe	1936	127,500	7398	14132	243,550
12" PVC Pipe	1936	250,000	7398	14132	477,548
Service Laterals	1936	226,500	7398	14132	432,659
Manholes	1936	255,200	7398	14132	487,481
		\$2,671,200			\$5,102,508
Allocated to Capacity	14%	\$377,500			\$721,098
Allocated to Collection	86%	\$2,293,700			\$4,381,410

**Exhibit No. 4
Borough of Ambler
Montgomery County, Pennsylvania
Collection Assets**

<u>Expenditure</u>	<u>Year Placed in Service</u>	<u>Original Cost</u>	<u>Cost Index</u>		<u>Trended Current Replacement Cost</u>
			<u>Original</u>	<u>Current</u>	
Buildings					
	2005	\$4,445	7446	14132	\$8,436
New Heaters and AC for Office	6/1/2021	<u>2,464</u>	Excluded - Replacement		
		\$4,445			\$8,436
Infrastructure					
2005 Estimated Replacement Cost					
Project No. 1 (Replacement Cost Estimate)					
8" PVC Pipe	1936	\$1,812,000	7398	14132	\$3,461,270
10" PVC Pipe	1936	127,500	7398	14132	243,550
12" PVC Pipe	1936	250,000	7398	14132	477,548
Service Laterals	1936	226,500	7398	14132	432,659
Manholes	1936	<u>255,200</u>	7398	14132	<u>487,481</u>
		\$2,671,200			\$5,102,508
Allocated to Capacity	14%	\$377,500			\$721,098
Allocated to Collection	86%	\$2,293,700			\$4,381,410
Project Nos. 2, 3, 4					
Original Cost					
Preliminary	1937	\$1,234	235	14132	\$74,218
Land	1937	1,261	235	14132	75,815
Contract A	1937	65,500	235	14132	3,938,799
Contract B	1937	54,797	235	14132	3,295,161
Contract C	1937	60,545	235	14132	3,640,824
Contract D	1937	2,000	235	14132	120,269
Engineering	1937	12,200	235	14132	733,641
Legal	1937	2,816	235	14132	169,318
Administrative	1937	54	235	14132	3,224
Interest	1937	2,925	235	14132	175,893
Miscellaneous	1937	<u>350</u>	235	14132	<u>21,047</u>
		\$203,680			\$12,248,209
Manhole Covers	2014	\$3,060	Excluded - Replacement		
Manhole Covers	2014	<u>3,389</u>	Excluded - Replacement		
		\$6,449			

**Exhibit No. 4
Borough of Ambler
Montgomery County, Pennsylvania
Collection Assets**

<u>Expenditure</u>	<u>Year Placed in Service</u>	<u>Original Cost</u>	<u>Cost Index</u>		<u>Trended Current Replacement Cost</u>
			<u>Original</u>	<u>Current</u>	
Machinery & Equipment					
Dump Truck	2007	\$4,936	7967	14132	\$8,755
Vehicles	2009	10,000	8570	14132	16,489
2014 GMC Sierra	2014	3,724	9806	14132	5,366
2014 Minn Digger	2014	5,087	9806	14132	7,332
New Software Equi	2015	23,048	Excluded - Replacement		
New Pressure Washer	2016	1,154	Excluded - Replacement		
New Server	2018	2,167	11062	14132	2,768
Asphalt Cutter	2018	2,198	11062	14132	2,808
Desktop Computers Water and Finance	2019	309	11281	14132	387
New Gas Pump	2019	6,005	Excluded - Replacement		
New Camera Sys Garage	2019	567	Excluded - Replacement		
Sewer Vacuum	2021	18,750	12149	14132	21,810
Link Computer	2021	21,500	12149	14132	25,009
		\$68,671			\$90,725

**Exhibit No. 5
Borough of Ambler
Montgomery County, Pennsylvania
Contributions**

<u>Source</u>	<u>Year</u>	<u>Original Contribution</u>	<u>Cost Index</u>		<u>Trended Amount</u>
			<u>Original</u>	<u>Current</u>	
Project Nos. 2, 3, 4					
P.W.A. Docket Pa. 1157-R Grant	1937	\$90,862	235	14132	\$5,463,926

Exhibit No. 6
Borough of Ambler
Montgomery County, Pennsylvania
Calculation of System Capacity

AMBLER WASTEWATER TREATMENT PLANT

Capacity of the Plant	6,500,000 GPD
Capacity in Population Equivalents (100 GPS per Person)	65,000 Persons
Average Number of Persons/Household (1)	2.5
Number of Equivalent Dwelling Units	26,000

BOROUGH OF AMBLER SEWER SYSTEM

Capacity in Ambler Treatment Plant (2)	19.85%
Number of Equivalent Dwelling Units	5,160

(1) Data extracted from 2024 American Community Survey 1-Year Estimate for Montgomery County

(2) Per agreement

BOROUGH OF AMBLER
CALCULATION OF THE TAPPING FEE
FOR THE WATER SYSTEM
IN ACCORDANCE WITH PA ACT 57 OF 2003

FEBRUARY 28, 2026



BOROUGH OF AMBLER
WATER SYSTEM TAPPING FEE CALCULATION

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Exhibit 7 – Debt Service Summary

Exhibit 8 – System Capacity

APPENDICES

Appendix A1 – General Obligation Bonds, Series of 2021 – Sources and Uses of Funds

Appendix A2 – General Obligation Bonds, Series of 2021 – Water Portion Debt Service
Schedule

BOROUGH OF AMBLER
WATER SYSTEM TAPPING FEE CALCULATION

SUMMARY OF FEES CALCULATED FOR
ACT 57 TAPPING FEE STUDY

On December 19, 1990, the Pennsylvania State Legislature enacted Act 209 of 1990, which amended the Act of July 31, 1968 (P.L. 805, No. 247). One of the provisions of that law required municipalities that assess tapping or similar sewer and water fees to comply with the requirements of Act 203 of 1990, which amended Section 4 of the Municipalities Authorities Act. Subsequently, on December 30, 2003, the aforesaid Act 203 was amended by Act 57 of 2003 (hereinafter referred to as the “Act”). The intent of the Act was to clarify certain sections of the aforesaid Act 203. As a result, no municipality is permitted to impose any connection fee, customer facilities fee, tapping fee, or any similar fee, except as provided specifically under the Act. The various provisions of the Act were effective on or about June 30, 2005.

Similar to the aforesaid Act 203, the Act provides for the imposition of a tapping fee with three separate components that are designed to allow the Borough of Ambler (the “Borough”) to recover specific capital costs. With the exception of assessments and, to some extent, reserve capacity fees, these are the only capital charges that a Borough may impose. Water rents and other charges that are intended to recover operation, maintenance, and debt service costs are unaffected by the Act.

The three components of the Borough’s tapping fee are (1) connection fee; (2) customer facilities fee; and (3) tapping fee. Parenthetically, it should be noted that the term “tapping fee” refers to one of the three components of the overall fee as well as the overall fee itself. Generally, the connection fee focuses on the cost of the facilities between the main and the property line, while the customer facilities fee deals with the cost from the property line to the building. The tapping fee component covers the costs associated with the water lines and treatment facilities, including payments for capacity in other municipal treatment facilities, and may also include, under certain circumstances, any projected capital improvement costs approved by the Borough. The tapping fee calculation is comprised of four parts: capacity, distribution, special purpose, and reimbursement. Each part of the tapping fee may not be applicable to every municipality. In the case of the Borough of Ambler, the only pertinent parts are capacity and distribution. The situations surrounding the imposition of the special purpose and/or reimbursement portions of the tapping fee are not applicable to the Borough at this point in time, but may be imposed at a later date, if warranted.

The Act does permit the inclusion of future capital improvements in the calculation, provided certain action has been taken by the Borough to ensure the initiation of the work, and further provided that the construction of the facilities increases the capacity of the system. At this time, the Borough does not have any items in its capital improvement program that satisfy these criteria.

The results of the calculations are shown in Table 1 as follows:

TABLE 1

1. Connection Fee	Actual Cost Incurred
2. Customer Facilities Fee	Actual Cost Incurred
3. Tapping Fee - Per Equivalent Dwelling Unit (EDU):	
A. Capacity Part	\$2,890.88
B. Distribution Part	<u>2,174.25</u>
Total Capacity and Distribution	\$5,065.13

The amounts shown above reflect the calculated fees per Act 57 of 2003 and Act 209 of 1990.

The Borough is justified in charging this figure or any lesser amount.

BOROUGH OF AMBLER
WATER SYSTEM TAPPING FEE CALCULATION

CONNECTION FEE

The connection fee recovers the cost of the installation of the service line from the Borough's water main to the property line or curb stop of the dwelling or building being connected. To date, construction of these facilities has been the responsibility of the developer or the property owner and not the Borough. Accordingly, all costs associated with the installation of these facilities are not considered a part of the tapping fee calculation.

In the future, the Borough may need to construct these facilities on a case-by-case basis. When the Borough does incur costs associated with the installation of these facilities, the fee may be calculated using either: (1) the actual costs of the particular installation; (2) the average cost of similar installations, or (3) the current/trended value of the average cost. The Borough may require this cost to be borne by the property owner. Costs associated with the connection fee may include materials, rental equipment, labor, inspection, engineering, legal, and administration.

The Borough may also require, at its discretion, that an Escrow Account be established to cover any expenditure that the Borough may incur associated with making the connection. The amount of any Escrow can be based upon an estimate of actual costs or based upon a flat fee per equivalent dwelling unit (EDU).

In lieu of payment of a connection fee, the Borough may require the construction and dedication of these facilities by the property owner.

BOROUGH OF AMBLER
WATER SYSTEM TAPPING FEE CALCULATION

CUSTOMER FACILITIES FEE

This fee covers the cost of the facilities from the property line or curb stop to the proposed dwelling or building being connected to the Borough's water system. These facilities generally include the service line beyond the curb stop, the water meter, and any appurtenances.

The developer is responsible for the installation and cost of the service line beyond the curb stop. In the event that the service involves a single property, the installation and cost will be the responsibility of the property owner. However, whether the developer or the property owner installs the service line, the installation of the water meter is the responsibility of the Borough. The cost of the water meter and its installation is borne by the developer or the property owner and is paid to the Borough.

The Borough may be required to provide an inspection to ensure that the facilities have been installed properly and in conformance with its regulations. Any costs attendant to the inspection will be passed on to the property owner.

BOROUGH OF AMBLER
WATER SYSTEM TAPPING FEE CALCULATION

TAPPING FEE

The tapping fee is charged to allow the Borough to recover capital costs associated with the original construction and any additions or improvements to the Borough's water system, as long as these facilities are still used on a regular basis. Facilities funded by others, such as a developer, and dedicated to the Borough, are considered contributed capital and therefore not included in the computation of this fee.

All property owners or developers connecting to the Borough's water system are subject to a tapping fee, which may consist of up to four parts, which are calculated separately. The capacity part includes costs for the construction of those facilities that are related to the system's capacity, such as transmission mains, storage tanks, pumping stations, wells, and appurtenant structures, and the treatment plant. The distribution part covers costs for the installation of distribution mains. The remaining of the tapping fee includes the special purpose and the reimbursement parts. These are not applicable to the Borough of Ambler system. Accordingly, the tapping fee will focus on the capacity and distribution parts only.

The Act provides for the determination of the capital costs of the system based on either:

- Original or historical costs of the system, plus any capital improvement projects, as well as the interest paid to date on any indebtedness associated with the system or
- Original costs trended to current dollars, plus any capital improvement projects, less any remaining indebtedness (principal only) associated with the system.

The net capital costs are divided by the capacity amount, which, for purposes of this calculation, is defined as the sum of allowed maximum withdrawal from the various wells or 1,915,200 gallons per day, since this capacity is the limiting factor in the amount of water that can be supplied to the customers. A listing of the system's wells is presented in Exhibit No. 8. The result is the tapping fee per gallon. This unit amount is multiplied by the number of gallons per equivalent dwelling unit (EDU) in the system. According to the Act, the gallons per EDU is based on 65 gallons per capita per day for water times the average number of persons per household, as established by the United States Census Bureau. For Montgomery County, this number is 2.5.

The tapping fee calculation under the original cost and the trended original cost methodologies is presented in Exhibit No. 1. The tapping fee per EDU is disaggregated between the capacity and distribution parts of the water system. The original capital costs for the Borough's water system were extracted from the records of the Borough and were allocated into three categories. The original capital costs that serve the capacity portion of the system are detailed in Exhibit No. 2. These costs include land, wells, reservoirs, building and pump stations, as well as transmission mains and certain machinery and equipment that serve the capacity system only. Distribution

mains, services, meters, hydrants, and machinery and equipment that serve only the distribution system are distribution system assets. These original capital costs are detailed in Exhibit No. 3. Additionally, some machinery and equipment serve both the capacity and distribution systems. Exhibit No. 4 details the original capital costs of the shared assets and when these costs are allocated equally between capacity and distribution.

Facilities constructed by a developer, or funded with federal/state grants, or recovered with the imposition of assessments on property owners, are considered contributed capital. The contributions that funded the construction of all or part of the capacity system assets are detailed in Exhibit No. 5, while the contributions to distribution assets are shown in Exhibit No. 6.

The original costs in Exhibit Nos. 2 through 6 were trended to reflect current dollars using indices published by the Engineering News Record. This approach is an industry standard for developing replacement costs for infrastructure-related facilities and is acknowledged by the Act.

Debt is either added or subtracted in some aspect from the calculation, depending on the methodology. The interest paid on the loans is added to the original cost base, while the outstanding principal on the loans is subtracted from the trended original cost base. A summary of the system's applicable debt is shown in Exhibit No. 7.

The charge per gallon and the related tapping per EDU for the distribution and capacity parts are compared in Table 2 below under both capital cost methodologies. The Borough is permitted under the Act to choose the methodology that produces the highest tapping fee, which in this case is the trended original cost approach.

**TABLE 2
COMPARISON OF TAPPING FEES**

<u>COMPONENT</u>	<u>ORIGINAL COST</u>	<u>TRENDED ORIG COST</u>
Capacity Per Gallon	\$5.63	\$17.79
Capacity Per EDU	\$914.88	\$2,890.88
Distribution Per Gallon	\$3.19	\$13.38
Distribution Per EDU	\$518.38	\$2,174.25
Total Per Gallon	\$8.82	\$31.17
Total Per EDU	\$1,433.26	\$5,065.13

The Act references two other aspects of the tapping fee component, specifically the Special Purpose Part and the Reimbursement Part. These are not currently applicable to the Borough's tapping fee. However, if the situation arises, then either or both could be addressed and incorporated into the calculations.

The Special Purpose Part is only applicable to a particular group of customers. The Special Purpose Part is designed to recover the Borough's cost for facilities that service a special purpose or specific area, such as a pump station and transmission main. Fees would be separately calculated for each applicable group and applied to new users as appropriate. The same calculation methodology used for the capacity part and the collection part would apply. At this time, the Borough has not designated any special purpose part.

Where appropriate, a reimbursement component may be included in the tapping fee charged for new connections to facilities constructed by others for which a reimbursement is due to the person/developer constructing the facilities. Generally, this reimbursement will be defined in a written reimbursement agreement between the Borough and the person constructing the facilities. Typically, such agreements reimburse the cost of the excess capacity available for use by future connections. At this time, the Borough has no agreement(s) with any developer(s) that would require the calculation of a reimbursement part.

EXHIBITS

Exhibit No. 1
Borough of Ambler
Montgomery County, Pennsylvania
Calculation of Tapping Fee - Water System

A. <u>Capacity Part</u>	<u>Exhibit Reference</u>	<u>Original Cost</u>	<u>Trended Cost</u>
Land	2	\$2,328	\$2,328
Distribution Reservoirs	2	3,264,976	12,698,924
Wells	2	4,362,831	10,428,845
Pumps & Pump Stations	2	1,323,703	6,625,267
Buildings	2	849,985	2,375,323
Transmission Mains & Accessories	2	140,656	4,387,915
Capacity System Machinery & Equipment	2	947,541	1,674,588
Shared Machinery & Equipment	4	407,235	1,126,168
Total Capacity Assets		<u>\$11,299,256</u>	<u>\$39,319,357</u>
Less: Contributions			
Wells	5	\$662,441	\$2,621,601
Pumps & Pump Stations	5	138,195	740,640
Total Contributions Capacity Part		<u>\$800,636</u>	<u>\$3,362,241</u>
Net Capital		\$10,498,620	\$35,957,116
Financing Costs for Capacity Part	7	44,400	51,646
Total Cost of Capacity Part		<u>\$10,543,020</u>	<u>\$36,008,762</u>
Plus: Interest Paid On Debt	7	\$242,394	-
Less: Outstanding Debt	7	-	1,940,000
Eligible Cost for Capacity Part		<u>\$10,785,415</u>	<u>\$34,068,762</u>
Total Capacity	8	1,915,200	1,915,200
Capacity Tapping Fee per Gallon		\$5.63	\$17.79
Gallon per EDU for Capacity Part (1)		162.5	162.5
Capacity Tapping Fee per EDU		\$914.88	\$2,890.88

Exhibit No. 1
Borough of Ambler
Montgomery County, Pennsylvania
Calculation of Tapping Fee - Water System

B. Distribution Part

Distribution Mains & Accessories	3	\$4,836,040	\$32,873,436
Services	3	548,627	5,884,965
Meters	3	1,818,485	3,057,837
Hydrants	3	286,358	1,013,889
Distribution System Machinery & Equipment	3	59,610	80,756
Shared Machinery & Equipment	4	407,235	1,126,168
Total Distribution Assets		\$7,956,356	\$44,037,051
Less: Contributions			
Distribution Mains & Accessories	6	\$1,842,321	\$14,085,885
Services	6	178,751	1,858,377
Hydrants	6	104,787	586,757
Total Contributions Distribution Part		\$2,125,859	\$16,531,020
Net Capital		\$5,830,497	\$27,506,031
Financing Costs for Distribution Part	7	44,400	51,646
Total Cost of Distribution Part		\$5,874,897	\$27,557,677
Plus: Interest Paid On Debt	7	\$242,394	-
Less: Outstanding Debt	7	-	1,940,000
Eligible Cost for Distribution Part		\$6,117,291	\$25,617,677
Total Capacity	8	1,915,200	1,915,200
Distribution Tapping Fee per Gallon		\$3.19	\$13.38
Gallon per EDU for Distribution Part (1)		162.5	162.5
Distribution Tapping Fee per EDU		\$518.38	\$2,174.25
Total Tapping Fee per Gallon		\$8.82	\$31.17
Total Tapping Fee per EDU		\$1,433.26	\$5,065.13

(1) Average Household Size Per the 2024 American Community Survey

1-Year Estimate for Montgomery County	2.5
Gallons Per Capita Per Day Allowed Per Act 57 of 2003	65
Total Gallons Per Day Per EDU	162.5

**Exhibit No. 2
Borough of Ambler
Montgomery County, Pennsylvania
Capacity Assets**

Expenditure	Year Placed in Service	Original Cost	Cost Index		Trended Current Replacement Cost
			Original	Current	
Land					
LAND	1/1/1944	\$2,328			\$2,328
		<u>\$2,328</u>			<u>\$2,328</u>
Distribution Reservoirs					
1944 BALANCE	1/1/1944	\$30,359	299	14132	\$1,434,855
1972 ADDITIONS	1/1/1972	842,371	1753	14132	6,790,678
1974 ADDITIONS	1/1/1974	53,666	2020	14132	375,439
1982 ADDITIONS	1/1/1982	55,010	3704	14132	209,876
CATHODIC PROTEC HOUSTON	9/1/1989	13,000	4658	14132	39,440
CATHODIC PROTEC BROAD AXE	8/1/1989	6,045	4618	14132	18,498
SURGE RELIEF VALVE	11/1/1991	2,380	4896	14132	6,870
LOCH ALSH TANK REPLCMNT	7/1/1999	21,321	Excluded - Replacement		
LOCHALSH TANK REPLACEMENT	7/1/2000	700	Excluded - Replacement		
Loch Alsh Tank	11/30/2005	1,296,375	7630	14132	2,401,031
Loch Alsh Tank Replacement	7/1/2006	8,800	Excluded - Replacement		
Loch Alsh Dam	7/31/2012	354,866	9324	14132	537,841
Houston Tank	11/30/2012	479,528	9398	14132	721,058
Loch Alsh - Anthony Biddle	1/31/2013	43,775	9437	14132	65,550
Paving Loch Alsh	6/5/2014	7,150	9800	14132	10,310
Sidewalk Reservoir	12/13/2018	5,989	11186	14132	7,566
Loch Alsh Dam Project	7/1/2022	60,802	13168	14132	65,253
Broad Axe Wtr Tower Backup Gen	7/1/2022	750	13168	14132	805
Broad Axe Tank - Electric Work	7/1/2022	12,910	13168	14132	13,855
		<u>\$3,264,976</u>			<u>\$12,698,924</u>

**Exhibit No. 2
Borough of Ambler
Montgomery County, Pennsylvania
Capacity Assets**

Expenditure	Year Placed in Service	Original Cost	Cost Index		Trended Current Replacement Cost
			Original	Current	
Wells					
1944 BALANCE	1/1/1944	\$8,339	299	14132	\$394,125
1944 ADDITIONS	1/1/1944	7,199	299	14132	340,246
1947 ADDITIONS	1/1/1947	6,537	413	14132	223,676
1948 ADDITIONS	1/1/1948	258	461	14132	7,909
1953 ADDITIONS	1/1/1953	5,466	600	14132	128,739
1954 ADDITIONS	1/1/1954	44	628	14132	990
1955 ADDITIONS	1/1/1955	526	660	14132	11,262
1956 ADDITIONS	1/1/1956	9,054	692	14132	184,895
1957 ADDITIONS	1/1/1957	5,184	724	14132	101,185
1958 ADDITIONS	1/1/1958	27,006	759	14132	502,817
1964 ADDITIONS	1/1/1964	5,419	936	14132	81,815
1969 ADDITIONS	1/1/1969	8,081	1269	14132	89,990
1971 ADDITIONS	1/1/1971	700	1581	14132	6,257
1973 ADDITIONS	1/1/1973	677	1895	14132	5,049
1974 ADDITIONS	1/1/1974	837	2020	14132	5,856
1975 ADDITIONS	1/1/1975	65,383	2212	14132	417,707
1978 ADDITIONS	1/1/1978	113,529	2672	14132	600,429
1979 ADDITIONS	1/1/1979	22,644	2872	14132	111,419
1980 ADDITIONS	1/1/1980	12,721	3132	14132	57,397
1981 ADDITIONS	1/1/1981	50,328	3372	14132	210,918
ENGINEERING CAPITALIZED	1/31/1983	15,586	3960	14132	55,620
WHITEMARSH WELL	6/15/1986	374,123	4303	14132	1,228,668
SPRING WELLS	7/1/1984	115,462	4166	14132	391,662
1985 ADDITIONS	7/1/1985	49,980	4220	14132	167,369
ALARM SYSTEM WELL	10/1/1990	1,864	4771	14132	5,521
FENCE WELL	5/1/1991	3,669	4801	14132	10,800
WELL #3A	12/31/1991	19,984	4889	14132	57,764
WELL 3A PROJECT	12/31/1992	97,415	5059	14132	272,115
ENGINEERING-WELLS	7/1/1992	9,300	4992	14132	26,327
DOORS-FIBERGLASS	4/1/1993	6,770	5167	14132	18,516
WINDOWS-WELL	12/1/1993	973	5310	14132	2,588
METER PIT	9/28/1994	2,272	5437	14132	5,905
WELL #15 WORK	7/1/1997	5,560	5863	14132	13,401
GUTTERS, WOOD TRIM, 9+11	7/1/1997	1,368	5863	14132	3,297
FUEL TANK	7/1/1997	1,900	5863	14132	4,580
SLAB, CONCRETE-TANK#12	7/1/1997	3,025	5863	14132	7,291
WELL 4 SERVICE LINE	7/1/2001	1,885	6404	14132	4,160
WHITEMARSH PUMPING	7/1/2002	736,385	6605	14132	1,575,520
ROOF-WELL 11	7/1/2003	2,493	6695	14132	5,262
GENERATOR, EMERGENCY-WELL# 8	7/1/2003	9,476	6695	14132	20,002
Lake House Service	7/1/2004	6,338	7126	14132	12,570
Well # Valves	7/1/2004	438	7126	14132	868
Well # 8 Generator-Emergency	7/1/2004	37,248	7126	14132	73,867
Emergency Generator #8	7/1/2006	22,187	7721	14132	40,608
Emergency Generator	7/1/2007	241	7959	14132	428

**Exhibit No. 2
Borough of Ambler
Montgomery County, Pennsylvania
Capacity Assets**

Expenditure	Year Placed	Original Cost	Cost Index		Trended Current Replacement Cost
	in Service		Original	Current	
Ft. Washing Ave. Bridge	7/1/2007	62,731	7959	14132	111,382
Madison Ave. Bridge	7/1/2007	26,018	7959	14132	46,196
Well #12 Generator	12/31/2007	62,434	8089	14132	109,073
Generator Wells	6/30/2009	116,585	8578	14132	192,065
Well # 8 Pump	7/31/2012	32,962	9324	14132	49,958
Well Pump	4/1/2013	17,000	9484	14132	25,332
New Electric Ser Well 6 & 7	7/1/2014	47,275	9835	14132	67,931
Well 6 Roof	7/1/2014	1,700	9835	14132	2,443
Whitemarsh Well Bldg	10/1/2014	36,615	9886	14132	52,339
Aurora Pump Well 4	8/1/2014	12,285	9846	14132	17,633
Well 4 Pump	7/1/2014	19,171	9835	14132	27,548
Generator Well 14	8/1/2014	43,100	9846	14132	61,862
Generator Well 14	8/1/2014	9,480	9846	14132	13,607
New Top Shaft Well 14	2/26/2015	5,460	9962	14132	7,745
Well 9 Cage Pump	3/31/2015	6,788	9972	14132	9,620
Well #2 Electric Pole	7/1/2017	12,350	10789	14132	16,176
Well 8 Chlorine Tank	7/1/2017	156,023	10789	14132	204,354
Well 6 & & Paving	11/1/2018	20,600	11184	14132	26,030
Well 11 Paving	8/1/2018	13,980	11124	14132	17,759
Well 8 Chlorine Tank	2/1/2018	2,359	10889	14132	3,062
Well 6 Motor&Pump	3/1/2018	35,956	10959	14132	46,366
Well 6 Motor&Pump	5/1/2018	15,877	11013	14132	20,374
Whitemarsh Wells	6/1/2021	11,605	12112	14132	13,540
Well #2 VFD Drive	6/1/2021	36,939	12112	14132	43,099
Well Rehab (Whitemarsh)	7/1/2022	113	Excluded - Maintenance		
Well Rehab (Whitemarsh)	7/1/2022	281	Excluded - Maintenance		
Well Rehab (Whitemarsh)	7/1/2022	986	Excluded - Maintenance		
Well #2 Furnish Materials, Lab	7/1/2022	49,509	13168	14132	53,133
PVC - WELL REHAB	7/1/2022	3,145	Excluded - Maintenance		
Materials for Well #4	7/1/2022	941	13168	14132	1,010
Well #7 - Pump & Piping Rehab	7/1/2022	47,661	Excluded - Maintenance		
Well #9 - Materials, Labor & E	7/1/2022	41,103	13168	14132	44,111
Well #4 - Well Rehab	7/1/2022	5,280	Excluded - Maintenance		
Well Rehab	7/1/2022	55,858	Excluded - Maintenance		
Well Rehabilitation	7/1/2023	54,580	Excluded - Maintenance		
Well Equipment	7/1/2023	8,908	13425	14132	9,377
Well 2,6 & 7	7/1/2024	1,555,098	13556	14132	1,621,119
Well 9 Transducer	7/1/2024	6,432	13556	14132	6,705
Level Transducers Well 2,6 & 7	7/1/2024	19,672	13556	14132	20,507
		\$4,362,831			\$10,428,845

**Exhibit No. 2
Borough of Ambler
Montgomery County, Pennsylvania
Capacity Assets**

Expenditure	Year Placed in Service	Original Cost	Cost Index		Trended Current Replacement Cost
			Original	Current	
Pumps & Pump Stations					
1944 BALANCE	1/1/1944	\$1,649	299	14132	\$77,937
1944 ADDITIONS	1/1/1944	336	299	14132	15,880
1945 ADDITIONS	1/1/1945	353	308	14132	16,196
1946 ADDITIONS	1/1/1946	2,255	346	14132	92,101
1947 ADDITIONS	1/1/1947	4,375	413	14132	149,699
1948 ADDITIONS	1/1/1948	11,011	461	14132	337,534
1949 ADDITIONS	1/1/1949	3,942	477	14132	116,786
1950 ADDITIONS	1/1/1950	811	510	14132	22,472
1952 ADDITIONS	1/1/1952	242	569	14132	6,010
1953 ADDITIONS	1/1/1953	164	600	14132	3,863
1954 ADDITIONS	1/1/1954	5,984	628	14132	134,655
1955 ADDITIONS	1/1/1955	12,510	660	14132	267,858
1956 ADDITIONS	1/1/1956	10,046	692	14132	205,153
1957 ADDITIONS	1/1/1957	449	724	14132	8,764
1958 ADDITIONS	1/1/1958	23,926	759	14132	445,472
1959 ADDITIONS	1/1/1959	22,543	797	14132	399,710
1960 ADDITIONS	1/1/1960	25,452	824	14132	436,502
1964 ADDITIONS	1/1/1964	15,011	936	14132	226,634
1966 ADDITIONS	1/1/1966	17,969	1019	14132	249,196
1968 ADDITIONS	1/1/1968	14,425	1155	14132	176,492
1969 ADDITIONS	1/1/1969	10,237	1269	14132	113,999
1970 ADDITIONS	1/1/1970	591	1381	14132	6,048
1973 ADDITIONS	1/1/1973	12,193	1895	14132	90,927
1975 ADDITIONS	1/1/1975	56,204	2212	14132	359,066
1976 ADDITIONS	1/1/1976	5,022	2401	14132	29,558
1977 ADDITIONS	1/1/1977	333	2494	14132	1,887
1978 ADDITIONS	1/1/1978	11,605	2672	14132	61,376
1979 ADDITIONS	1/1/1979	98,884	2872	14132	486,556
1980 ADDITIONS	1/1/1980	51,093	3132	14132	230,532
1981 ADDITIONS	1/1/1981	3,672	3372	14132	15,389
PUMP WELL 4	1/31/1983	14,120	3960	14132	50,388
PUMP WELL 2	1/31/1983	10,389	3960	14132	37,074
PUMP WELL 12	1/31/1983	5,460	3960	14132	19,484
ROOF WELL 2	1/31/1983	2,900	3960	14132	10,349
PUMP STATION 3	1/31/1983	1,220	3960	14132	4,354
PUMPING EQUIPMENT	7/1/1984	3,819	4166	14132	12,955
1985 ADDITIONS	7/1/1985	1,338	4220	14132	4,481
FLUOIDINE PUMP	8/1/1989	2,610	4618	14132	7,987
PUMP REMOVAL	8/1/1989	4,450	4618	14132	13,618
MOTOR WELL #4	10/1/1989	3,000	4658	14132	9,102
CEILING HATCH	6/1/1989	825	4599	14132	2,535
FILTER SYSTEM WHITEMARSH	7/1/1990	2,446	4734	14132	7,302
PUMP CHLORINE	9/1/1990	1,487	4774	14132	4,402
QUARRY PUMP	1/1/1990	3,954	4680	14132	11,939
PUMP CHLORINE	7/1/1991	984	4854	14132	2,865

**Exhibit No. 2
Borough of Ambler
Montgomery County, Pennsylvania
Capacity Assets**

Expenditure	Year Placed	Original Cost	Cost Index		Trended Current Replacement Cost
	in Service		Original	Current	
PUMP WELL #14	10/1/1991	20,900	4892	14132	60,374
BOOSTER PUMP-CAREY DRIVE	6/1/1992	2,440	4973	14132	6,934
PUMP-WELL #7	7/29/1993	2,965	5252	14132	7,978
PUMP-WELL #14	7/13/1993	674	5252	14132	1,814
CHLOR ROOM	7/15/1993	7,245	5252	14132	19,494
PUMP-WELL9	1/1/1994	1,070	5336	14132	2,834
PUMP-WELL12	8/31/1994	29,242	5424	14132	76,187
WELL 7 REHAB	7/1/1995	19,423	Excluded - Maintenance		
WELL 7 PUMP	7/1/1995	642	5484	14132	1,654
#2 CHLORINE ROOM	7/1/1995	640	5484	14132	1,649
WELL #4 CHLORINE ROOM	7/1/1996	3,408	5617	14132	8,574
PUMP-WELL #14	7/1/1996	11,933	5617	14132	30,022
PUMP-WHITEMARSH	7/1/1996	1,345	5617	14132	3,384
TANKS, FUEL 2,6,7	7/1/1997	7,318	5863	14132	17,639
REHAB WHITEMARSH	7/1/1997	77,209	5863	14132	186,097
#8 MASTER METER PUMP	7/1/1997	7,969	5863	14132	19,208
ELECTRIC SERVICE HEAD #2	7/1/1997	5,300	5863	14132	12,775
MIXER CONCRETE	7/1/1997	2,566	5863	14132	6,185
PUMP-WHITEMARSH REHAB	7/1/1998	7,982	Excluded - Maintenance		
TURBID METER	7/1/1998	1,960	5921	14132	4,678
ELECTRIC METER	7/1/1998	2,276	5921	14132	5,432
PUMP	7/1/1998	3,725	5921	14132	8,890
SCALE-DUAL CYLINDER	7/1/1998	1,350	5921	14132	3,222
SUMP PUMP-WHITRMARSH	7/1/1999	1,120	6076	14132	2,605
Bethlehem Pike Bridge over SEPTA	7/1/2006	69,707	7721	14132	127,583
Radio Read Meters	7/1/2006	9,123	7721	14132	16,698
WELL 2 PUMP	7/1/2000	22,772	6225	14132	51,696
DOOR-HOUSTON TOWER	7/1/2000	5,639	6225	14132	12,801
PUMP-BOOSTER	7/1/2000	2,057	6225	14132	4,669
Fort Washington Ave Bridge	7/1/2006	6,681	7721	14132	12,228
PUMP	7/1/2000	507	6225	14132	1,151
WHITEMARSH REHAB	7/1/2000	34,082	Excluded - Maintenance		
WELL 9 PUMP	7/1/2001	10,164	6404	14132	22,429
2001 PUMP ADDITIONS	7/1/2001	14,454	6404	14132	31,895
FUEL TANKS 2, 6 AND 7	7/1/2002	7,596	6605	14132	16,252
RIGHT ANGLE DRIVE-WELL # 14	7/1/2002	7,789	6605	14132	16,664
FUEL TANK, WELL#2	7/1/2003	21,522	6695	14132	45,428
WELL # 6 PUMP	7/1/2003	15,103	6695	14132	31,879
SHAFT MOTOR-PUMPING	7/1/2003	1,625	6695	14132	3,430
Well #6 Right Angle Drive	7/1/2004	4,412	7126	14132	8,748
Flow Meter	7/1/2004	2,205	7126	14132	4,373
Well # 9 Pump	7/1/2004	5,339	7126	14132	10,588
Well # 4 Pump	7/1/2004	15,555	7126	14132	30,847
Well #11 Pump	7/1/2005	22,779	7422	14132	43,371
Meters-Pumping	7/1/2005	4,919	7422	14132	9,366
Booster pump, valve-Loch Alsh	7/1/2005	2,485	7422	14132	4,731
Pony Pump-Loch Alsh Distrib.	7/1/2005	12,782	7422	14132	24,337

**Exhibit No. 2
Borough of Ambler
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Capacity Assets**

Expenditure	Year Placed in Service	Original Cost	Cost Index		Trended Current Replacement Cost
			Original	Current	
Whitemarsh Pumpings	7/1/2006	32,090	7721	14132	58,734
Well #2 Vertical Turbine Pump	7/1/2007	23,625	7959	14132	41,947
Well 7 Pump	7/1/2008	16,694	8293	14132	28,447
XR-1 Read System (Drive By Meter Reader)	8/1/2008	9,500	8362	14132	16,055
Drive By Meter Reader Software Update	12/31/2008	5,500	8551	14132	9,089
Well 11 new pump	1/31/2009	13,431	8549	14132	22,202
Submersible Pump	2/28/2009	8,913	8533	14132	14,761
Well 9 Pump replacement	4/30/2009	7,279	Excluded - Replacement		
Whitemarsh Pumping	2/28/2009	19,704	8533	14132	32,632
Bethlehem Pike 8" Main Pumps	6/30/2009	1,692	8578	14132	2,787
LOCH ALSH VALVE INSTALLATION	6/1/2016	4,792	10337	14132	6,551
Loch Alsh Valvue	7/1/2017	15,207	10789	14132	19,918
Fence LochAlsh	1/1/2018	737	10878	14132	19,755
Loch Alsh Valve	3/1/2018	2,275	10959	14132	950
Loch Alsh Booster Motor	5/1/2018	3,220	11013	14132	4,132
EZ Valvue Butler& Park	6/1/2018	4,386	11069	14132	4,111
Pump Hoffman Station	11/15/2018	2,689	11184	14132	5,542
Replace piping At Whitemarsh	12/1/2018	1,940	11186	14132	2,451
Beth Pike Quarry Pump	6/1/2019	69,000	11268	14132	2,433
Whitemarsh Bldg Pump	6/1/2019	6,975	11268	14132	86,532
Booster Pump/Impeller - Whitemarsh	6/1/2019	24,193	11268	14132	8,747
Loch Alsh Project	6/1/2021	7,961	12112	14132	28,227
Materials for Whitemarsh Proj/	7/1/2022	20,504	13168	14132	8,544
Materials for Whitemarsh Proj/	7/1/2022	144	13168	14132	22,005
Whitemarsh Rehab/Gold Deep Str	7/1/2022	64	13168	14132	155
Whitemarsh Rehab/Clear PVC Cou	7/1/2022	211	13168	14132	69
Whitemarsh Proj	7/1/2022	557	13168	14132	227
Whitemarsh/EMP Siganlize/AC-DC	7/1/2022	345	13168	14132	598
Materials for Whitemarsh	7/1/2022	752	13168	14132	370
Whitemarsh - CSA-100-PVC	7/1/2022	219	13168	14132	807
Whitemarsh - Elbow	7/1/2022	500	13168	14132	235
Whitemarsh - PVC PE Plas Pipe	7/1/2022	6	13168	14132	537
Whitemarsh - Meters	7/1/2022	69	13168	14132	6
Whitemarsh Pump - Quarry Insid	7/1/2022	7,147	13168	14132	74
Carbon Change Out Whitemarsh B	7/1/2022	10,758	13168	14132	7,670
Loch Alsh Booster Pump	7/1/2024	123,841	Excluded - Maintenance		
Whitemarsh 3 way control valve	7/1/2024	35,482	13556	14132	129,099
		31,620	13556	14132	36,988
		\$1,323,703			\$6,625,267

**Exhibit No. 2
Borough of Ambler
Montgomery County, Pennsylvania
Capacity Assets**

Expenditure	Year Placed in Service	Original Cost	Cost Index		Trended Current Replacement Cost
			Original	Current	
Buildings					
1960 GARAGE	1/1/1960	\$8,500	824	14132	\$145,775
1961 GARAGE	1/1/1961	4,000	847	14132	66,737
1985 ADDITIONS	7/1/1985	3,232	4220	14132	10,823
GARAGE ROOF	7/1/1990	6,617	4734	14132	19,753
BOROUGH HALL-CAP.INT.	3/1/1993	5,861	5106	14132	16,220
BH BUILDING	3/1/1993	539,688	5106	14132	1,493,666
ROOM CHLORINE	11/8/1994	8,727	5439	14132	22,674
GARAGE (PRE 95)	7/1/1996	5,517	5617	14132	13,880
GARAGE (95)	7/1/1996	5,937	5617	14132	14,937
GARAGE	7/1/1996	136,987	5617	14132	344,641
MAIN BLDG ADDITIONS	7/1/1996	780	5617	14132	1,962
PORTICO-BOROUGH HALL	7/1/2000	2,830	6225	14132	6,424
GARAGE ROOF	7/1/2001	8,256	6404	14132	18,218
GENERATOR-EMERGENCY	7/1/2002	60,424	6605	14132	129,280
HEATING SYSTEM, CARRIER, BOROUGH HALL	7/1/2003	7,317	6695	14132	15,445
Generator-Emergency, Office	7/1/2004	643	7126	14132	1,275
Heating System Upgrade	7/1/2004	813	7126	14132	1,612
Heater-building	7/1/2005	850	7422	14132	1,618
Siding of the Borough Hall	1/30/2009	4,445	8549	14132	7,348
Well 14 Roof	6/1/2015	6,880	10039	14132	9,685
Rplc Chain Under Fence at Loch	7/1/2022	8,800	Excluded - Replacement		
Chain Link Fence	7/1/2023	15,200	13425	14132	16,000
Shed for Chlorine	7/1/2023	16,482	13425	14132	17,349
		\$849,985			\$2,375,323
Transmission Mains & Accessories					
1944 BALANCE	1/1/1944	\$86,754	299	14132	\$4,100,246
1948 ADDITIONS	1/1/1948	6	461	14132	184
1956 ADDITIONS	1/1/1956	14	692	14132	286
1957 ADDITIONS	1/1/1957	516	724	14132	10,072
1958 ADDITIONS	1/1/1958	6,039	759	14132	112,438
1964 ADDITIONS	1/1/1964	422	936	14132	6,371
1976 ADDITIONS	1/1/1976	3,242	2401	14132	19,081
1977 ADDITIONS	1/1/1977	45	2494	14132	255
1982 ADDITIONS	1/1/1982	795	3704	14132	3,033
1982 ADDITIONS	1/1/1982	13,224	3704	14132	50,453
1984 ADDITIONS	7/1/1984	5,017	4166	14132	17,018
WESTRUM	7/1/1985	5,818	4220	14132	19,483
DAGER RD EXTENSION	10/1/1989	1,714	4658	14132	5,200
DAGER RD PIT PIPE	11/1/1989	262	4668	14132	793
PROPHECY CREEK MAIN	7/1/1995	12,524	5484	14132	32,273
VALVE PIT-SHAEFF'S LANE	7/1/1996	4,264	5617	14132	10,728
		\$140,656			\$4,387,915

**Exhibit No. 2
Borough of Ambler
Montgomery County, Pennsylvania
Capacity Assets**

<u>Expenditure</u>	<u>Year Placed in Service</u>	<u>Original Cost</u>	<u>Cost Index</u>		<u>Trended Current Replacement Cost</u>
			<u>Original</u>	<u>Current</u>	
Machines & Equipment					
CHLORINE CONTACT TANKS	11/1/1991	\$120,146	4896	14132	\$346,784
SCALES-CHLORINE	11/16/1994	3,868	5439	14132	10,050
SCADA (PRE 96)	7/1/1996	139,102	5617	14132	349,962
SCADA (96)	7/1/1996	99,041	5617	14132	249,174
SCALETRON-2 CYLINDER	7/1/1997	2,660	5863	14132	6,411
SCADA	7/1/1997	283	5863	14132	682
DIAPHRAM PUMP	7/1/1997	1,460	5863	14132	3,519
SCADA PROJECT	7/1/1998	3,700	5921	14132	8,831
SCADA-99	7/1/1999	14,172	6076	14132	32,961
RECORDER-WELL LEVEL	7/1/2000	625	6225	14132	1,419
SCADA SYSTEM UPDATE	7/1/2002	8,050	6605	14132	17,223
Scada	7/1/2017	192,810	10789	14132	252,536
Online Pressure Transducer	6/1/2021	510	12112	14132	594
Scada System	6/1/2021	364	12112	14132	424
Scada HMI	6/1/2021	30,780	12112	14132	35,912
Topview Alarm	6/1/2021	7,112	12112	14132	8,298
Scada	7/1/2022	3,420	13168	14132	3,670
Scada - Remote Support VM Svc	7/1/2022	2,890	13168	14132	3,102
Remotely Corrected Failed Comm	7/1/2022	71	13168	14132	76
Remote SCADA Services 11/28/20	7/1/2022	71	13168	14132	76
Remote flow trend tags restora	7/1/2022	71	13168	14132	76
Scada System Upgrade	7/1/2022	878	13168	14132	942
MULTI-PARAMETER ANALYZER PACKA	7/1/2022	90,494	13168	14132	97,117
RTU & Scada Additions	7/1/2022	7,623	13168	14132	8,180
Scada	7/1/2023	14,907	13425	14132	15,691
Generator	7/1/2023	62,265	13425	14132	65,542
Plate	11/1/2018	5,646	11184	14132	7,134
Valve	8/1/2018	5,549	11124	14132	7,049
Surveillance Camera Houston Rd	2/1/2018	2,075	10889	14132	2,693
Chlorine Pumps	6/1/2019	3,200	11268	14132	4,013
Laptop for Sup	12/31/2020	878	11626	14132	1,067
Metal Plate	12/31/2020	8,425	11626	14132	10,241
Analyzer	6/1/2021	9,555	12112	14132	11,148
Leak Detector	7/1/2023	15,698	13425	14132	16,524
Chlorine System	7/1/2024	6,702	13556	14132	6,986
TurnKey HMI HW/SW Upgrade	7/1/2022	3,800	13168	14132	4,078
Furnished and Installed 4" gat	7/1/2022	1,849	13168	14132	1,984
Rio System	7/1/2022	29,100	13168	14132	31,230
CL Equipment	7/1/2022	8,160	13168	14132	8,757
W/G Gasket	7/1/2022	39,535	13168	14132	42,429
		\$947,541			\$1,674,588

**Exhibit No. 3
Borough of Ambler
Montgomery County, Pennsylvania
Distribution Assets**

Expenditure	Year Placed in Service	Original Cost	Cost Index		Trended Current Replacement Cost
			Original	Current	
Distribution Mains & Accessories					
1944 BALANCE	1/1/1944	\$238,791	299	14132	\$11,285,957
1944 ADDITIONS	1/1/1944	1,475	299	14132	69,713
1945 ADDITIONS	1/1/1945	66	308	14132	3,028
1946 ADDITIONS	1/1/1946	11,198	346	14132	457,358
1947 ADDITIONS	1/1/1947	6,667	413	14132	228,125
1948 ADDITIONS	1/1/1948	4,809	461	14132	147,416
1949 ADDITIONS	1/1/1949	8,541	477	14132	253,036
1950 ADDITIONS	1/1/1950	17,974	510	14132	498,042
1951 ADDITIONS	1/1/1951	14,445	543	14132	375,932
1952 ADDITIONS	1/1/1952	31,639	569	14132	785,782
1953 ADDITIONS	1/1/1953	35,327	600	14132	832,046
1954 ADDITIONS	1/1/1954	38,968	628	14132	876,880
1955 ADDITIONS	1/1/1955	68,202	660	14132	1,460,309
1956 ADDITIONS	1/1/1956	2,523	692	14132	51,523
1957 ADDITIONS	1/1/1957	2,086	724	14132	40,716
1967 ADDITIONS	1/1/1957	15,394	724	14132	300,472
1958 ADDITIONS	1/1/1958	11,736	759	14132	218,509
1959 ADDITIONS	1/1/1959	35,574	797	14132	630,763
1960 ADDITIONS	1/1/1960	21,407	824	14132	367,130
1961 ADDITIONS	1/1/1961	56,855	847	14132	948,586
1962 ADDITIONS	1/1/1962	9,600	872	14132	155,577
1963 ADDITIONS	1/1/1963	30,747	901	14132	482,247
1964 ADDITIONS	1/1/1964	10,829	936	14132	163,495
1965 ADDITIONS	1/1/1965	33,999	971	14132	494,810
1966 ADDITIONS	1/1/1966	19,007	1019	14132	263,591
1968 ADDITIONS	1/1/1968	4,384	1155	14132	53,639
1969 ADDITIONS	1/1/1969	64,693	1269	14132	720,423
1970 ADDITIONS	1/1/1970	12,182	1381	14132	124,657
1971 ADDITIONS	1/1/1971	80,404	1581	14132	718,683
1972 ADDITIONS	1/1/1972	20,715	1753	14132	166,992
1973 ADDITIONS	1/1/1973	22,000	1895	14132	164,061
1974 ADDITIONS	1/1/1974	70,007	2020	14132	489,758
1975 ADDITIONS	1/1/1975	10,130	2212	14132	64,717
1976 ADDITIONS	1/1/1976	18,909	2401	14132	111,293
1977 ADDITIONS	1/1/1977	96,313	2494	14132	545,733
1978 ADDITIONS	1/1/1978	18,277	2672	14132	96,663
1979 ADDITIONS	1/1/1979	241,299	2872	14132	1,187,306
1980 ADDITIONS	1/1/1980	149,963	3132	14132	676,634
1981 ADDITIONS	1/1/1981	107,057	3372	14132	448,662
1982 ADDITIONS	1/1/1982	28,730	3704	14132	109,612
1984 ADDITIONS	7/1/1984	88,788	4166	14132	301,180
1985 ADDITIONS	7/1/1985	72,649	4220	14132	243,281
1987 ADDITIONS	7/1/1987	152,506	4404	14132	489,363
N. WALES WATER LINE	9/1/1989	2,500	4658	14132	7,585
VALVE BOX EXT BUTLER AVE	5/1/1990	728	4707	14132	2,186

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Borough of Ambler
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Distribution Assets**

Expenditure	Year Placed in Service	Original Cost	Cost Index		Trended Current Replacement Cost
			Original	Current	
WILLOWMERE MAIN	6/1/1990	19,061	4732	14132	56,924
PAREC MAIN	1/1/1993	53,715	5071	14132	149,690
SELECT MAIN	1/1/1993	17,590	5071	14132	49,019
BALLANTRAE MAIN	12/31/1993	28,936	5310	14132	77,008
HANSEN MAIN	12/31/1993	63,126	5310	14132	167,998
SPRINGHOUSE WOODS-MAIN	7/1/1994	62,646	5409	14132	163,670
VALVE PIT- SHEAFFS LANE	7/21/1994	5,194	5409	14132	13,570
VALVES-HIGHLANDS	8/8/1994	1,500	5424	14132	3,908
ALTER MAIN EXTENSION	7/1/1996	33,070	5617	14132	83,200
N.SPRING GARDEN MAIN	7/1/1997	6,091	5863	14132	14,681
BUTLER PIKE MAIN	7/1/1997	142,251	5863	14132	342,868
HAMPTON LN MAIN	7/1/1997	33,007	5863	14132	79,557
PUMP+PIPING-CHERRY LN	7/1/1997	4,115	5863	14132	9,918
SPRING GARDEN MAIN	7/1/1997	1,387	5863	14132	3,343
DISTR PUMP-CHERRY LN	7/1/1998	12,911	5921	14132	30,815
MAIN-DAGER RD	7/1/1998	28,044	5921	14132	66,932
BUTLER AVE MAIN	7/1/1998	11,500	5921	14132	27,447
GENTRY MANOR	7/1/1999	85,475	6076	14132	198,799
DAGER ROAD EMERGENCY	7/1/1999	2,449	6076	14132	5,696
DAGER ROAD DISTRIBUTION	7/1/2000	154	6225	14132	349
HOFFMAN RD BOOSTER	7/1/2000	11,285	6225	14132	25,618
GWYN OAKS DISTR. MAIN	7/1/2000	68,189	6225	14132	154,798
BOOSTER-HOFFMAN RD	7/1/2001	13,143	6404	14132	29,002
MADISON AVE MAIN	7/1/2001	38,121	6404	14132	84,121
617 BETH PIKE-CONTRIB MAIN	7/1/2001	60,170	6404	14132	132,776
DANIEL DRIVE DISTRIBUTION MAIN	7/1/2002	36,349	6605	14132	77,770
SUMMIT AVENUE BRIDGE	7/1/2002	20,036	6605	14132	42,868
LOCH ALSH VALVE INSTALLATION	7/1/2002	5,820	6605	14132	12,453
SUMMIT AVE BRIDGE	7/1/2003	1,544	6695	14132	3,259
R & R DISTRIBUTION MAIN	7/1/2003	53,819	6695	14132	113,600
Beth pike Bridge over Septa	7/1/2004	31,402	7126	14132	62,273
W. Butler 4 to 8 Service	7/1/2004	928	7126	14132	1,839
Main Prospect Avenue	7/1/2004	5,564	7126	14132	11,034
Distribution Main-Aqua	7/1/2005	12,800	7422	14132	24,371
Beth Pike-Main Replacement	7/1/2005	52,848	Excluded - Replacement		
Madison Avenue Bridge	7/1/2005	1,620	7422	14132	3,085
S. Main, Bethlehem - Orange 8" Main	7/1/2006	49,718	7721	14132	90,998
Ambler Road - Main Replacement	7/1/2006	38,952	Excluded - Replacement		
Bethlehem Pk (Willow to Hagues) 8" Main Replacement	7/1/2007	204,451	7959	14132	363,013
Ambler Road Main Replacement	7/1/2007	179,285	Excluded - Replacement		
Farm Lane Box Culvert	9/30/2010	34,443	8836	14132	55,085
Schiavone Water Main	12/31/2011	10,159	9172	14132	15,652
Bottom Dollar Water Main extension	4/1/2013	20,193	9484	14132	30,089
Valve Box Riser- Renfrew	10/29/2015	308	10128	14132	430
Valves-Betsey Ln-Renfrew	10/1/2015	1,718	10128	14132	2,397
Curb Stops	7/1/2017	3,194	10789	14132	4,183
Maple St Water Main Replacement	7/1/2017	145,056	Excluded - Replacement		

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Montgomery County, Pennsylvania
Distribution Assets**

Expenditure	Year Placed	Original Cost	Cost Index		Trended Current Replacement Cost
	in Service		Original	Current	
John's Lane	7/1/2017	108,387	10789	14132	141,962
Marion Ave	7/1/2017	121,620	10789	14132	159,294
Valves - Alene Rd & Beth Pk	3/1/2018	2,352	10959	14132	3,033
Lafayette Ave Main	12/1/2018	257,260	11186	14132	325,018
Valve-S Chestnut	10/1/2018	7,991	11183	14132	10,098
Belmont & Race Gate Valve	1/1/2018	16,367	10878	14132	21,262
Valve Box riser	7/12/2018	302	11116	14132	384
Curb Stops	9/1/2018	1,675	11170	14132	2,119
Valve Replacement	6/1/2018	60,089	Excluded - Replacement		
Valves for St Mary's	6/1/2019	3,044	11268	14132	3,817
Valve Boxes	6/1/2019	574	11268	14132	720
Gate Valves	6/1/2019	3,209	11268	14132	4,024
Militia Hill Main	6/1/2019	167,718	11268	14132	210,332
ValveReplacements	6/1/2019	63,100	Excluded - Replacement		
Valve Replacement	6/1/2019	6,220	Excluded - Replacement		
valves	12/31/2020	6,989	11626	14132	8,495
Hydrostop	12/31/2020	6,072	11626	14132	7,381
Lafayette Ave Main	12/31/2020	685	11626	14132	833
Lafayette Ave Main	12/31/2020	85,045	11626	14132	103,374
Valves	12/31/2020	9,475	11626	14132	11,517
valves	12/31/2020	4,961	11626	14132	6,030
Brass Ball Valve Curb Stop	6/1/2021	2,246	12112	14132	2,621
Curb Stop w/Water Lid	6/1/2021	1,457	12112	14132	1,700
Valves	6/1/2021	23,144	12112	14132	27,003
Butler Avenue Water Main	6/1/2021	583,050	12112	14132	680,268
Dager Road	7/1/2022	304	13168	14132	327
Lindenwold Terr Gate Valve	7/1/2022	10,578	13168	14132	11,353
Lindenwold Ave Gate Valve	7/1/2022	2,029	13168	14132	2,177
Valves	7/1/2022	3,125	13168	14132	3,354
Valves	7/1/2023	113,760	13425	14132	119,748
Distribution Equipment	7/1/2023	5,333	13425	14132	5,614
Loch Alsh Ave/ Wtr Main Rplmt	7/1/2024	606,006	Excluded - Replacement		
		\$4,836,040			\$32,873,436

Exhibit No. 3
Borough of Ambler
Montgomery County, Pennsylvania
Distribution Assets

Expenditure	Year Placed in Service	Original Cost	Cost Index		Trended Current Replacement Cost
			Original	Current	
Services					
1944 BALANCE	1/1/1944	\$31,602	299	14132	\$1,493,602
1944 ADDITIONS	1/1/1944	373	299	14132	17,629
1945 ADDITIONS	1/1/1945	577	308	14132	26,474
1946 ADDITIONS	1/1/1946	1,332	346	14132	54,403
1947 ADDITIONS	1/1/1947	3,829	413	14132	131,017
1949 ADDITIONS	1/1/1949	1,770	477	14132	52,438
1950 ADDITIONS	1/1/1950	5,983	510	14132	165,783
1951 ADDITIONS	1/1/1951	6,013	543	14132	156,489
1952 ADDITIONS	1/1/1952	9,588	569	14132	238,126
1953 ADDITIONS	1/1/1953	7,313	600	14132	172,241
1954 ADDITIONS	1/1/1954	11,655	628	14132	262,267
1955 ADDITIONS	1/1/1955	6,180	660	14132	132,323
1956 ADDITIONS	1/1/1956	6,089	692	14132	124,346
1957 ADDITIONS	1/1/1957	3,729	724	14132	72,786
1958 ADDITIONS	1/1/1958	6,686	759	14132	124,485
1959 ADDITIONS	1/1/1959	6,828	797	14132	121,067
1960 ADDITIONS	1/1/1960	9,833	824	14132	168,636
1961 ADDITIONS	1/1/1961	3,682	847	14132	61,432
1962 ADDITIONS	1/1/1962	4,139	872	14132	67,077
1963 ADDITIONS	1/1/1963	8,808	901	14132	138,148
1964 ADDITIONS	1/1/1964	7,059	936	14132	106,576
1965 ADDITIONS	1/1/1965	10,497	971	14132	152,770
1966 ADDITIONS	1/1/1966	3,664	1019	14132	50,813
1967 ADDITIONS	1/1/1967	8,960	1074	14132	117,895
1968 ADDITIONS	1/1/1968	4,269	1155	14132	52,232
1969 ADDITIONS	1/1/1969	13,200	1269	14132	146,995
1970 ADDITIONS	1/1/1970	3,731	1381	14132	38,179
1971 ADDITIONS	1/1/1971	10,095	1581	14132	90,233
1972 ADDITIONS	1/1/1972	26,396	1753	14132	212,788
1973 ADDITIONS	1/1/1973	5,880	1895	14132	43,849
1974 ADDITIONS	1/1/1974	7,716	2020	14132	53,980
1975 ADDITIONS	1/1/1975	1,895	2212	14132	12,106
1976 ADDITIONS	1/1/1976	8,433	2401	14132	49,634
1977 ADDITIONS	1/1/1977	22,009	2494	14132	124,708
1978 ADDITIONS	1/1/1978	4,054	2672	14132	21,441
1979 ADDITIONS	1/1/1979	20,964	2872	14132	103,153
1980 ADDITIONS	1/1/1980	38,040	3132	14132	171,637
1981 ADDITIONS	1/1/1981	4,340	3372	14132	18,188
1982 ADDITIONS	1/1/1982	100	3704	14132	382
1983 ADDITIONS	1/31/1983	29,192	3960	14132	104,174
1984 ADDITIONS	7/1/1984	17,121	4166	14132	58,077
1988 ADDITIONS	7/1/1988	17,894	4532	14132	55,797
1985 ADDITIONS	7/1/1985	18,014	4220	14132	60,324
1986 ADDITIONS	7/1/1986	1,106	4332	14132	3,608
STOPS-CEDAR RD	6/23/1994	6,925	5408	14132	18,096

**Exhibit No. 3
Borough of Ambler
Montgomery County, Pennsylvania
Distribution Assets**

Expenditure	Year Placed in Service	Original Cost	Cost Index		Trended Current Replacement Cost
			Original	Current	
STOP-4IN LINE	7/1/1998	1,800	5921	14132	4,296
VALVE STOP-CHESTNUT ST.	7/1/1998	1,950	5921	14132	4,654
1999 ADDITIONS	7/1/1999	5,000	6076	14132	11,629
LINE STOP	7/1/2000	3,250	6225	14132	7,378
2001 ADDITIONS	7/1/2001	6,650	6404	14132	14,674
2002 ADDITIONS	7/1/2002	16,641	6605	14132	35,604
2003 ADDITIONS	7/1/2003	24,288	6695	14132	51,266
2004 Line Stops	7/1/2004	27,732	7126	14132	54,996
2004 Line Stops	7/1/2004	6,296	7126	14132	12,485
Valves	7/1/2005	4,060	7422	14132	7,730
Service Pipes	7/1/2006	604	7721	14132	1,105
Insertion Valves	11/30/2009	7,272	8592	14132	11,961
Valley Brook Rd pressure relief Valve	7/1/2014	2,495	9835	14132	3,585
Utility Service Connection	6/1/2021	13,025	12112	14132	15,197
		\$548,627			\$5,884,965

Meters

1990 ADDITIONS	6/1/1990	\$1,883	4732	14132	\$5,623
1991 ADDITIONS	7/1/1991	7,091	4854	14132	20,644
1992 ADDITIONS	7/1/1992	8,897	4992	14132	25,186
1993 ADDITIONS	7/1/1993	8,827	5252	14132	23,751
METER-WELL	1/28/1994	1,805	5336	14132	4,780
1994 ADDITIONS	7/1/1994	16,500	5409	14132	43,108
PROP METER-WELL	7/28/1994	1,454	5409	14132	3,799
METER-WELL	9/30/1994	223	5437	14132	580
1995 ADDITIONS	7/1/1995	17,828	5484	14132	45,941
METERS	7/1/1996	3,330	5617	14132	8,378
1997 ADDITIONS	7/1/1997	61,703	5863	14132	148,723
METERS	7/1/1998	73,506	5921	14132	175,436
1999 ADDITIONS	7/1/1999	75,047	6076	14132	174,545
2000 ADDITIONS	7/1/2000	33,013	6225	14132	74,944
2001 ADDITIONS	7/1/2001	8,794	6404	14132	19,406
2002 ADDITIONS	7/1/2002	26,164	6605	14132	55,978
WELL METER-PUMPING	7/1/2003	6,618	6695	14132	13,969
Radio Read	7/1/2004	673,642	7126	14132	1,335,903
2004 Additions	7/1/2004	7,632	7126	14132	15,135
2005 Additions	7/1/2005	13,122	7422	14132	24,984
2007 Meters	7/1/2007	1,246	7959	14132	2,212
Meter Replacement Prog Meters	6/1/2019	19,663	Excluded - Replacement		
Meter Replacement Prog Meters	5/1/2015	2,506	9975	14132	3,551
Meter Replacement Prog Meters	7/1/2015	23,634	Excluded - Replacement		
Meter Replacement Prog Meters	7/1/2017	13,681	10789	14132	17,919
New Meters	3/1/2018	3,849	10959	14132	4,963
Meter Replacment program	6/1/2018	38,548	Excluded - Replacement		
Meter Replacment program	6/1/2018	41,891	Excluded - Replacement		
Laptop for Wells	6/1/2019	1,058	11268	14132	1,327
Meter Software Upgrade	12/31/2020	10,018	11626	14132	12,177

**Exhibit No. 3
Borough of Ambler
Montgomery County, Pennsylvania
Distribution Assets**

Expenditure	Year Placed in Service	Original Cost	Cost Index		Trended Current Replacement Cost
			Original	Current	
Meters	12/31/2020	6,113	11626	14132	7,431
Meter	12/31/2020	48,478	11626	14132	58,927
Meter Ecoders	6/1/2021	6,290	12112	14132	7,339
Meter Ecoders	6/1/2021	3,420	12112	14132	3,990
Meter Ecoders / Antennas	6/1/2021	24,363	12112	14132	28,425
Meters	6/1/2021	44,459	12112	14132	51,872
Meter Replacement	7/1/2022	80,640	Excluded - Replacement		
Meters	7/1/2022	59,360	13168	14132	63,705
Meters Stock	7/1/2022	3,583	13168	14132	3,845
354 E Butler Avenue - Meter In	7/1/2022	315	13168	14132	338
Meter	7/1/2023	152,543	13425	14132	160,572
Meter	7/1/2023	171,294	13425	14132	180,310
Meters	7/1/2024	209,925	13556	14132	218,837
Meters	7/1/2024	4,566	13556	14132	4,759
Meters	7/1/2024	4,337	13556	14132	4,521
		\$1,818,485			\$3,057,837

Hydrants

1954 ADDITIONS	1/1/1954	\$1,369	628	14132	\$30,806
1955 ADDITIONS	1/1/1955	1,995	660	14132	42,716
1956 ADDITIONS	1/1/1956	214	692	14132	4,370
1958 ADDITIONS	1/1/1958	1,050	759	14132	19,550
1959 ADDITIONS	1/1/1959	1,800	797	14132	31,916
1960 ADDITIONS	1/1/1960	1,200	824	14132	20,580
1961 ADDITIONS	1/1/1961	2,483	847	14132	41,427
1962 ADDITIONS	1/1/1962	550	872	14132	8,913
1963 ADDITIONS	1/1/1963	2,194	901	14132	34,411
1964 ADDITIONS	1/1/1964	550	936	14132	8,304
1965 ADDITIONS	1/1/1965	1,150	971	14132	16,737
1966 ADDITIONS	1/1/1966	600	1019	14132	8,321
1967 ADDITIONS	1/1/1967	1,373	1074	14132	18,066
1968 ADDITIONS	1/1/1968	464	1155	14132	5,677
1969 ADDITIONS	1/1/1969	1,500	1269	14132	16,704
1971 ADDITIONS	1/1/1971	500	1581	14132	4,469
1972 ADDITIONS	1/1/1972	2,330	1753	14132	18,783
1973 ADDITIONS	1/1/1973	2,139	1895	14132	15,951
1974 ADDITIONS	1/1/1974	2,400	2020	14132	16,790
1977 ADDITIONS	1/1/1977	1,300	2494	14132	7,366
1978 ADDITIONS	1/1/1978	839	2672	14132	4,437
1979 ADDITIONS	1/1/1979	1,700	2872	14132	8,365
1980 ADDITIONS	1/1/1980	14,596	3132	14132	65,857
1981 ADDITIONS	1/1/1981	1,230	3372	14132	5,155
1982 ADDITIONS	1/1/1982	5,000	3704	14132	19,076
1983 ADDITIONS	1/1/1983	7,500	3960	14132	26,764
1984 ADDITIONS	7/1/1984	10,770	4166	14132	36,533
1985 ADDITIONS	7/1/1985	6,236	4220	14132	20,883
1986 ADDITIONS	6/15/1986	1,106	4303	14132	3,632

**Exhibit No. 3
Borough of Ambler
Montgomery County, Pennsylvania
Distribution Assets**

Expenditure	Year Placed in Service	Original Cost	Cost Index		Trended Current Replacement Cost
			Original	Current	
1988 ADDITIONS	7/1/1988	3,073	4532	14132	9,582
1985 ADDITIONS	7/1/1985	42,048	4220	14132	140,807
1988 ADDITIONS	7/1/1988	1,108	4532	14132	3,455
1989 ADDITIONS	7/1/1989	4,990	4608	14132	15,303
1990 ADDITIONS	12/1/1990	1,788	4777	14132	5,289
1991 ADDITIONS	2/1/1991	698	4773	14132	2,067
1991 ADDITIONS	7/1/1991	1,253	4854	14132	3,648
1992 ADDITIONS	5/1/1992	2,750	4965	14132	7,827
1992 ADDITIONS	1/1/1993	7,360	5071	14132	20,510
1993 ADDITIONS	12/31/1993	7,289	5310	14132	19,398
1994 ADDITIONS	7/6/1994	833	5409	14132	2,176
1994 ADDITIONS	7/1/1994	3,778	5409	14132	9,870
1997 ADDITIONS	7/1/1997	770	5863	14132	1,856
1998 ADDITIONS	7/1/1998	10,966	5921	14132	26,172
1999 ADDITIONS	7/1/1999	2,599	6076	14132	6,045
2000 ADDITIONS	7/1/2000	2,888	6225	14132	6,557
2001 ADDITIONS	7/1/2001	8,749	6404	14132	19,306
HYDRANTS	7/1/2002	7,323	6605	14132	15,668
2003 ADDITION	7/1/2003	1,040	6695	14132	2,195
2004 Additions	7/1/2004	5,819	7126	14132	11,540
2007 Hydrants	7/1/2007	27,131	7959	14132	48,172
Hydrant Alene Rd	12/1/2014	2,790	9936	14132	3,968
Flange for Hydrant -Summit Ave	2/23/2015	384	9962	14132	545
Fire Hydrants	4/1/2018	9,255	10971	14132	11,922
Fire Hydrants	8/1/2018	5,218	11124	14132	6,628
Hydrant Replacements	6/1/2019	5,944	Excluded - Replacement		
Hydrants	7/1/2022	3,190	13168	14132	3,423
Hydrants	7/1/2022	6,423	13168	14132	6,893
Hydrants	7/1/2023	15,037	13425	14132	15,828
Hydrants	7/1/2024	23,669	13556	14132	24,674
		\$286,358			\$1,013,889

**Exhibit No. 3
Borough of Ambler
Montgomery County, Pennsylvania
Distribution Assets**

<u>Expenditure</u>	<u>Year Placed in Service</u>	<u>Original Cost</u>	<u>Cost Index</u>		<u>Trended Current Replacement Cost</u>
			Original	Current	
Machines & Equipment					
PIPE LOCATOR	6/1/1990	\$471	4732	14132	\$1,407
PIPE LOCATOR	2/23/1994	2,113	5371	14132	5,558
LOCATOR-MAGNA TRACK	7/1/1998	575	5921	14132	1,372
PAVING BREAKER	7/1/1998	890	5921	14132	2,124
LOCATOR-MAGNETIC	7/1/2000	652	6225	14132	1,479
TRAK LOCATOR-MAGNA	7/1/2001	960	6404	14132	2,118
Boring Tool	2/15/2018	3,522	10889	14132	4,571
Black top roller	3/1/2018	10,230	10959	14132	13,192
Black top saw	8/30/2018	2,243	11124	14132	2,849
Minni Digger	6/1/2019	16,980	11268	14132	21,294
Sewer / Vacuum Truck	6/1/2021	18,750	12112	14132	21,876
Jumping Jack	7/1/2017	2,225	10789	14132	2,915
		\$59,610			\$80,756

**Exhibit No. 4
Borough of Ambler
Montgomery County, Pennsylvania
Shared Assets**

<u>Expenditure</u>	<u>Year Placed in Service</u>	<u>Original Cost</u>	<u>Cost Index</u>		<u>Trended Current Replacement Cost</u>
			<u>Original</u>	<u>Current</u>	
Machines & Equipment					
1944 BALANCE	1/1/1944	\$12,482	299	14132	\$589,936
1945 ADDITIONS	1/1/1945	1,255	308	14132	57,582
1946 ADDITIONS	1/1/1946	2,496	346	14132	101,944
1947 ADITIONS	1/1/1947	262	413	14132	8,965
1948 ADDITIONS	1/1/1948	88	461	14132	2,698
1950 ADDITIONS	1/1/1950	224	510	14132	6,207
1951 ADDITIONS	1/1/1951	459	543	14132	11,946
1953 ADDITIONS	1/1/1953	2,021	600	14132	47,600
1957 ADDITIONS	1/1/1957	389	724	14132	7,593
1979 ADDITIONS	1/1/1979	1,102	2872	14132	5,422
1980 ADDITIONS	1/1/1980	24,602	3132	14132	111,004
1981 ADDITIONS	1/1/1981	7,848	3372	14132	32,890
PRESS RECORDER	1/31/1983	450	3960	14132	1,606
LEAK DETECTOR	1/31/1983	1,437	3960	14132	5,128
DNB MECHANICAL	1/31/1983	7,890	3960	14132	28,156
GROFF SHORING	1/31/1983	2,302	3960	14132	8,215
CHAIRS	1/31/1983	750	3960	14132	2,676
GEN. EQUIP.OTHER	7/1/1984	19,358	4166	14132	65,665
1986 ADDITIONS	7/1/1986	19,553	4332	14132	63,785
BH FURNITURE & FIXTURES	3/1/1993	35,688	5106	14132	98,771
TELEPHONE SYSTEM	3/1/1993	10,897	5106	14132	30,159
TOOL BOX	3/9/1994	808	5381	14132	2,122
SCOTT AIR PAK	7/1/1998	1,623	5921	14132	3,874
MONITOR-MULTISYNC	7/1/1999	729	6076	14132	1,696
FOOTAGE TOOLS	7/1/1999	3,940	6076	14132	9,164
LIFTGATE HITCH	7/1/2000	1,106	6225	14132	2,511
ADAPTER ASSEMBLY	7/1/2000	2,603	6225	14132	5,910
GAS MONITOR	7/1/2000	620	6225	14132	1,408
HOSE MONSTER	7/1/2000	682	6225	14132	1,549
RADIO UNIT-WALL MOUNT	7/1/2000	2,166	6225	14132	4,917
ALARMS	7/1/2000	6,520	6225	14132	14,801
PROP METER	7/1/2000	1,156	6225	14132	2,623
ADAPTER ASSEMBLY	7/1/2000	2,604	6225	14132	5,911
METER HEAD	7/1/2000	1,280	6225	14132	2,905
FAX MACHINE	7/1/2001	599	6404	14132	1,322
ROUTE MAP SYSTEM	7/1/2001	4,022	6404	14132	8,875
ANALOG	7/1/2001	1,598	6404	14132	3,526
SNOW BLOWER	7/1/2002	660	6605	14132	1,412
BACKHOE	7/1/2002	34,928	6605	14132	74,729
ROCK DRILL-JET	7/1/2002	653	6605	14132	1,396
PRESSURE RECORDER	7/1/2002	1,812	6605	14132	3,877
PIPE LOCATOR	7/1/2002	2,348	6605	14132	5,024
Chlorine Analyzer	7/1/2004	2,753	7126	14132	5,459
Testing Equipment	7/1/2004	9,860	7126	14132	19,553
Compressor	7/1/2005	3,045	7422	14132	5,798

**Exhibit No. 4
Borough of Ambler
Montgomery County, Pennsylvania
Shared Assets**

<u>Expenditure</u>	<u>Year Placed in Service</u>	<u>Original Cost</u>	<u>Cost Index</u>		<u>Trended Current Replacement Cost</u>
			<u>Original</u>	<u>Current</u>	
Utility Service Truck	7/1/2005	59,950	7422	14132	114,146
Pick-up Hopper/Spreader	7/1/2005	2,210	7422	14132	4,208
Tool Box	7/1/2005	425	7422	14132	809
2007 International Dump Truck (Water	7/1/2006	14,772	7721	14132	27,037
2007 Addition	7/1/2007	1,826	7959	14132	3,242
2010 Chevy Silverado 3500	10/31/2010	13,896	8921	14132	22,014
2012 GMC Sierra	6/30/2012	34,162	9291	14132	51,960
2014 Sierra	5/2/2014	3,724	9796	14132	5,372
New Software	12/1/2015	46,095	10153	14132	64,159
Equip for new trucks	6/1/2016	6,973	10337	14132	9,533
Two GMC Sierra 2500	3/28/2016	73,778	10242	14132	101,796
One GMC Sierra 1500	6/7/2016	26,492	10337	14132	36,217
Trailer	4/12/2018	3,199	10971	14132	4,121
New Desktop Computers for Finance an	6/1/2019	2,780	11268	14132	3,487
New Camera Garage	6/1/2019	567	11268	14132	711
Gas Pump Garage	6/1/2019	6,005	11268	14132	7,531
2019 Ram 1500	6/4/2019	26,516	11268	14132	33,253
2 Computers office	12/31/2020	1,276	11626	14132	1,551
Software for Email	12/31/2020	615	11626	14132	747
Dump Truck	12/31/2020	66,796	11626	14132	81,192
Software System	6/1/2021	42,250	12112	14132	49,295
Trucks	6/1/2021	22,623	12112	14132	26,395
2022 Ford XL Super/ Contract P	7/1/2022	57,185	13168	14132	61,371
New Trucks	7/1/2023	27,306	13425	14132	28,743
New Trucks	7/1/2023	33,382	13425	14132	35,139
		\$814,470			\$2,252,336

Exhibit No. 5
Borough of Ambler
Montgomery County, Pennsylvania
Contributed Capacity Assets

<u>Expenditure</u>	<u>Year Placed in Service</u>	<u>Original Cost</u>	<u>Cost Index</u>		<u>Trended Current Replacement Cost</u>
			<u>Original</u>	<u>Current</u>	
Wells					
1973 ADDITIONS	1/1/1973	\$677	1895	14132	\$5,049
1974 ADDITIONS	1/1/1974	717	2020	14132	5,016
1975 ADDITIONS	1/1/1975	65,383	2212	14132	417,707
1978 ADDITIONS	1/1/1978	82,131	2672	14132	434,372
1979 ADDITIONS	1/1/1979	22,644	2872	14132	111,419
1980 ADDITIONS	1/1/1980	12,721	3132	14132	57,397
1981 ADDITIONS	1/1/1981	11,744	3372	14132	49,218
SPRING WELLS	7/1/1984	84,426	4166	14132	286,384
1985 ADDITIONS	7/1/1985	7,875	4220	14132	26,371
WHITEMARSH WELL	6/15/1986	374,123	4303	14132	1,228,668
		\$662,441			\$2,621,601
Pumps & Pump Stations					
1973 ADDITIONS	1/1/1973	\$12,193	1895	14132	\$90,927
1975 ADDITIONS	1/1/1975	33,251	2212	14132	212,428
1976 ADDITIONS	1/1/1976	1,840	2401	14132	10,830
1979 ADDITIONS	1/1/1979	39,818	2872	14132	195,924
1980 ADDITIONS	1/1/1980	51,093	3132	14132	230,532
		\$138,195			\$740,640

**Exhibit No. 6
Borough of Ambler
Montgomery County, Pennsylvania
Contributed Distribution Assets**

<u>Expenditure</u>	<u>Year Placed in Service</u>	<u>Original Cost</u>	<u>Cost Index</u>		<u>Trended Current Replacement Cost</u>
			<u>Original</u>	<u>Current</u>	
Distribution Mains & Accessories					
1946 ADDITIONS	1/1/1946	\$6,306	346	14132	\$257,555
1947 ADDITIONS	1/1/1947	6,302	413	14132	215,635
1948 ADDITIONS	1/1/1948	2,737	461	14132	83,901
1949 ADDITIONS	1/1/1949	7,600	477	14132	225,158
1950 ADDITIONS	1/1/1950	17,974	510	14132	498,042
1951 ADDITIONS	1/1/1951	14,445	543	14132	375,932
1952 ADDITIONS	1/1/1952	31,639	569	14132	785,782
1953 ADDITIONS	1/1/1953	33,317	600	14132	784,705
1954 ADDITIONS	1/1/1954	38,968	628	14132	876,880
1955 ADDITIONS	1/1/1955	49,463	660	14132	1,059,079
1956 ADDITIONS	1/1/1956	2,523	692	14132	51,523
1967 ADDITIONS	1/1/1957	15,336	724	14132	299,340
1958 ADDITIONS	1/1/1958	11,736	759	14132	218,509
1959 ADDITIONS	1/1/1959	35,574	797	14132	630,763
1960 ADDITIONS	1/1/1960	21,407	824	14132	367,130
1961 ADDITIONS	1/1/1961	51,855	847	14132	865,165
1962 ADDITIONS	1/1/1962	9,337	872	14132	151,315
1963 ADDITIONS	1/1/1963	28,881	901	14132	452,980
1964 ADDITIONS	1/1/1964	7,248	936	14132	109,429
1965 ADDITIONS	1/1/1965	27,643	971	14132	402,307
1966 ADDITIONS	1/1/1966	17,113	1019	14132	237,325
1968 ADDITIONS	1/1/1968	4,253	1155	14132	52,036
1969 ADDITIONS	1/1/1969	30,320	1269	14132	337,644
1970 ADDITIONS	1/1/1970	2,910	1381	14132	29,778
1971 ADDITIONS	1/1/1971	44,500	1581	14132	397,759
1972 ADDITIONS	1/1/1972	7,500	1753	14132	60,460
1973 ADDITIONS	1/1/1973	22,000	1895	14132	164,061
1974 ADDITIONS	1/1/1974	23,014	2020	14132	161,002
1975 ADDITIONS	1/1/1975	3,000	2212	14132	19,166
1976 ADDITIONS	1/1/1976	11,600	2401	14132	68,274
1977 ADDITIONS	1/1/1977	30,200	2494	14132	171,121
1979 ADDITIONS	1/1/1979	59,548	2872	14132	293,005
1980 ADDITIONS	1/1/1980	149,963	3132	14132	676,634
1981 ADDITIONS	1/1/1981	12,480	3372	14132	52,302
1984 ADDITIONS	7/1/1984	48,818	4166	14132	165,597
1985 ADDITIONS	7/1/1985	57,871	4220	14132	193,794
1987 ADDITIONS	7/1/1987	152,506	4404	14132	489,363
PAREC MAIN	1/1/1993	53,715	5071	14132	149,690
SELECT MAIN	1/1/1993	17,590	5071	14132	49,019
BALLANTRAE MAIN	12/31/1993	28,936	5310	14132	77,008
HANSEN MAIN	12/31/1993	63,126	5310	14132	167,998
SPRINGHOUSE WOODS-MAIN	7/1/1994	62,646	5409	14132	163,670
ALTER MAIN EXTENSION	7/1/1996	33,070	5617	14132	83,200
N.SPRING GARDEN MAIN	7/1/1997	6,091	5863	14132	14,681
BUTLER PIKE MAIN	7/1/1997	142,251	5863	14132	342,868

**Exhibit No. 6
Borough of Ambler
Montgomery County, Pennsylvania
Contributed Distribution Assets**

<u>Expenditure</u>	<u>Year Placed in Service</u>	<u>Original Cost</u>	<u>Cost Index</u>		<u>Trended Current Replacement Cost</u>
			<u>Original</u>	<u>Current</u>	
HAMPTON LN MAIN	7/1/1997	33,007	5863	14132	79,557
GENTRY MANOR	7/1/1999	85,475	6076	14132	198,799
GWYN OAKS DISTR. MAIN	7/1/2000	68,189	6225	14132	154,798
617 BETH PIKE-CONTRIB MAIN	7/1/2001	60,170	6404	14132	132,776
DANIEL DRIVE DISTRIBUTION MA	7/1/2002	36,349	6605	14132	77,770
R & R DISTRIBUTION MAIN	7/1/2003	53,819	6695	14132	113,600
		\$1,842,321			\$14,085,885
Services					
1949 ADDITIONS	1/1/1949	\$1,770	477	14132	\$52,438
1950 ADDITIONS	1/1/1950	3,180	510	14132	88,115
1951 ADDITIONS	1/1/1951	3,967	543	14132	103,241
1952 ADDITIONS	1/1/1952	5,465	569	14132	135,728
1953 ADDITIONS	1/1/1953	2,010	600	14132	47,341
1954 ADDITIONS	1/1/1954	6,456	628	14132	145,277
1955 ADDITIONS	1/1/1955	2,005	660	14132	42,930
1956 ADDITIONS	1/1/1956	4,979	692	14132	101,678
1957 ADDITIONS	1/1/1957	2,957	724	14132	57,717
1958 ADDITIONS	1/1/1958	3,157	759	14132	58,779
1959 ADDITIONS	1/1/1959	6,828	797	14132	121,067
1960 ADDITIONS	1/1/1960	8,211	824	14132	140,819
1961 ADDITIONS	1/1/1961	2,407	847	14132	40,159
1962 ADDITIONS	1/1/1962	398	872	14132	6,450
1963 ADDITIONS	1/1/1963	1,030	901	14132	16,155
1964 ADDITIONS	1/1/1964	2,381	936	14132	35,948
1965 ADDITIONS	1/1/1965	5,921	971	14132	86,172
1966 ADDITIONS	1/1/1966	1,155	1019	14132	16,018
1967 ADDITIONS	1/1/1967	3,335	1074	14132	43,882
1971 ADDITIONS	1/1/1971	1,672	1581	14132	14,945
1972 ADDITIONS	1/1/1972	3,500	1753	14132	28,215
1973 ADDITIONS	1/1/1973	2,607	1895	14132	19,441
1974 ADDITIONS	1/1/1974	1,000	2020	14132	6,996
1975 ADDITIONS	1/1/1975	300	2212	14132	1,917
1976 ADDITIONS	1/1/1976	1,500	2401	14132	8,829
1977 ADDITIONS	1/1/1977	14,000	2494	14132	79,327
1979 ADDITIONS	1/1/1979	18,964	2872	14132	93,312
1980 ADDITIONS	1/1/1980	29,973	3132	14132	135,238
1981 ADDITIONS	1/1/1981	4,340	3372	14132	18,188
1984 ADDITIONS	7/1/1984	14,781	4166	14132	50,139
1985 ADDITIONS	7/1/1985	18,014	4220	14132	60,324
1986 ADDITIONS	7/1/1986	488	4332	14132	1,592
		\$178,751			\$1,858,377

**Exhibit No. 6
Borough of Ambler
Montgomery County, Pennsylvania
Contributed Distribution Assets**

<u>Expenditure</u>	<u>Year Placed in Service</u>	<u>Original Cost</u>	<u>Cost Index</u>		<u>Trended Current Replacement Cost</u>
			<u>Original</u>	<u>Current</u>	
Hydrants					
1954 ADDITIONS	1/1/1954	\$1,369	628	14132	\$30,806
1955 ADDITIONS	1/1/1955	1,995	660	14132	42,716
1959 ADDITIONS	1/1/1959	1,800	797	14132	31,916
1960 ADDITIONS	1/1/1960	1,200	824	14132	20,580
1961 ADDITIONS	1/1/1961	2,483	847	14132	41,427
1962 ADDITIONS	1/1/1962	550	872	14132	8,913
1963 ADDITIONS	1/1/1963	1,200	901	14132	18,821
1964 ADDITIONS	1/1/1964	550	936	14132	8,304
1965 ADDITIONS	1/1/1965	1,150	971	14132	16,737
1966 ADDITIONS	1/1/1966	600	1019	14132	8,321
1967 ADDITIONS	1/1/1967	1,050	1074	14132	13,816
1969 ADDITIONS	1/1/1969	1,500	1269	14132	16,704
1971 ADDITIONS	1/1/1971	500	1581	14132	4,469
1972 ADDITIONS	1/1/1972	1,500	1753	14132	12,092
1973 ADDITIONS	1/1/1973	2,139	1895	14132	15,951
1974 ADDITIONS	1/1/1974	2,400	2020	14132	16,790
1977 ADDITIONS	1/1/1977	1,300	2494	14132	7,366
1979 ADDITIONS	1/1/1979	1,700	2872	14132	8,365
1980 ADDITIONS	1/1/1980	7,250	3132	14132	32,712
1981 ADDITIONS	1/1/1981	1,230	3372	14132	5,155
1984 ADDITIONS	7/1/1984	6,000	4166	14132	20,353
1988 ADDITIONS	7/1/1988	3,073	4532	14132	9,582
1985 ADDITIONS	7/1/1985	37,723	4220	14132	126,324
1988 ADDITIONS	7/1/1988	1,108	4532	14132	3,455
1989 ADDITIONS	7/1/1989	4,990	4608	14132	15,303
1992 ADDITIONS	1/1/1993	7,360	5071	14132	20,510
1993 ADDITIONS	12/31/1993	7,289	5310	14132	19,398
1994 ADDITIONS	7/1/1994	3,778	5409	14132	9,870
		<u>\$104,787</u>			<u>\$586,757</u>

Exhibit No. 7
Borough of Ambler
Montgomery County, Pennsylvania
Debt Service Summary

Financing Costs

<u>Series</u>	<u>Total</u>	<u>Appendix Reference</u>	<u>Capacity</u>	<u>Trended Capacity</u>	<u>Distribution</u>	<u>Trended Distribution</u>
Series of 2021	General Obligation Bonds					
	\$88,800.11	A1	\$44,400.06	\$51,646.03	\$44,400.06	\$51,646.03
Total	<u>\$88,800.11</u>		<u>\$44,400.06</u>	<u>\$51,646.03</u>	<u>\$44,400.06</u>	<u>\$51,646.03</u>

Interest Paid

<u>Series</u>	<u>Total</u>	<u>Appendix Reference</u>	<u>Capacity</u>	<u>Distribution</u>
Series of 2021	General Obligation Bonds			
	\$484,788.61	A2	\$242,394.31	\$242,394.31
Total	<u>\$484,788.61</u>		<u>\$242,394.31</u>	<u>\$242,394.31</u>

Outstanding Principal

<u>Series</u>	<u>Total</u>	<u>Appendix Reference</u>	<u>Capacity</u>	<u>Distribution</u>
Series of 2021	General Obligation Bonds			
	\$3,880,000	A2	\$1,940,000	\$1,940,000
Total	<u>\$3,880,000</u>		<u>\$1,940,000</u>	<u>\$1,940,000</u>

Exhibit No. 8
Borough of Ambler
Montgomery County, Pennsylvania
System Capacity

<u>Source Name</u>	<u>Source ID</u>	<u>Maximum Flow Rate (gpm)</u>	<u>Maximum Daily Flow (gdp)</u>
Well 2 (1)	001	450	648,000
Well 6	003	250	360,000
Well 7	004	125	180,000
Well 8 (2)	005	150	216,000
Well 4	002	70	100,800
Well 9	006	100	144,000
Well 11	007	225	324,000
Well 12	008	65	93,600
Well 14	009	190	273,600
Whitemarsh		305	439,200
Total Maximum Daily Flow			1,915,200

- (1) Well 2 has been excluded as the largest local source.
(2) Well 8 is permanently offline and has been excluded.

APPENDIX

Appendix A1
Borough of Ambler
Montgomery County, Pennsylvania
General Obligation Bonds, Series of 2021
Sources and Uses of Funds

Sources of Funds

Principal Amount of Bonds		\$8,000,000.00
Original Issue Premium		460,060.75
Accrued Interest		0.00
		\$8,460,060.75

Uses of Funds

Amount Required to Redeem 2015 Note		\$2,077,003.84
Amount Required to Refund 2016 Bonds		3,236,582.50
Available for Projects		3,000,000.00
Cost of Issuance (1)		146,474.41
		\$8,460,060.75

Full Principal	8,000,000	
General Portion	3,150,000	39.38%
Water Portion	4,850,000	60.63%
 Water Portion of Issuance Cost		 \$88,800.11

1. Includes legal, financial advisor, printing, rating, bond discount, CUSIP, paying agent, and miscellaneous costs.

Appendix A2
Borough of Ambler
Montgomery County, Pennsylvania
General Obligation Bonds, Series of 2021 - Water Portion
Debt Service Schedule

<u>Date</u>	<u>Principal</u>	<u>Rate</u>	<u>Interest</u>	<u>Balance</u>
6/15/2022	\$145,000	5.000%	\$98,213.61	\$4,705,000
12/15/2022			63,850.00	4,705,000
6/15/2023	260,000	5.000%	63,850.00	4,445,000
12/15/2023			57,350.00	4,445,000
6/15/2024	275,000	5.000%	57,350.00	4,170,000
12/15/2024			50,475.00	4,170,000
6/15/2025	290,000	5.000%	50,475.00	3,880,000
12/15/2025			43,225.00	3,880,000
6/15/2026	295,000	5.000%	43,225.00	3,585,000
12/15/2026			35,850.00	3,585,000
6/15/2027	315,000	2.000%	35,850.00	3,270,000
12/15/2027			32,700.00	3,270,000
6/15/2028	320,000	2.000%	32,700.00	2,950,000
12/15/2028			29,500.00	2,950,000
6/15/2029	325,000	2.000%	29,500.00	2,625,000
12/15/2029			26,250.00	2,625,000
6/15/2030	335,000	2.000%	26,250.00	2,290,000
12/15/2030			22,900.00	2,290,000
6/15/2031	340,000	2.000%	22,900.00	1,950,000
12/15/2031			19,500.00	1,950,000
6/15/2032	345,000	2.000%	19,500.00	1,605,000
12/15/2032			16,050.00	1,605,000
6/15/2033	350,000	2.000%	16,050.00	1,255,000
12/15/2033			12,550.00	1,255,000
6/15/2034	355,000	2.000%	12,550.00	900,000
12/15/2034			9,000.00	900,000
6/15/2035	365,000	2.000%	9,000.00	535,000
12/15/2035			5,350.00	535,000
6/15/2036	375,000	2.000%	5,350.00	160,000
12/15/2036			1,600.00	160,000
6/15/2037	160,000	2.000%	1,600.00	0
12/15/2037			0.00	0
Total	\$4,850,000		\$950,513.61	

Interest Paid \$484,788.61

Principal Outstanding \$3,880,000.00

BOROUGH OF AMBLER

PUBLIC COUNCIL MEETING ATTENDANCE AND PARTICIPATION POLICY

I. INTENT

It is the intent of this policy to 1) provide a reasonable opportunity for public attendance and participation at public meetings of the Borough Council, Borough Authority, and all other publicly held meetings of the Borough's Boards and other Committees; 2) promote orderly and efficient public meetings of Borough Council and all other Boards; and 3) otherwise comply with the provisions of the Sunshine Act, 65 P.S. §701 et seq.

All references to Council President/Chairperson shall include another designated member of Council/Board, in the event of the President's absence.

II. ATTENDANCE AND NOTICE

Residents, Tenants, Business Owners and Lessees are welcomed and encouraged to attend all public meetings of the Borough Council.

The term 'Residents' is defined as all those who are domiciled within the limits of the Borough of Ambler.

The term "Residents/taxpayers" is used in this document to indicate the broader group of Residents, Tenants, Business Owners and Lessees.

Notice of all public meetings will be provided in compliance with the provisions of the Sunshine Act.

III. PUBLIC PARTICIPATION

A. Guidelines for Public Comment

1. Recognition

- Residents/taxpayers who wish to comment should come to, or line up at, the podium after the applicable public comment period has been announced.
- Council President/Chair will then recognize by signal or name that a resident wishing to comment may begin to do so.
- Speakers must state their name and address clearly for the record.

2. Time

Public comment shall not exceed three (3) minutes per person per agenda item. Council President/Chair shall have the discretion to permit a resident to continue commenting for an additional period not to exceed two (2) minutes, after taking into consideration the number of agenda items, the number of residents wishing to comment, the complexity of the item, the duplicative or original nature of the comments being provided, the reasonable length of the meeting, and any other factors relevant to the orderly and efficient conduct of the meeting.

3. Show of hands in lieu of speaking

Should a number of attendees be present for a particular issue, Council President may ask for a show of hands for residents/taxpayers who agree with a particular speaker's comments on the issue. This allows residents to express their opinions even if they do not want to come speak at the podium.

4. Submission of comments in writing

Each person wishing to comment may put their remark in writing and submit to the Council President prior to the start of the meeting. After the meeting has commenced, upon being recognized, the person commenting shall provide their name, address and group affiliation (if applicable) before addressing Council/Board.

Persons wishing to provide written comment or information should bring at least ten (10) copies, one for each Councilperson, one each for the Borough Manager and Borough Solicitor, and one for the record. Additionally, comments may be submitted in advance of the meeting for the Borough Manager's attention via the Borough's website.

5. Expectations of conduct

Public comments are both welcomed and encouraged during meetings. All participants are expected to deliver comments in a respectful and peaceful manner. Foul language, aggression, or inappropriate behavior will lead to removal from the meeting. Please note that the designated public comment periods are intended solely for comments. These sessions are not intended as question-and-answer periods unless otherwise initiated by the President/Chair, Solicitor or Borough Manager.

B. Public Comment on Agenda Items

Council will provide reasonable, structured opportunities for residents to comment on agenda items and on items not on the agenda. Comment periods are structured differently for Committee and Council meetings.

1. Business meetings

Public comment is welcome after the committee discussion of agenda items. This allows committee deliberation to be informed by public comment and also allows the public to comment after each committee's discussion to comment on the deliberation and recommendations.

If votes are required at a committee meeting, the proposed vote will be on the Committee's agenda, and public comment is welcome before the Committee's deliberation.

Since speakers may choose to provide public comment after each committee's report, each instance shall be subject to the 3-minute limit.

2. Council meetings

Public comment is welcome before the committees begin their agendas. This allows all committee deliberation and decisions to be informed by public comment.

Since speakers provide public comment before deliberation, that instance shall be subject to the 3-minute limit even if multiple agenda items are addressed by the speaker.

C. Public Comment on Non-Agenda Items

Council/Board will provide a reasonable opportunity for residents to comment on any non-agenda items after all agenda items have been addressed, but prior to the adjournment of the public meeting.

IV. Modifications to Policy

This policy may be modified at any time by act of Council.



AMBLER BOROUGH COUNCIL MEETING

Minutes

February 17, 2026

7:00 PM

I. CALL TO ORDER

President Liz Iovine called the Ambler Borough Council meeting of January 20, 2026, to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

President Iovine led the pledge of allegiance.

III. ROLL CALL

Present at the meeting were: Ms. Iovine, Ms. Sheedy, Ms. Henderson, Ms. Roecker Coates, Mr. Brubaker, Ms. Morrison Daku, Ms. Pavlovic, Mayor Sorg, Police Chief Jeff Borkowski, Borough Manager Kyle Detweiler, and Solicitor Glassman. Mr. Orehek and Mr. Hui were absent

IV. Public Hearing - BT Ambler LLC.

There were 5 exhibits from B.T. LLC

Ms. Ponzo asked that the court reporter swear in all five employees of BET, John H Kennedy, Michael Markman, Peter Cleland, Michael McCluskey, and Matthew Hammond. The presentation was by Michael Markman from BET on revising the TOD to a higher height up to 75 feet with a bonus of a pocket park revised height with an average of 75 feet max. Their idea was to support Ambler business community; the water and sewer alone will be a surplus of \$1.5 million to the Borough. The tax surplus will be upwards of \$500,000 and there will be additional public parking Friday through Sunday. Michael Markman made a presentation with design ideas.

Ms. Daku asked are we five years out for occupancy?

Mr. Markman answered, yes that's realistic with all the improvements.

Ms. Daku asked if the project was two years out in tax revenue.

Mr. Markman answered yes two years and then two more.

Ms. Roecker Coates questioned the luxury apartments in other municipalities she understands that they are at the tipping point with their apartment saturation. She asked if that was a concern with lower occupancy rates.

Mr. Markman explained it depends on the competition. The promenade in upper Dublin is an example. Ambler doesn't need to attract retail. He's certain he will be able to fill to capacity people are getting on the train to go downtown and what we have built already offered so much other properties that they built are at 95 to 99% Capacity.

Ms. Sheedy asked about stormwater and if their stormwater plans were already in the plans.

Mr. Markman answered they were already a part of the land development and conditional use issues and will be designed in Upper Dublin.

Mr. Markman answered the biggest reason for vacancies is lost jobs, moving, can't afford it, children and divorce.

Ms. Iovine asked what his feeling was about the occupancy.

Mr. Markman answered marketing plan. This project is close to home for him, and they are all entrenched.

Ms. Iovine also questioned the traffic study.

Matt Hammond the traffic engine engineer responded - the peak hours of traffic and explained the traffic chart they study proved there was one extra car every three minutes to be expected.

Ms. Iovan asked what would take care of the rest of the increased traffic.

Mr. Hammond answered studies project into the future and know they're not 100% and they take that into consideration they look to the future and bump up traffic by a percentage to add another layer of protection there are unknown elements, but they try to estimate.

Mr. Markman said that Upper Dublin was in .08% of their proposed number.

Ms. Henderson asked if you are guaranteeing Hatch will stay.

Mr. Markman answered they want to stay and have told BET so. He addressed Miss Henderson's concerns with the aesthetics and changed the plans to address her concerns.

Ms. Henderson asked about the traffic. Did BET know how congested this will be with the train. There is nothing they can do about the impending traffic.

Mr. Hammond answered there is nothing we can do about the traffic when the train comes but the other issues they can address.

Ms. Henderson questioned the flooding and parking and whether residents could park in the development during rain events - she wanted to make sure the residents were aware of that agreement.

Mr. Markman said all spaces can be used in off hours.

Mr. Brubaker asked about stormwater management and any sense of what that would be, and if that would be better with the new construction.

Mr. Clelland, the civil engineer, answered it will most certainly be better, 20% will be a meadow, and also there are green roofs. He spoke to the EAC about rainwater reuse, and that today the standards will be higher and better.

Mr. Brubaker asked about the art walk and does anyone else in any of his other developments have that.

Mr. Markman answered there are no examples. It is a brand-new concept.

Mr. McCluskey the architect, said that Allentown has a similar concept - Studios that open out very similar concepts to the one that they're working with here opportunities for local artist's public comment

PUBLIC COMMENT

John Cliff 58 Reeves Mill Rd. is concerned about traffic. There's no surplus capacity for the traffic; it will push traffic through the borough. The traffic study – he would like to know where the trip counts are coming from future or existing. He feels moving and adding 200 units will create more traffic becoming will be coming and there's no capacity left on Butler in his opinion.

Bill 'Obrien residence at the Crossings, is hoping to help the traffic lights at Maple and Butler. There's a long wait time when you're waiting on Maple to get onto Butler are there any families being displaced on Chestnut with his question

Matt Walker 366 Rosemary the EAC urges to delay the vote to consider all comments they support higher density but must reflect the payout changes appear to be too high. He feels we are giving away changes without asking for anything in exchange. He's looking for long-term stewardship. Encouraged people to read the comments the EAC submitted.

Jane Marie Smith Rosemary Ave. Thanked Council for their responses to her emails. She made a comment regarding the additional height. She is concerned that the air heights need to be owned by the community not the developer. She is afraid that once the changes are made the rights will transfer from the Borough to the developer. She suggested changes that would better benefit the public in return. She'd like some long-term stewardship.

David Breznicky 116 to 118 W. Butler. He has been there for 42 years. He was involved with Carter Van Dyke for years. He loves the plan. He never got notice on the plan and they're the neighbors right next door. He just received notice 11 days prior. He can't wrap his head around the plan. It changes his building completely. He felt the ad in the newspaper was insufficient in the Times Herald and he thinks nobody knows about the plans. He requests a 30-day postponement to make sure it's good for Ambler.

Marilyn Fraser 152 Greenwood and a resident for 48 years and has seen the Borough grow she's participated in planning commission meetings number one she asks for affordable housing and number two she wants us to honor the history of the town. Lastly, she asked if there were affordable units and she would like to see that they be a part of it. She also had glass concerns regarding birds and bird flight hazards.

Christine DeLaurentis 239 E. Park Avenue is a 20-year resident when she moved here there was one pizza place in one restaurant there have been lots of changes. The proposal makes a looming building and destroys the main drag. She feels we aren't urban and we do not need urban chic. She is upset that 67 stories are too high looming over the Borough. The bridge is a concern for her. The traffic is a concern for her. The construction will be disrupted, she sees nothing redeemable in the project.

Anthony Gianetti 1416 Chestnut St. thanks to BET. The ordinance change will apply to the developers coming concerned that if we raise the height, it will apply to every developer and new ones won't be as thoughtful as BET he wants an opportunity for review. He doesn't want to have the feeling that we're living in Conshohocken. He wants stormwater remediation. He wants to be shown the improvements he wants to make sure you keep people who live in that part of town in mind.

Tim Kearns 226 Rosemary, the development is a bonus point the benefits don't feel like real benefits parking is already an issue. There will be school district issues. The population growth in the district is due to will be due to the apartment growth. The traffic study he'd like to see not just Maple. He wants to see all of Butler done.

Rob Cardillo 300 E. Park Ave. moved here in the 90s and it reminded him of Mayberry. He feels it is a precious gem of the town people in the past wrote ordinance benefiting that pointed out past ordinance and asked council to reflect, he referenced the comprehensive plan, and he wants to ask more of the developers.

Ashley Abler 31 Orange Ave. Thanks to everyone for their time - she reflects on August 2024 TOD ordinance doesn't make sense to go back and change what was already done. She wants to know what stops developers from allowing restrictions in other places. There's no reason to change the 2024 ordinance, she feels like the project will never be a box if we don't go on with this one.

Mr. Markman explained.

She disagreed with his explanation; she wants to postpone or have no vote.

Bernadette Dougherty 338 Tennis made a statement to council. She felt the advertisement in the paper was insufficient. She didn't like where it was advertised. She commented on the ordinance and the developers' changes. She encourages council to be conscious of what the developer wants and wants the developer to go back to zoning.

William Nassau 269 N. Ridge. He commented on the building average. He needs more housing that is affordable. He feels the housing is niche.

Phil Bursztynski 128 Rosemary has a hard time getting out of town driving his child to soccer on a Saturday - the train backs the traffic up the increase in height will bring more traffic. He feels for the neighbor. He is asking for 30-day extension.

Ms. Ponzio council for B.E.T. made her closing statements.

Mr. Breznicky questioned if there was underground parking. Mr. Markman affirmed that there is.

Ms. Ponzio remarked that she has been writing ordinances for 30 years amendments happen because things change, she's worked with plan and commission 100% yes recommendation from them. They're doing more than 10% parking bonus providing 150 spaces. There are tools in place to hold BET some more improvements. The height does matter, they are lowering height at the residential side and making it higher at the tracks. It is more to do with conditional use will talk to residents take their concerns into consideration.

Ms. Iovine read a statement from David Hui, an overview of the timeline and the ordinance. Ms. Iovine gives her thanks to borough planning commission for a lot of time and effort into the project.

Mayor Sorg made a statement thanks to the planning commission for what went into this project and to Mr. Kucher for his forward thinking. She reflected on the past and what has gotten us to this place. She talked about what past residents wanted previous wishes for prior residents and reflected on the changing culture of car ownership. She commented on the architecture and the fact that it is reflective of the town and on the green improvements made by the planning commission.

Ms. Daku read a statement from Mary Spross who is on the planning commission saying she voted for the project but has had more input and has changed her mind.

The hearing closed at 8:42.

V. Motion Consideration of Ordinance No. 1147 Amending Redevelopment Overlay District 5- AYE, 2-NAY - Carried

VI. PUBLIC COMMENT

VII. MINUTES OF PREVIOUS MEETING - Motion

The Minutes of February 3, 2026, Council work Session were approved 7-AYE.

VIII. FINANCE DIRECTOR'S REPORT

A written report was submitted for the record.

IX. POLICE DEPARTMENT REPORT

A written report was submitted for the record.

Ms. Iovine asked a question regarding the movie being filmed in town. The Chief explained it was film maker Chris McWilliams filming b-roll, and he inquired to the PD as a courtesy.

Ms. Roecker Coates questioned the uptick in domestic violence and wondered if that was any correlation between that and the storm.

The Chief explained the intricacies of dealing with Domestic violence and the organizations they get involved in.

Ms. Sheedy asked if there was specific training for Domestic Violence.

The Chief affirmed that there is.

X. FIRE DEPARTMENT REPORT

A written report was submitted for the record.

XI. E.M.S. Report

No report was submitted.

Ms. Henderson explained why there was no report submitted.

XII. INTER-DEPARTMENT REPORTS

A. Public Works Department

A written report was submitted for the record.

Mr. Brubaker asked if there was any improvement on communications with Residents. Mr. Pagano responded that they are in the process of figuring out the way to create clear channels for communication.

Mr. Detweiler offered that there were many conversations with the public around the snowstorm and snow removal. He commended the Water and Highway Departments; there were 10 leaks in 14 days with lots of tough weather. Steve Smallberger has done an amazing job overseeing all the work.

B. Water & Highway Department Reports

A written report was submitted for the record.

C. Wastewater Treatment Plant Report

D. Code Enforcement Report.

A written report was submitted for the record.

Ms. Sheedy asked a question regarding 200 Hendricks Street and the code violation.

Mr. Kucher responded that the trimming was delayed due to the weather,

E. Manager's Report- Kyle Detweiler

A written report was submitted for the record.

Mr. Detweiler commended Council for all of their research prior to this evening's vote.

Ms. Roecker Coates asked about the MONTCO consortium.

Mr. Detweiler explained that the Commissioners were coming from the Sheetz grand opening. There was lots of data center discussion. The Governor's housing action plan was also discussed. TOD is a big push from the Commissioners; they are very supportive of those plans and TOD 3rd space projects. They offered the support the County could provide.

Ms. Iovine thanked Kyle for answering all of the questions regarding the Ordinance change and for all of his support.

Ms. Morrison Daku asked about the possibility of the new website design, live meeting updates and cc for the hearing impaired.

Mr. Detweiler explained that Granicus can do it all. He will share proposals and pricing in the future. Discussion ensued.

Ms. Roecker Coates asked a paving question.

Mr. Detweiler explained we would be making roadway repairs as needed, the paving is scheduled for 2027. The liquid furls budget was put toward a piece of heavy equipment this year.

XIV. PROFESSIONAL CONSULTANTS' REPORTS

A. Engineer's Report

A written report was submitted for the record.

The representative from GFT reported that they were working with Gilmore to transition. The sidewalk improvements were the primary project as the deadline needs to be extended per the LSA grant.

Mr. Detweiler offered that they were working on the extension.

B. Wastewater Treatment Plant Engineer's Report

A written report was submitted for the record.

C. Solicitor's Report

COUNCIL COMMITTEE REPORTS:

A. Administration & Finance Committee – Karen Sheedy, Chair

1. Motion to approve the bill payment lists for December 2025 & January 2026. **Carried 7-AYE.**
2. Motion to approve the potential conflict waiver -Burack Environmental Law. **Carried 7-AYE.**
3. Motion to accept the Master service agreement form Municipal Engineer GFT, Inc. **Carried 7-Aye.**
4. Motion to approve the Borough Hall maintenance agreement with the Warko Group **Carried 7-AYE.**

B. Code Enforcement and Planning – David Hui, Chair

C. Parks Recreation & Community Relations – Jennifer Hendersao, Chair

1. Motion – Professional Services in Ambler Borough Park – Red Tail Restoration

D. Public Safety – Redmond Brubaker, Chair

E. Public Works – Lou Orehek, Chair

1. Motion – Authorization to Proceed – 14” Model Fairbanks Replacement Pump Quote. **Carried 7-AYE.**
2. Motion – Authorization to Proceed – Pump Rotork Actuated 18” Butterfly Valves Quote **Carried 7-AYE.**

3. Motion – Authorization to Proceed – Case 590SN 4WD T4 Loader/Backhoe Quote **Carried 7-AYE.**

4. Motion – Authorization to Proceed – ChargePoint Annual Service Renewal **Carried 7-AYE.**

Ms. Iovine made the motion to accept all the reports. **Carried 7-AVE**

XIII. Other Business

The Chief reminded everyone that the Frostbite run is to take place this Saturday at 8AM.

Mr. Detweiler offered that the Borough purchased water coolers for the event.

Ms. Henderson requested that the residents be notified of the details of the run.

Public Comment:

Ms. Sheedy thanks AMS for the Fire and Ice Festival and asked how it went.

Liz Wahl Kunzier AMS said the businesses reported that it was successful and brought more foot traffic on a brutally cold weekend.

Ms. Iovine made the motion to Adjourn the meeting at 9:23. **Carried 7-AYE**

A. ADJOURNMENT

ADMINISTRATION & FINANCE

Committee Members: Karen Sheedy – Chair, Jennifer Henderson and Redmond Brubaker.

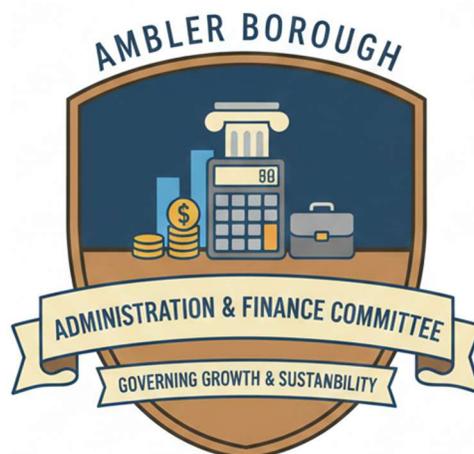
The Committee will consider the following recommendations:

1. Ordinance Change Advertisement – Update to the Borough’s Water & Sewer Tapping Fees. **(Enclosed)**

There is no official business for deliberation currently.

Items For Consideration:

1. Reformatting of existing financial reports to be received in the Business Meeting packet.



CODE ENFORCEMENT & PLANNING

Committee Members: – David Hui - Chair, Nancy Roecker Coates and Lindsey Morrison Daku.

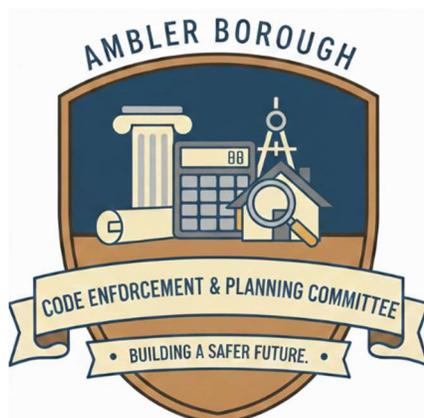
The Committee will not consider any recommendations at this time.

The following business will be discussed:

1. Consideration of a 'no-mow' month, referring back to the 2024 rules and regulations of the program.

Items For Consideration:

1. February 2026 agenda of the Borough Planning Commission. **(Enclosed)**
2. SEPTA Board Awards Contract for Lease of Ambler Station Parking Lot. **(Enclosed)**



Borough Of Ambler

131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.boroughofambler.com



2024 NO MOW MAY REGISTRATION FORM AND AGREEMENT

Rental properties are not permitted to participate without the written permission of the owner on record

OWNER NAME: _____

OWNER ADDRESS: _____

OWNER TELEPHONE NUMBER(S): _____

OWNER EMAIL: _____

I (property owner of above noted property) hereby agree to the following rules and regulations:

- All lawns would need to be cut back to regular length by end of day May 20th.
- The curb strip grass between the street and the sidewalk must be maintained at a mowed height, where a curb strip exists.
- Along the perimeter of the lawn next to the sidewalk or street if you have no sidewalk, the grass must be maintained at a mowed height for the width of a lawn mower.
- A sign identifying participation must be prominently displayed on the lawn. The sign will be picked up at the Borough building upon application and should be returned to the Borough once the program ends.
- I presently do not have any active or past property maintenance violations while owning this property.
- Educate neighbors on the benefits of No Mow May and why you are participating.

Information on this Registration form is true and complete to the best of my/our knowledge.

Date _____ **Signature** _____

AGENDA**AMBLER BOROUGH PLANNING COMMISSION**

- I. CALL TO ORDER** **February 24, 2026 (7:00 PM)**
- II. ROLL CALL**
- III. APPROVAL OF: January 27, 2026 minutes**
- IV. CORRESPONDENCE / MEETINGS / COORIDINATION AND OUTREACH**
- V. OLD BUSINESS:**
1. Input is requested on updating the 2013 Borough Comprehensive Plan. Draft sections on Sustainability and Economic Development Trend and Background to be discussed.
 2. A draft annual report for 2025 for Borough Council will be presented for discussion.
- VI. NEW BUSINESS**
1. Recommend to Council Ordinance amendments to require recreation area or open space for all new developments or subdivisions. This would also include provisions for a fee in lieu of in the event recreation area or open space is not feasible that can be put towards existing park improvements. *Motion Requested*
- VII. ADJOURNMENT**



SEPTA Media Relations

1234 Market Street • Philadelphia, PA 19107-3780

Office (215) 580-7842

Contact: Kelly Greene
Senior Press Officer

SEPTA Board Awards Contract for Lease of Ambler Station Parking Lot

Part of SEPTA's Transit Oriented Communities Program to Generate New Revenue

PHILADELPHIA (February 26, 2026) – SEPTA today awarded a contract to Korman Communities, Inc. and Benchmark Real Estate, LLC for the long-term ground lease of the [parking lot at Ambler Station](#) along the Lansdale/Doylestown Regional Rail Line.

Under this agreement, the developer will pay SEPTA \$402,500 per year with annual increases of 3% for a total contract value estimated to be \$236 million over a term of 99 years.

SEPTA is building on the success of its [Transit Oriented Communities \(TOC\) Program](#) by pursuing joint development opportunities to secure better returns on its real estate assets. Dedicated revenue from ground leases and new ridership revenue is projected to grow to \$10 million annually within the next decade.

“SEPTA is committed to strict fiscal discipline and finding innovative ways to generate new revenue streams beyond the farebox,” said SEPTA General Manager Scott A. Sauer. “Building housing and commercial space near our stations will boost ridership and bring economic activity to the communities that SEPTA serves.”

SEPTA's TOC Program encourages equitable and sustainable community development around its services, allowing more people to live and work near high-quality transit.

The Authority has coordinated with Ambler Borough since 2023 to ensure that the request for proposals aligns with the borough's vision for the 3.4-acre parking lot located at 35 West Butler Pike.

The Korman and Benchmark proposal closely reflects the development goals set forth by SEPTA and the community. It includes ground floor commercial; high quality open space and stormwater management; commuter and development parking; and multi-family housing with an affordable component.

The developer will be responsible for all aspects of financing, zoning, permitting, design, construction, and maintenance of the project, and redevelopment of the parking lot is subject to SEPTA's approval.

SEPTA's other TOC projects are underway in various stages of development at [Conshohocken](#), [Germantown](#), and [Langhorne](#) Stations.

SEPTA is hosting an [open house on March 23](#) at Pennel Borough Hall to request feedback from the community about the Langhorne Station property.

For more information about SEPTA, visit [septa.org](#), follow [@SEPTA](#), or download the official SEPTA app.

PARKS, RECREATION, & COMMUNITY RELATIONS

Committee Members: Jennifer Henderson - Chair, David Hui and Lindsey Morrison Daku.

The Committee will consider the following recommendations:

1. Rep. Cerrato's "Paint the Town Teal" Event – April SAAM. **(Enclosed)**

There is no official business for deliberation currently.

Items For Consideration:

1. Not applicable.





Invitation to Participate in Paint the Town Teal – April SAAM

From Razzak, Rafia <RRazzak@pahouse.net>
Date Wed 2/18/2026 1:22 PM
To Elizabeth Kunzier <EKunzier@Borough.Ambler.pa.us>
Cc Kyle Detweiler <kdetweiler@Borough.Ambler.pa.us>

Hi Liz,

I hope this email finds you well! I am forwarding this to your attention, as Rep. Cerrato would like to host this event in Ambler. I'm hoping to get your guidance on whether this would be possible and, if so, what steps would need to be taken on our end.

Additionally, we believe it would be wonderful to invite the local elected officials, including Borough Council members and the Mayor, to join us if their schedules permit.

I look forward to hearing from you soon!

Best,
Rafia.

//Erin Milbourne
Feb. 11, 04:30pm
To
repcerrato@pahouse.net

Subject
Invitation to Participate in Paint the Town Teal – April SAAM

Good afternoon Rep. Cerrato,
I hope you are doing well. I am reaching out to see if you would be interested in participating in a "Paint the Town Teal" event this April in recognition of Sexual Assault Awareness Month (SAAM).
Paint the Town Teal is a community awareness initiative where leaders and community members come together to visibly show support for survivors of sexual violence and promote prevention efforts. Sexual violence impacts individuals and families across every community, and visible leadership support sends a powerful message that survivors are believed, supported, and not alone. The event would last about an hour and would take place in a part of town with steady foot traffic to help maximize visibility. We would provide teal ribbons, SAAM messaging cards, and resource information. Together, we would walk through the area and hang ribbons as a sign of prevention efforts and community solidarity. We would also welcome the participation of other community leaders in his district if that would be of interest.
We are happy to coordinate a date and location that works best for your schedule and make the planning process as simple as possible. Please let me know if this is something you would be interested in. We would be grateful to partner together

Erin Milbourne, LCSW, TF-CBT, EMDR, C-TPYG
Pronouns: She/Her
Direct Services Supervisor
Victim Services Center of Montgomery County, INC
325 Swede St. Norristown, PA 19401
610-277-0932 ext 226
24-hour hotline 1-888-521-0983
www.victimservicescenter.org
<https://www.facebook.com/vscmontcopa/>
Instagram: Vscmontcopa



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PUBLIC SAFETY

Committee Members: Redmond Brubaker - Chair, Nancy Roecker Coates, and Tracy Pavlovic.

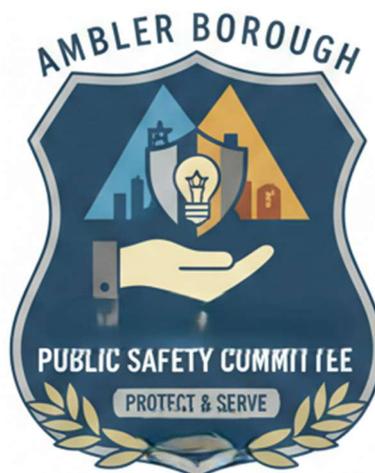
The Committee will not consider any recommendations at this time.

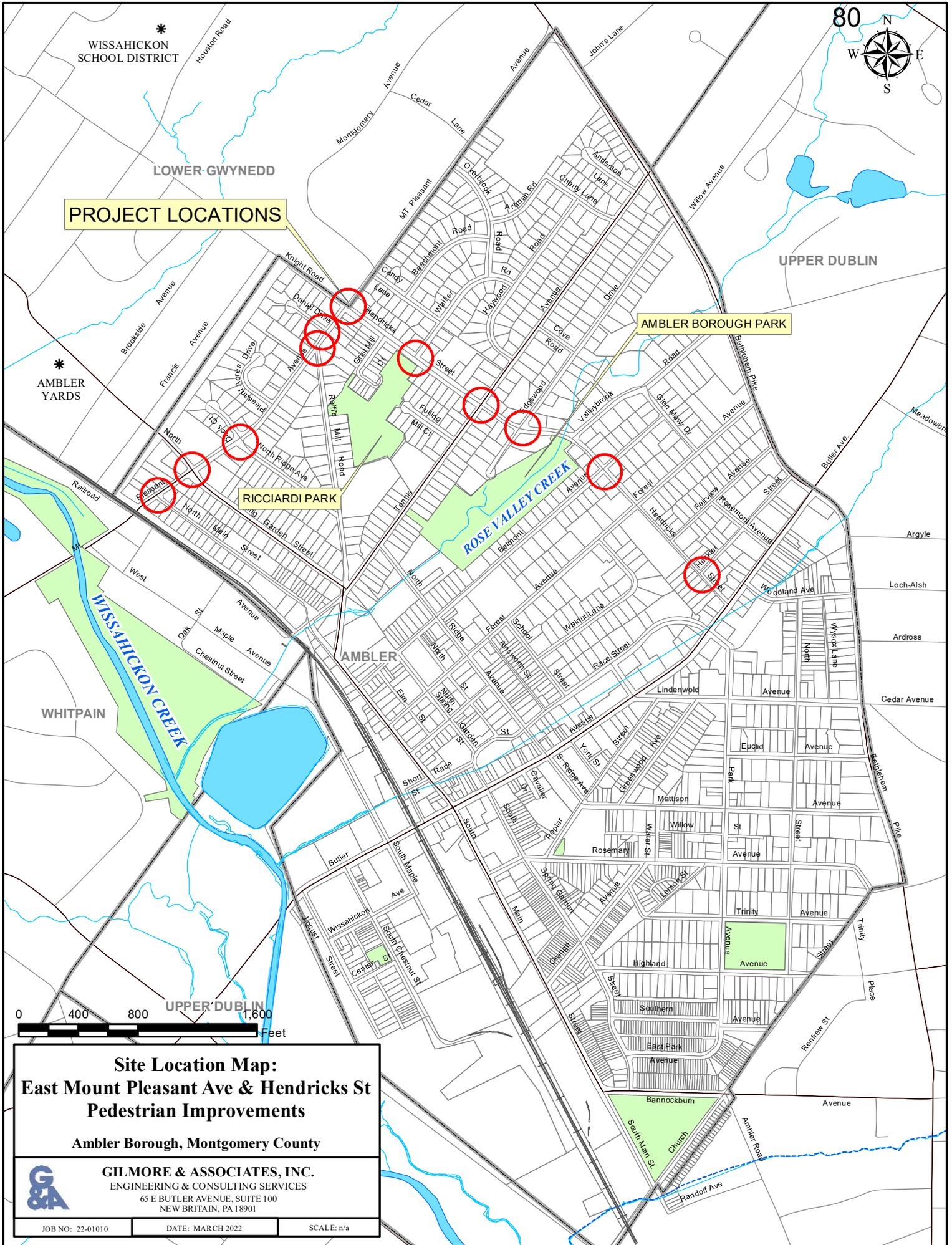
The following business will be discussed:

1. LSA Grant Extension – Improvements. **(Enclosed)**

Items For Consideration:

1. Bids have been received for window replacements at Wissahickon Fire Station. **(Enclosed)**





PROJECT LOCATIONS

AMBLER BOROUGH PARK

RICCIARDI PARK

Site Location Map:
East Mount Pleasant Ave & Hendricks St
Pedestrian Improvements
 Amble Borough, Montgomery County

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 65 E BUTLER AVENUE, SUITE 100
 NEW BRITAIN, PA 18901

JOB NO: 22-01010 DATE: MARCH 2022 SCALE: n/a

Wissahickon Fire Company 245 E Race Street Window Replacement Contract 26-01

	Donald E. Reisinger, Inc.		GCCM		Uhrig Construction		Walter Brucker & Co., Inc.	
Total Cost	\$ 317,535.0		\$ 179,800.0		\$ 255,000.0		\$ 286,000.0	
Selected #	0		0		0		0	
Selected (\$)	\$ 0		\$ 0		\$ 0		\$ 0	
QuantityRequire	UnitPrice	TotalCost	UnitPrice	TotalCost	UnitPrice	TotalCost	UnitPrice	TotalCost
1	\$ 317,535.0	\$ 317,535.0	\$ 179,800.0	\$ 179,800.0	\$ 255,000.0	\$ 255,000.0	\$ 286,000.0	\$ 286,000.0

PUBLIC WORKS

Committee Members: Lou Orehek– Chair, Karen Sheedy, and Tracy Pavlovic.

The Committee will consider the following recommendations:

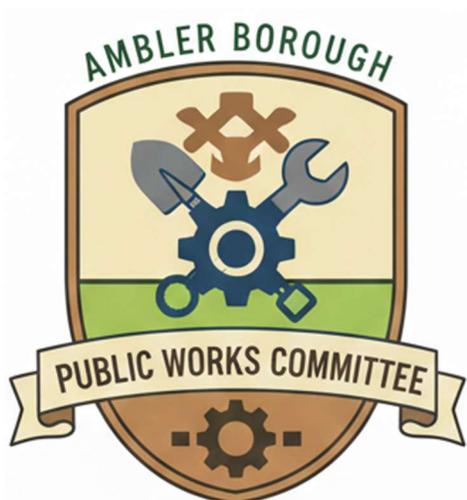
1. Fairbanks Morse P4 & P5 Replacement Quote – Municipal Maintenance Co. **(Enclosed)**

The following business will be discussed:

1. Scope of Cost – EPS-3 & EPS-4 Electrical Upgrades – Brendan Stanton, Inc. **(Enclosed)**

Items For Consideration:

1. Draft Public Notice – BCWSA/SEPTA Force Main Project. **(Enclosed)**
2. Interviews for the available Water Department Operator positions have been completed. Formal hiring recommendation to follow.





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

Bill To:

Jarrett Evans
 Ambler Waste Water Treatment Plant
 505 Church Street
 Ambler, PA 19002
 Ph: 215-628-9457
 Email: awwtpsupt@borough.ambler.pa.us



DATE 2/26/2026
Quotation # 49595Q

Quotation valid until: 3/28/2026
 Terms: Net 30 Days
 Delivery:

Per COSTARS:
 Contractor MMC
 Contract 016-152
 Vendor 267572
 Category Preventative
 Maint. & Repair

Project Name: 49595Q - Evans - Ambler WWTP - Fairbanks Morse P4 & P5 Replacement (COSTARS)

Item	Qty	Description	Unit Price	Total Price
1.	1	<p>Perform The Following:</p> <ul style="list-style-type: none"> • Chip existing concrete piers to expose rebar • Make modifications to strengthen the rebar on existing piers • RegROUT piers post modifications • Remove (3) 18" valves and actuators <p>• Supply and install the following:</p> <ul style="list-style-type: none"> - (12) 18" 150# Flange nut bolt gasket kits - (4) 14" 150# Flange nut bolt gasket kits <p>• Install customer supplied items:</p> <ul style="list-style-type: none"> - (2) Fairbanks Morse Pump B5711-14" - (2) driveshafts - (3) 18" valves and actuators <p>• MMC will provide new standard hardware and gaskets</p>	\$ 43,880.00	\$ 43,880.00
Total			\$	43,880.00

Comments:

- This quotation does not include any taxes if applicable
- This quotation does not include any other components not listed above
- This quotation does not include electrical work
- This quotation does not include any machine work, all other work not listed above will need to be quoted separately
- MMC assumes suction and discharge flange dimensions are drop in replacement
- MMC assumes existing driveshafts will drop in to new pumps with out modifications
- Ambler WWTP to provide programming for actuator and any start up services needed.
- This quotation includes pump start up.

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

Dan Pulcher

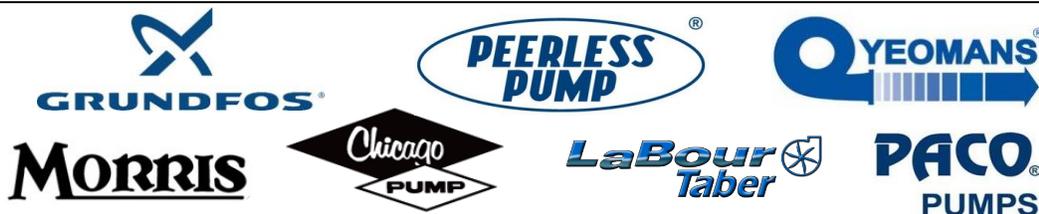
Dan Pulcher

Project Manager

MMC approval *DG*

THANK YOU FOR YOUR BUSINESS!
 ELECTRICAL CONTRACTOR LICENSE #15195

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





EMAIL TRANSMITTALL

March 2, 2026

Borough of Ambler Wastewater Treatment Plant
505 Church Street
Ambler, PA 19002
Attention: Jarrett Evans

RE: Ambler Wastewater Treatment Plant Effluent Pump Stations

Dear Jarrett:

Thank you for the opportunity to provide this proposal. Per your request outlined below is the scope and cost associated with upgrading the Effluent Pump Stations at the Ambler Wastewater Treatment Plant.

SCOPE

- 1) Furnish and Install Temporary Power/Equipment to Power Station During Construction
- 2) Furnish and Install Power Panels
- 3) Furnish and Install Lighting Panels
- 4) Furnish and Install Combination Starters
- 5) Furnish and Install Light Fixtures
- 6) Furnish and Install Exhaust Fan
- 7) Furnish and Install Gravity Vent
- 8) Furnish and Install Alarm Panel
- 9) Furnish and Install Required Conduit/Wire/Appurtenances for Station Upgrade

NOTES

- Proposal Excludes Taxes on Exempt Items
- Proposal Excludes Permit Fees
- Proposal Excludes Bond Costs
- Proposal Includes Prevailing Wages
- Proposal In Accordance with Arris Engineering Group, LTD Drawings
 - o Drawing C-1 Dated 3/2/26
 - o Drawing E-1 Dated 3/2/26
 - o Drawing E-2 Dated 3/2/26

COST

EPS-3: \$107,900.00 (One Hundred Seven Thousand Nine Hundred and 00/100 Dollars)
EPS-4: \$91,695.00 (Ninety-One Thousand Six Hundred Ninety-Five and 00/100 Dollars)
ALT-3: \$23,790.00 (Twenty-Three Thousand Seven Hundred Ninety and 00/100 Dollars)

COSTARS

- 1) COSTARS Contract Number: 016-E22-267
- 2) COSTARS Solicitation Number: COSTARS-16
- 3) SAP Vendor Number: 179109

Feel free to contact our office if you have any questions or need any clarifications.

Sincerely,

Christopher Stanton, P.E.

Christopher Stanton, P.E.

Borough Of Ambler

131 ROSEMARY AVENUE
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.boroughofambler.com



February 27, 2026

Bucks County Water and Sewer Force Main Project under the SEPTA train tracks

Dear Resident:

Bucks County Water & Sewer Authority is installing a sewer main to go underneath the SEPTA train tracks to the Ambler Borough Sewer Plant.

This work is scheduled to begin the week of *****. The road will remain open during the project but expect some delays during the construction. This project will take approximately ***** to complete.

The process of placing this pipe underneath the tracks may be loud and once the process has started, it cannot stop until it is completed due to the active trains on the lines.

The Borough asks for your patience with this and the process of placing this pipe under the tracks should be completed within ***** once it is started. The anticipated start date for this portion of the project is *****

Feel free to contact the Borough of Ambler's Wastewater Treatment Plant with any additional questions at 215-628-9457.

Sincerely,

Ambler Borough Wastewater Treatment Plant Staff