



BOROUGH OF AMBLER
COUNCIL WORK SESSION
February 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. PUBLIC SERVICE ANNOUNCEMENT:

- a. SNOW PLOWING & REMOVAL – ELIZABETH IOVINE, PRESIDENT

III. MINUTES FOR REVIEW:

- a. JANUARY 5, 2026, COUNCIL REORGANIZATION MEETING
- b. JANUARY 20, 2026, COUNCIL BUSINESS MEETING

IV. 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

V. OPEN PUBLIC COMMENT PERIOD.

VI. ADJOURNMENT.



**AMBLER BOROUGH COUNCIL
REORGANIZATION MEETING MINUTES
January 5, 2026**

- I. Call Reorganization Meeting to Order – The Honorable Jeanne Sorg
- II. Pledge of Allegiance
- III. Roll Call
- IV. Acknowledgement of Election Certificates & Residency Affidavits
 - A. *The Borough Secretary affirmed receipt of election certificates and residency affidavits and confirmed existing Councilmembers have been duly sworn in prior to the organization meeting.*
- V. Oath of Office – District Justice Douglas Lavenberg
 - A. *Those newly elected and re-elected officials not sworn in prior, were sworn in by the Magisterial District Judge.*
- VI. Nomination & Election of President – The Mayor opened the floor for nominations

Liz Iovine - **Carried 9-AYE**
- VII. Nomination & Election of Vice President – Mayor opened the floor for nominations)

Lou Orehek - **5 AYE - Carried**
Mr. Orehek, Ms. Roecker Coates, Mr. Hui, Mr. Brubaker, Ms. Morrison Daku.
Karen Sheedy - **4 AYE**, Ms. Pavlovic, Ms. Sheedy, Ms. Iovine, Ms. Henderson
- VIII. Nomination & Election of President Pro Tem – The Gavel was passed to the new Council President.
The floor opened.
Karen Sheedy **Carried 9-AYE**

IX. 2026 Meeting Schedule

- A. Motion to approve the 2026 meeting schedule as follows:
 - 1. Council Committee Meetings – first Tuesday of each month, 7:00 p.m. **Carried 9-AYE**
 - 2. Council Business Meetings – third Tuesday of each month, 7:00 p.m. **Carried 9-AYE**

X. Professional Services & Borough Staff Appointments

- A. Borough Manager/Secretary/Open Records Officer – Kyle Detweiler **Carried 9-AYE**
- B. Borough Treasurer – Marita Bondi **Carried 9-AYE**
- C. Appointed Auditor – Zelenkofske Axelrod LLC **Carried 9-AYE**
- D. Assistant Borough Secretary – Elizabeth Wahl Kunzier **Carried 9-AYE**
- E. Borough Finance Director – James Gambles **Carried 9-AYE**
- F. Pension Actuary – Duda Actuarial Consulting **Carried 9-AYE**
- G. Assistant Borough Manager/Code Enforcement/Zoning Officer – Glenn Kuchar **Carried 9-AYE**
- H. Zoning Board Solicitor – Gerald Rath **Carried 9-AYE**
- I. Building/Plumbing Inspector – Keystone Municipal Services **Carried 9-AYE**
- J. Emergency Management Coordinator/Fire Marshal – Richard Lockhart **Carried 9-AYE**
- K. Wastewater Treatment Plant Engineer – Herbert, Rowland & Grubic, Inc. **Carried 9-AYE**
- L. Borough Engineer & Water Engineer - Gannett and Fleming **Carried 9-AYE**
- M. Borough Solicitor
 Eastburn Gray **AYE** – Ms. Pavlovic, Ms. Sheedy, Ms. Iovine, Ms. Henderson
 C.G.B.A.G. **Aye** Mr. Orehek, Ms. Roecker Coates, Mr. Hui, Mr. Brubaker, Ms. Morrison Daku
Carried 5-AYE

XI. Other Business

- A. Motion to appoint Ambler Savings Bank as depository for all the Borough funds **Carried 9-AYE**
- B. Motion to appoint Council President, Treasurer, Manager as Account Signatories **Carried 9-AYE**

XII. Adjourn Reorganization Meeting



AMBLER BOROUGH COUNCIL MEETING

Minutes

January 20, 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, Mr. Orehek, Ms. Sheedy, Ms. Henderson, Ms. Roecker Coates, Mr. Hui, Mr. Brubaker, Ms. Morrison Daku, Mayor Sorg, Police Chief Jeff Borkowski, Borough Manager Kyle Detweiler, and Solicitors Glassman and Osborne. Ms. Pavlovic was absent

IV. MAYORAL PROCLAMATION – Ava Fell Wissahickon School District

V. CONFIRMED APPOINTMENTS – Rob Cardillo from the E.A.C. made a presentation on the tree succession plan for Butler Avenue.

PUBLIC COMMENT

Bernadette Dougherty 338 Tennis Ave asked a question regarding trash can size and whether that issue was considered in the recent trash bid.

Ms. Iovine explained that it was discussed previously.

Ms. Dougherty asked if the pay as you go or any other option had been discussed, or could it happen.

Ms. Iovine offered that council would continue to explore the option in the future.

Anna Lee Lapinski 136 Rosemary Ave. Commended Ava Fell on a fine presentation.

Commended the E.A.C. on their tree presentation but cautioned that they as a committee should be doing more of the work involved. That staff shouldn't be required to do the work.

Mr. Cardillo asked for more Citizen Volunteers.

VI. MINUTES OF PREVIOUS MEETING - Motion

The Minutes of the December 16th Council Meeting were approved **8-AYE**.

VII. CONSIDERATION of APPOINTMENT – Motion – Volunteer Committee and Board

seats.

All AYE - 8

VIII. RESOLUTION 2026-01 Ambler Borough Council Committee Structure. 8-AYE

Ms. Iovine explained the name changes and the committee structures more in depth.

IX. FINANCE DIRECTOR'S REPORT

A written report was submitted for the record.

X.

XI. POLICE DEPARTMENT REPORT

A written report was submitted for the record.

Ms. Sheedy thanked Dave Caddick for his generous gift to help families in need during the Holiday Season.

XII. FIRE DEPARTMENT REPORT

A written report was submitted for the record.

XIII.E.M.S. Report

A written report was submitted for the record.

XIV. INTER-DEPARTMENT REPORTS

A. Public Works Department

A written report was submitted for the record.

Mr. Orehek had a question regarding the "Charge Point" invoices. He wanted to know why the Borough provides the charging service for residents' electric cars.

Mr. Detweiler answered that the electric charging stations are a benefit to the environment and to the residents. Charge Point is the only service that will upgrade the units we own.

Mr. Orehek wants to know if discussions are planned.

Mr. Detweiler answered that there is nothing yet planned.

B. Water & Highway Department Reports

A written report was submitted for the record.

Ms. Sheedy thanked the streets department for their hard work clearing the snow over the weekend.

C. Wastewater Treatment Plant Report

A written report was submitted for the record.

Ms. Sheedy thanked Mr. Evans for the updated Manual.

Mr. Orehek asked a question regarding the Engineers Report regarding the impending

construction in Main St. Mr. Brown the Borough Engineer remarked that it is scheduled but given the inclement weather the schedule is not set.

Mr. Evans replied that he is not sure of timing, but that equipment is arriving on site. He remarked that the construction company Zimmerman knows what they are doing.

Ms. Sheedy asked if it was possible to provide residents with a construction schedule.

Mr. Evans replied that it is.

D. Code Enforcement Report.

A written report was submitted for the record.

Mr. Kucher made a brief presentation on shoveling. Residents have 24 hours after a snow event ends to clear paths. There were several warnings and citations given out after this weekend's snow event. He received a few sidewalk repair complaints.

Ms. Iovine confirmed that complaints should wait until the work week resumes.

Mr. Kucher affirmed that we are trying to get the word out ahead of this weekend's impending storm.

Ms. Iovine asked a sidewalk repair question, could the Borough recommend a contractor to make the repairs?

Mr. Kucher explained the process and explained the process to recheck warnings.

E. Manager's Report- Kyle Detweiler

A written report was submitted for the record.

Ms. Roecker Coates had a question regarding the Fire Department Report.

Mr. Detweiler said he had just been involved in a very long presentation which included an abundance of information. He went into further detail regarding the time frame.

Ms. Roecker Coates asked for next steps.

Mr. Detweiler explained.

XIV PROFESSIONAL CONSULTANTS' REPORTS

A. Engineer's Report

Terry Funk our new engineer from Gannett and Fleming introduced herself and her colleague and expresses excitement to be on the Borough team.

Ms. Iovine thanked the Gilmore group for their years of service to the Borough.

B. Wastewater Treatment Plant Engineer's Report

A written report was submitted for the record.

C. Solicitor's Report

Alex Glassman and his colleague Melissa Osborne from C.G.B.A.G. thanked the Borough for their confidence in their firm and look forward to working with us.

COUNCIL COMMITTEE REPORTS:

A. Administration & Finance Committee – Karen Sheedy, Chair

1. Motion to pass Resolution 2026-02 – Adoption of the Borough fee schedule. **Carried 8-AYE.**
2. Motion to pass Ordinance 1146 – Amending Ordinance 116 & Ord.20-112, Annual trash collection rate. **Carried 8-AYE.**
3. Motion to pass Resolution 2026-03 – Recognizing Borough Employee John Mastromatto. **Carried 8-Aye.**
4. Motion to pass Resolution 2026-04 Recognizing Former Council President Glynnis Siskind. **Carried 8-AYE.**

Ms. Iovine made a motion to accept the report. **Carried 8-AYE.**

B. Public Safety – Redmond Brubaker Chair

1. Motion of intent to advertise window replacements for the Wissahickon Fire Station. **Carried 8-AYE.**

Mr. Detweiler explained that we are waiting for a Grant Bid opportunity.

Ms. Iovine made a motion to accept the report. **Carried 8-AYE.**

C. Public Works – Lou Orehek, Chair

Ms. Iovine made a motion to accept the report. **Carried 8-AYE.**

D. Code Enforcement and Planning, David Hui, Chair

E. Parks, Recreation & Community Relations – Jennifer Henderson, Chair

XIV. Other Business

Public Comment:

Anna Lee Lapinski Rosemary Ave reminded the Council to keep in mind trash contract and to please keep smaller use customers in mind.

Ms. Sheedy assured her that that is indeed the case.

Ms. Iovine made the motion to Adjourn the meeting at 8:08. **Carried 8-AYE**

A. ADJOURNMENT

ADMINISTRATION & FINANCE

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

The Committee will consider the following recommendations:

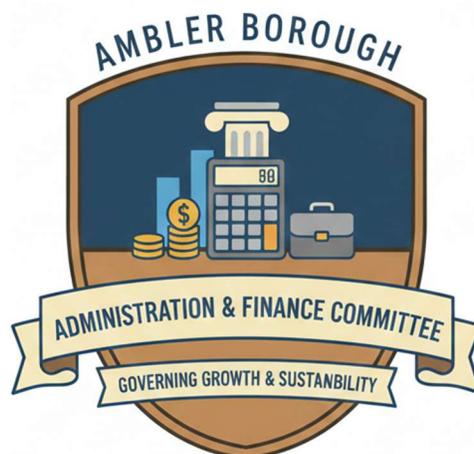
1. Master Services Agreement – Borough & Municipal Engineer – Borough of Ambler & GFT. **(Enclosed)**
2. Potential Conflict Waiver – Burack Environmental Law. **(Enclosed)**
3. Quote For Website Redesign – CourseVector. **(Enclosed)**
4. Approval of the December 2025 Bill Payment List. **(Enclosed)**

The following business will be discussed:

1. Proposal for Managed IT Services – Altek Imaging. **(Enclosed)**
2. Proposal for Borough Hall HVAC Preventative Maintenance Agreement – The Warko Group. **(Enclosed)**

Items For Consideration:

1. Ambler Borough Municipal Engineer Transfer Agreement. **(Enclosed)**
2. Release of Electronic Files – Hold Harmless Agreement – Gilmore & Associates. **(Enclosed)**



**MASTER SERVICES AGREEMENT
WITH THE BOROUGH OF AMBLER**

This Agreement is made between the Borough of Ambler (hereinafter referred to as "Client"), and GFT Infrastructure, Inc. (hereinafter referred to as "GFT"), this _____ day of _____ 20__.

1 SERVICES

- 1.1 GFT shall perform Professional Services (the "Services") for Client on an as-needed basis as authorized by Client from time to time in written Service Authorizations in the form of Exhibit A, which Exhibit is attached hereto and made a part hereof. The specific scope, schedule and budget for each task, and execution plan for performance of the Services will be agreed upon at the time Client authorizes such Services from GFT. Service Authorizations shall be consecutively numbered, commencing with Number 1, and shall be governed by the terms of this Agreement.
- 1.2 GFT will perform the Services as expeditiously as is consistent with professional skill and care and orderly progress. The methodology described in each Service Authorization will be based on known existing conditions at the time of preparation and will constitute the best assessment by GFT to describe the means to perform the Services. Should GFT determine that, due to conditions unknown as the date of the Service Authorization, the proposed methods for providing the Services will not fulfill the requirements of the assignment, GFT will advise the Client. The Client agrees to revise the Service Authorization in accordance with Section 1.8 of this Agreement.
- 1.3 GFT agrees to perform its Services in compliance with applicable laws, regulations, and ordinances and other legally enforceable requirements in effect as of the date of each specific Service Authorization. Except as specifically provided in the Services Authorization hereunder, GFT shall not be responsible for determining any law, regulation or ordinance with which Client must comply for approval or completion of Client's Project. Moreover, any assistance provided in this regard shall not be construed in any way as advice of counsel.
- 1.4 GFT shall maintain such permits, certifications, licenses, or other approvals and forms of documentation necessary for GFT to comply with applicable legal requirements in performing the Services, and further agrees to furnish copies of the same to Client upon request.
- 1.5 When required, GFT will provide employees who are properly trained/certified to comply with applicable state, federal, and local laws, rules or requirements, relating to safety, health or environmental issues.
- 1.6 Client agrees that GFT may use the Services of subconsultants when appropriate and customary to do so if GFT notifies the Client in advance. Such persons or entities include, but are not limited to, surveyors, specialized consultants, and testing laboratories.
- 1.7 Unless specified in the Services Authorization, GFT and its subconsultants shall have no responsibility for the discovery, presence, handling, removal, or disposal of hazardous or toxic substances and all scopes and fee estimates are prepared on the basis that no hazardous or toxic substances are present at the site. In the event hazardous or toxic substances are subsequently discovered on a project site, the parties agree to review and renegotiate the terms and conditions of the specific Services Authorization to protect the interests of each party.

- 1.8 Changes in the Services, including Services of subconsultants, to be provided under a Service Authorization shall be made if agreed to by the Client and GFT or if required by circumstances or changes beyond GFT's control, including changes in instructions or approved submissions, governing law or regulations or interpretations thereof, significant changes to the project (e.g. size, complexity, quality, schedule or budget), or failure to perform by others. GFT agrees to notify the Client of such circumstances at the time and Client agrees to respond promptly if Client does not agree to such change. If Client determines that all or a part of such changes in Services are not required, Client shall so advise GFT and GFT shall have no obligation to provide those Services. Except for a change due to the fault of GFT, changes in Services shall entitle GFT to an adjustment in compensation in accordance with Section 2.
- 1.9 In the performance of services on behalf of Client, GFT will not act as a municipal advisor to client with regard to recommendations related to municipal financial products or the issuance of municipal securities and does not owe a fiduciary duty pursuant to Section 15B of the Securities and Exchange Act of 1934, as amended by the Dodd-Frank Wall Street Reform and Consumer Protection Act with respect to its services.
- 1.10 The parties acknowledge that in order to provide services to the Client in compliance with federal and state licensing and registration requirements, GFT may assign any duty or obligation related to performance under this Agreement to an affiliate entity without providing notice or obtaining consent of the Client.

2 COMPENSATION

- 2.1 GFT shall be paid for its Services in accordance with the terms of both this Section 2 and each Service Authorization issued hereunder. GFT and Client shall mutually agree upon the method of compensation for each Service Authorization. The methods of compensation can be based on time and materials, a total cost of Services including labor, transportation, equipment, and other rates and fees, or a lump sum price. In the event of a change in the scope of Services under any Service Authorization, the parties shall negotiate an equitable adjustment to the price and/or schedule, and embody such adjustments in writing, as soon as practicable after such change.
- 2.2 Unless otherwise provided in the Service Authorization, in house expenses, including reproduction, printing, copying, transportation, computer and other direct costs will be invoiced at cost. Outside expenses, such as suppliers and subconsultants, will be invoiced at cost plus five (5%) percent to cover administrative expenses.
- 2.3 Unless otherwise specifically provided for in the Service Authorization, all scopes of work and fee schedules are prepared on the basis that no hazardous or toxic substances are present at the project site. In the event that hazardous or toxic substances are subsequently discovered on a project site, the parties agree to review and renegotiate the terms and conditions of the specific Service Authorization to protect the interests of each party.
- 2.4 Except as provided in the Service Authorization, GFT shall submit separate invoices for each Service Authorization, referencing: (1) the name of the project or site, (2) the relevant Service Authorization Number, (3) the nature of Services and any discreet tasks conducted as called for under the Service Authorization, and, (4) this Master Services Agreement. Borough/Municipal Invoices will be sent electronically to:

Kyle Detweiler, Glenn Kuchar and James Gambles
Borough of Ambler

131 Rosemary Ave
Ambler, PA 19002

Water invoices will be sent electronically to:

Kyle Detweiler, Steve Smallberger and James Gambles
Borough of Ambler
131 Rosemary Ave
Ambler, PA 19002

- 2.5 Except as provided in a Service Authorization, Client will be billed approximately monthly for Services provided under each Service Authorization, commencing with the first month in which Services are performed hereunder, for Services completed during the month in question under each Service Authorization then in effect. Client agrees to review invoices promptly and raise any questions regarding the invoiced items or amounts within thirty days of the date of the invoice. Otherwise, the invoice shall be considered correct and payable. For Service Authorizations in excess of one month, a final invoice will be submitted within sixty (60) days of GFT's completion of the Services. Payment shall be made to:

GFT
Attn: Accounting
300 Sterling Parkway, Suite 200
Mechanicsburg, PA 17050

- 2.6 In the event of nonpayment of the account within thirty days after invoices are rendered, the Client further agrees to pay interest of 1% per month compounded from the date of the invoice on the unpaid balance until such account is paid in full. If the account remains delinquent for more than forty-five days thereafter, GFT shall have the right to cease all further Services on the project by giving written notice thereof to Client.

3 STANDARD OF PERFORMANCE

- 3.1 In performing the Services under this Agreement, GFT will use the degree of care and skill ordinarily exercised under similar circumstances by members of recognized firms performing Services of a similar nature and does not create a fiduciary obligation. Any problem relating to the Services provided herein should be brought to the attention of GFT as soon as encountered and before any obligation is incurred. If reasonable under the circumstances, GFT reserves the right to correct any errors, including, but not limited to, the selection of a subcontractor or subconsultant and the negotiation of fees.
- 3.2 GFT relies on the approval by reviewing agencies of the drawings, Record Plats, Site Plans, Permits and Bond Agreements and other final submittals, etc., as evidence of compliance with all applicable ordinances, regulations and design standards. GFT shall be held harmless from any change in interpretation after receipt of any approvals and/or the revocation of approvals for any reason.
- 3.3 In performing its work, GFT shall be entitled to rely on the accuracy and completeness of work of third parties, the representations of and material provided by Client and public records and shall be under no obligation to verify any of the foregoing except when expressly provided in the Service Authorization.
- 3.4 Estimates of the cost of construction, financing, acquisition of land, rights-of-way and other costs shall be made in accordance with good engineering practice and procedure. However,

Client acknowledges that GFT has no control over construction costs, competitive bidding and market conditions, or costs of financing, acquisition of land or rights-of-way; and GFT does not guarantee the accuracy of such cost estimates as compared to actual costs or contractor's bids.

- 3.5 GFT shall use its professional technical judgment and resources available to assist Client in obtaining required permits. Nothing in this Agreement shall be construed as a guarantee that GFT can cause a permit(s) or permit condition(s) to be granted or further Client's business goals. Moreover, any assistance provided in this regard, or in connection with any of GFT's Services, shall not be construed in any way as legal advice.

4 INSURANCE

- 4.1 GFT shall maintain the following types of insurance relating to this Agreement and GFT's performance of the Services:
- 4.1.1 Workers' Compensation statutory coverage, and Voluntary Compensation coverage, to include Employer's Liability, with limits of \$500,000 bodily injury each accident; \$500,000 bodily injury each disease (policy limit) / \$500,000 bodily injury each disease (each employee).
- 4.1.2 Broad Form Commercial General Liability, as approved by the Pennsylvania Insurance Department, with limits of \$2,000,000 per occurrence / \$2,000,000 aggregate, to include the following coverages: Premises and Operations; Products and Completed Operations; Independent Contractors; Broad Form Contractual Liability; Broad Form Property Damage;
- 4.1.3 Automobile Liability covering owned, non-owned and hired vehicles with a \$2,000,000 combined single limit; and Bodily Injury, including but not limited to personal injury and death. The policy shall contain a severability of interest clause.
- 4.1.4 Professional Liability Insurance during the term of the project of not less than \$1,000,000 per claim / \$1,000,000 aggregate.
- 4.2 All policies of insurance shall be written by companies with a certificate of authority and a licensed agent authorized to transact the business of insurance in the state where the Services are being performed.
- 4.3 GFT will, upon request, provide updated insurance certificates to Client upon renewal, expiration, or cancellation of any policy for which a certificate has been provided to Client at the time that this Master Agreement is executed.

5 OBLIGATIONS OF CLIENT

- 5.1 Client shall designate in writing a person with authority to act on Client's behalf on all matters concerning this Agreement. Client shall be responsible for coordination with consultants or work forces hired directly by Client and governmental agencies as warranted.
- 5.2 Client shall furnish all legal, accounting and insurance consulting services as may be necessary at any time for the Project, including auditing services and be responsible for the costs incident to fulfilling the requirements of this provision.
- 5.3 Client shall render all approvals and decisions as expeditiously as necessary for the orderly progress of GFT's Services.
- 5.4 Client shall provide all criteria and full information as to Client's requirements in connection with this Agreement, including existing studies, reports, and other available data pertinent

to this Agreement. Client also agrees to obtain or authorize GFT to obtain or provide additional reports and data as required and furnish to GFT Services of others required for the performance of GFT's Services hereunder. GFT shall be entitled to use and rely upon all such information and Services provided by Client or others in performing GFT's Services under this Agreement.

- 5.5 Client shall arrange, announce, direct, and record notes of meetings not attended by GFT, but related to this Agreement, including mailings and legal notices, as appropriate.
- 5.6 Client agrees to either pay directly or reimburse GFT for any business or personal taxes imposed at the local, county or state level for Services provided by GFT to Client. Such reimbursement shall not apply to income taxes imposed on GFT or its employees.

6 ACCESS TO PROPERTY

- 6.1 Client shall arrange for access to property and obtain the necessary permissions for GFT and/or their representatives to perform the Services under each Service Authorization, including mailings and legal notices, as appropriate.
- 6.2 While GFT will take reasonable precautions to minimize damage to the property, it is understood that in the normal course of Services some damage may occur to surface features and landscaping, the correction of which shall be the responsibility of the Client. GFT will be responsible for any other damage(s) arising out of the performance of any project, caused by its or its employee's negligence or willful misconduct.
- 6.3 When access to any plant, facility, structure, roadway, or other property is required by GFT in the performance of the Services, GFT shall execute all reasonable security forms, if any, furnished by Client or the facility. GFT shall coordinate its schedule and activities on Client's property with Client's designated Project Manager.
- 6.4 Client agrees to advise GFT of all plant rules, regulations and safety procedures established by Client or the owner of the facility or site for access to and activities in and around any facilities or site with which GFT employees will comply.

7 TERM OF AGREEMENT

- 7.1 This Agreement shall remain in effect unless it is terminated pursuant to Section 8.
- 7.2 Each Service Authorization shall specify a target completion date for the Services there under. GFT shall use its best efforts, subject to unforeseen delays, to complete the Services within the schedule set forth in the Service Authorization.

8 SUSPENSION/ TERMINATION

- 8.1 If the Services under a specific Service Authorization are suspended for more than thirty calendar days in the aggregate, GFT shall be compensated for Services performed and charges incurred prior to receipt of notice to suspend and, upon resumption, an equitable adjustment in fees to accommodate the resulting mobilization and demobilization costs. Upon resumption, there shall be an equitable adjustment in the schedule based on the delay caused by the suspension.
- 8.2 Either party may, with or without cause, terminate this Agreement and/or the Services hereunder, including any or all Service Authorization(s), upon fifteen calendar days' written notice. If Client cancels this Agreement, the Services or a Service Authorization for its own convenience, GFT shall be paid for all Services performed and costs incurred to the date of termination, all lost profits and lost revenue, and any applicable termination costs.

Termination costs shall include, but not be limited to, the cost of terminating any contracts, leases or other obligations incurred by GFT in connection with the performance of Services under this Agreement.

8.3 Force Majeure.

8.3.1 Neither party shall be in default of this Agreement or a Service Authorization to the extent that any delay or other failure to perform results from causes beyond the party's control such as, and without limitation, acts of God or the Government, acts of war, sabotage or terrorism, labor disputes, strikes, vandalism, fires, floods, and severe weather conditions. The party claiming Force Majeure shall notify the other party promptly of the occurrence of such event, followed by written notification within five business days of providing the original notice.

8.3.2 A period of Force Majeure, which persists for a continuous period of sixty or more calendar days, shall be sufficient grounds to terminate this Agreement for convenience.

9 DOCUMENTS

9.1 At the conclusion of the Services and at such other times as may be reasonably requested by Client, GFT shall furnish to Client reports on the status and results of Services. Such reports shall be in the form, and cover the subject matters, specified in each Service Authorization.

9.2 All plans, drawings, survey notes and other original documents are instruments of service and shall remain the property of GFT, however, a copy will be supplied to Client at its request and expense. Client agrees not to reuse such documents on any other project without GFT's prior consent, and Client further agrees that any reuse of such drawings not related to the original project shall be at Client's own risk. Client shall defend and indemnify GFT from and against all expenses and damages arising out of such reuse or misuse. The Client further agrees that in the event that the Professional Services of GFT under a Service Authorization are terminated with or without cause, GFT shall not be required to release its files or work product to the Client until such time as GFT receives full payment for all Professional Services performed for the Client under the Service Authorization.

10 LIABILITY/ DISPUTES

10.1 Each party agrees to indemnify and hold the other party, and their respective affiliates, officers and employees harmless, from and against claims, suits, actions, and damages, including reasonable attorney's fees, to the extent caused by such parties' willful misconduct or negligent errors or omissions during the performance of this Agreement or any Service Authorization. This indemnification shall not be limited due to amount or type of damages, compensation or benefits payable under workers' compensation acts, disability benefit acts or other employee benefit acts. In no event will either party be liable for consequential damages.

10.1.1 Client agrees that, to the fullest extent permitted by law, GFT shall not be liable to the Client for any special, indirect, or consequential damages including, but not limited to, use of or loss of use of equipment or facilities, loss of profit or revenue, or cost of using alternative or replacement facilities.

10.1.2 GFT's maximum liability for damages of any kind under any particular Service Authorization due to breach of contract or warranty, error, omission or professional negligence or any tort shall be limited to the total amount paid to GFT under that

specific Service Authorization or \$50,000, whichever is less. This limitation shall be deemed to be a part of the negotiated terms of the Agreement and may be increased upon the negotiation of the parties and the written agreement of GFT.

- 10.2 Any claim, controversy, or dispute between the parties to this Agreement arising out of or in connection with this Agreement, or any breach thereof, shall upon the request of either party, be submitted to the senior officers of each party responsible for this Agreement. If the senior officers cannot come to a resolution or agreement, either party may request mediation and, if both parties agree, the matter shall be submitted to mediation. Upon written notice, the parties shall select a mediator acceptable to both parties to resolve the dispute. Any suits brought under this Agreement or in any way arising out of this Agreement must be filed within one year from the time mediation was terminated unsuccessfully or from the time the cause of action arose (if no mediation is undertaken) or it shall be time barred. This Agreement shall be enforced in and governed by the laws of the State where the Project is located.

11 NOTICES

- 11.1 Any notice required or permitted to be given hereunder shall be in writing and may be given by personal delivery, by certified mail-return receipt requested, or by express courier (UPS, Federal Express and the like). Such notice shall be deemed sufficiently given if addressed to Client or GFT at the address below, as the case may be, and shall be deemed to have been given when personally delivered, when mailed in the U.S. Mail postage prepaid, or when delivered to the express courier prepaid, as the case may be. Either party may by thirty days prior notice to the other specify a different address for notice purposes. A copy of all notices required or permitted to be given to Client or GFT hereunder shall be concurrently transmitted to such party or parties at such additional addresses as Client or GFT may from time to time hereafter designate by notice to the other. Notices shall be addressed as follows:

If to Client:

Kyle Detweiler, Borough Manager
131 Rosemary Ave
Ambler, PA 19002

If to GFT:

Theresa Funk, PE
GFT
1010 Adams Ave
Audubon, PA 19403

12 MISCELLANEOUS

- 12.1 Any and all Services performed by GFT under this Agreement are intended solely for the benefit of the Client. Nothing contained herein shall confer any rights upon or create any duties on the part of GFT toward any person or persons not a party to this Agreement including, but not limited to any contractor, subcontractor, supplier, or the agents, officers, employees, of any of them. Except as provided below, neither party shall have the right to assign any rights under this Agreement without the prior written permission of the other party, except as needed for compliance with state licensing and registration requirements, as identified in Section 1.10. GFT will, at mutually agreed upon rates, provide assistance to and on behalf of Client, in the form of technical information, analysis and expert witnesses

in claims and/or litigation in connection with this Agreement, including any claims or litigation brought by the Client against third parties or brought against the Client by third parties.

- 12.2 GFT will, at all times during the performance of this Agreement and in connection with the Services, be deemed to be an Independent Contractor. No relationship of employer-employee or agency is created by this Agreement or by GFT's performance of the Services. Neither party shall have any right to enter into any contracts or commitments in the name of, or on behalf of the other or to bind the other in any respect whatsoever. Subject to the terms and conditions of this Contract and Service Authorizations issued hereunder, each party shall exercise its own discretion to select the means to be employed and the manner to be followed in carrying out its obligations hereunder.
- 12.3 The parties hereby covenant and agree that during the term and for a period of one year after the termination of this Agreement, or any extensions or renewals thereof, neither party will directly or indirectly solicit, employ, hire, or retain any employees of the other party or its affiliates without such parties' prior written consent. This paragraph shall not restrict in any way the right of either party to solicit generally in the media for required personnel, nor does it restrict a party's employees from pursuing employment opportunities with the other party on their own initiative.
- 12.4 Under no circumstance shall any employee, stockholder, officer, or agent of GFT have any individual liability to the Client under this Agreement. Notwithstanding the aforesaid, in the event any judgment is entered against any such individual, Client shall look exclusively to the assets of GFT for satisfaction of said judgment.
- 12.5 In the event that any provisions herein shall be deemed invalid or unenforceable, the other provisions hereof shall remain in the full force and effect, and binding upon the parties hereto.
- 12.6 This Master Service Agreement, any attached Exhibits as noted, and any Service Authorizations issued hereunder, constitute the entire understanding and agreement between the parties hereto with respect to the subject matter hereof and supersede all prior agreements and understandings whether written or oral. No other representations or understandings of any kind have been made.

IN WITNESS WHEREOF, the parties hereto have executed this Master Services Agreement in duplicate by signature of their respective duly authorized representatives as of the date set forth above.

GFT Infrastructure, Inc.	Borough of Ambler
By:	By:
Name: Michael Mehaffey	Name: Kyle Detweiler
Title: Vice President	Title: Borough Manager
Date:	Date:

EXHIBIT A-- EXAMPLE
 SERVICE AUTHORIZATION
 SERVICE AUTHORIZATION NO. __ UNDER
 MASTER SERVICES AGREEMENT DATED __

Client hereby authorizes GFT Infrastructure, Inc. ("GFT") to perform the following Services:

1. Scope of Services to be Performed:
2. Dates of Service:
3. Location for Performance of Services:

 The subject project is located at _____
4. Compensation and Payment:
 Payment will be based on (specify as applicable):
 - a. A lump sum of \$____ (dollars);
 - b. An hourly rate of \$____, plus direct expenses;
 - c. A unit cost of \$____ / _____ (unit);
 - d. Actual labor rates times a multiplier of _____, plus direct expenses.
 - e. Other:
5. Total payment will not exceed _____ (\$____), unless otherwise agreed to in writing by the parties.
6. Project Manager(s) for GFT is/are:
7. Special Terms:

Accepted:

GFT	CLIENT
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:

EXHIBIT B

CONSTRUCTION SERVICES OF ENGINEER

When a Service Authorization requires GFT to perform the duties of Construction Services Engineer for the Project and to assist and advise Client on matters relating to the construction of the Project, the responsibility and authority of GFT in fulfilling these Services will be as follows:

- 1 GFT shall consult with and advise Client and act as Client's representative as generally provided for in the Construction Documents for the Project except as otherwise provided for in this Agreement. All of Client's instructions to Contractor(s) will be issued through GFT who will have authority to act on behalf of Client to the extent provided in said Construction Documents except as otherwise provided herein.
- 2 In connection with observations of the work of Contractor(s) while it is in progress:
 - 2.1 GFT shall make visits to the site at intervals appropriate to the various stages of construction as GFT deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of Contractor(s) work. GFT shall attend meetings with the Contractor(s) such as progress meetings, job conferences, and other Project related meetings and prepare and circulate copies of minutes thereof. In addition, GFT shall provide the Services of a Resident Project Representative and other qualified staff at the site to assist GFT and to provide more continuous observation of such work. Based on information obtained during such visits and on such observations, GFT shall endeavor to determine in general if such work is proceeding in accordance with the Construction Documents and GFT shall keep Client informed of the progress of the work.
 - 2.2 The Resident Project Representative and the other qualified staff will be GFT's employees and under GFT's supervision. ***When and as required, the duties and responsibilities of the Resident Project Representative and the Resident Project Representative's field staff will be set forth in the Construction Quality Assurance (CQA) Plan.***
 - 2.3 The purpose of GFT's visits to and representation by the Resident Project Representative at the site will be to enable GFT to better carry out the duties and responsibilities assigned to and undertaken by GFT during construction of the Project, and, in addition, by exercise of GFT's efforts as an experienced and qualified design professional, to provide for Client a greater degree of confidence that the completed work of Contractor(s) will conform generally to the Construction Documents and that the integrity of the design concept as reflected in the Construction Documents has been implemented and preserved by Contractor(s). On the other hand, GFT shall not, during such visits or as a result of such observations of Contractor(s)' work in progress, supervise, direct or have control over Contractor(s)' responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing their work. Accordingly, GFT can neither guarantee the performance of the construction contracts by Contractor(s) nor assume responsibility for Contractor(s)' failure to furnish and perform their work in accordance with the Construction Documents.
- 3 During such visits and on the basis of such observations, GFT may disapprove of or reject Contractor(s)' work while it is in progress if GFT believes that such work will not produce a completed Project that conforms generally to the Construction Documents or that it will prejudice the integrity of the design concept of the Project as reflected in the Construction Documents.

- 4 GFT shall issue necessary interpretations and clarifications of the Construction Documents and in connection therewith prepare work directive changes and change orders as required for Client approval.
- 5 GFT shall review and advise Contractor(s) as to approval of (or other appropriate action in respect of) shop drawings, samples, and other data that the Contractor(s) submits in accordance with the requirements of the Construction Documents but only for conformance with the design concept of the Project and compliance with the information given in the Construction Documents. Such reviews and approvals or other action shall not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions and programs incident thereto.
- 6 GFT shall advise the Client as to the acceptability of substitute material and equipment proposed by Contractor(s). Following concurrence of Client, GFT shall advise the Contractor(s) as to the acceptability of such substitute material and equipment.
- 7 If during the construction of the Project, GFT believes that technical data contained in the Construction Documents is inaccurate or that any physical condition uncovered or revealed at the site differs materially from that indicated, reflected, or referred to in the Construction Documents, GFT shall promptly notify Client. Client will promptly review the pertinent conditions and advise GFT of its decision to provide the basis for issuing a Work Directive Change or a Change Order.
- 8 GFT shall have authority, as Client's representative, to require special inspection or testing of the work, and shall receive and review all certificates of inspections, testing and approvals required by laws, rules, regulations, ordinances, codes, orders or the Construction Documents but only to determine generally that their content complies with the requirements of, and the results certified indicate compliance with, the Construction Document(s).
- 9 GFT shall act as initial interpreter of the requirements of the Construction Documents and judge of the acceptability of the work there under and make decisions on all claims of Client and Contractor(s) relating to the acceptability of the work or the interpretation of the requirements of the Construction Documents pertaining to the execution and progress of the work. The Client shall decide any questions that may arise as to the fulfillment of the provisions of the construction contract for the Project.
- 10 Based on GFT's on-site observations as an experienced and qualified design professional, on information provided by the Resident Project Representative and on review of applications for payment and the accompanying data and schedules:
 - 10.1 GFT shall determine the amounts owed to Contractor(s) and recommend in writing to the Client payments to Contractor(s) in such amounts. Such recommendations of payment will constitute a representation to Client, based on such observations and review, that the work has progressed to the point indicated, and that, to the best of GFT's knowledge, information and belief, the quality of such work is generally in accordance with the Construction Documents (subject to an evaluation of such work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Construction Documents and to any other qualifications stated in the recommendation). In the case of unit price work, GFT's recommendations of payment will include final determinations of quantities and classifications of such work (subject to any subsequent adjustments allowed by the Construction Documents).
 - 10.2 By recommending any payment GFT will not thereby be deemed to have represented that exhaustive, continuous or detailed reviews or examinations have been made by GFT to check the quality or quantity of Contractor(s)' work as it is furnished and performed beyond

the responsibilities specifically assigned to GFT in the Agreement and the Construction Documents. GFT's review of Contractor(s)' work for the purposes of recommending payments will not impose on GFT responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto or Contractor(s) compliance with laws, rules, regulations, ordinances, codes or orders applicable to their furnishing and performing the work. It will also not impose responsibility on GFT to make any examination to ascertain how or for what purposes any Contractor(s) has (have) used the monies paid on account of the Contract Price, or to determine that title to any of the work, materials, or equipment has passed to Client free and clear of any lien, claims, security interests or encumbrances, or that there may not be other matters at issue between Client and Contractor(s) that might affect the amount that should be paid.

- 11 GFT shall receive and review maintenance and operation instructions, schedules, guarantees, bonds and certificates of inspection, tests and approvals which are to be assembled by Contractor(s) in accordance with the Construction Documents (but such review will only be to determine that their content complies with the requirements of, and in the case of certificates of inspection, tests and approvals the results certified indicate compliance with, the Construction Documents); and shall transmit them to Client with written comments.
- 12 GFT shall conduct an inspection to determine if the work is substantially complete and a final inspection to determine if the completed work is acceptable so that GFT may recommend, in writing, final payment to Contractor(s) and may give written notice to Client and the Contractor(s) that the work is acceptable (subject to any conditions therein expressed), but any such recommendation and notice will be subject to the limitations expressed in paragraph 10.2.
- 13 If specifically included in the scope of a Service Authorization, GFT shall prepare a set of reproducible record prints of construction drawings showing those changes made during the construction process, based on the marked up prints, drawings and other data furnished by Contractor(s) to GFT and which GFT considers significant.
- 14 GFT shall not be responsible for the acts or submissions of any Contractor, or of any subcontractor or supplier, or any of the Contractor(s)' or subcontractor's or supplier's agents or employees or any other persons (except GFT's own employees and agents) at the site or otherwise furnishing or performing any of the Contractor(s)' work; however, nothing contained in this Article shall be construed to release GFT from liability for failure to properly perform duties and responsibilities required by GFT in this Agreement.

Accepted:

GFT Infrastructure, Inc.	CLIENT
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:

**2026 - 2027 RATE SCHEDULE FOR
BOROUGH OF AMBLER**

<u>EMPLOYEE CLASSIFICATION</u>	<u>HOURLY BILLING RATE</u>
PRINCIPAL	\$210.00
SR. PROJECT MANAGER	\$200.00
SR. PROJECT ENGINEER	\$185.00
DISCIPLINE MANAGER	\$180.00
PROJECT MANAGER	\$175.00
PROJECT ENGINEER	\$150.00
ENVIRONMENTAL SCIENTIST/SURVEYOR	\$135.00
SR. DESIGNER/CADD TECHNICIAN	\$130.00
PROJECT DESIGNER	\$125.00
CADD TECHNICIAN	\$115.00
CONSTRUCTION OBSERVER	\$110.00
ADMINISTRATIVE	\$95.00
SPECIALTY SERVICES (IF NEEDED)	TBD
EXPENSES	
DIRECT PROJECT EXPENSES	BILLED AT COST plus 5%

BURACK
ENVIRONMENTAL LAW OFFICES
2 Bala Plaza, Suite 300
Bala Cynwyd, PA 19004-1501
Tel: 610 660 7790
MitchellBurack@BurackEnvironmentalLaw.com

November 26, 2025

Via Email

Joseph Brennan, Esq.
Solicitor, Borough of Ambler
463 Peters Way
Phoenixville, PA. 19460

Re: Potential Conflict Waiver

Dear Joe:

Per our conversation today, I am writing to seek your support of a waiver of potential conflict of interest, related to my previous engagement by the Borough in 2017-18, pursuant to which I provided advice regarding the Ambler Asbestos Piles Site. I am currently advising DC Ambler Properties LLC (DCAP), [which holds title to that entire site] regarding how to resolve the current stalemate over responsibility for perpetual maintenance, now that the original 30-year period set forth in the EPA Consent Decrees has expired.

One of the options I intend to explore early next year, would include approaching the Borough about considering a liability-free transfer of title, as enabled by the recent amendment of CERCLA, which would allow establishment of appropriate recreational or other public use in areas between the asbestos piles. Because the previous engagement did not involve any confidential information, I am comfortable that there would not be a conflict of interest in pursuing this option.

Nevertheless, with the Borough being a public entity, I believe it is appropriate to also consider the potential appearance of any conflict of interest. Thus, I am requesting such a waiver, by this letter.

If there are any questions either before or after presentation of this letter to the Borough Council, please let me know, so that I may address those in a timely manner.

Respectfully,

Mitchell E. Burack
Mitchell E. Burack
Burack Environmental Law Office



January 30, 2026

boroughofambler.com Update Plan Contract

Price Proposal & Payment Terms

Retail Project Total: \$8,423.00

Discounts: \$1,931.00

Total Project Cost After Discounts: \$6,492.00

Yearly Fees: \$1,239.00 Starting on 02/01/27

Payment Terms: \$6,492.00 will be due upon approval of the contract. Remaining balance, if any, will be due 30 days after approval of contract or prior to site going live, whichever is first. Any additional amounts resulting from change orders, etc., will be due prior to the site going live.

If, by no fault of CourseVector, this project takes longer than 90 days from approval, the contract will expire along with all terms and conditions herein. There will be no refunds or additional work unless a new contract is negotiated and agreed to by both parties.

Contract Approval

If not approved within 25 days of January 30, 2026, this contract will be voided. To approve this contract, simply reply to this message/your ticket indicating your agreement and approval to start.

Specifications

No.	Item	Description
4050	Web Design Mockup	1 website mockup. Mockups will be responsive across numerous devices such as smartphones, tablets, etc. Placeholder images (stock photos) and copy ("lorem ipsum") may be used. Links will be for aesthetic purposes only. Mockups will be created based on information provided on the web design worksheet.
4315	Document Uploading	670 documents uploaded to website. Documents will be uploaded as provided with no changes. This includes all minutes, agendas, forms, etc. Dating back to 2020.
2085	ADA Monitoring	ADA Monitoring in partnership with UserWay
3052	Domain Transfer and Configuration	<p>CourseVector will assist client with domain transfer for boroughofambler.com . Client must follow Domain Transfer Instructions to complete the transfer. Failure to follow instructions correctly and/or in a timely manner may result in additional charges.</p> <p>Instructions: Transfer a GoDaddy Domain to CourseVector</p>
4060	Content Population per Page	<p>CourseVector will be creating and populating the following 43 pages:</p> <ul style="list-style-type: none"> Home Government <ul style="list-style-type: none"> - Mayor and Borough Council - Borough Staff (tax collector & open records on page) - Boards and Committees <ul style="list-style-type: none"> -- Environmental Advisory Council -- Planning Commission -- Code Appeals Board -- Human Relations Commission -- Revitalization & Redevelopment -- Open Space Committee -- Vacancy Board - Meeting Video Archive - Storm Water Management - Budget & Financial Statements - Voter Information - Other Government Contacts Departments <ul style="list-style-type: none"> - Admin and Finance

		<ul style="list-style-type: none"> - Code Enforcement (building inspector information on page) -- Fee Schedule -- Code of Ordinances -- Single use Plastics - Parks and Rec - Emergency Management - Police, Fire, Ambulance - Public Utilities (water reports on page) -- Water Facilities -- Waste Water Treatment - Public Works - Trash, Recycling, Yard Waste Community - Business & Service Organizations - Keeping Ambler Green - Cultural Arts - Adult & Family Organizations - Youth Organizations Resources & Links Calendar News - Hometown News - Employment Contact <p>Content to be provided by client unless otherwise indicated on this document.</p> <p>Population is estimated based on approximately 500 words, 1-3 images and basic formatting. Content provided by client must be delivered to CourseVector via an approved format see CourseVector Terms & Conditions. If additional budget is needed for more complex content population or additional content or images, excess time will be billed at the going/contract rate.</p>
4055	Custom responsive website theme developed in WordPress based on approved mockup.	Custom responsive website theme developed in WordPress based on approved mockup.
3061	Domain Purchase/Management	Domain management includes domain renewal fees, if required, periodic DNS adjustments, when needed, etc. This is a yearly fee. Domain: boroughofambler.com

4065	Approval & Go Live	Go live, unless specifically noted otherwise, approving to take the website live or requesting access to the website constitutes completion of the web design project by CourseVector with the exception of migrating the site to a live server and SSL installation. Any work done after completion of the website will be billed at the going/contract rate.
4500	Functional Gov for WP	Install and configure "Functional Gov for WP" WordPress plugin and upload one document as a sample. This plugin includes a document management system and simple to use public alert feature. Additional features/functionality will be added over time and will be available at no cost for websites on CourseVector's Managed WordPress hosting plans. Demo/Instructions for Functional Gov Functionality currently includes uploading, categorization, sorting, and organization of PDF files, plus public alert on website.
4520	Calendar	Install and configure "Modern Events Calendar Lite" WordPress plugin. Includes embedding calendar on appropriate page of site. Does not include populating the calendar.
4066	Project Management	Project management fee. Includes all communications through Email, only, through our project management system. Video/phone calls may be requested and will be billed at the going rate.
9010	Update Plan 20% Association Discount	Yearly update plan 20% discount for association membership/non-profit
9000	Update Plan with Managed Hosting	Yearly Update Plan with Managed Hosting You are being enrolled in our yearly Update Plan which will be billed each year following your first invoice. This plan includes hosting with 3G storage for 1 year, WordPress management, up to \$700 of labor and a 25% discount on any additional labor required during the year. View Hosting Details View Managed Hosting Details More information about Update Plans

Contract Terms & Conditions

This document is a binding contract. Client changes, additional work requests or unforeseen issues may increase the price of this project. Absolutely no work, other than what is list in this document, is

expressed or implied. If total billings on this project approach the contract total, work on the project will stop and you will be contacted to determine future direction. We reserve the right to refuse service to anyone for any reason, without explanation or recourse.

We will be more than happy to rewrite this contract should you need additional time for approval. Simply email support@coursevector.com and reference your company and the outstanding contract.

CourseVector Terms & Conditions

By accepting this contract all CourseVector Terms & Conditions listed at <https://coursevector.com/terms-conditions/> will apply unless specifically noted otherwise by this contract.

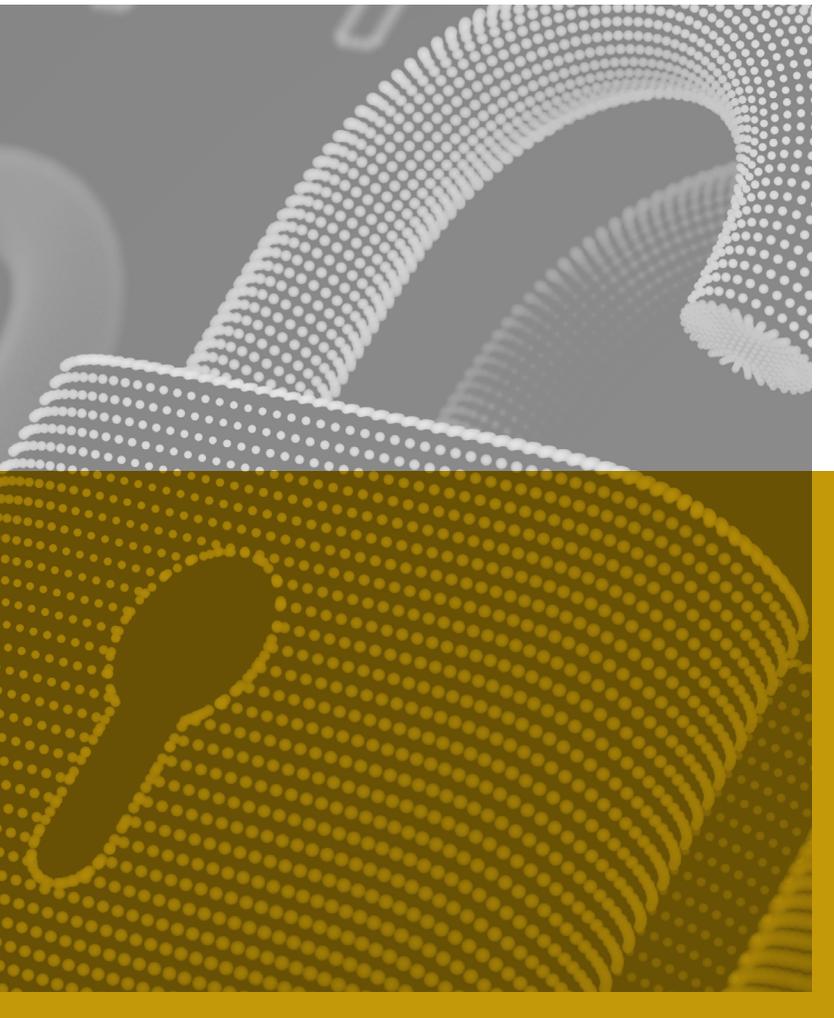


COUNCIL PACKET MONTHLY AP SPREADSHEET FOR DEC 2025 28

#	Fund	DEC 1st Run	DEC 2nd Run	DEC 3rd Run	TOTALS
1	GENERAL	\$119,044.66	\$ 36,610.03	\$ 102,539.42	\$258,194.11
2	STREET LGTS				\$0.00
3	FIRE	\$1,516.46			\$1,516.46
4	REFUSE	\$95,440.81	\$6,001.86		\$101,442.67
5	PARKS & REC	\$692.52	\$5,320.08		\$6,012.60
6	WATER	\$105,454.12	\$343,197.13	\$2,275.64	\$450,926.89
8	SEWER	\$8,135.45	\$167,227.49	\$1,204.81	\$176,567.75
9	WWTP	\$234,828.17	\$78,238.21		\$313,066.38
35	LIQUID FUELS	\$31,278.30			\$31,278.30
30	WATER CAPITAL	\$4,145.00	\$553.75		\$4,698.75
TOTALS		\$600,535.49	\$637,148.55	\$106,019.87	\$1,343,703.91
VOID CHECKS					\$0.00
GRAND TOTAL		\$ 600,535.49	\$ 637,148.55	\$106,019.87	\$1,343,703.91
	Fund	Significant Expenditures - Description > 100k			TOTALS
	GENERAL	4th Qtr 2025 AWWTP Operating Budget Allocation			\$157,783.14
	WATER	Rio Systems - Meter Acquisition			\$199,382.00



Welcome to Managed Security Simplified



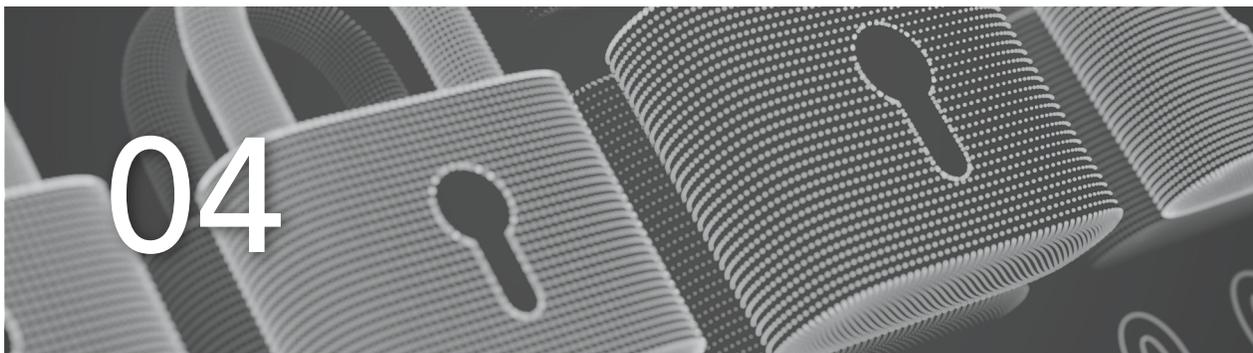
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300 Emlen Way • Telford PA 18969
10000 Lincoln Dr. E, Suite 201 • Marlton NJ 08053



03

Who Is Altek?



04

Managed I.T. Services We Provide



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Evaluation & Recommendations

Over 3 Decades of Trust

Altek Business Systems was founded in 1991 by Ray Derstine with the goal of providing the best service and solutions to our customers. In late 2022, we opened a new location to increase our service area to Pennsylvania and New Jersey. We expanded our team with veteran office technology specialists and a full service team to support you and your business.

Our focus has been creating custom tailored workflows, including state-of-the-art office technology to aid in our customer's growth. We understand technology is the strategic advantage a company needs to be successful and support their community.

WHY CHOOSE ALTEK?

CUSTOMER SATISFACTION

Everyone says their service is the best, but we have the scores to prove it. Net Promoter Score is a customer satisfaction survey used by companies such as Amazon, Costco, and USAA. This is how we track our customer satisfaction. **Over the last 5 years, we have received a score of over 95, which puts us in the top 3% of companies in North America.**

FULL SERVICE TECHNOLOGY PROVIDER

When it comes to office technology, Altek does it all. We offer and support every print solution from desktop printers to production machines, Managed I.T., Document Management, and Voice over IP Phone Services. We strategically tailor all of these services to optimize your business.

REMOTE MONITORING

Remote monitoring allows Altek to be proactive in your security and device support. Never worry about security breaches, server issues, or hardware difficulties. We will be alerted of any issues in your infrastructure and notify you of the problem. Should you need technical support, we can resolve the issues remotely or dispatch someone immediately, ensuring minimal down-time.

MULTIPLE MANUFACTURERS

We've partnered with leading industry manufacturers for each service we provide and evaluate your business and place the best products for you, not the only ones we carry. We use global proven companies such as Microsoft, Dell, HP, Xerox, Kyocera, and Canon to create the best technology plan for you.



Who We Are & What We Provide

INCLUDED

Help Desk, Cyber Security, Disaster
Recovery, 24/7 Support, Growth

The Cost of Being Reactive

We can't emphasize the need for proactive prevention versus reactive patching. You must prioritize the security of your infrastructure. It is crucial for the security and financial stability of your organization. Now we must ask, are you 2 steps ahead or following in their footsteps?

SITUATION A:

Delaware County Under Hostage

The cybercriminals gained control of the network encrypting files, including police reports, payroll, purchasing and other databases. Sources stated the county \$500,000 ransom was paid. Unfortunately, the same county was hacked again a year later, forcing the organization to pay another \$25,000.

SITUATION B:

22 Texas Townships Hacked

Russian hackers targeted small towns across the state of Texas, preventing constituents from paying utility bills, the governments from processing payrolls, and government workers from accessing critical data.

SITUATION C:

Atlanta Refuses to Pay Ransom

Atlanta's obsolete computer networks left multiple local departments using pen and paper for over a week. The city refused to meet the hacker's demand for \$51,000 in Bitcoin, and as a result the city lost up to \$17,000,000 in costs directly related to the hacking event and costs to resolve.

\$500,000
the average cost
of ransom request

References: GovPilot, 6abc News

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THEIR CIRCUMSTANCE



HIGH RISK



LONG SERVICE TIMES



LACK OF INTEREST



UNPREDICTABLE COST

OUR APPROACH



PROACTIVE MAINTENANCE



GUARANTEED SUPPORT



SECURE RECOVERY



FIXED PRICING

90% of data breaches are human error

We emphasize accountability and the importance of taking proactive steps to enhance cybersecurity workplace and at home.

REACTIVE APPROACH

THE DO-IT-YOURSELF SCENARIO

- An I.T. problem is discovered
- Team member sets aside core business tasks to resolve, or a per-hour I.T. services provider investigates

Best-Case Outcome:

The problem is diagnosed accurately and resolved on first attempt

Likely Outcome:

- Problem requires multiple attempts at diagnosis/resolution
- Team member who attempts to fix the problem accidentally worsens it, or I.T. provider requires many billable hours to resolve issue
- Parts or external services must be ordered
- Service downtime costs grow and significantly hurt your business

Even in the best-case outcome, resources must be pulled from core business activities for the duration of the problem's diagnosis and resolution; even in this optimal scenario, your company loses productivity. Anything less than the best-case results in increased expenses and downtime and lost opportunities.

PROACTIVE APPROACH

THE STRATEGIC SCENARIO

- Our monitoring and alerting detects problems before they occur
- We instantly and accurately diagnose the problem in the Support Center
- We conduct rapid remote remediation, resolving issues promptly

With Altek's managed services, your I.T. issues receive immediate attention from the correct technology expert, with fast, reliable resolutions. Many issues are proactively detected and resolved before you notice. Costly surprises are no more, and downtime is significantly reduced (or eliminated) so your team stays focused on core business activities. We also provide comprehensive performance and issue reports each month and quarter.

With our month-to-month payment structure, your company may easily optimize its I.T. budget without a long-term commitment. The monthly plan includes unlimited support calls to our help desk; our top-notch customer support team will assist your day-to-day needs

Strategic Planning

Not every company has the resources for its own internal I.T. department, let alone the means for a Chief Information Officer (CIO) with several decades of experience. Fortunately for us, and you, our CIO has many years of entrepreneurial leadership skills and experience directing our internal team and supporting our customers. He has his finger on the pulse of all information technology innovation, plus a laser-focus on efficiency, security, and reliability.



By partnering with Altek, you will have your own virtual CIO, unlimited support & expertise from our local Help Desk, and access to strategic planning for your organization's growth.



STRATEGIC PLANNING

We strategically plan your infrastructure and devices for longterm productivity, build a network and workflow that is optimized for your team, and provide guidance to ensure the performance you need.



QUARTERLY REVIEWS

Our quarterly business reviews goals and analyzes data to improve your business needs, proactive security, and the inevitable equipment life cycles.

Support Desk

I.T. obstacles are often unpredictable. They slow down your team's productivity and can negatively impact your company's security. We take proactive steps for prevention and provide your organization with an award-winning support team.

We pride ourselves on fast, local response and service. Our Fortune 500 approach results in your office maintaining a 99% uptime.



LIVE, PROMPT SERVICE

We implement ConnectWise, our ticketing management system for documentation and prioritizing; it allows us to keep a close eye on every request and its priority. Emails from our customers directly generate a ticket, create receipts of the process, and automatically file notes within the customer's account. This ensures we have records of all prior requests, guaranteeing your account is being monitored and assessed properly at every step.



UNLIMITED SUPPORT

There are no limits on calls, remote or on-site service. Our support team has various levels of experience to accommodate to your every need. And you will have access to your own virtual Chief Information Officer (vCIO) for more advanced and strategic processes.

When you contact us, you will have a direct number to our local Altek team providing live support – versus the long wait of a traditional ticketing system.

PLAN FEATURES



PROACTIVE MAINTENANCE

Scheduled operating system and software updates are crucial to reduce security risks. Updates and plugins aren't just for new features; they patch issues, safeguard security, and improve performance issues. We update during off-times to be mindful of schedules and productivity. As an added bonus, we test updates internally before we implement them, ensuring compatibility. Why? Because no one wants the blue-screen-of-death when there's a deadline.



CLOUD MONITORING

We monitor cloud applications – such as M365 and QuickBooks – for risk management. Watching the activity of your apps safeguards your information and flags software as a service (SaaS) behaviors that are questionable. We are able to temporarily lockout entry, and alert you for confirmation and re-entry.



DEVICE PROTECTION

Lost your laptop or computer? No problem! We use Microsoft Intune device managers, which manages and secures laptops if lost or stolen. This allows us to protect your sensitive data by remotely locking it.



USER ACCESS

Knock-knock. Who's there? Only those who have access. By implementing management of user access accounts, we monitor user activity to ensure only the approved users have access to your network and cloud applications.



ASSET MANAGEMENT

We also provide asset management for the infrastructure of your network and I.T. equipment. This is a service to oversee all hardware and network components, so they don't age out. Being proactive is the only way to prevent abrupt malfunctions.

Cyber Security

We can't plan for a cyberattack. However, you can enable proactive protection to minimize downtime. Why should we be concerned? It's not a matter of "If..." it's "When...". And shielding your network and sensitive data is crucial for the safety of your business. Cyberattacks have gone up drastically and we're here to prevent any downtime and financial loss.

In response to these risks, we provide content filtering, multi-factor authentication (MFA), advanced phishing, and anti-virus protection.



**BASED ON FBI
DATA OVER THE
LAST 5 YEARS**

**3.26 mil
total complaints**

**\$27.6 bil
total losses**



CONTENT FILTERING

We filter traffic that comes in and goes out, done by firewall and DNS filters, flagging and eliminating what is considered risky. We integrate intrusion protection with Intelligent AV WatchGuard: Automated Malware Detection, which utilizes an additional layer of AI filtering to secure your business. Plus, advanced Phishing for email + messaging protection.



MFA AUTHENTICATION

With the unfortunate data leaks happening everyday, we ensure that even if your login credentials are exposed, they can't access your accounts. We implement multi-factor authentication (MFA), also known as two factor authentication (2FA). This will require you to prove your identity through another means such as text, call, or email.

Protection from Ransomware

Altek's Ransomware Protection platform defends every endpoint, against every type of attack, at every stage in the threat life cycle. Our protection combines next-gen prevention and endpoint detection and response capabilities in a single agent to achieve autonomous Endpoint Protection Platform at lightning speed.



93%

of ransomware attacks attempted to destroy backup data. And over 30% of organizations who paid the ransom could not recover data.



IN PROTECTION MODE TO THWART THE CONTAGION

- Threat analysis
- Disconnect the end point from the Network while keeping network functional
- Incident Reporting to the office (call and email)
- Threat Remediation
- Roll back to pre-infected state



BENEFITS OF SECURE ENDPOINT PROTECTION

- Threats are quarantined and removed
- Dedicated SOC Team
- Stop the threat before compromise
- Remediation Rollback feature kills the threat and reverse all malicious actions
- Protection against any new malware that comes out

Disaster Recovery

Not all recovery is built the same. We take the extra step by adding encryption and multi-location protection. We secure data with passwords to move through networks, and we save your data in multiple cloud-based locations. This is mission critical in the protection of your business.

If a critical server goes down, it traditionally takes days to replace. That's unacceptable. We snap into action to recover all data and get you back up and running quickly. We provide on-premises backup servers for rare, but urgent situations. We also support cloud-based servers for a higher level of redundancy and lower up-front cost, compared to a traditional on-site server.



IDENTIFY

STEP 1

Contain and isolate the issue or breach. Identify what information has been compromised on the network or systems.



RESTORE

STEP 2

Altek will restore and backup everything from the cloud or 2nd server backup process we have in place.



PREVENT

STEP 3

Review the issue and alter internal processes to ensure there aren't gaps in cyber security protection.

Cloud Services

Whether you're growing your business by expanding your remote workforce, adapting to business challenges, or looking to improve your internal processes, we have the tools to create a secure workspace. We provide solutions that can unify communications, automate workflows, bolster mobile functionality, and secure all of your critical documentation.

We have the experience to understand your roadblocks, and want to support our customers with the tools they need to be successful.



... they have treated us like an important customer they have had for years. Altek has a wide range of available products that are very competitive for the market. They include excellent service when needed, in a very responsive manner. I hope to work with them even more in the future.

– A.W., Google Review



CLOUD SERVICES

All can be easily packaged with our cyber security suite of services to give you the best possible and most secure cloud experience possible and most secure cloud experience.



OFFICE 365

All facets of Office 365, including but not limited to the Office application suite (online & desktop versions), Microsoft Teams, and SharePoint. Keep collaborating and staying productive.



AZURE

We will assign you a team of engineers to get your business up and functioning in a fully hosted cloud environment, including everything from virtual servers to Windows Virtual Desktop.



EXCHANGE ONLINE

Our team of engineers will handle your email migration to Exchange Online for you. Secure your email and your data in Microsoft's cloud.



CLOUD/MOBILE PRINT

Print from any cloud enabled device without installing print drivers or even knowing where you'll be, because with cloud printing your documents find you.



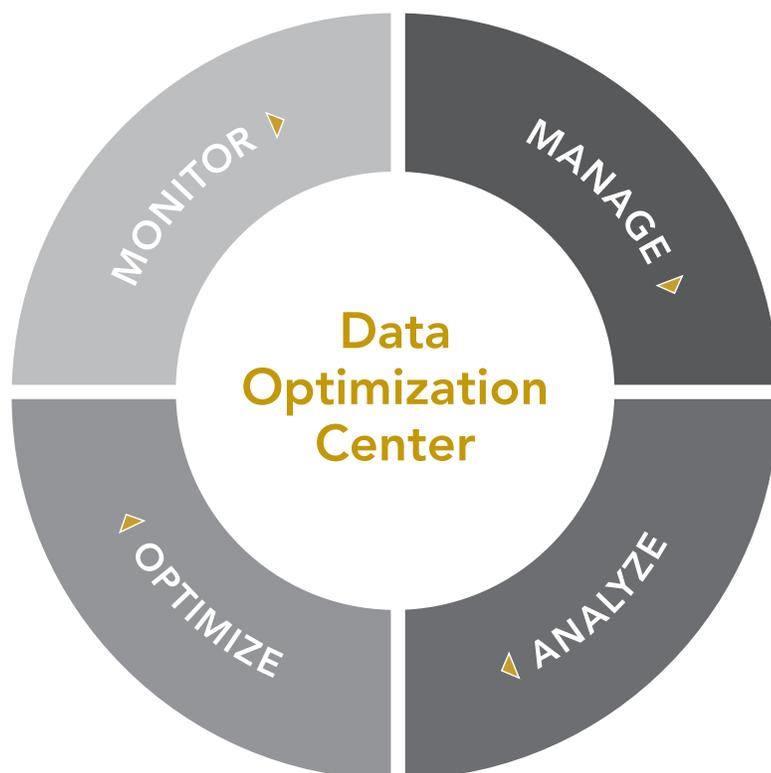
CLOUD DOCUMENT MANAGEMENT

We provide workflow automation that enables you to digitize, secure, and work with business documents, then optimize the processes that power the core of your business.

Managed Services Approach

Now more than ever, we need to be mindful of cyber protection and data loss! We monitor your network using state-of-the-art security and automated reporting, schedule backups, and update software remotely.

What's even better, our local Help Desk is only a call or click away to assist your team regarding your I.T. related concerns, offering you the peace of mind you deserve.



OUR PROCESS



MANAGE

- Configuration Management
- Incident Management
- Problem Management
- Change Management



ANALYZE

- Dashboard Analytics
- Compliance Assurance
- Performance Scorecards
- Performance/Capacity Analysis



OPTIMIZE

- Updates / Upgrades
- I.T. Lifecycle Action Plan
- Performance Benchmarks
- Continual Service Improvements



MONITOR

- Optimum Systems Visibility
- Central Dashboard Console
- 24x7x365 Support Services
- Security
- Monitoring

Customer Journey and Expectations

Understanding your current infrastructure and learning areas of weakness is crucial in today's ever-evolving information technology landscape. In the chart below, we explore key areas that influence security and stability. These include reliability and responsiveness, proactive and strategic support, tailored solutions, transparency, and ongoing communication. By focusing on these critical aspects, we can not only meet but exceed your expectations, allowing your organization to thrive.

REACTIVE TO PROACTIVE

80-85% of Business are here				100% of I.T. Business Users to be here
Chaotic Maturity Level 1	Reactive Maturity Level 2	Proactive Maturity Level 3	Service Maturity Level 4	Value Maturity Level 5
Simple help desk; • User notify status; • No I.T. Operations (operations are the responsibility of those deploying the I.T. asset)	<ul style="list-style-type: none"> • Event Mgmt., • Console Mgmt, • Trouble Ticketing, • Backup/Recovery • Inventory Mgmt, • Basic Topology Architecture • Service Desk Support 	<ul style="list-style-type: none"> • Availability Mgmt. • Performance Mgmt, • Change Mgmt, • Incident Mgmt. • Problem Mgmt, • Config Mgmt, • Automation, • Job Scheduling, • Request Fulfillment 	<ul style="list-style-type: none"> • Capacity Planning • Service Level Mgmt 	<ul style="list-style-type: none"> • I.T. / Business metric linkage; • Use of I.T. Service Management and Business Application Data to improve the business process, and enhanced cost recovery
Starting Point	30-90 days	90-180 days	180-270 days	270-360 days
Functional Parochialism and Individual Performers	Project Management Controls Established	Internal Cooperation with Process Focus	Internal Integration with Results Focus	External Integration



Our Evaluation & Recommendations

INCLUDED

We performed a network assessment and provided a detailed report

Proposed Solution

QTY	SERVICE
3	Managed Site
18	Managed Users
3	Managed Server
1	Managed Backup & Disaster Recovery - 2TB
1	Cyber Liability Essentials
18	Advanced Security 2025

PAYMENT	SERVICE
\$2,108/mo	Managed IT Service Monthly Payment
\$1,285 \$642.50	One Time On-boarding Payment

+\$792/mo	Advanced Security 2025
-----------	------------------------

Implementation Schedule

INITIAL	SERVICE
	Authorize Paperwork
	Create Master On-Boarding Schedule
	Install Agents on Computers
	Setup Backup for Servers
	Optional: Install Advanced Security
	Run Penetration Test to Uncover and Address Risk

Customer Authorization Signature

Date

Print Name

Altek Business Systems

Date

Print Name



Our experienced staff provides strategic technology planning for business continuity and 5-star, award-winning customer service. At Altek, we not only use the best technology available, we offer flexible and customizable solutions to make sure your business is staying on the right track. Our business is improving your business.

altekimaging.com | 215-721-9355

300 Emlen Way • Telford PA 18969
10000 Lincoln Dr. E, Suite 201 • Marlton NJ 08053



**ROOFING • SHEET METAL • HVAC
MECHANICAL • ELECTRICAL
ARCHITECTURAL METAL**

Quality Work Since 1956

Borough of Ambler
131 Rosemary Ave.
Ambler, PA 19002

December 15, 2025

Attn: Kyle Detweiler

Re: Borough Hall HVAC Preventative Maintenance Proposal for 2026 **REVISED**

Kyle,

We are pleased to offer the following proposal to perform preventative maintenance for the Borough Hall facility for 2026 as follows:

Equipment to be Serviced:

- (8) Carrier Air Handlers
- (1) Liebert Split System (serves the IT Room)
- (2) Bryan Boilers
- (1) Carrier Chiller
- (2) Chilled Water Pumps
- (3) Hot water Pumps
- (1) A. O. Smith Domestic Water Heater

Scope of Work

- Provide (4) inspections per year, Spring, Summer, Fall & Winter

Air handlers / Split System

- Provide and install pleated air filters during each inspection.
- Inspect overall condition of units: gaskets, seals, hinges, latches, panels and components.
- Check and adjust tensions of fan belts, replace as needed (one belt per unit per year included).
- Inspect all electrical components, tighten all electrical connections.
- Inspect all dampers and linkages for wear and free movement.

Continued on next page

Main Office

18 MORGAN DRIVE • READING, PA 19608

PHONE: (610) 796-4545 • FAX: (610) 796-4547



- Lubricate all motors and bearings
- Check evaporator and condenser coils for cleanliness (coils are cleaned “as needed” and is not included as part of the inspection).
- Check drain lines and drain pans, clean as required.
- Check cooling operations during the Spring & Summer inspections.
- Check heating operations during the Fall & Winter inspections.

Boilers

- Visually inspect the boilers for leaks.
- Clean and inspect the heat exchanger.
- Check all electrical components, tighten all electrical connections.
- Inspect the condensate system, clean and flush as necessary.
- Inspect and clean the flame sensors, ignitor and burner assembly.
- Inspect the venting system for deterioration, corrosion or blockages.
- Check all control settings.
- Test all safety controls.

Chiller

- Visually inspect the chiller for water and refrigerant leaks.
- Check for abnormal vibrations and unusual sounds.
- Check all motor voltages and amps, electrical starters, contactors, relays and inspect unit grounding.
- Check all electrical components, tighten all electrical connections.
- Check all safety devices.
- Check compressor voltages and amps, assure proper operation.
- Check refrigerant level and condition of refrigerant. Compare superheat and subcooling temperature splits.

Pumps (Both Hot & Chilled Water)

- Visually inspect pumps for leaks and misalignment.
- Lubricate all motors and bearings.
- Check all electrical components, tighten all electrical connections.
- Assure that system pressures are suitable.

Continued on next page



Water Heater

- Visually inspect the water heater & piping for leaks.
- Check all electrical components, tighten all electrical connections.
- Inspect the venting system for deterioration, corrosion or blockages.
- Check all control settings.
- Test all safety controls

The scope of work as previously described can be performed for the total sum of **Seventeen Thousand Eight Hundred Dollars and Zero Cents (\$ 17,800.00)**. The Spring & Fall inspections will be billed at a rate of \$5,650.00 per inspection, the Summer and Winter inspections at a rate of \$ 3,250.00 per inspection. This amount will be invoiced at the completion of each inspection.

All work shall be performed between the hours of 7:00 am and 3:30 pm, Monday through Friday, excluding holidays. This agreement does not include emergency service or parts and labor required to repair equipment found to be defective during the inspections. Any additional repairs shall be performed on a time and material basis, after you have approved the repairs.

This agreement shall start on January 1st, 2026 and expire on December 31st, 2026.

If you find this proposal acceptable, please sign and date on the acceptance lines below. Please return to our office via email, fax or USPS for processing.

This proposal is valid for 30 days.

CoStars Information:



COSTARS-008-E22-776 Maintenance, Repair & Operation Equipment & Supplies ("MRO")

Continued on next page

Main Office
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Page 4

December 15, 2025

Thank you for this opportunity to quote. If you have any questions or need additional information, please let me know. We appreciate your past business and look forward to serving you in the future.

Best Regards,
Doug Diefenderfer
HVAC Service Manager
The Warko Group

Acceptance Signature: _____ Date: _____



January 28, 2026

Project No. 9991010

Kyle Detweiler, Borough Manager
 Borough of Ambler
 131 Rosemary Avenue
 Ambler, PA 19002

Reference: Ambler Borough Municipal Engineer (Borough and Water Utilities) Transfer Agreement

Dear Mr. Detweiler:

Earlier this month the Borough of Ambler Council appointed GFT, Inc. (GFT) as the Borough's Municipal Engineer. To provide a smooth transition of projects and engineering services to GFT, Gilmore & Associates, Inc. proposes to support the transition by providing the following services.

A. Basic Services

- Transfer of project files electronically per GFT request in a letter dated January 27, 2026 (enclosed).
- Attendance at staff/coordination meetings on an as needed basis.
- Coordination with Borough Staff and Consultants on an as needed basis.

B. Conditions

Gilmore & Associates, Inc. shall provide the services listed above subject to the following conditions:

- The attached standard terms and agreements shall be considered a part of this Engineering Transfer Agreement.
- GFT, Inc. and Ambler Borough will enter into the enclosed Hold Harmless Agreement for the release of electronic files.

C. Fee Proposal

The rates for providing the **BASIC SERVICES**, as set forth herein shall be invoiced on a time and materials basis and shall be per the enclosed Gilmore & Associates, Inc. 2026 Professional Services Fee Schedule. These rates are valid for the 2026 calendar year. It is noted that the rates set forth herein assume the completion of all **BASIC SERVICES** outlined herein prior to December 31, 2026. In the event the **BASIC SERVICES** outlined herein are not completed in the 2026 calendar year, Gilmore & Associates, Inc. reserves the right to adjust the cost of the remaining services in accordance with increases in company billing rates.

D. Method of Payment

Invoices shall be submitted on a monthly basis and are due upon receipt. Failure to receive payment within 30 days of the invoice date shall result in the ceasing of all services regarding this project. Payment is due upon presentation of an invoice and is past due 30 days from invoice date. Client will be assessed a service charge of one and one-half (1-1/2) percent per month (18% per annum) or a fraction thereof on past due payments.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

E. Authorization

Should the Borough of Ambler find this proposal acceptable, please have an authorized representative sign below and return the original to us as authorization to proceed. We will then execute the contract and return a copy for your files. Full execution of this proposal will constitute our contract agreement for these proposed services.

In the meantime, please do not hesitate to contact us with any questions or comments you may have.

Sincerely,



James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/sl

Enclosures: Gilmore & Associates, Inc. - Standard Terms and Conditions
Gilmore & Associates, Inc. - 2026 Professional Services Fee Schedule
GFT, Inc. letter dated January 27, 2026
Gilmore & Associates, Inc. - Release of Electronic Files Hold Harmless Agreement

cc: Erik Garton, P.E., President - Municipal Division

Authorization to proceed:

Client's Authorized Representative:

Kyle Detweiler, Manager, 01/28/2026

(Print & Date)

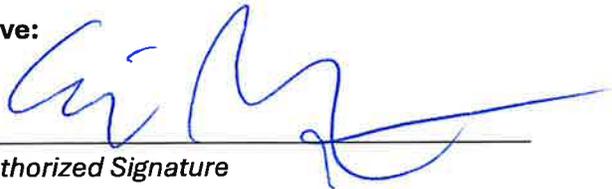


Authorized Signature

Gilmore & Associates, Inc.'s Authorized Representative:

Erik Garton, PRES. 1/29/26

(Print & Date)



Authorized Signature

1. DUTIES AND RESPONSIBILITIES

1.1 The Engineer (throughout these Terms and Conditions, Engineer shall include Gilmore & Associates, Inc. and its subconsultants) agrees to provide only those professional services specifically and expressly set forth in the Scope of Services portion of this Agreement. Unless specifically set forth in the Scope of Services, Engineer shall not provide any construction phase services including, but not limited to, the construction phase observation of any contractor's work. Under no circumstances shall Engineer have control over, or be in charge of, nor be responsible for, construction means, methods, techniques, sequences or procedures in connection with the work or for the contractor(s)'s safety programs or procedures at the site.

1.2 In the event that the Engineer and Client have not executed this Agreement, the Client's authorization to Engineer to proceed with the performance of the services set forth herein shall constitute acceptance by the Client of these Terms and Conditions.

2. UNDERGROUND UTILITIES AND STRUCTURES

2.1 Client agrees to advise Engineer in writing of known or suspected utilities or other underground structures or features which could affect the services to be provided and shall provide all drawings in its possession which identify underground utilities, structures or features.

2.2 Client agrees to release Engineer from any liability to Client and to hold Engineer harmless in accordance with Paragraph 11.1 where subterranean utility lines and other underground structures or features which were not identified to Engineer as required by Paragraph 2.1 have been damaged.

3. RESTRICTIONS ON USE OF DOCUMENTS

3.1 It is understood and agreed that all drawings, sketches, specifications and other documents in any form, including CADD disks, prepared under this Agreement (collectively "Documents") are instruments of Engineer's services and, as such, are, and shall remain, the property of Engineer, whether the project for which they are intended is executed or not. Client shall, upon payment of all fees and reimbursable expenses due Engineer under this Agreement, be permitted to retain reproducible copies of the final versions of those Documents necessary for the execution of the Project ("Deliverables") for information and reference only in connection with the project for which the Documents were prepared. The Documents are prepared for use on this Project only and are not appropriate for use on any other project, for additions to this Project, for completion of this Project by others (unless Engineer is adjudged in default) or for any purpose other than as defined by the Scope of Services, except by agreement in writing with the appropriate compensation to Engineer. Any use of the Documents or the information or data contained therein, in violation of this subparagraph or any alteration or modification of such Documents or the information or data contained therein, without the express written consent of Engineer is expressly prohibited. Such prohibited use is at the sole risk of the user and Engineer is released from any liability for damages arising from such use.

3.2 Client agrees that any Documents in Client's possession shall not be used and shall be returned promptly to Engineer, if Client is in default under this Agreement. Client agrees that Engineer may obtain injunctive relief to enforce this subparagraph.

3A. ACCEPTANCE, OWNERSHIP AND USE OF ELECTRONIC APPLICATIONS (This provision shall apply only to any GIS System included in Exhibit "A").

3A.1 Ownership and Use - It is understood and agreed that any and all map graphics, databases, reports, drawings, computer files, field data, notes or other documents, whether in printed form or in machine readable format created or prepared by Engineer under this Agreement are instruments of Engineer's services and, as such, are, and shall remain, the property of Engineer. However, at the end of the acceptance periods defined in Subparagraphs 3A.2 or 3A.3 and the payment of all fees and expenses due under this Agreement, Client shall have an irrevocable, non-exclusive license to use those components of the electronic applications including the map graphics and databases described in Exhibit "A" ("Deliverables") which have been delivered by Engineer pursuant to Subparagraphs 3A.2 and/or 3A.3.

3A.2 Acceptance Period for Interim Components - Upon receipt of each component part of the electronic application and the map graphics and databases at Client's facility, Client shall have a period of fifteen (15) calendar days (unless otherwise noted in Exhibit A) to review and approve the component application including the map graphics and databases. Engineer shall correct any deficiencies brought to its attention by Client at the conclusion of that fifteen (15) calendar day period. Upon the correction of any such deficiencies, Engineer shall not be responsible for making any further changes, revisions or corrections to that component of the electronic applications including the map graphics and databases and is released from liability for any deficiencies contained therein.

3A.3 Acceptance Period for Final Delivery - Upon completion of the installation of all of the electronic applications and the map graphics and databases required by this Agreement at Client's facility, Client shall have a period of fifteen (15) calendar days (unless otherwise noted in Exhibit A) to review and approve the overall operation of the applications including the map graphics and databases. This final review and approval shall not include a re-review of the individual components reviewed and approved by Client pursuant to Subparagraph 3A.2. Engineer shall correct any deficiencies in the overall operation of the applications brought to its attention by Client at the conclusion of that fifteen (15) calendar day period. Upon the correction of any such deficiencies, Engineer shall not be responsible for making any further changes, revisions or corrections to any of the electronic applications including the map graphics and databases and is released from liability for any deficiencies contained therein.

3A.4 Modification of Deliverables - Any changes, modifications, deletions or additions made to the electronic applications including the map graphics and/or databases by Client or any consultants retained by it (other than Engineer) are made at Client's sole risk and Engineer shall not have any liability for, and the Client releases Engineer

from any claims or damages resulting from, such changes, modifications, deletions or additions.

4. STANDARD OF CARE

4.1 In performing the services required by this Agreement, Engineer shall use that degree of usual and customary professional skill and care ordinarily exercised by members of its profession under similar circumstances practicing in the same or similar locality. The standard of care shall exclusively be judged as of the time the services are rendered and not according to later standards. Engineer makes no expressed or implied warranty beyond its commitment to conform to this standard.

5. OBSERVATION SERVICES

5.1 If expressly required under the Scope of Services, Engineer shall visit the site at the intervals set forth in the Scope of Services to become generally familiar with the progress and quality of that portion of the work for which Engineer prepared the Deliverables to determine in general if such work is being performed in a manner indicating that such work when completed will be in accordance with the Deliverables. Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of such work. On the basis of on-site observations as a design professional, Engineer shall keep client informed of the progress and quality of the work. Engineer's services do not include supervision or direction of the actual work of the contractor(s), their employees, agents or subcontractors. Client agrees to notify the contractor(s) accordingly. The contractor(s) shall also be informed by Client that neither the presence of Engineer's field representative nor the observation by the Engineer shall excuse the contractor(s) for defects or omissions in his work.

5.2 Under no circumstances shall Engineer have control over, or be in charge of, nor shall it be responsible for, construction means, methods, techniques, sequences or procedures in connection with the work or for the contractor(s)'s safety programs or procedures at the site. Engineer shall not be responsible for any contractor's schedules or failure to carry out the work in accordance with the Deliverables. Engineer shall not have control over or charge of acts or omissions of any contractor, subcontractor, or their agents or employees, or of any other persons performing portions of the work.

5.3 It is further understood that the contractor(s) will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performances of the work, and that these requirements will apply continuously and not be limited to normal working hours. Any observations at the site as set forth in Paragraph 5.1 by Engineer is not intended to include review of the adequacy of the contractor(s)'s safety measures at the construction site. The Engineer will not be held responsible for any contractor's failure to observe or comply with the Occupational Health and Safety Act of 1970 (including subsequent amendments), and regulations or standards promulgated thereunder, or any state, county, or municipal law or regulation of similar import or intent.

6. TERMINATION, SUSPENSION

6.1 This Agreement may be terminated by either party upon seven days written notice should the other party fail substantially to perform in accordance with its terms. This Agreement may be terminated by the Client upon at least seven (7) days written notice to Engineer in the event that the Project is permanently abandoned. In the event of any termination that is not the fault of Engineer, Engineer will be compensated for all services performed up to the time written notice of termination is actually received by Engineer, together with reimbursable expenses then due and reasonable Termination Expenses directly associated with the termination.

6.2 In the event of termination or suspension for more than three (3) months which occurs prior to completion of all services contemplated by the Agreement, the Engineer may complete such analyses and records as are necessary to complete his files and may also complete a report on the services performed up to the date of receipt of written notice of termination or suspension. Termination Expenses provided for above shall include all fees and costs incurred by Engineer in reporting, completed data, completing such analyses, records and reports.

7. INVOICES, PAYMENTS

7.1 Engineer will submit invoices to Client monthly and a final invoice upon completion of services.

7.2 Client shall promptly review Engineer's invoices. Any right to withhold payment based on errors or discrepancies in the invoice is waived if not identified in writing to Engineer within seven (7) days of Client's receipt of invoice. Any research required by Engineer in order to respond to questions raised regarding invoices shall be billable to Client at Engineer's standard hourly rates, if such questions are not raised within such seven (7) day period.

7.3 Payment is due upon presentation of invoice and is past due fifteen (15) days from invoice date. Client agrees to pay a service charge of one and one-half (1 ½) percent per month (18% per annum) or fraction thereof on past due payments under this Agreement.

7.4 Timely payment to the Engineer in accordance with the Terms and Conditions of this Agreement is a material consideration of this Agreement. Therefore, the Client's failure to make payments in accordance with this Agreement shall constitute substantial nonperformance and a cause for termination by Engineer. If the Client fails to make payment when due Engineer for services and expenses, the Engineer may, at its option and without prejudice to its right to terminate as described above, upon seven days written notice to the Client, suspend performance under this Agreement. Unless payment in full is received by the Engineer within seven (7) days of the date of the notice, the suspension shall take effect without further notice. Suspensions for subsequent failures to pay invoices shall not require prior notice by the Engineer. In the event of a suspension of performance, the Engineer shall have no liability to the Client for delay or damages caused the Client because of such suspension of performance. The Client shall hold harmless, indemnify, and defend the Engineer for claims that arise due to any suspension.

GILMORE & ASSOCIATES, INC. - STANDARD TERMS AND CONDITIONS 56

7.5 It is further agreed that in the event a lien or suit is filed to enforce payment under this agreement, the Engineer will be reimbursed by the Client for all court costs and reasonable attorney's fees in addition to accrued service charges.

7.6 Unless the compensation identified in this Agreement is specifically identified as a lump sum, the amounts set forth as the "Estimated Fee" shall constitute the Engineer's best estimate of the effort required to complete the project as the Engineer understands it to be defined. For those projects involving conceptual or process development work, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in direction, additional effort, or suspension of effort, which may alter the scope. The Engineer will inform the Client of such situation so that negotiations relating to a change in scope and an adjustment to the time of performance can be accomplished as required. If such change, additional effort, or suspension of effort results in an increase or decrease in the cost of or time required for performance of the services, whether or not changed by any change order, an equitable adjustment shall be made and this Agreement modified accordingly.

8. ASSIGNS

8.1 Neither the Client nor the Engineer may delegate, assign, or sublet, or transfer his duties or interest (including any claims that arise here) in this Agreement without written consent of the other party. Such consent shall not be unreasonably withheld.

9. LIMITATIONS ON REMEDIES

9.1 The Client shall promptly (within 24 hours) report to Engineer any defects or suspected defects in Engineer's services of which Client becomes aware, so that Engineer may take measures to minimize the consequences of such defect. Client warrants that Engineer will impose a similar notification requirement on all contractors retained by Client and shall require all subcontracts at any level to contain a like requirement. Engineer shall be liable for correcting defects in its services caused by its negligence. However, the failure by Client, and the Client's contractors or subcontractors to notify Engineer of such defects in a timely fashion shall relieve Engineer of the costs of remedying the defects above the sum such remedy would have cost had prompt notification been given.

9.2 If, due to Engineer's negligent error, any required item or component of the Project is omitted from the Documents, Engineer shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the Project or otherwise adds value or betterment to the Project. Engineer shall only be liable to the extent such costs would have been avoided had engineer not been negligent. In no event, will Engineer be responsible for any cost or expense that provides betterment, upgrade or enhancement of the Project. Client's sole and exclusive remedy for such negligent omissions where no otherwise avoidable costs are incurred by Client is for Engineer to perform services necessary to correct omission without charge to Client; provided that where Engineer's fees or reimbursable expenses would have been higher had the omitted item or component been included prior to construction, Engineer shall be entitled to such increased fees and reimbursable expenses.

9.3 Notwithstanding any other provision of this Agreement, neither party shall be liable to the other for any consequential damages incurred due to the fault of the other party, regardless of the nature of the fault or whether it was committed by Client or Engineer, their employees, agents, subconsultants or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.

9.4 Engineer's liability for any damages due to breach of contract, error, omission, professional negligence or any other theory of liability will be limited to an amount not to exceed three times the engineer's fees under this agreement. Such limitation shall apply to the aggregate of all claims that may be brought against engineer and its subconsultants. If the client prefers not to limit the engineer's professional liability to this sum, the engineer will waive this limitation upon the client's request provided that the client agrees to pay an additional consideration for this waiver.

9.5 It is understood that the Engineer shall not be held responsible for any errors or omissions on the part of contractor, including, but not limited to, the contractor's failure to adhere to the plans and specifications regardless of whether or not the Engineer is performing observational services. This provision shall be included in the contract between the Client and his contractor(s) for this project.

10. DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in question between the Engineer and the Client arising out of, or relating to, this Agreement or the breach thereof or the services rendered by Engineer ("Dispute"), shall be resolved as follows:

10.2 A written demand for non-binding mediation, which shall specify in detail the facts of the Dispute and the relief requested, shall be submitted, within a reasonable time after the basis for the Dispute has arisen, to the party against whom the claim is brought. If the Dispute cannot be resolved by the parties within ten (10) days, the demand shall be submitted to "ADR Options" or such mediation service as the parties shall otherwise agree to retain, for good faith non-binding mediation. The Mediator's fee shall be shared equally by the parties. The party initiating the Dispute shall be liable for any filing fee.

10.3 Any Dispute between the parties that is not fully resolved by mediation within 60 days of submission to the mediation service shall be decided by litigation in a court of competent jurisdiction.

10.4 In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

10.5 In the event that Client institutes suit against the Engineer because of any Dispute and if such suit is dropped or dismissed, or if the Engineer otherwise prevails,

Client agrees to reimburse the Engineer, or pay directly, any and all costs and any and all other expenses of defense, immediately following dropping or dismissal of the case or immediately upon judgment being rendered on behalf of the Engineer.

10.6 The signatories to this Agreement, agree to be, and to remain at all times, and for all purposes, without regard for any business address they may now or hereafter assume, subject to the exclusive jurisdiction of the several Courts of Common Pleas of Bucks County, Pennsylvania for all causes of action, if any, which may arise under, or incident to, the application, breach, enforcement, interpretation, performance or nonperformance of this Agreement. This Agreement and the rights and obligations of the parties hereto shall be controlled by the laws of the Commonwealth of Pennsylvania.

11. INDEMNIFICATION

11.1 To the fullest extent permitted by law, Client shall indemnify and save harmless Engineer, their subsidiaries, affiliates, officers, employees and subconsultants or such other individuals or entities who may have assisted the Engineer in the rendering of its services in connection with the Project (along with each of their shareholders, directors, officers, partners and employees) from and against any and all manner of demands, claims, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and any other defense costs arising out of any negligent conduct or breach of any provision of this Agreement by Client or any individual or entity for whose acts Client is responsible.

12. ENVIRONMENTAL

12.1 Where the scope of basic services includes storm water pollution prevention (SWPP), sedimentation or erosion control plans, specifications, procedures or related construction observation or administrative field functions, Client acknowledges that such services proposed or performed by G & A are not guaranteed to provide complete SWPP, sedimentation or erosion control, capture all run off or siltation, that any physical work is to be constructed and maintained by the Client's contractor or others and that G & A has no control over the ultimate effectiveness of any such work or procedures. Except to the extent that there were errors or omissions in the services provided by G & A, Client agrees to indemnify and hold G & A harmless from and against all claims, costs, liabilities or damages whatsoever arising from any storm water pollution, erosion, sedimentation, or discharge of silt or other deleterious substances into any waterway, wetland or woodland and any resulting charges, fines, legal action, cleanup or related costs.

13. WARRANTY OF AUTHORITY TO SIGN

13.1 The person signing this contract warrants they have authority to sign as, or on behalf of, the Client for whom or for whose benefit that Engineer's services are rendered. If such person does not have such authority, he agrees that he is personally liable for all breaches of this contract and that in any action against him for breach of such warranty a reasonable attorney fee shall be included in any judgment rendered.

14. CHOICE OF LAW

14.1 This contract will be construed in accordance with the laws of the Commonwealth of Pennsylvania.

15. SEVERABILITY

15.1 In the event that any provisions herein shall be deemed invalid or unenforceable, the other provisions hereof shall remain in the full force and effect, and binding upon the parties hereto.

16. REFERENCES

16.1 Client agrees that Engineer has authority to utilize its name as a Client and general description of the project work or service performed as references to other Clients.

17. INTEGRATION

17.1 There are no understandings or agreements concerning this project except as expressly stated herein.

18. VALIDITY

18.1 It is understood that if this Agreement is not executed by Client or accepted as set forth in Paragraph 1.2 within thirty (30) days of the date of the Agreement, Engineer reserves the right to revise or withdraw this Agreement.

19. THIRD PARTY BENEFICIARIES

19.1 Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or the Engineer.

20. WAIVER OF SUBROGATION

20.1 Except to the extent that such waiver would invalidate the applicable insurance coverage, the Client and Engineer waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, but only to the extent covered by property insurance during construction, except such rights as they may have to the proceeds of such insurance. Client and Engineer each shall require similar waivers from their contractors, consultants and agents.

End of Terms and Conditions

Revised: 04/08/15



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

**2026 PROFESSIONAL SERVICES FEE SCHEDULE
AMBLER BOROUGH, MONTGOMERY COUNTY, PA**

TITLE	RATE
Principal III	\$ 160.00
Principal II	\$ 155.00
Principal I	\$ 150.00
Consulting Professional V	\$ 145.00
Consulting Professional IV	\$ 140.00
Consulting Professional III	\$ 135.00
Consulting Professional II	\$ 130.00
Consulting Professional I	\$ 125.00
Design Technician V	\$ 120.00
Design Technician IV	\$ 115.00
Design Technician III	\$ 110.00
Design Technician II	\$ 105.00
Design Technician I	\$ 100.00
Construction Representative III	\$ 121.00
Construction Representative II	\$ 111.00
Construction Representative I	\$ 101.00
Survey Crew	\$ 180.00
Project Assistant	\$ 87.00

Listed Rates – All Rates listed above are hourly rates based upon straight time for a 40-hour, 5-day week and are charged on actual time expended. When requested/required to provide professional services in excess of 40 hours during the normal work week, non-exempt staff shall be charged 1.5 times the standard rate for those hours worked in excess of the normal 40 hours. Construction Representative Services requested on weekends shall be charged at the same overtime rate with a minimum of 4 hours charged.

Client Invoicing – Gilmore & Associates, Inc. invoices on a monthly basis and payment for services rendered are due within 30 days.

Proprietary Information – This Professional Services Fee Schedule is proprietary information issued by Gilmore & Associates, Inc. for review only by the recipient of this document. The information contained herein shall not be shared, reviewed or discussed with others than those receiving this original document.

Special Consulting Services - Rates vary by type of service and level of experience. Rate Schedules will be provided upon request.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

**RELEASE OF ELECTRONIC FILES
HOLD HARMLESS AGREEMENT**

January 28, 2026

**To: Kyle Detweiler, Borough Manager
Borough of Ambler**

**REFERENCE: Release of Electronic Files
Gilmore & Associates, Inc. Project Number: 9991010**

<u>File Name</u>	<u>Format</u>	<u>Last Date Modified</u>
All electronic files requested for transition of Ambler Municipal Engineer	various	various

We have been requested to provide you with a copy of Gilmore & Associates, Inc.'s (G&A) files in electronic form. This Agreement sets forth the terms and conditions that govern this transfer.

The electronic files are instruments of G&A's services performed solely for our Client's benefit and to be used solely for the Client's Project. The electronic files are not suitable for use on any other project or for any other purpose. If the electronic files are used for any other project or purpose without G&A's specific written verification or adaptation, the risk of such use shall be assumed solely by the using party. Further, the electronic files may not be reproduced or copied by anyone in any form, electronic or otherwise, without the express written permission of G&A.

Due to the unsecured nature of the electronic files and the inability of G&A to establish controls over the use thereof, G&A assumes no responsibility for any damages or claims arising as a result of the use of the files. It is the sole responsibility of the user to check the validity of all information contained herein. The user shall assume all risks and liabilities resulting from the use of these files. Further, in consideration for the use and convenience of the electronic files, the user agrees to defend and indemnify Gilmore & Associates, Inc. against any claim, damage, liability or cost arising from the use, reuse or modification of the electronic files or for failure to verify any and all information contained therein.

Where the recipient has received specific permission to use the electronic files in connection with recipient's obligation to prepare certain documents for a project, then the recipient shall, in addition to the other obligations set forth herein, be obligated to remove G&A's Title Block from the copy of the electronic files used by recipient.

Please execute this Agreement in the space provided below and return a copy of same at your earliest convenience. Upon receipt, we will countersign and transfer the electronic files.

READ AND ACCEPTED BY:

Kyle Detweiler

Print Name of Authorized Client Representative

Manager

Title of Authorized Client Representative

Signature of Authorized Client Representative

01/28/2026

Date:

Verified by: _____

Gilmore & Associates, Inc. Authorized Representative

CODE ENFORCEMENT & PLANNING

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

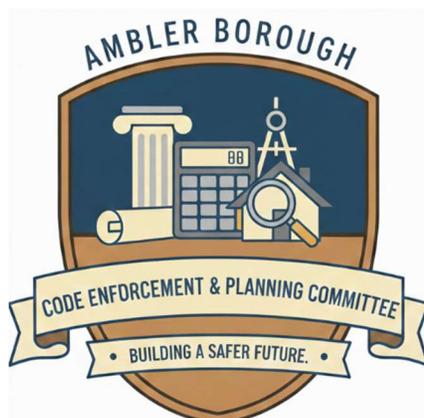
The Committee will not consider any recommendations at this time.

The following business will be discussed:

1. A Public Hearing was advertised for February 17, 2026, regarding Zoning Ordinance Amendments in the Redevelopment Overlay District.

Items For Consideration:

1. Letter of Recommendation from the Borough Planning Commission. **(Enclosed)**
2. New renderings for the Ordinance Hearing. **(Enclosed)**
3. Redevelopment Fiscal Impact Analysis. **(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



January 27, 2026

Kyle Detweiler, Borough Manager
Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002

Re: Amendments to Downtown Commercial
And Commercial Zoning Districts

Dear Mr. Detweiler:

At the direction of Council, the Planning Commission had been requested to review “BT Ambler LLC – Mixed Use Development” proposing a mixed-use development at 100– 112 W. Butler Avenue and 19, 23, and 27 S. Chestnut Street under the TOD option in the Redevelopment Overlay District pursuant to ordinance amendment request to Ordinance No. 1140.

At the January 27, 2026, Ambler Borough Planning Commission meeting, after review and discussion, a motion was made and seconded to recommend to move the zoning ordinance amendment requests to Borough Council as submitted with the following revisions to be worked out with Montgomery County Planning Commission, Borough Solicitor, and Borough Staff:

Add green roof operations and maintenance plan approval under 27-2703.E.4.b as per MCPC letter;

Revise height reach up to 75 feet maximum; and

Allow for stair tower access for green roof to be excluded from the maximum height

The vote taken was unanimous. If you have any questions, please do not hesitate to contact our Chairman, John Oswald.

Very truly yours,

Carol Ann DiPietro
Secretary
Ambler Borough Planning Commission



AMBLER flats

CHASE

TENANT

Butler Ave

Wylie Ave

ve

NO TURN ON RED









FISCAL IMPACT ANALYSIS
Ambler Redevelopment
Ambler Borough, Montgomery County

April 24, 2025

Prepared for:
BET Investments

Prepared by:
David C. Babbitt, AICP
David C. Babbitt & Associates, LLC
P.O. Box 922
Frazer, PA 19355-0922
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Fiscal Impact Analysis

Ambler Redevelopment

Ambler Borough

Montgomery County

April 24, 2025

This report examines the annual fiscal impact to Ambler Borough and the Wissahickon School District (WSD) of the Ambler Redevelopment proposed by BET Investments. The report examines the fiscal impact to the Borough and School District during any given year after the completion of the proposed project and full occupancy, based on 2025 levels of revenue, expenditures, and taxation.

The proposed development consists of the following elements:

- 83 one bedroom apartments, to be rented for an average of \$2,400 per month.
- 160 two bedroom apartments, to be rented for an average of \$3,500 per month.
- 38,957 square feet of office commercial development.
- 4,016 square feet of retail commercial development, in the same building as the proposed apartments.
- 547 structured parking spaces. The remaining parking is proposed to be surface parking.

The proposed development scenario totals 243 rental apartments, 42,973 square feet of nonresidential development, and 547 structured parking spaces. At buildout and full occupancy, the proposed development is projected to generate \$29,874,917 of assessed value, which represents 8.8 percent of the total assessed value of all properties in the Borough, and 0.8 percent of the total assessed value of all properties in the School District. At full occupancy, the proposed development is projected to house 393 persons, including 19 school age children (ages 5-17) of whom 15 are projected to attend public (WSD) schools, and 120 workers.

The proposed development scenario will be measured against the existing development on the site, which includes 72,680 square feet of office commercial development currently housing 110 workers. These 110 existing workers, and the company they represent, are projected to relocate into the proposed office commercial development when it becomes available.

The table below shows the annual net fiscal impact (revenue minus expenditures) to the Borough and School District of each element of the proposed and existing development. Below the table are sections on assessments, demographics, Borough expenditures and revenue, and School District expenditures and revenue. At the end of this report are the spreadsheets for the Borough and School District impact, which show the major expenditure and revenue categories for each entity. All cell addresses in the text refer to these spreadsheets.

Proposed Dwelling Type/ Use	Number of Units/ SF/ Spaces	Annual Net Borough Impact	Annual Net School District Impact	Annual Net Combined Impact	Annual Net Combined Impact per Unit/ 1K SF / Space
1 BR Apartment	83	\$83,818	\$164,055	\$247,873	\$2,986
2 BR Apartment	160	\$189,809	\$285,010	\$474,820	\$2,968
Office Commercial	38,957	\$17,302	\$60,545	\$77,847	\$1,998
Retail Commercial	4,016	\$4,207	\$12,636	\$16,843	\$4,194
Structured Parking	547	\$47,883	\$118,821	\$166,705	\$305
Total Proposed	243/42,973/547	\$343,020	\$641,068	\$984,088	
Existing Office	72,680	\$29,216	\$100,990	\$130,205	\$1,791
Difference		\$313,804	\$540,078	\$853,882	

The annual net fiscal impact of the proposed development is projected to be highly favorable for the Borough and School District, creating annual net surpluses for each entity. **The annual net combined fiscal impact for the proposed Ambler Redevelopment is projected to total positive (or surplus) \$984,088.** The annual combined revenue is projected to exceed the annual combined expenditures by 284.0 percent.

By contrast, the annual net fiscal impact of the existing office development is estimated to be moderately favorable for the Borough and School District, creating much smaller annual net surpluses for each entity. The annual net combined fiscal impact of the existing office development is estimated to total positive \$130,205, for a difference of \$853,882.

There are three important reasons for the positive annual net fiscal impacts projected for the proposed development:

- First, the proposed development is comprised of smaller apartment units, which house fewer persons and far fewer school age children than single family detached and attached dwellings, the predominant dwelling types in the Borough. The lower number of persons and school age children result in lower expenditures for the Borough and School District, which lead to annual surpluses for each entity.
- Second, the proposed apartments are proposed to be high end and will generate higher revenue in the real estate tax and earned income tax categories than many of the existing apartments in the Borough.
- Third, the proposed office and retail commercial development and structured parking add very low Borough expenditures and no School District expenditures at all, but generate considerable revenue to both entities.

The combination of lower expenditures and higher revenue results in annual surpluses to the Borough and School District from the proposed development.

Assessments

The projected assessed value of the proposed rental apartments is based on five comparable apartment

complexes constructed since 2004 in central Montgomery County, as shown in the table below with data from the County Board of Assessment database.

Name	Municipality	Built	Assessment	Units	per Unit
Ambler Crossing	Ambler	2022	\$9,265,370	114	\$81,275
Willow Pointe	Upper Moreland	2019	\$21,384,000	246	\$86,927
Willow Grove Station Apts.	Upper Moreland	2019	\$23,711,580	275	\$86,224
Plymouth Apartments	Plymouth	2015	\$38,137,200	398	\$95,822
Avenel	Montgomery	2004	\$23,668,500	256	\$92,455
TOTALS			\$116,166,650	1,289	\$90,122

The average assessment of these 1,289 units is \$90,122. The proposed one bedroom units are projected to average \$87,122 (cell C6), which is the average assessment minus \$3,000. The proposed two bedroom units are projected to average \$93,122 (cell C7), which is the average assessment plus \$3,000. The assessed value of the proposed apartments is determined by multiplying the number of units (totaling 243, cells B6-B7) by the assessed value for each dwelling type (cells C6-C7). The assessed value of the proposed apartments is projected to total \$22,130,531 (cells D6-D7).

The projected assessed value of the proposed office commercial development is based on three comparable developments constructed since 2004, as shown in the table below with data from the County Board of Assessment database. Please note that only the building assessment is included here, since the land assessment is projected to be included with the rental apartments, above.

Name	Municipality	Built	Bldg. Assessment	SF	per SF
Blue Bell Center	Whitpain	2006	\$2,089,340	37,776	\$55.31
ACTS Management	Upper Dublin	2006	\$6,316,520	79,746	\$79.21
URS	Upper Dublin	2004	\$3,682,130	75,370	\$48.85
TOTALS			\$12,087,990	192,892	\$62.67

The assessed value of these three existing developments averages \$62.67 per square foot (cell C8). This figure is applied to the number of square feet of proposed office commercial development (38,957, cell B8) to find the assessed value of \$2,441,324 (cell D8).

The projected assessed value of the proposed retail commercial development is based on three comparable developments constructed since 2004, as shown in the table below with data from the County Board of Assessment database. Please note that only the building assessment is included here, since the land assessment is included with the rental apartments, above.

Name	Municipality	Built	Bldg. Assessment	SF	per SF
Chase Bank	Ambler	2021	\$392,700	2,756	\$142.49
Dunkin Donuts	Ambler	2011	\$275,250	3,920	\$70.22
Mercedes Benz of Ft. Wash.	Upper Dublin	2006	\$6,185,850	47,093	\$131.35
TOTALS			\$6,853,800	53,769	\$127.47

The assessed value of these three existing developments averages \$127.47 per square foot (cell C9). This figure is applied to the number of square feet of proposed retail commercial development (4,016, cell B9) to find the assessed value of \$511,909 (cell D9).

The projected assessed value of the proposed structured parking is based on two comparable structured parking garages constructed since 2008, as shown in the table below with data from the County Board of Assessment database. Both garages are in Norristown Borough, and the assessed value reflects the buildings only, and excludes the land value.

Name	Address	Built	Bldg. Assmnt.	Spaces	per Space
SEPTA Transportation Center	40 E. Lafayette Street	2008	\$4,329,570	500	\$8,659
Cherry Street Garage	101 W. Main Street	2008	\$4,280,490	483	\$8,862
TOTALS			\$8,610,060	983	\$8,759

The assessed value (for the buildings only) of these two existing structured parking garages averages \$8,759 per space (cell C10). The assessed value of the proposed structured parking is determined by multiplying the number of spaces (547, cell B10) by the assessed value per space (\$8,759, cell C10). The assessed value of the proposed structured parking is projected to total \$4,791,152 (cell D10).

The assessed value of the entire proposed development is projected to total \$29,874,917 (cells D6-D11). This projected assessed value represents 8.8 percent of the total assessed value of all properties in the Borough (\$338,639,170, according to the Montgomery County Board of Assessment *Land Use Classification Report* of January 4, 2024), and 0.8 percent of the total assessed value of all properties in the Wissahickon School District (\$3,800,696,680, according to the 2024-2025 WSD budget).

The assessed value of the existing office development is \$4,072,130 (cell D12), which translates to \$56.03 (cell C12) per square foot for the 72,680 square foot building constructed in 1952. The difference in assessed value between the proposed development and the existing office building is \$25,802,787 (cell D13). The assessed value of the proposed development is projected to more than seven times that of the existing office development.

Please note that the actual assessments will be applied by the Montgomery County Board of Assessment only after the proposed development is constructed and inspected.

Demographics

The number of persons per unit is projected to be 1.36 for all one bedroom apartments and 1.75 for all two bedroom apartments (cells E6-E7). These demographic multipliers are from *Residential Demographic Multipliers – Estimates of the Occupants of New Housing*, by Robert W. Burchell, David Listokin, and William Dolphin of the Rutgers University Center for Urban Policy Research (CUPR), published in June, 2006. These multipliers are based on the U.S. Bureau of the Census 2000 Public Use Microdata Sample, and are specific to each dwelling type, size, rent and state. The Rutgers CUPR (the group that developed the fiscal impact analysis methodology) examined housing built between 1990 and 2000 specifically in Pennsylvania, and determined the demographic multipliers for a variety of dwelling types (detached, attached, multifamily, etc.), size (in number of bedrooms), and value or monthly rent. The multipliers in this analysis are for the highest rent level for each dwelling type. The number of persons projected to reside in the proposed development is determined by multiplying the number of units (totaling 243, cells B6-B7) by the number of persons per unit for each dwelling type (cells E6-E7). The number of persons projected to reside in the proposed development at buildout and full occupancy totals 393 (cells F6-F7).

The number of workers in the proposed office development is projected to be the same as in the existing office development (110, cells F8 and F12), which translates to 2.82 workers per thousand square feet of proposed office commercial development (cell E8) and 1.51 workers per thousand square feet of existing office commercial development (cell E12). It is anticipated that the engineering company in the existing office building will occupy the proposed office commercial development, with the same number of workers. The number of workers for the proposed retail commercial development is projected to be 2.50 per thousand square feet (cell E9). This figure is based on *Who Lives in New Jersey Housing? New Jersey Demographic Multipliers*, by the CUPR, published in November, 2006. In addition to the residential demographic multipliers specific to New Jersey (which were not used in this analysis – see above for the source of the Pennsylvania multipliers used in this analysis), this CUPR document also includes nonresidential multipliers from nationwide studies. The number of workers projected to work in the proposed retail commercial development is determined by multiplying the number of square feet (4,016, cell B9) by the number of workers per thousand square feet (2.50, cell E9). The number of workers projected to work in the proposed retail commercial development at buildout and full occupancy totals 10 (cell F9). The number of workers in the proposed development is projected to total 120 (cells F8-F9). Please note that these figures represent the number of full time equivalent positions, not the number of employees. Given part time positions and turnover within positions, the number of employees for each use is likely to be higher. No workers are projected for the proposed apartments or structured parking (cells F6-F7 and F10).

The workers at the engineering company in the existing office building are projected to be engaged in the following positions, shown in the table below with their respective average annual salaries.

Position	% of Workers	Average Annual Salary
Architecture & Engineering Occupations	50%	\$99,380
Civil Engineering Technologists & Technicians	25%	\$62,240
Office & Administrative Support Positions	20%	\$50,070
Architectural & Engineering Managers	5%	\$167,520
TOTALS	100%	\$83,640

The source of the average annual salaries is the *Pennsylvania Metropolitan Area Employment and Wage Estimates*, prepared by the Bureau of Labor Statistics, U. S. Department of Labor, in May, 2023 (the most recent data available). The weighted average annual salary of all office positions is projected to be \$83,640 (cell I39).

The prospective workers at the proposed retail commercial development are projected to be engaged in the following positions, shown in the table below with their respective average annual salaries.

Position	% of Workers	Average Annual Salary
Retail Salespersons	90%	\$36,330
First Line Supervisors of Retail Salespersons	10%	\$54,620
TOTALS	100%	\$38,159

The source of the average annual salaries is the same BLS data as above. The weighted average annual salary of all retail positions is projected to be \$38,159 (cell I40).

The number of school age children per unit is projected to be 0.05 for all one bedroom apartments and 0.09 for all two bedroom apartments (cells E52-E53 of the School District spreadsheet). These demographic multipliers are also for the highest rent level for each dwelling type, and are from the Rutgers CUPR study for Pennsylvania. The number of public school students is determined by multiplying the number of units (totaling 243, cells B52-B53) by the number of school age children per unit in each category (cells E52-E53), and by 79.9 percent (cell D85), which is the percentage of school age children in Ambler Borough attending public schools, according to the 2023 American Community Survey, a function of the U.S. Census Bureau, which reported 1,011 public school students out of 1,266 school age children. The remaining school age children are projected to attend private school or be schooled at home. The number of public school (WSD) students projected to reside in the proposed development at buildout and full occupancy totals 15 (cells F52-F57). No school age children or public school students are projected to be generated by the proposed nonresidential development or structured parking (cells F54-F56), or the existing office commercial development (cell F58).

Annual Borough Expenditures

Annual Borough expenditures are determined in two ways. The residential expenditures are determined using the per capita multiplier method, by multiplying the projected number of residents in the proposed development (totaling 393, cells F6-F7) by the 2025 annual Borough per capita operating expenditure of \$400.09 (cell D45). The per capita operating expenditures are determined by estimating the proportion of existing Borough operating expenditures applied to existing Borough residential development, and dividing by the existing Borough population. The nonresidential expenditures are determined using the proportional valuation method, based on the projected assessed value of the proposed development.

The Borough’s 2025 budget includes the following nine funds, shown in the table below with their respective expenditures:

Fund	Budgeted Expenditure
General Fund	\$7,135,000
Street Lights Fund	\$62,600
Fire Fund	\$1,276,800
Refuse Fund	\$957,500
Parks and Recreation Fund	\$204,400
Water Fund	\$6,402,100
Sewer Fund	\$1,465,600
Waste Water Treatment Plant Fund	\$4,052,100
Liquid Fuels Fund	\$167,500
Total	\$21,723,600

The Borough budgeted expenditures in 2025 total \$21,723,600. However, this analysis focuses on annual operating expenditures only, and therefore includes only the following five operating funds, totaling \$8,846,300 (cell D39) and shown in the table below with their respective sums in the 2025 budget:

The other funds are excluded from this analysis because they are proprietary funds (e.g., the Refuse Fund, Water Fund, Sewer Fund, etc.), where user fees are dedicated to cover the expenditures in each fund, and no Borough-wide tax revenue is used.

Fund	Budgeted Expenditure
General Fund	\$7,135,000
Street Lights Fund	\$62,600
Fire Fund	\$1,276,800
Parks and Recreation Fund	\$204,400
Liquid Fuels Fund	\$167,500
Total	\$8,846,300

Four categories of funds are subtracted from the total expenditures of \$8,846,300 (cell D39) in order to find a more accurate measure of the average annual expenditures for the proposed and existing development. The first category is pass-through funds, which are excluded because the proposed development will have no net impact on these funds, since revenue always equals expenditures. Pass-through funds that are excluded are as follows, shown here with their respective sums in the Borough's 2025 budget:

Pass-Through Fund	Fund	Budgeted Amount
Beverage Licenses	General Fund	\$2,000
Rent Municipal Lots	General Fund	\$28,000
Rent Municipal Buildings	General Fund	\$50,000
All Other Grants	General Fund	\$949,700
State Pension Aid	General Fund	\$320,500
Annual Recycle Grant	General Fund	\$10,000
PennDOT Winter Snow Contract	General Fund	\$2,900
Public Utility Realty Tax	General Fund	\$3,700
School District Crossing Guard	General Fund	\$75,000
Police Service Reimbursement	General Fund	\$7,000
Cell Tower Rental	General Fund	\$1,900
WWTP Administrative Fee	General Fund	\$101,300
Lower Gwynedd Contribution	Fire Fund	\$16,100
Foreign Fire Relief	Fire Fund	\$47,200
All Other Grants	Fire Fund	\$1,000,000
Park Rental	Parks and Recreation Fund	\$200
Total		\$2,615,500

The excluded pass-through funds total \$2,615,500. Please note that just as the expenditures for the above pass-through funds are not included in the per capita expenditure calculations of this section, the revenue from these sources is also not included in the revenue analysis, below.

Another pass-through category is charges related to the processing and administration of proposed subdivisions and land developments in the Borough, shown in the table below with their respective sums in the Borough's 2025 budget, all in the General Fund.

Development Related Expenditures	Budgeted Amount
Zoning Permits & Land Development Fees	\$3,000
Building Permits	\$67,000
Total	\$70,000

Such charges for services and departmental earnings are excluded because they are in essence one-time pass-through funds for specific functions normally associated with new development. For example, the Borough is budgeted to receive \$67,000 in building permits, which will be expended on the building inspections and the administration of those permits while a development is under construction, not on other functions associated with the time after a development is completed. Once a development is completed, the revenue and expenditures for such permits and application fees decreases significantly, but not completely.

The development related expenditures total \$70,000. Only 90 percent of the development related funds (or \$63,000) is excluded from the expenditure analysis, in acknowledgment that there will still be some expenditures on buildings once they are complete, for building additions, inspections for violations, ongoing permits, etc. Please note that in the revenue analysis, below, only 10 percent of the revenue from development related funds (or \$7,000) is included in the category of miscellaneous revenue.

The third category of excluded funds is interfund transfers, for two reasons. The \$19,500 transfer between the General Fund and the Fire Fund (both included operating funds) is excluded in order to avoid double counting the same expenditure in two funds. And the \$30,000 transfer from an the Refuse Fund (an excluded fund) to the General Fund is excluded because it covers administrative costs to manage the Refuse Fund. Excluded interfund transfers total \$49,500 and are shown in the table below, with their respective sums in the Borough's 2025 budget.

Interfund Transfers	Budgeted Amount
General Fund to Fire Fund	\$19,500
Refuse Fund to General Fund	\$30,000
Total	\$49,500

The fourth category of excluded funds is road maintenance expenditures, based on the assumption that the Borough will not incur any new expenditures since no new Borough roads will be created as part of the proposed development or the existing office building. All the roads surrounding the site have existed for years, and since the Borough has been expending funds to maintain those roads under its jurisdiction (*i.e.*, local roads, excluding county and PennDOT roads) for that time, such expenditures are not likely to rise significantly with the proposed development. The road maintenance expenditures total \$1,248,200 and are shown in the table below with their respective sums in the 2025 budget.

Please note that the excluded road maintenance expenditures do not include the other funds budgeted for public works in the General Fund. These expenditures are included in this analysis. Also, please note that the reason why the \$166,000 in state liquid fuels grants to the Liquid Fuels Fund is not excluded as pass-through funds, above, is because \$167,500 is excluded as road maintenance expenditures.

Excluded Expenditures	Fund	Budgeted Amount
Street Cleaning	General Fund	\$38,700
Snow Removal	General Fund	\$66,200
Street Signs/Parking	General Fund	\$66,600
General Road Maintenance	General Fund	\$899,700
General Road Maintenance	General Fund	\$9,500
All Liquid Fuels Fund Expenditures	Liquid Fuels Fund	\$167,500
Total		\$1,248,200

The excluded funds, including pass-through funds, development related funds, interfund transfers, and excluded expenditures, total \$3,976,200 (cell D40). The 2025 net Borough operating expenditures minus the pass-through funds, development related expenditures, interfund transfers, and excluded funds, total \$4,870,100 (cell D41).

Then, the Borough expenditures associated with existing nonresidential development are subtracted from the net operating expenditures using the “proportional valuation method” of *The New Practitioner's Guide to Fiscal Impact Analysis*. First, a portion of the total Borough expenditures is assigned to existing nonresidential development, based on the average value of property. According to the Montgomery County Board of Assessment *Land Use Classification Report* as of December 18, 2024 (the most recent available), the total assessed value of the 2,155 properties in Ambler Borough was \$338,639,170, yielding an average assessed value of \$157,141. Of those properties, 261 are nonresidential (commercial, industrial, institutional, utility, etc., whether taxable or exempt), with a total assessed value of \$97,106,490 (representing 28.7 percent of the Borough total), and an average assessed value of \$372,056. The proportion of average nonresidential assessed value to average Borough assessed value (residential and nonresidential combined) is 2.37, which is then used to determine the refinement coefficient of 1.53 from a graph in the *New Practitioner's Guide to Fiscal Impact Analysis*, also by Robert W. Burchell, David Listokin, and William Dolphin of the Rutgers University Center for Urban Policy Research (1985). The refinement coefficient is based on empirical research by the Rutgers University CUPR, and is necessary to adjust the costs of existing nonresidential development in communities without extensive nonresidential development of very high average assessed value, such as Ambler Borough. By comparison, in communities where the ratio between the average nonresidential assessment and the average overall assessment is above 6, an economy of scale reduces the nonresidential expenditures on a per square foot basis, and the refinement coefficient is below 1.00.

The proportion of Borough assessed value in nonresidential uses (28.7 percent) is then multiplied by the refinement coefficient of 1.53, and by the 2025 Borough net operating expenditures (\$4,870,100, cell D41). The result of this calculation is that \$2,136,684 of the net Borough operating expenditures (representing 43.9 percent) is attributable to existing nonresidential development (cell D42). This sum is subtracted from the net Borough operating expenditures (\$4,870,100, cell D41), and the remainder (\$2,733,416 in expenditures attributable to existing residential development or 56.1 percent, cell D43) is divided by the estimated number of Borough residents in 2025, which is 6,832 (from the 2023 American Community Survey of the U.S. Census Bureau estimate of 6,822 extrapolated to 2025 by adding two years' worth of the average annual increase between 2020 and 2023, cell D44). The 2025 projected Borough per capita operating expenditures attributable to existing residential development are \$400.09 (cell D45).

The 2025 projected Borough per capita operating expenditures of \$400.09 (cell D45) are then applied to the projected number of residents of the proposed development at buildout and full occupancy (totaling 393, cells F6-F7) to find the annual projected Borough operating expenditures for the proposed residential

development of \$157,187 (cells G6-G7). The annual Borough operating expenditure per unit is projected to be \$544 for the one bedroom apartments and \$700 for the two bedroom apartments (cells H6-H7).

The annual Borough expenditures associated with the proposed office and retail commercial development are also determined using the proportional valuation method. The proposed nonresidential development has a combined projected assessed value totaling \$2,953,233 (cells D8-D9) which is 3.0 percent of the assessed value of all 261 existing nonresidential properties in the Borough (which is \$97,106,490). The ratio of the assessed value of the proposed nonresidential development (\$2,953,233) to the average assessed value of all existing nonresidential properties in the Borough (\$372,056) is 7.9 which is used to determine a refinement coefficient of 0.38 from a different line on the same graph in the *Guide*. Then, the proportion of proposed nonresidential assessed value to existing overall Borough nonresidential assessed value (3.0 percent) is multiplied by the refinement coefficient of 0.38 and by the 2025 Borough operating expenditures attributable to existing nonresidential development (\$2,136,684, cell D42). The result of this calculation is that the proposed nonresidential development is projected to generate \$24,693 in annual Borough expenditures, which sum is then allotted to the two proposed nonresidential uses in proportion to their projected assessed value, with \$22,385 (or 82.7 percent) attributable to the proposed office commercial development and \$2,308 (or 17.3 percent) attributable to the proposed retail commercial development (cells G8-G9). The annual Borough expenditures per 1,000 square feet of development are projected to be \$575 for both proposed uses (cells H8-H9).

No annual Borough expenditures are projected from the proposed structured parking (cell G10). Instead, all Borough expenditures are associated with the primary use the structured parking is intended to serve (*i.e.*, the proposed residential development). The annual Borough expenditures from the proposed development are projected to total \$181,880 (cells G6-G11).

The annual Borough expenditures associated with the existing office commercial development are also determined using the proportional valuation method. The existing office development has an assessed value of \$4,072,130 (cell D12) which is 4.2 percent of the assessed value of all 261 existing nonresidential properties in the Borough (which is \$97,106,490). The ratio of the assessed value of the existing office development (\$4,072,130) to the average assessed value of all existing nonresidential properties in the Borough (\$372,056) is 10.9 which is used to determine a refinement coefficient of 0.30 from the second line on the same graph in the *Guide*. Then, the proportion of existing office commercial development assessed value to existing overall Borough nonresidential assessed value (4.2 percent) is multiplied by the refinement coefficient of 0.30 and by the 2025 Borough operating expenditures attributable to existing nonresidential development (\$2,136,684, cell D42). The result of this calculation is that the existing office commercial development is estimated to generate \$26,880 in annual Borough expenditures (cell G12) or \$370 per 1,000 square feet of development (cell H12). The difference in annual Borough expenditures between the two scenarios is projected to be \$155,000 (cell G13).

Annual Borough Revenue

Real Estate Tax (cells B18-B25)

The annual real estate tax revenue is determined by applying the Borough's 2025 combined real estate tax millage totaling 9.815 (cell D46) to the projected assessed value of the proposed development (totaling \$29,874,917, cells D6-D11). The 2025 proposed millage rates are shown in the table below.

The annual real estate tax revenue is projected to total \$293,222 for the proposed development and \$39,968 for the existing office commercial development, for a difference of \$253,254. The difference in projected annual real estate tax revenue more than offsets the difference in projected annual Borough expenditures (\$155,000, cell G13).

Fund	Millage Rates
General Fund	8.275
Street Lights Fund	0.210
Fire Fund	0.650
Parks and Recreation Fund	0.680
TOTAL	9.815

Earned Income Tax (cells C18-C25)

The annual earned income tax revenue is determined in two ways. The earned income tax revenue from the future residents of the proposed apartments is determined by applying the Borough’s tax rate of 0.5 percent to the projected household income of the residents. Household income is calculated by multiplying the monthly rent for each dwelling type by twelve months and dividing by 25 percent, which is the industry standard for the maximum percentage of household income used for rent for prospective tenants of a multifamily development. The monthly rent, total annual housing cost, and minimum annual household income for each proposed apartment type are shown in the table below.

Proposed Dwelling Type	Monthly Rent	Total Annual Housing Cost	Minimum Annual Household Income
1BR Rental Apartment	\$2,400	\$28,800	\$115,200
2 BR Rental Apartment	\$3,500	\$42,000	\$168,000

The minimum annual household income for each dwelling type is then multiplied by the number of units (totaling 243, cells B6-B7) and by the Borough’s earned income tax rate of 0.5 percent. Please note that these are the minimum levels of annual income necessary to cover the projected rents of the apartments. Most households will have higher income levels and will use a lower percentage of their household incomes towards their rents, which will result in significantly higher earned income tax revenue to the Borough. The earned income tax revenue from the prospective residents of the proposed apartments is projected to total \$182,208 (cells C18-C19).

The annual earned income tax revenue from the prospective workers at the proposed nonresidential development is determined by multiplying the projected number of workers (totaling 120, cells F8-F9) by the average annual worker salary of \$83,640 for the office commercial workers (cell I39) and \$38,159 for the retail commercial workers (cell I40), and by the Borough tax rate for nonresident workers of 1.0 percent. This figure is then reduced by 90 percent to reflect the likelihood that most workers will live in municipalities that charge the earned income tax. Ambler Borough is projected to retain only 10 percent of the earned income tax revenue it collects from the nonresident workers, and the remaining 90 percent is forwarded to the municipalities where these nonresident workers live. Municipalities in the area that do not charge the earned income tax include Lower Merion, Upper Merion, Radnor, Easttown and Tredyffrin Townships, and Ambler Borough will retain all of the earned income tax revenue from the workers at the proposed development who reside in these municipalities. The annual earned income tax revenue from the 120 workers at the proposed office and retail commercial development is projected to total \$9,584 (cells C20-C21). No earned income tax revenue is projected from the proposed structured parking. The annual earned income tax revenue is projected to total \$191,792 for the proposed development and \$9,200 for the existing office commercial development, for a difference of \$182,591.

Business Privilege Tax (cells D18-D25)

The annual business privilege tax revenue is determined by applying the annual tax rate of \$240 per business entity (cell I41) to the number of businesses projected for the proposed development (totaling one apartment complex, one business office, and two retail commercial entities) and for the existing office commercial development (one entity). The annual business privilege tax revenue is projected to total \$960 for the proposed development and \$240 for the existing office commercial development, for a difference of \$720.

Liquid Fuels Revenue and Local Services Tax (cells E18-E25)

The annual liquid fuels revenue is determined by multiplying the projected number of residents of the proposed apartments (totaling 393, cells F6-F7) by the 2025-2026 per capita revenue from PennDOT of \$17.9967 (cell I42), according to the current Department of Transportation Bureau of Municipal Services *Municipal Liquid Fuels Allocations Report* (dated March 6, 2025). The annual liquid fuels revenue is projected to total \$7,071 (cells E18-E19). The proposed nonresidential development and structured parking, and the existing office commercial development are projected to generate no per capita liquid fuels revenue, and the proposed development is projected to generate no per mile liquid fuels revenue, since no new Borough roads are proposed.

The annual local services tax revenue is determined by applying the Borough's tax rate of \$52 per worker per year to the 120 workers projected for the proposed nonresidential development, and to the 110 workers currently at the existing office commercial development. The annual local service tax revenue is projected to total \$6,242 for the proposed development and \$5,720 for the existing office commercial development (cells E20-E24). The annual liquid fuels and local service tax revenue is projected to total \$13,313 for the proposed development and \$5,720 for the existing office commercial development, for a difference of \$7,593.

Franchise Fee and Miscellaneous Revenue (cells F18-F25)

The annual cable TV franchise fee and miscellaneous revenue is determined by adding 10 percent of the \$70,000 for development related funds (or \$7,000; see expenditure analysis, above), and the Borough's 2025 projected cable television franchise fee revenue of \$88,000, for a total of \$95,000. This sum is divided by the current number of housing units in the Borough (2,896, from the 2023 American Community Survey of the U.S. Census Bureau estimate of 2,835 extrapolated to 2025 by adding two years' worth of the average annual increase between 2020 and 2023, cell I43), and that average per unit revenue (\$32.80, cell I44) is then multiplied by the number of units in the proposed apartment development (totaling 243, cells B6-B7) as well as by the number of square feet of proposed nonresidential development (totaling 42,973, cells B8-B9) and existing office commercial development (72,680, cell B12) divided by 10,000. In other words, each 10,000 square feet of proposed or existing nonresidential development is projected to generate the same franchise fee and miscellaneous revenue as one home in the Borough. The proposed structured parking is projected to generate no franchise fee or miscellaneous revenue.

The annual Borough rental fee revenue is determined by applying the \$50 fee per unit per year (cell I45) to the number of units in the proposed development (totaling 243, cells B6-B7). No rental fee revenue is projected for the proposed nonresidential development or structured parking, or the existing office commercial development.

The annual franchise fee, miscellaneous revenue, and rental fee revenue is projected to total \$20,262 for the proposed development and \$238 for the existing office commercial development, for a difference of \$20,024.

Interest Earnings (cells G18-G25)

The annual interest earnings are determined by dividing the projected assessed value of the proposed development (totaling \$29,874,917, cells D6-D11) and the existing assessed value (\$4,072,130, cell D12) by the total Borough taxable assessment of \$298,669,870 (from the Montgomery County *Land Use Classification Report*, representing the total Borough assessed value minus the assessment of all institutional, utility and government owned properties), and multiplying that quotient by the sum the Borough budgeted for interest earnings in the five operating funds in 2025, totaling \$53,500 (cell I46) and shown in the table below.

Fund	Interest Earnings
General Fund	\$50,000
Street Lights Fund	\$100
Fire Fund	\$300
Parks and Recreation Fund	\$1,600
Liquid Fuels Fund	\$1,500
TOTAL	\$53,500

The annual interest earnings are projected to total \$5,351 for the proposed development and \$729 for the existing office commercial development, for a difference of \$4,622.

Total Borough Revenue (cells H18-H25)

The annual Borough revenue from all sources is projected to total \$524,900 for the proposed development and \$56,096 for the existing office commercial development, for a difference of \$468,804. Annual revenue per unit is projected to be \$1,554 for the proposed one bedroom apartments, \$1,886 for the proposed two bedroom apartments, \$1,019 per 1,000 square feet of proposed office commercial development, \$1,622 per 1,000 square feet of proposed retail commercial development, \$88 per structured parking space, and \$772 per 1,000 square feet of existing office commercial development (cells I18-I24).

Annual Net Borough Revenue (cells B29-B36)

After subtracting the expenditures from the revenue, the annual net impact to the Borough is projected to total positive (or surplus) \$343,020 for the proposed development and \$29,216 for the existing office commercial development, for a difference of \$313,804. Annual net revenue per unit is projected to be positive \$1,010 for the proposed one bedroom apartments, positive \$1,186 for the proposed two bedroom apartments, positive \$444 per 1,000 square feet of proposed office commercial development, positive \$1,048 per 1,000 square feet of proposed retail commercial development, positive \$88 per proposed structured parking space, and positive \$402 per 1,000 square feet of existing office commercial development (cells C29-C35).

Annual revenue is projected to exceed annual expenditures by 185.6 percent for the proposed one bedroom apartments, 169.4 percent for the proposed two bedroom apartments 77.3 percent for the proposed office commercial development, 182.3 percent for the proposed retail commercial development, and 188.6 percent overall for the proposed development and 108.7 percent for the existing office commercial development (cells D29-D35). Since the proposed structured parking is projected to generate no annual Borough expenditures, all revenue from this use becomes surplus.

Please note that these are annual revenue and expenditure figures after buildout, and do not include the one-time revenue sources during development, such as traffic impact fees, park and recreation fees in lieu of open space, and permits.

Annual School District Expenditures

The number of units (totaling 243, cells B52-B53 of the School District spreadsheet), square feet of proposed nonresidential development (totaling 42,973, cells B54-B55), structured parking spaces (547, cell B56), number of square feet of existing office commercial development (72,680, cell B58), the average assessed value per unit, per 1,000 square feet of nonresidential development and per structured parking space (cells C52-C58), and the projected assessed value (totaling \$29,874,917 for the proposed development and \$4,072,130 for the existing office commercial development, cells D52-D58) are determined using the same method as was used for the Borough impact, above. As noted in the demographic section, above, the number of public school (WSD) students at buildout and full occupancy is projected to total 15 for the proposed development (cells F52-F57) and 0 for the existing office commercial development (cell F58), for a difference of 15.

The Wissahickon School District General Fund budgeted expenditures total \$127,628,540 for the 2024-2025 year (cell D86). The following pass-through funds are subtracted from this total:

Pass-Through Fund	Budgeted Amount
Public Utility Realty Taxes	\$86,000
Revenue from LEA Activities	\$155,000
Revenue from Intermediary Sources	\$979,964
Rentals	\$100,000
Tuition from Patrons	\$186,000
TOTAL	\$1,506,964

The pass-through funds total \$1,506,964 (cell D87), with the remaining net 2024-2025 School District expenditures totaling \$126,121,576 (cell D88). This figure is then divided by the 2024-2025 District-wide enrollment of 5,294 students (cell D89, from the WSD website) to find the 2024-2025 WSD annual net expenditure of \$23,823 per student (cell I85).

This annual per student expenditure of \$22,823 (cell I85) is applied to the 15 students from the proposed development projected to attend public schools (cells F52-F57) to determine the projected annual School District expenditures of \$352,912 for the proposed development (cells G52-G57), and \$0 for the existing office commercial development, for a difference of \$352,912. No annual School District expenditures are projected from the proposed nonresidential development or structured parking. The annual School District expenditure per unit is projected to be \$951 for the proposed one bedroom apartments and \$1,712 for the proposed two bedroom apartments (cells H52-H53).

Annual School District Revenue

Real Estate Tax (cells B64-B71)

The annual real estate tax revenue is determined using the same method as was used for the Borough impact, above, except that the School District’s 2024-2025 tax millage rate of 24.3200 (cell I86) is applied to the assessed value of the proposed development (totaling \$29,874,917, cells D52-D57) and the existing

office commercial development (\$4,072,130, cell D58). No School District homestead exemption is applied, because the proposed units are rentals, not owner occupied. The annual real estate tax revenue is projected to total \$726,498 for the proposed development and \$99,034 for the existing office commercial development, for a difference of \$627,464. Please note that this one revenue source is nearly two times the projected annual School District expenditures of \$352,912 for the proposed development (cells G52-G57).

Earned Income Tax (cells C64-C71)

The annual earned income tax from the proposed apartments is determined using the same method as was used for the Borough impact, above. Please note that the School District is statutorily prohibited from taxing the income of nonresident workers, so no annual earned income tax revenue is projected from the proposed or existing nonresidential development. The annual earned income tax revenue is projected to total \$182,208 for the proposed development and \$0 for the existing office commercial development, for a difference of \$182,208.

State & Federal Revenue (cells D64-D71)

The annual state and federal revenue is determined by combining the School District's 2024-2025 budgeted revenue of \$25,347,998 from the state and federal governments, and dividing by the 2024-2025 student enrollment of 5,294 (cell D89) for an annual per student revenue of \$4,788 (cell I87), and applying that per student revenue to the projected number of WSD students from the proposed development (totaling 15, cells F52-F57) and from the existing office commercial development (0, cell F58). The annual state and federal revenue is projected to total \$70,929 for the proposed development and \$0 for the existing office commercial development, for a difference of \$70,929.

Earnings on Investments (cells E64-E71)

The annual earnings on investments are determined by dividing the projected assessment of the proposed development (totaling \$29,874,917, cells D52-D57) and the existing office commercial development (\$4,072,130, cell D58) by the total School District taxable assessment of \$3,800,696,680 (from the 2024-2025 WSD budget), and multiplying that quotient by the sum the School District budgeted for interest earnings in 2024-2025 (\$1,825,000). The annual earnings on investments are projected to total \$14,345 for the proposed development and \$1,955 for the existing office commercial development, for a difference of \$12,390.

Total School District Revenue (cells F64-F71)

The annual School District revenue from all sources is projected to total \$993,980 for the proposed development and \$100,990 for the existing office commercial development, for a difference of \$892,991. Annual revenue per unit is projected to be \$2,928 for the proposed one bedroom apartments, \$3,494 for the proposed two bedroom apartments, \$1,554 per 1,000 square feet of proposed office commercial development, \$3,146 per 1,000 square feet of proposed retail commercial development, \$217 per proposed structured parking space, and \$1,390 per 1,000 square feet of existing office commercial development (cells G64-G70).

Annual Net School District Revenue (cells B75-B82)

After subtracting the expenditures from the revenue, the annual net impact to the School District is projected to total positive (or surplus) \$641,068 for the proposed development and positive \$100,990 for the existing office commercial development, for a difference of \$540,078. Annual net revenue per unit is projected to be positive \$1,977 for the proposed one bedroom apartments, positive \$1,781 for the proposed

two bedroom apartments, positive \$1,554 per 1,000 square feet of proposed office commercial development, positive \$3,146 per 1,000 square feet of proposed retail commercial development, positive \$217 per proposed structured parking space, and positive \$1,390 per 1,000 square feet of office commercial development (cells C75-C81).

Annual revenue is projected to exceed annual expenditures by 207.8 percent for the proposed one bedroom apartments, 104.0 percent for the proposed two bedroom apartments and 181.7 percent overall (cells D75-D80). Since there are no projected School District expenditures from the proposed office or retail commercial development or structured parking, or the existing office commercial development, all revenue from these uses becomes surplus.

	A	B	C	D	E	F	G	H	I	
1	ANALYSIS OF THE ANNUAL FISCAL IMPACT TO AMBLER BOROUGH									
2	Of the Proposed Ambler Redevelopment							April 24, 2025		
3										
4	Proposed Use/	Number of	Assessment	Total	Persons per Unit/	Total Residents/	Annual Borough	Exp's per Unit /		
5	Scenario	Units / SF / Spaces	per Unit / SF / Space	Assessed Value	Workers per 1K SF	Total Workers	Expenditures	1K SF / Space		
6	1 BR Apartments	83	\$87,122	\$7,231,087	1.36	113	\$45,162	\$544		
7	2 BR Apartments	160	\$93,122	\$14,899,445	1.75	280	\$112,025	\$700		
8	Office Commercial	38,957	\$62.67	\$2,441,324	2.82	110	\$22,385	\$575		
9	Retail Commercial	4,016	\$127.47	\$511,909	2.50	10	\$2,308	\$575		
10	Structured Parking	547	\$8,759	\$4,791,152		0	\$0	\$0		
11	Total Proposed	243 / 42,973 / 547		\$29,874,917		393 / 120	\$181,880			
12	Existing Office	72,680	\$56.03	\$4,072,130	1.51	110	\$26,880	\$370		
13	Difference			\$22,130,531			\$155,000			
14										
15	Annual Borough Revenue									
16	Proposed Use/	Real Estate	Earned Income	Business	Liquid Fuels Rev.	Franchise Fee &	Interest	Total Annual	Rev. per Unit /	
17	Scenario	Tax	Tax	Privilege Tax	Local Services Tax	Misc. Revenue	Earnings	Revenue	1K SF / Space	
18	1 BR Apartments	\$70,973	\$47,808	\$0	\$2,031	\$6,873	\$1,295	\$128,981	\$1,554	
19	2 BR Apartments	\$146,238	\$134,400	\$240	\$5,039	\$13,249	\$2,669	\$301,835	\$1,886	
20	Office Commercial	\$23,962	\$9,200	\$240	\$5,720	\$128	\$437	\$39,687	\$1,019	
21	Retail Commercial	\$5,024	\$383	\$480	\$522	\$13	\$92	\$6,514	\$1,622	
22	Structured Parking	\$47,025	\$0	\$0	\$0	\$0	\$858	\$47,883	\$88	
23	Total Proposed	\$293,222	\$191,792	\$960	\$13,313	\$20,262	\$5,351	\$524,900		
24	Existing Office	\$39,968	\$9,200	\$240	\$5,720	\$238	\$729	\$56,096	\$772	
25	Difference	\$253,254	\$182,591	\$720	\$7,593	\$20,024	\$4,622	\$468,804		
26										
27	Proposed Use/	Annual Net	Annual Net Borough Rev.	Revenue >						
28	Scenario	Borough Revenue	per Unit / 1K SF / Space	Expenditure						
29	1 BR Apartments	\$83,818	\$1,010	185.6%						
30	2 BR Apartments	\$189,809	\$1,186	169.4%						
31	Office Commercial	\$17,302	\$444	77.3%						
32	Retail Commercial	\$4,207	\$1,048	182.3%						
33	Structured Parking	\$47,883	\$88	--						
34	Total Proposed	\$343,020		188.6%						
35	Existing Office	\$29,216	\$402	108.7%						
36	Difference	\$313,804								
37										
38	NOTES:									
39	2025 Borough Operating Expenditures (5 Funds)			\$8,846,300	Average Annual Office Worker Salary (BLS, 2023)			\$83,640		
40	Minus 2025 Pass-Through and Excluded Expenditures			\$3,976,200	Average Annual Retail Worker Salary (BLS, 2023)			\$38,159		
41	2025 Net Borough Operating Expenditures			\$4,870,100	Annual Business Privilege Tax per Entity			\$240		
42	2025 Borough Non-Residential Expenditures		43.9%	\$2,136,684	2025-2026 PennDOT per Capita Subsidy			\$17.9967		
43	2025 Borough Residential Expenditures		56.1%	\$2,733,416	2025 Borough Housing Unit Estimate			2,896		
44	2025 Estimated Borough Population			6,832	Annual Miscellaneous Revenue per Unit/10,000 SF			\$32.80		
45	2025 Borough Expenditure per Capita			\$400.09	Annual Rental Fee per Unit			\$50		
46	2025 Borough Real Estate Tax Millage (5 Funds)			9.815	2025 Interest Earnings (5 Funds)			\$53,500		

ANALYSIS OF THE ANNUAL FISCAL IMPACT TO THE WISSAHICKON SCHOOL DISTRICT

Of the Proposed Ambler Redevelopment April 24, 2025

Proposed Use/ Scenario	Number of Units / SF / Spaces	Assessment per Unit / SF / Space	Total Assessment	School Age Children per Unit	WSD (Public School) Students	Annual School Dist. Expenditures	Exp's per Unit / 1K SF / Space
1 BR Apartments	83	\$87,122	\$7,231,087	0.05	3	\$78,953	\$951
2 BR Apartments	160	\$93,122	\$14,899,445	0.09	11	\$273,959	\$1,712
Office Commercial	38,957	\$62.67	\$2,441,324	0.00	0	\$0	\$0
Retail Commercial	4,016	\$127.47	\$511,909	0.00	0	\$0	\$0
Structured Parking	547	\$8,759	\$4,791,152	0.00	0	\$0	\$0
Total Proposed	243 / 42,973 / 547		\$29,874,917		15	\$352,912	
Existing Office	72,680	\$56.03	\$4,072,130	0.00	0	\$0	\$0
Difference			\$25,802,787		15	\$352,912	

Annual School District Revenue						
Proposed Use/ Scenario	Real Estate Tax	Earned Income Tax	State & Federal Revenue	Earnings on Investments	Total Annual Revenue	Rev. per Unit / 1K SF / Space
1 BR Apartments	\$175,860	\$47,808	\$15,868	\$3,472	\$243,008	\$2,928
2 BR Apartments	\$362,354	\$134,400	\$55,060	\$7,154	\$558,969	\$3,494
Office Commercial	\$59,373	\$0	\$0	\$1,172	\$60,545	\$1,554
Retail Commercial	\$12,390	\$0	\$0	\$246	\$12,636	\$3,146
Structured Parking	\$116,521	\$0	\$0	\$2,301	\$118,821	\$217
Total Proposed	\$726,498	\$182,208	\$70,929	\$14,345	\$993,980	
Existing Office	\$99,034	\$0	\$0	\$1,955	\$100,990	\$1,390
Difference	\$627,464	\$182,208	\$70,929	\$12,390	\$892,991	

Proposed Use/ Scenario	Annual Net School District Revenue	Annual Net School Dist. Rev. per Unit / 1K SF / Space	Revenue > Expenditure
1 BR Apartments	\$164,055	\$1,977	207.8%
2 BR Apartments	\$285,010	\$1,781	104.0%
Office Commercial	\$60,545	\$1,554	--
Retail Commercial	\$12,636	\$3,146	--
Structured Parking	\$118,821	\$217	--
Total Proposed	\$641,068		181.7%
Existing Office	\$100,990	\$1,390	--
Difference	\$540,078		

NOTES:

Pct. of Borough School Age Children in Public Schools (2023 ACS)	79.9%	2024-2025 WSD Net Expenditure per Student	\$23,823
2024-2025 WSD Total Expenditures	\$127,628,540	2024-2025 WSD Real Estate Tax Millage	24.3200
Minus Pass-Through Expenditures & Budgetary Reserve	\$1,506,964	2024-2025 WSD State/Federal Revenue per Student	\$4,788
2024-2025 WSD Net Expenditures	\$126,121,576	2024-2025 WSD Earnings on Investments	\$1,825,000
2024-2025 WSD Student Enrollment	5,294		

PARKS, RECREATION, & COMMUNITY RELATIONS

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

The Committee will consider the following recommendations:

1. DuraSAFE Product Information Sheet – Rubber Playground Tile Replacement. **(Enclosed)**

The following business will be discussed:

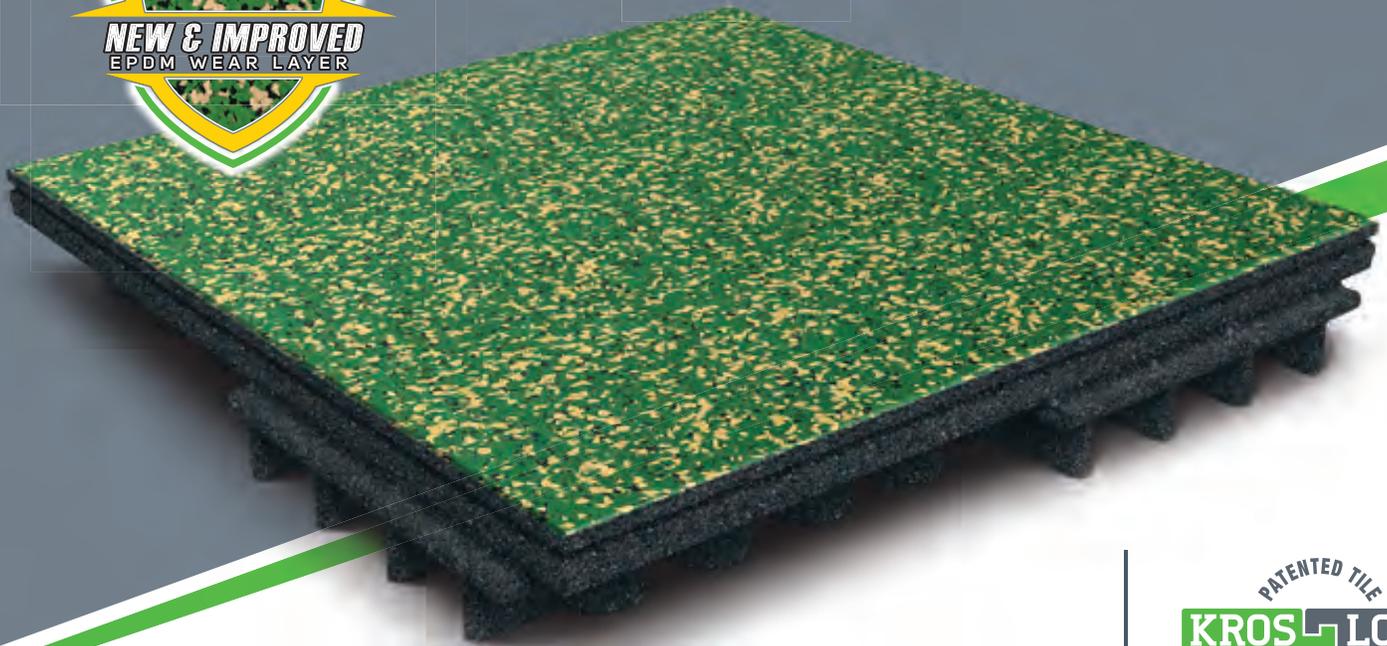
1. Proposal for Professional Services in Ambler Borough Park – Red Tail Restoration. **(Enclosed)**

Items For Consideration:

1. Community Garden Request – Knight Park Stormwater Management. **(Enclosed)**



- The world's safest playground tile!
- Safety Performance that exceeds the required ASTM standards by nearly 50%.
- Best-In-Industry Lifetime Warranty – including safety standard compliance.
- Unmatched durability with years of maintenance-free performance.



Safe landings. Guaranteed.

Playgrounds are the perfect place for children to make friends, take risks and explore their abilities. Ensure your playground is equipped with duraSAFE[®] Rubber Playground Tiles so that children of all abilities can play safely. sofSURFACES continues to provide parents and playground operators with peace of mind and comfort in knowing that while their children are on the playground, duraSAFE is there to catch their fall.

For over three decades, sofSURFACES has been innovating and advocating for higher-performing safety surfacing systems that require little to no maintenance. When minor damage or vandalism occurs, duraSAFE tiles are quickly and easily replaced while larger issues are covered by our best-in-industry limited lifetime warranty – which includes fall height protection!



To verify product certification, visit www.ipema.org.

STANDARD PLUS SERIES SOLID COLORS

Economically manufactured using recycled materials exclusively, duraSAFE Plus Series offers the same durability and safety performance as our Premium Series at a more economical price.



PLUS SERIES



PREMIUM SERIES CUSTOMER FAVORITE COLOR BLENDS

For those desiring more of a creative flare, the Premium Line offers more opportunity for artistic expression through an assortment of aesthetically pleasing premium color blends. Made from 100% recycled SBR rubber backing and topped with a blended wear layer of SBR recycled rubber and EPDM virgin rubber, our Premium Line affords you the best solution for any playground application. Choose from nine customer favorite blends!



PREMIUM 95 SERIES - (5% Black)



Additional colors and custom blends are available.

Please contact a member of our sales team for more information. Additional charges may apply.

1 800.263.2363 or info@sofsurfaces.com.



protecting future generations...

Since 1992, sofSURFACES has been a pioneering voice within the playground industry. It's only fitting that duraSAFE Rubber Playground Tiles have been engineered to comply with safety ratings mandated for vehicle impact safety by the National Highway Traffic Safety Administration. This level of performance far exceeds current required ASTM standards by nearly 50%!

PHYSICAL DIMENSIONS

Installed Size	Available Thicknesses	Weight (lbs.) Ea.		Fall Height	sofRAMP Length
		Plus	Premium		
24" x 24"	duraSAFE 2.00"	24.00	24.50	3 Feet	47.75" / 7.00"
24" x 24"	duraSAFE 2.25"	25.50	25.50	4 Feet	47.75" / 7.00"
24" x 24"	duraSAFE 2.75"	29.00	28.50	5 Feet	47.75" / 7.625"
24" x 24"	duraSAFE 3.25"	30.50	31.50	6 Feet	47.75" / 9.00"
24" x 24"	duraSAFE 3.75"	31.00	33.50	7 Feet	47.75" / 12.00"
24" x 24"	duraSAFE 4.25"	34.50	36.00	8 Feet	47.75" / 12.00"
24" x 24"	duraSAFE 4.75"	37.00	39.00	9 Feet	47.75" / 16.00"
24" x 24"	duraSAFE 5.00"	40.00	39.50	10 Feet	47.75" / 16.00"
24" x 24"	duraSAFE 5.25"	41.00	41.00	11 Feet	47.75" / 16.00"
24" x 24"	duraSAFE 5.25"	41.00	41.00	12 Feet	47.75" / 16.00"

PHYSICAL PROPERTIES

Test Description	ASTM Ref.	Plus	Premium	Test Lab
Impact Attenuation	F-1292	<700 HIC <125 G-MAX	<700 HIC <125 G-MAX	TUV America
Freeze Thaw Cycling	C67	No Deterioration	No Deterioration	Intertek
Heat Aging	D573	No Deterioration	No Deterioration	Intertek
Abrasion Resistance	C501	205	167	DTL/Intertek
Volume Density	D3676	817 kg/m ³	904.77 kg/m ³	DTL/Intertek
Slip Resistance	E303	44 Wet/51.25 Dry	32 Wet/53 Dry	QAI/Intertek
Slip Resistance	E2047	0.533	N/A	QAI
Tensile Strength	D412 (Mpa)	0.661	2.28	DTL/Intertek
Elongation at Break	D412	68.5%	119%	DTL/Intertek
Tear Strength	D624 (kNm)	2.2	2.2	DTL/Intertek
Peak Tear Load	D624 (N)	51	46.8	DTL/Intertek
Flammability	D2859	Pass	Pass	DTL
Critical Radiant Flux	E648-17A	N/A	0.26 (Avg. W/cm ²)	Intertek

duraSAFE is manufactured to a dimension of 24.25" x 24.25" (+/- 0.125") and compressed during installation to a dimension of 24.125" x 24.125".



*FloorScore® is a certification program established by the Resilient Floor Covering Institute (RFCI) for hard surface flooring and flooring adhesives products that meet strict indoor air quality (IAQ) requirements. Products bearing the FloorScore label meet the indoor air quality emissions criteria of LEED, CHPS, the Green Guide for Health Care, and are recognized by a long list of healthy building programs.



RE: Playground Surfacing

From Isaac Harvey <i.harvey@sofsurfaces.com>

Date Tue 1/27/2026 3:53 PM

To Kyle Detweiler <kdetweiler@Borough.Ambler.pa.us>

 1 attachment (2 MB)

DuraSAFE Product Sheet.pdf;

Hey Kyle,

I wanted to touch base with you near the beginning of this year and see where the boroughs plans are at.

When we last met and walked the park next to your office that has some drainage problems, you were going to see if that was a good place to try our product out. When I measured off the area depending on layout you had about 1500-2000sqft of PIP playground space. To regrade that area, excavate the space, pour new curbs and install our tiles will likely be around 35-40psf making that a 60k-80k project.

Not sure if it's the best or easiest space to incorporate a new surface but definitely can be done.

Thanks,



Isaac Harvey

i.harvey@sofsurfaces.com / Cell: 928-304-6974

sofSURFACES

Office: 800.263.2363 x261 / Fax: 519.882.2697

4393 Discovery Line, Petrolia, ON Canada N0N 1R0

<http://www.sofsurfaces.com>

From: Isaac Harvey

Sent: Wednesday, November 12, 2025 3:07 PM

**Borough of Ambler, PA
Contract Agreement with
Red Tail Restoration & Land Management, LLC**

Red Tail Restoration & Land Management, LLC, hereinafter referred to as “Red Tail Restoration”, will provide professional services to restore and maintain the ecological health of Ambler Borough Park, which is located off Edgewood Drive in Ambler, PA 19002. Work may also be performed in other locations throughout the Borough of Ambler as requested by Borough Council or other persons who have been given the authority by Borough Council to direct work performed by Red Tail Restoration. Services include:

- Removing invasive plants to support native plant diversity and wildlife habitat and public use of Ambler Borough Park.
- Providing expertise and advice and supporting general conservation tasks as mutually agreed upon by Red Tail Restoration and Borough of Ambler.

The Borough of Ambler agrees to fully indemnify and hold harmless Red Tail Restoration from any litigation that may arise out of the above mentioned duties for which Red Tail Restoration has been contracted to perform, unless due to gross error in the work performed by Red Tail Restoration.

The Borough of Ambler will not be held responsible for any bodily harm to Red Tail Restoration employees or to the owner of Red Tail Restoration if bodily harm occurs while working at Ambler Borough Park or other requested properties.

Red Tail Restoration will operate as an independent contractor and will submit monthly invoices to the Borough of Ambler, PA for services performed. Work will be charged at \$43.00 per person hour plus preapproved material costs. Red Tail Restoration will provide up to 65 (sixty five) hours of service over the course of one year beginning January 1, 2026 through December 31, 2026. The total estimated yearly labor expenditure is \$2,795.00. The terms of this contract will apply to any additional work requested and agreed upon during this contract period unless noted otherwise in writing.

Borough of Ambler: _____
Name & title printed below signature

Date: _____

Borough of Ambler: _____
Name & title printed below signature

Date: _____

Red Tail Restoration: _____
Greg Gagliano, Owner
Red Tail Restoration & Land Management, LLC
P.O. Box 82, Glen Mills, PA 19342
(610) 772-1837 greg@redtailrestore.com

Date: _____

Thinking Spring!

From Amy Seponara <abseponara@gmail.com>
Date Mon 1/26/2026 10:57 AM
To Kyle Detweiler <kdetweiler@Borough.Ambler.pa.us>
Cc Amy Seponara <abseponara@gmail.com>

Hi, Kyle!

Hope you're enjoying the snow day (and not reading this till you're back at the office!).

The Community Garden and Friends crew is starting to "think spring" and continuing to brainstorm more of the stormwater/adding native plants around the pavilion project that we discussed last winter. When we met last winter, we also talked about adding gutters to the new pavilion.

I wanted to revisit this idea since we didn't pull the trigger on installation last season and hoping we can make it happen sooner rather than later.

Although the Knight Park storm water management community effort that occurred last summer (wildflower plots, rain garden, drainage etc.) has been a success, we do need gutters on the metal roof of the pavilion - especially on the side along the compacted soil. We can easily show you the damage it has done to that area but also diverting it into rain barrels will allow us to use that water for plants around the park while also mitigating storm water.

A cherry on top for the storm water issue would also be to put up guttering up on the blockhouse shed - the vast amount of impermeable surfacing around that space means so much runoff of water goes into an already low-lying and flood-prone area. Would be so great to also get gutters and a rain barrel there too.

I had talked to someone at EAC about donating rain barrels and it seems that they still may have some available from their rain barrel initiative years ago. Would also love to include EAC in this as well! Unsure if this can be a Parks and Rec project or an EAC or a mix of both?

I guess my question is - what is the process to start this? **Is it possible to get these gutter(s) installed by early spring (late April?)**. This is ideal as we start to brainstorm/plan beautifying the pavilion with native plantings. Do you need any of us to research anything or get quotes? Please let us know how or if we can help get the ball moving.

In the meantime, our crew is planning to meet with EAC about ideas that we will bring to you and council when we are organized.

Looking forward to warmer days!

Amy Seponara

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:

Not applicable.

Items For Consideration:

1. Communication from the Ambler Borough Police Department regarding “saved” parking spaces. **(Enclosed)**
2. Community Ambulance Association of Ambler Year-End Financial Statements. **(Enclosed)**



**BOROUGH
Of
AMBLER**

Police Department

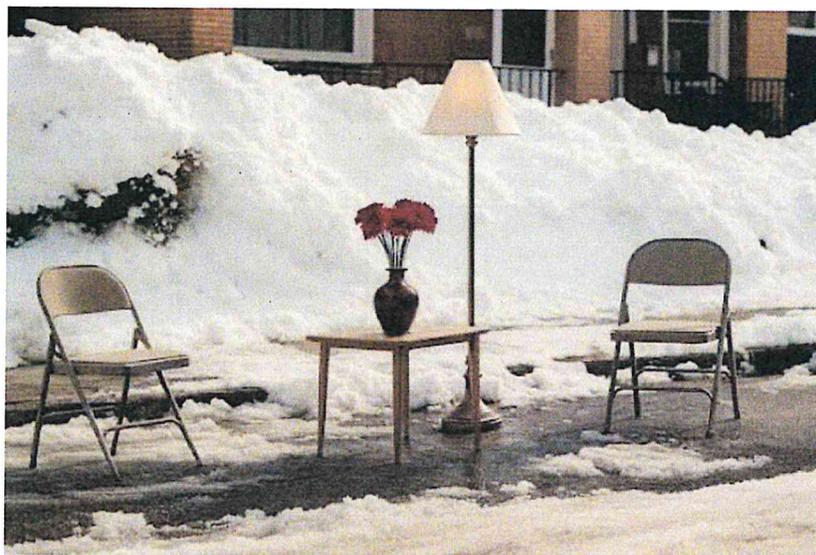
131 Rosemary Avenue
Ambler, PA 19002-4475
Phone: (215) 646-1000
Fax: (215) 646-0704



*Chief of Police
Jeff Borkowski*

January 28, 2026

The Ambler Police Department would like to remind all residents, business and visitors that parking space “**Savesies**” is prohibited.



§ 6501. **Scattering rubbish.**

(a) **Offense defined.**--A person is guilty of an offense if he:
(1) causes any waste paper, sweepings, ashes, household waste, glass, metal, refuse or rubbish, or any dangerous or detrimental substance to be deposited into or upon any road, street, highway, alley or railroad right-of-way, or upon the land of another or into the waters of this Commonwealth;

Your good neighborly spirit and cooperation are appreciated.

Sincerely,

Chief Jeff Borkowski

“To Protect and Serve”

COMMUNITY AMBULANCE ASSOCIATION OF AMBLER
FINANCIAL STATEMENTS - MODIFIED CASH BASIS
FOR THE YEAR ENDED MARCH 31, 2025

COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

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MEMBER OF THE AICPA & PICPA

2 VILLAGE ROAD • SUITE 7-C • HORSHAM, PA 19044
215-346-2665 • FAX 215-346-2664

INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Community Ambulance Association of Ambler
Ambler, PA

Management is responsible for the accompanying financial statements of Community Ambulance Association of Ambler (a nonprofit organization), which comprise the statement of assets, liabilities, and net assets – modified cash basis as of March 31, 2025 and the related statement of revenues and expenses – modified cash basis, the statement of changes in net assets – modified cash basis and the statement of functional expenses – modified cash basis for the year then ended and the related notes to the financial statements in accordance with modified cash basis of accounting and for determining that the modified cash basis is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statement on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

We draw your attention to Note A of the financial statement, which describes the basis of accounting. The financial statements are prepared in accordance with the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

THOMAS J. SCHWABENLAND, P.C.
Horsham, PA

December 23, 2025



**Community Ambulance Association of Ambler
Statement of Assets, Liabilities and Net Assets -
Modified Cash Basis
March 31, 2025**

Assets

Current Assets

Cash and Cash Equivalents	\$ 743,690	
Certificate of Deposit	102,849	
Gift Card Balance	52	
Due from Vendor	36,760	
Deposits	62,822	
Total Current Assets		946,173

Property and Equipment

Building and Improvements	3,004,323	
Furniture, Fixtures, Vehicles and Equipment	1,528,523	
	4,532,846	
Less: Accumulated Depreciation	2,767,718	
Property and Equipment - Net		1,765,128

Other Assets

Certificate of Deposit	6,000	
Total Other Assets		6,000
Total Assets		\$ 2,717,301

Liabilities and Net Assets

Current Liabilities

Current Portion of Notes Payable	\$ 66,943	
Total Current Liabilities		66,943

Long Term Debt

Notes Payable - Net of Current Portion	295,392	
Total Long Term Debt		295,392
Total Liabilities		362,335

Net Assets

Net Assets without Donor Restrictions	2,354,903	
Net Assets with Donor Restrictions	63	
Total Net Assets		2,354,966
Total Liabilities and Net Assets		\$ 2,717,301

See Accompanying Notes and Independent Accountant's Compilation Report



**Community Ambulance Association of Ambler
Statement of Revenues and Expenses -
Modified Cash Basis
For The Year Ended March 31, 2025**

	Without Donor Restrictions	With Donor Restrictions	Total
Revenues			
Insurance and Private Pay Fees for Services	\$ 2,586,826	\$ -	\$ 2,586,826
Contributions	163,094	-	163,094
Membership Fees	145,519	-	145,519
Grant	15,000	-	15,000
Revenues	2,910,439	-	2,910,439
Net Assets Released from Restrictions	25,745	(25,745)	-
Total Revenues	2,936,184	(25,745)	2,910,439
Expenses			
Program Services	2,221,195	-	2,221,195
Management and General	416,869	-	416,869
Fundraising	26,870	-	26,870
Total Operating Expenses	2,664,934	-	2,664,934
Increase (Decrease) In Net Assets Before Other Income and Expenses	271,250	(25,745)	245,505
Other Income and Expenses			
Gain on Sale of Vehicle	4,588	-	4,588
Interest Expense	(5,191)	-	(5,191)
Investment Income	3,843	-	3,843
Total Other Income and Expenses	3,240	-	3,240
Increase (Decrease) In Net Assets	\$ 274,490	\$ (25,745)	\$ 248,745

See Accompanying Notes and Independent Accountant's Compilation Report



**Community Ambulance Association of Ambler
Statement of Changes in Net Assets -
Modified Cash Basis
For The Year Ended March 31, 2025**

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Net Assets as of March 31, 2024	\$ 2,080,413	\$ 25,808	\$ 2,106,221
Increase (Decrease) In Net Assets for the Year Ended March 31, 2025	<u>274,490</u>	<u>(25,745)</u>	<u>248,745</u>
Net Assets as of March 31, 2025	<u>\$ 2,354,903</u>	<u>\$ 63</u>	<u>\$ 2,354,966</u>

See Accompanying Notes and Independent Accountant's Compilation Report



Community Ambulance Association of Ambler
Statement of Functional Expenses -
Modified Cash Basis
For The Year Ended March 31, 2025

	Program	Management and General	Fundraising	Total
Compensation Expenses				
Salary	\$ 1,455,742	\$ 89,741	\$ 1,119	\$ 1,546,602
Personnel Benefit Expenses	51,166	3,154	39	54,359
Employee Equipment and Uniforms	7,326	-	-	7,326
Employee Training	17,755	1,095	14	18,864
Payroll Taxes	110,826	6,832	85	117,743
Insurance - Workmen's Compensation	45,600	2,811	35	48,446
Payroll Service	-	11,060	-	11,060
Total Compensation Expenses	1,688,415	114,693	1,292	1,804,400
Building and Utilities				
Pest Control	1,938	579	-	2,517
Alarm Maintenance	2,945	880	-	3,825
Disposal Service	2,877	859	-	3,736
Landscaping & Snow Removal	14,896	4,450	-	19,346
Building Maintenance	11,584	3,460	-	15,044
Building Supplies	4,540	1,356	-	5,896
Gas and Electric	26,860	8,023	-	34,883
Water & Sewer	1,871	559	-	2,430
Telephone	22,121	6,608	-	28,729
Total Building and Utilities	89,632	26,774	-	116,406
Medical Equipment and Services				
Equipment Repair	980	-	-	980
Medical Supplies - Disposable	25,471	-	-	25,471
Medical Supplies - Non-Disposable	2,578	-	-	2,578
Pharmacy & Oxygen	10,365	-	-	10,365
Medical Equipment Lease	20,659	-	-	20,659
Total Medical Equipment and Services	60,053	-	-	60,053
Communication				
Communication	3,101	-	-	3,101
Depreciation	191,751	20,350	-	212,101

See Accompanying Notes and Independent Accountant's Compilation Report



Community Ambulance Association of Ambler
Statement of Functional Expenses -
Modified Cash Basis
For The Year Ended March 31, 2025

	Program	Management and General	Fundraising	Total
Vehicle Upkeep				
Repairs	40,639	-	-	40,639
Fuel	43,265	-	-	43,265
Total Vehicle Upkeep	83,904	-	-	83,904
Business Expenses				
Office Supplies	-	2,080	-	2,080
Employee Travel and Mileage	-	807	-	807
Employee Appreciation and Testing	-	3,765	-	3,765
Other Office Expenses	-	1,454	-	1,454
Advertising	-	56	-	56
Postage - General	-	1,653	-	1,653
Bank and Credit Card Fees	-	20,182	-	20,182
Dues & Subscriptions	8,342	4,171	4,171	16,684
Insurance	68,005	15,233	-	83,238
Total Business Expenses	76,347	49,401	4,171	129,919
Service Agreements				
Accounting	-	14,505	-	14,505
Medical Equipment	21,507	-	-	21,507
EMS Chart Program	6,485	-	-	6,485
Claim Processing Service	-	154,459	-	154,459
Copy Machine	-	5,345	-	5,345
Computer Services	-	24,442	-	24,442
Accounting - Audit	-	6,900	-	6,900
Total Service Agreements	27,992	205,651	-	233,643
Membership Campaign and Fund Raising				
Fundraising Expense	-	-	3,059	3,059
Postage and Printing - Membership Campaign	-	-	18,348	18,348
Total Membership Campaign and Fund Raising	-	-	21,407	21,407
Total All Expenses	\$ 2,221,195	\$ 416,869	\$ 26,870	\$ 2,664,934

See Accompanying Notes and Independent Accountant's Compilation Report



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities

Community Ambulance Association of Ambler (hereinafter "the Association") was organized in October, 1941 and established as a Not-For-Profit Organization (Nonprofit Corporation) to provide emergency medical transportation and para-medical services. The Association's service area is Ambler Borough, Springfield Township, portions of Upper Dublin, portions of Lower Gwynedd Townships, as well as portions of the Pennsylvania Turnpike between the Willow Grove and Mid-County exits.

The Association's primary sources of revenue are payments for its services from insurance companies and third parties, contributions, local townships, and membership fees.

The Association is operating as a public charity exempt from Federal Income Tax under Section 501(c) (3) of the Internal Revenue Code. Accordingly, no provision for income taxes is made in the financial statements.

Basis of Accounting

The financial statements of The Association have been prepared on the modified cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles accepted in the United States of America. Accordingly, revenue and the related assets are recorded when received rather than when earned and certain expenses are recognized when paid rather than when the obligations are incurred. Modifications to the cash basis of accounting include recording investments, debt, and depreciation on property and equipment.

Cash and Cash Equivalents

The Association considers all highly liquid investments and certificates of deposit with maturities of 3 months or less, to be cash equivalents.



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025NOTE A - SIGNIFICANT ACCOUNTING POLICIES (Continued)Not-for Profit Financial Statements Model

The Organization follows the reporting standards in the pronouncement from the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) NO. 2016-14, *Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities*.

Donated Marketable Securities, Property, and Equipment

Donated marketable securities are recorded as contributions at their estimated fair values at the date of donation.

Donations of property and equipment are recorded as contributions at their estimated fair value at the date of donation. Such donations are reported as increases in net assets without donor restrictions unless the donor has restricted the donated asset to a specific purpose. Cash and other assets donated with explicit restrictions regarding their use are reported as restricted contributions. Absent donor stipulations regarding how long those donated assets must be maintained, the Association reports expirations of donor restrictions when the donated or acquired assets are placed in service in fulfillment of the restriction. The Association reclassifies net assets with donor restrictions to net assets without donor restrictions at that time.

Donated Services

No amounts have been reflected in the financial statements for donated services. The Association pays for services requiring specific expertise. However, many individuals volunteer their time and perform a variety of tasks that assist the Association with specific assistance programs, campaign solicitation, and various committee assignments. The Association does not record the value of donated professional services because of the administrative burden it would place on its full-time personnel.



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

NOTE A - SIGNIFICANT ACCOUNTING POLICIES (Continued)

Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

Membership Fees

Membership fees are recognized as revenue in the accounting period received.

Revenue with and without Donor restrictions

Contributions and grants received are recorded as increases in net assets with or without donor restrictions, depending on the existence and/or nature of any donor restrictions.

Contributions that are restricted by the donor are reported as increases in net assets with restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases net assets with donor restrictions, depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without restrictions and reported in the Statement of Changes in Net Assets - Modified Cash Basis.

Property and Equipment

Property and equipment are carried at cost or, if donated, at the approximate fair value at the date of donation. Expenditures for maintenance and repairs are charged to expense as incurred; major betterments are capitalized. Depreciation is computed using the straight-line method.



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

NOTE A - SIGNIFICANT ACCOUNTING POLICIES (Continued)

Uncertain Tax Position

The Organization's Forms 990 *Return of Organization Exempt from Income Tax*, are subject to examination by the IRS, generally for three years after they were filed. Management asserts that the Association has no uncertain tax positions requiring establishment of a liability or disclosure in the financial statements.

Leases

In February, 2016, the FASB issued ASU No. 2016-02, Leases, (ASC 842) which is effective for financial statements with years beginning after December 15, 2021. FASB issued the update to recognize lease assets and lease liabilities on the statement of the financial position and disclose key information about leasing arrangements. Modified cash basis financial statements do not recognize lease assets and liabilities. Therefore, the Association does not recognize lease assets and liabilities.

NOTE B - CERTIFICATES OF DEPOSIT

At March 31, 2025, Certificate of Deposit (CD) consists of a \$6,000 CD with Ambler Savings and Loan Associations.

NOTE C - DUE FROM VENDORS

At March 31, 2025, Due from Vendors consists of overpayments made to two different vendors due to the vendor's incorrect billings. .

NOTE D - DEPOSITS

At March 31, 2025, Deposits consist of the following:

deposit on truck being built	\$ 31,168
power lift machine for truck being built	<u>31,654</u>
total	<u>\$ 62,822</u>



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

NOTE E - PROPERTY AND EQUIPMENT

Property and equipment consist of the following at March 31, 2025:

Building and improvements	15 - 40 years	\$ 3,004,324
Furniture and fixtures	7 years	60,138
Vehicles	5 years	953,297
Equipment	3 - 7 years	<u>515,087</u>
		4,532,846
Less: Accumulated Depreciation		<u>2,767,718</u>
Property and Equipment – Net		<u>\$ 1,765,128</u>

The following is a summary of Depreciation Expenses for the year ended March 31, 2025:

Building and improvements	\$ 85,153
Furniture and fixtures	600
Vehicles	95,861
Equipment	<u>30,487</u>
Total Depreciation Expense	<u>\$ 212,101</u>

Restrictions on Use Capital Assets

The first 5-year service agreement with Springfield Township (ST) required ST to make contributions to the Association of \$60,000 per year for capital purchases. During the year ended March 31, 2020, the Association purchased an ambulance for \$244,985. Almost half of the purchase was paid for using ST's capital contributions of \$120,000. The agreement with ST further requires that capital equipment funded by ST's capital contribution be used to provide services to the ST community. The Association's management addressed this requirement by always dedicating one truck to THE ST community. All trucks are continually rotated between the two locations and to the service station for regular maintenance.

In December 2022, the Association's board agreed to apply 40% of any vehicle purchases and medical equipment leases toward the Springfield Township restricted purpose.



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025NOTE F - NOTES PAYABLE

The Association has the following long term debt:

Ambler Savings Bank

On December 12, 2019, the Association entered into a note payable agreement with Ambler Savings Bank in the amount of \$179,846 payable over 10 years through September, 2028. Monthly payments are \$1,911 with interest at 5%. The note is secured by a 2019 ambulance, with vehicle identification number 1FDUF4HT5KDA22783, purchased by the Association. The loan agreement contains several loan covenants including a covenant to maintain a debt service ratio of 1.2 or greater, which the Association met.

PA Emergency Management Agency (PAEMA) - Ambulance Loan

On April 16, 2024, the Association entered into a loan agreement with the Commonwealth of Pennsylvania. This loan is for \$133,667 and is payable over 15 years through June, 2039. Monthly payments are \$860 with interest at 2%. The loan is secured by a 2022 Ford 450 ambulance, with vehicle identification number 1FDUF4KT7NDA09375.

PA Emergency Management Agency - Tahoe Loan

On April 16, 2024, the Association entered into a loan agreement with the Commonwealth of Pennsylvania. This loan is for \$28,090 and is payable over 10 years through June, 2034. Monthly payments are \$258 with interest at 2%. The loan is secured by a 2022 Chevrolet Tahoe, with vehicle identification number 1GMSKLED7NR231228.

Flex Financial, a division of Stryker Sales, LLC

On December 5, 2024, the Association entered into a sales agreement loan agreement for the purchase of medical equipment. The agreements Flex Financial and Stryker Sales, LLC. This loan is for \$174,227 and is payable over 5 years through July, 2029. Annual payments are \$34,855 with no interest. The loan is secured by the medical equipment purchased.



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

NOTE F - NOTES PAYABLE (Continued)

The balances as of March 31, 2025 are:

Ambler Savings Bank -	\$ 36,509
PAEMA Ambulance -	127,892
PAEMA Tahoe -	23,657
Flex Financial -	<u>174,277</u>
Total	362,335
Less Current Portion	<u>66,943</u>
Total Long Term Portion	<u>\$295,392</u>

Principal payments due on the note payable for each of the subsequent 5 years are as follows as of March 31, 2025:

March 31, 2026	\$ 66,943
March 31, 2027	60,466
March 31, 2028	45,771
March 31, 2029	45,992
March 31, 2030	46,219
Thereafter	<u>96,944</u>
TOTAL	<u>\$ 362,335</u>

NOTE G - INTEREST EXPENSE

During the year ended March 31, 2025, the Association paid \$5,191 for interest on Notes Payable.



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

NOTE H - RETIREMENT PLAN

The Association has a retirement plan 403(b) administered by the Newport Group. The plan calls for pre-tax deferrals, Roth deferrals, and employer matching. The plan provides specifics for excluded employees. The Association's share of the expenses for the year ended March 31, 2025 was \$0.

NOTE I - CONCENTRATIONS OF CREDIT RISK ARISING FROM CASH DEPOSITS IN EXCESS OF INSURED LIMITS

The Association maintains its cash accounts and certificates of deposit at two commercial banks. At times, these accounts may be in excess of the Federal Deposit Insurance Corporation (FDIC) insurance limit, up to \$250,000 per financial institution. As of March 31, 2025, the Association had uninsured balances as follows:

Ambler Savings Bank	\$ 85,714
TD Bank	<u>319,929</u>
Total	<u>\$ 405,643</u>

NOTE J - LEASE COMMITMENTS -

The Association has the following operating leases:

Land

The Association leases the land where its building is located from the Township of Upper Dublin. The lease is a sublease from the Township to the Association. Upper Dublin Township leases the land from Temple University. Both the Township's lease and the Association's sublease started October 1, 1999 and were renewed for 5 years in September 2019. Both leases have options to renew (for three additional renewals) with terms of 5 years each. The rent under the sublease is ten dollars (\$10) per year and the rent payments have not started. Future minimum payments under this lease are below. As described in Note S, Subsequent Events, the Association renewed the lease in August 2025.



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025NOTE J - LEASE COMMITMENTS – (Continued)Land – (Continued)

September 30, 2024. Both leases have options to renew (for three additional renewals) with terms of 5 years each. The rent under the sublease is ten dollars (\$10) per year and the rent payments have not started. Future minimum payments under this lease are below.

Copy Machines -

In December 2023, the Association signed a lease agreement for two copiers. The installments for the lease were \$0 for the first 3 months and \$413 per month for the next 57 months. The payments will be \$433 per month including insurance. The installments started in April, 2024 and will end in December, 2028. The future minimum lease payments under the lease agreements are as below.

Springfield Township (ST)

In April, 2019, the Association entered into a 5-year lease with ST for \$10 per year plus utilities and interior maintenance. The Association moved into this location in January, 2020. The rent under the sublease is ten dollars (\$10) per year and the rent payments have not started. Future minimum payments under this lease are below. As described in Note K, Commitments and Contingencies, the Association renewed the service agreement with ST. However, the update to the agreement did not include an update to the lease.

Medical Equipment Lease Stryker...509 –

In December 2019, the Association entered into a lease agreement for medical equipment. This lease covered new equipment and heart monitors (rolled into this lease, originally covered under a 2016 operating lease). The monthly payments are \$1,237 per month for a term of 60 months. The lease payments began in April 2020 and ended March 2025. A portion of this lease, \$108/month, is for the service of the equipment. The lease expense for the medical equipment for year ended March 31, 2024, including service was \$14,848 for this lease.



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

NOTE J - LEASE COMMITMENTS – (Continued)

Medical Equipment Lease Stryker...069 –

In November 2020, the Association entered into a lease agreement for automated stretchers. The annual payments were \$12,510 per year for a term of three years. The lease payments began in May 2021 and were planned to end in May 2023. In June 2022, the Association signed an agreement to change the remainder of this lease to 24 monthly payments of \$1,120, starting in October 2022 and ending in September 2024. The lease expense for the medical equipment for year ended March 31, 2025, was \$6,721 for this lease.

Future minimum payments under the leases, including service fees, are as follows:

<u>Year Ended</u>	<u>Copier</u>	<u>Upper Dublin Town- ship</u>	<u>Spring- field Town- ship</u>	<u>Total</u>
3/31/26	5,196	60	60	5,316
3/31/27	5,196	0	0	5,196
3/31/28	5,196	0	0	5,196
3/31/29	<u>3,897</u>	<u>0</u>	<u>0</u>	<u>3,897</u>
Total	<u>\$19,485</u>	<u>\$ 60</u>	<u>\$ 60</u>	<u>\$ 19,605</u>

NOTE K - COMMITMENT AND CONTINGENCIES

Pennsylvania Unemployment Compensation

The Association uses the reimbursable method to finance Pennsylvania Unemployment Compensation coverage. Accordingly, the Association is billed on a dollar-for-dollar basis for all benefits paid to claimants. The unknown amount payable will depend on the number of claims that will be filed.



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025NOTE K - COMMITMENT AND CONTINGENCIES – (Continued)Springfield Township Emergency Medical Service

In October 2022, the Association renewed a service agreement with Springfield Township (ST) for 5 years commencing on April 28, 2023 and ending on April 27, 2028. The agreement specified that the Association is the sole provider of emergency services in ST. The agreement can be cancelled by either party with 12 months' written notice.

Purchase CommitmentsNew Ambulance

On July 15, 2023, the Association signed an agreement to purchase a new ambulance for \$323,660. The Association made a deposit payment of \$31,169 toward this purchase on August 21, 2023.

New Chassis

As described in Note R, Subsequent Events, on April 30, the Association signed an agreement to purchase a new chassis for \$174,236. The Association made a deposit of \$10,000 toward this purchase.

NOTE L - CONCENTRATION RISK

The Association's service area, as noted in Note A, is limited to specific areas in Montgomery County. Revenue is limited to the number of calls within their area and the availability of their crews. However, the Association is required to have certain minimum requirements in their availability of the crews, regardless of the number of calls received in their area.

In addition, certain revenue amounts billed for their services are capped by the government or insurance agencies.



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

NOTE M – ADVERTISING

The Association records advertising expenses as they are incurred and the advertising expense was \$56 for the year ended March 31, 2025.

NOTE N – NET ASSETS WITH DONOR RESTRICTIONS

The balance in net assets with donor restrictions at March 31, 2025 was \$36,602 with the following activity:

Beginning Balance	\$ 25,808
Released	(25,745)
Net Additions	<u> -</u>
Ending Balance	<u>\$ 63</u>

The restricted purposes are as follows March 31, 2025:

For the purchase of furniture & accessories	\$ 52
For the purchase of complete wound kits	<u> 11</u>
	<u>\$ 63</u>



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

NOTE O – LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The following represents the Organization's financial assets as of the balance sheet date, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the balance sheet date.

Financial assets at March 31, 2025	\$ 952,173
Less those unavailable for general expenditures within one year due to repayment of debt within one year	(66,943)
due to purchase commitments	<u>(456,727)</u>
Financial assets available to meet cash need for general Expenditures within one year	<u>\$ 428,503</u>

The numbers above reflect the commitments described in note K, Commitments and Contingencies and Note R, Subsequent Events.

As described in Note F, the Organization is required by one of its lenders to maintain a debt service ratio of 1.20 or greater. During the year ended March 31, 2025 the debt service ratio was 6.96.

NOTE P - FUNCTIONAL EXPENSES

The Association allocates expenses on a functional basis among three categories, program, management and general and fundraising. Certain expenses are allocated using a percentage base. The allocated expenses, their basis of percentages for the year ending March 31, 2025, are as follows:



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025NOTE P - FUNCTIONAL EXPENSES – (Continued)

	<u>Program</u>	<u>Mgt. & General</u>	<u>Fundraising</u>	<u>Explanation of Alloc.</u>
Salary– EMTs	100%			Employee’s Job Duties
Salary – Business Mgr.		100%		Employee’s Job Duties
Salary – Dep. Chief	95%	4%	1%	Employee’s Job Duties
All Other Compensation expenses	88%	11%	1%	Employee’s Job Duties
Building Expenses and utilities	77%	23%		Square foot by function
Expenses (including depreciation) related to med. Equip., communication equip. and vehicles	100%			Direct expenses of providing emergency medical treatment
Depreciation – building, building equip & improvements	77%	23%		Square foot by function
Dues & subscription - - EMT scheduling	100%			Used to schedule EMTs (program staff)
Dues & subscription – - All other		50%	50%	Est. split of dues between bus. assoc. & medical subscriptions
Services agreements – - Physio and EMS Chart	100%			Direct expense of providing emergency medical service
Services agreements – - All other		100%		Cost of running business office
All other Business Expense		100%		Cost of running business office



COMMUNITY AMBULANCE ASSOCIATION OF AMBLER

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2025

NOTE Q – CONTRACTED BILLING SERVICE

In June 2023, the Association signed an agreement with Firststate Financial Services Corp (FFSC) to outsource the Association's billing. The agreement is effective October 1, 2023 through September 30, 2025. FFSC took over the service from Delaware Medical Management Services (DMMS) whose contract expired on September 30, 2023.

NOTE R – SUBSEQUENT EVENTS

New Chassis

As described in Note K, Purchase Commitments, on April 30, 2025, the Association signed an agreement to purchase a new chassis for \$174,236. The Association made a deposit of \$10,000 toward this purchase.

Lease Agreement

On August 12, 2025, the Association sent a letter to Upper Dublin Township and included a \$100 to cover the rent in arrears and to prepay the rent through 2029.

Evaluation Date

Management has evaluated subsequent events through December 23, 2025, the date that the financial statements were available to be issued. No significant subsequent events have been identified except as noted above that would require adjustment of or disclosure in the accompanying financial statements.

PUBLIC WORKS

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

The Committee will consider the following recommendations:

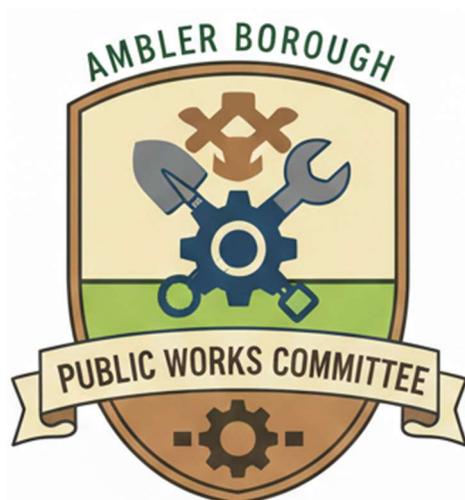
1. 14” Model Fairbanks Replacement Pump Quote – Kappe Associates, Inc. **(Enclosed)**
2. Pump Suction Rotork Actuated 18” Butterfly Valves Quote – Edwin Elliot & Co. **(Enclosed)**

The following business will be discussed:

1. Case Final Loader/Backhoe Quotes – Eagle Power & Equipment. **(Enclosed)**
2. ChargePoint Annual Renewal Quotes. **(Enclosed)**

Items For Consideration:

1. Public Works Garage Door Replacement Quote. **(Enclosed)**
2. Images of WWTP equipment in need of replacement. **(Enclosed)**





Kappe Associates, Inc.

335 Main Street
Emmaus, PA 18049

(215) 361-5700 Office
(610) 428-8386 Mobile
Email: abus Kirk@kappe-inc.com
Web: www.kappe-inc.com

Date: August 7, 2025 REV.1
To: Ambler Wastewater Treatment Plant - Jarrett Evans
Project: 14" Model 5711 Fairbanks S/N: 10834355 Replacement Pump.
Quote# 5302024-D-2 Item Amb1

In accordance with the PA COSTARS procurement program, we are pleased to offer the following equipment for your consideration.

Kappe Associates, Inc. (KAI) is a Registered Supplier of the Pennsylvania State Sponsored COSTARS PROCUREMENT PROGRAM. KAI is the authorized dealer in The State of Pennsylvania for Fairbanks Nijhuis, and as such Kappe Associates, Inc. is authorized to do business and sales with COSTARS MEMBERS.

Kappe Associates, Inc COSTARS CONTRACT NO. 016-E23-310

Ambler Borough COSTARS MEMBER NO. 3720

PENTAIR | FAIRBANKS NIJHUIS

Two (2) 14" Fairbanks Nijhuis Model B5711, Vertical Angleflow Pump. Piping Duplicate to Fairbanks S/N: 10834355.

- Rated for 5,250 GPM @ 30.50' TDH @ 817 RPM
- Constant Speed
- Counter Clockwise Rotation, Discharge Position 15
- 1 Coat Modified Alkyd Enamel, Color - Pentair Blue
- No Motor
- No High Ring Base
- Standard Packing
- 420 Stainless Steel Shaft Sleeve (450-484 BHN)
- Stainless Steel Impeller Fasteners and Key
- Stainless Steel Impeller Wear Ring (300-350 BHN)
- Stainless Steel Fronthead Wear Ring (300-350 BHN)
- No Factory Testing
- Level 1 Submittals (Emailed pdf)

- Product Weight: 2000 lbs.

Two (2) Replacement Drive Shaft and Pump Coupling Mate. (VA48 x 86.69" Shaft Assembly, F48 Motor (2 1/8") and Pump (2 3/8") Companion Flange Keyed and bored to size

One (1) Day Startup Service

Shipping to Site Included

TOTAL COST :.....\$120,150.00

ESTIMATED LEAD TIME: 30 WEEKS

(Kappe Associates, Inc. Costars Vendor #165812)

PROJECT BILLING SCHEDULE- Net 30 Days

100% Upon Delivery

This is a COSTARS procurement project. The "**TERMS AND CONDITIONS FOR COSTARS PROCUREMENTS**" listed below are incorporated into this contract.

TERMS AND CONDITIONS FOR COSTARS PROCUREMENTS

This contract is a COSTARS procurement and therefore subject to all of DGS' COSTARS Contract Special Terms and Conditions that are in effect as of the effective date of this contract and are incorporated herein by reference and form a part of this contract. Additionally, all of DGS' COSTARS Contract "Standard Terms and Conditions" in effect as of the effective date of this contract are incorporated herein by reference form a part of this contract.

In specific response to the Purchaser's procurement, project-specific and equipment-specific specifications have been developed by and/or for the Purchaser. These project-specific and equipment-specific specifications are additional terms and conditions of this contract and when this document is executed by the Purchaser, it shall constitute the Purchaser's "Purchase Order."

The inclusion of any terms, conditions or "separate specifications" inconsistent with COSTARS is not intended to alter or proposed to alter the requirements of a COSTARS contract and shall be specifically excluded from the contract.

Please contact our office as necessary. Thank you.

Respectfully Submitted,
Kappe Associates

Accepted this _____ day of _____

Submitted: August 7, 2025

By: _____

By: Andrew Buskirk

Title: _____

For: Kappe Associates, Inc.



PO BOX 439
 LAFAYETTE HILL, PA 19444

(610) 828-8940

eeco@edwinelliot.com

August 20, 2025

Quotation

Ambler WWTP
 Jarrett Evans

Subject: Pump Suction Rotork Actuated 18" Butterfly Valves

Three 18" GA AWWA butterfly Valve, ductile iron flanged body, ductile iron 316 disc S/S edge with EPDM Seat with Rotork IQ3-12 IW gear **open/close**, Actuator, 460/3/60 supply, NEMA 6 watertight enclosure, Four configurable contacts, Monitor relay, 120 volt control voltage, actuator mounted to valve

Price: \$16,735.00 Net Each delivery Included

Accepted by _____ Date _____

If favored with an Order,

Please make order out as described below for quick processing

Edwin Elliot & Co. Inc.

Edwin Elliot COSTAR contract number 016-E23-297

The net Prices are quoted FOB Factory

Terms **Net 30 days**

Please include tax exempt form if applicable or taxes will be added

Shipment Valve and Gear box 24-26 weeks after receipt of order

No Taxes are included in the pricing.

Purchase Orders are subject to company approval

Unloading and installation of Equipment by Others

Sincerely,

Bill Plunkett

Cell 215 353 7858



Quote

Eagle Power and Equipment
 953 Bethlehem Pike
 Montgomeryville, PA 18936
 215-699-5871 (Phone)

Date 1/23/2026
Valid Through 3/31/2026
PO Number
Reference # JL0000355
Salesperson Jim Lutz
 jlutz@eaglepe.com

Billing Information

Shipping Information

BOROUGH OF AMBLER
 STEVE SMALLBERGER
 131 ROSEMARY AVE
 AMBLER, PA 19002
 (215)646-1000 (Phone)
 215-778-5769 (Cell)
 ssmallberger@borough.ambler.pa.us
 Customer Id: 26294

Qty	Description	TAG#	SERIAL#	Unit Price	Line Total
1	Case 580SN 4WD T4 Final Loader / Backhoe	45922	JJGN58SNCSC786475	\$148,286.00	\$148,286.00
1	Governmental Quick Pick			\$-4,271.00	\$-4,271.00
1	Powershift H-Type Transmission			\$5,253.00	\$5,253.00
1	12 X 16.5 Front Tires			\$0.00	\$0.00
1	19.5L X 24 Rear Tires			\$0.00	\$0.00
1	Backhoe Performance Package			\$9,344.00	\$9,344.00
1	- 1 Way or 2 Way Backhoe Hydraulics			\$0.00	\$0.00
1	- ExtendaHoe w/Heavy Counterweight			\$-743.00	\$-743.00
1	- Mechanical Backhoe Coupler			\$0.00	\$0.00
1	Pilot Controls w/Power Lift			\$3,369.00	\$3,369.00
1	Flip Stabilizer Pads			\$830.00	\$830.00
1	Loader Performance Package			\$3,130.00	\$3,130.00
1	- Loader Hydraulics			\$0.00	\$0.00
1	- Auto Ride Control			\$0.00	\$0.00
1	- Comfort Steer			\$0.00	\$0.00
1	HVAC Cab / Left Door			\$9,270.00	\$9,270.00
1	Premium Air Suspension Seat			\$863.00	\$863.00
1	LED Light Package			\$879.00	\$879.00
1	Cold Start with Dual Batteries			\$0.00	\$0.00
1	82" Pin On Loader Bucket			\$3,129.00	\$3,129.00
1	PA State Contract #4400028103			\$-32,281.02	\$-32,281.02
1	12" Backhoe Bucket with Pin			\$2,260.00	\$2,260.00
1	24" Backhoe Bucket			\$2,290.00	\$2,290.00
1	4 Corner Strobe Lights			\$950.00	\$950.00
1	R & L Sideview Mirrors			\$500.00	\$500.00
1	Pre Material Surcharge / Tariff Fee			\$0.00	\$0.00

WARRANTY ON EQUIPMENT

Warranty coverage on the equipment covered by this order; if any, has been explained to the purchaser. The warranty coverage is outlined below and indicated by the box checked.

____ NEW CASE WARRANTY or qualified new Case Warranty. If qualified, the period is ____ months
WARRANTIES PROVIDED BY THE SELLER ON NEW PRODUCTS SHALL BE GIVEN TO PURCHASER UNDER SEPARATE AGREEMENT, THE RECEIPT HEREOF IS HEREBY ACKNOWLEDGED BY PURCHASER

____ NEW-Other manufacturer's warranty

____ USED-When the equipment covered by this order is used equipment, THE PURCHASER STATES THAT HE HAS EXAMINED THE EQUIPMENT and is buying the equipment AS IS and with NO REPRESENTATIONS OR WARRANTIES, unless otherwise specified in writing below.

THE ADDITIONAL TERMS AND CONDITIONS SET FORTH ON PAGE 3 HEREOF ARE A PART OF THIS CONTRACT AND ARE INCORPORATED HEREIN BY REFERENCE.

NOTICE TO PURCHASER

1. CAUTION. Do not sign this contract before you thoroughly read all pages of it or if it contains blank spaces, even if otherwise advised.
2. You are entitled to an exact and completely filled in copy of this Contract when you sign it. Keep it to protect your legal rights.
3. General Manager signature required for final acceptance of Purchase Order.

ACCEPTED BY _____ Date _____ PURCHASER'S SIGNATURE _____ Date _____
General Manager

ADDITIONAL TERMS AND CONDITIONS

1. When trade-in equipment is not to be delivered to the Seller until delivery of the equipment purchased by this order, the trade-in equipment may be reappraised at that time and such reappraisal value shall determine the allowance made for such trade-in equipment. When the reappraisal value is less than the original trade-in allowance shown on this form the purchaser may terminate this order: however, this right of termination must be exercised prior to delivery of the equipment by Seller and surrender of the trade-in equipment to Seller.
2. The prices which Purchaser will pay for the new equipment set forth on the reverse side hereof shall be based upon the Case dealer price in effect on date of delivery of the new equipment. In the event Case dealer's price is changed prior to delivery, the purchase price shall be adjusted accordingly. If such price change results in an increase, purchaser has the option of canceling the order in writing immediately on being notified thereof.
3. The Seller shall be excused if delivery is delayed or rendered impossible by differences with workmen, strikes, work stoppages, car shortages, delays in transportation, inability to obtain labor or materials and also by any cause beyond the reasonable control of Seller, including but not restricted to acts of God, floods, fire, storms, acts of civil military authorities, war and insurrections.
4. Purchaser shall keep the property free of all liens, taxes, encumbrances and seizure or levy, shall not use same illegally, shall not damage, abuse, misuse, abandon or lose said property, shall not part with possession thereof, whether voluntarily or involuntarily or transfer any interest therein or remove same out of the county or filing district in which Purchaser resides as indicated herein without the prior written consent of Seller, shall keep said property insured in such amounts and with such insurer as may be acceptable to Seller with any loss payable to Seller as his interest in the property may appear. The Property is held by Purchaser at his risk and expense with no abatement in his obligation on account of loss or damage.
5. Time is of the essence of this contract and if purchaser fails to comply with any of the terms and conditions hereof or defaults in the payment of any installment hereunder or under any renewal or renewals hereof, or in the payment of interest or defaults in the payment of any installment due under any other indebtedness or contract held by the Seller or Assignee, or if proceedings are instituted against Purchaser under any bankruptcy or insolvency law or Purchaser makes an assignment for the benefit of creditors or if for any reason the Seller deems himself insecure and so declares all payments heretofore made by Purchaser shall be retained by the Seller and all indebtedness hereunder shall become immediately due and payable with or without notice, together with all expenses of collection by suit or otherwise including reasonable attorney fees and Seller may, without notice or demand take possession of the equipment set forth on the reverse hereof, or any additions to replacements of, or any proceeds from said equipment or may render the property unusable or Seller may require Purchaser to assemble the property and make it available at a place designated by Seller, Seller may resell the retaken property at public or private Sale in accordance with the Uniform Commercial Code or applicable state or provincial law., After deducting reasonable expenses for retaking, repairing, holding, preparing for sale, other selling expenses including attorney fees and legal expenses the remaining proceeds of Sale shall be credited upon the amount of indebtedness remaining unpaid hereunder, and Purchaser agrees to pay any deficiency upon demand by Seller, any surplus, however, shall be paid to Purchaser. Said retaking of repossession shall not be deemed rescission of the contract. Seller may exercise any other rights and remedies provided by applicable law.
6. No waivers or modifications hereof shall be valid unless written upon or attached to this contract. Waiver or condonation of any breach or default hereunder shall not constitute a waiver of any other or subsequent breach or default. Payments received by Seller are to be applied first to delinquent interest and then to principal.
7. The remedies provided for herein are not exclusive and any action to enforce payment shall not waive or affect any of the holder's rights to have recourse to the property. The transfer of this contract shall operate to pass a security interest in the property as security for the payment hereof.
8. Any provision of this contract prohibited by the laws of any state, the United States, any province or Canada shall be ineffective to the extent of such prohibition without invalidating the remaining portions of the contract.
9. Each Maker, endorser, guarantor and surely hereon severally waives presentment, demand protest, and notice of non-payment and all defenses of want of diligence in collection and bringing suit. This contract shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representative, successors and assigns.
10. Buyer authorizes Seller to insert the Serial and/or model numbers of the goods set forth on the reverse side hereof for the purposes of identifying said goods. The Seller may correct patent errors herein.



Quote

Eagle Power and Equipment
 953 Bethlehem Pike
 Montgomeryville, PA 18936
 215-699-5871 (Phone)

Date 1/23/2026
Valid Through 3/31/2026
PO Number
Reference # JL0000354
Salesperson Jim Lutz
 jlutz@eaglepe.com

Billing Information

Shipping Information

BOROUGH OF AMBLER
 STEVE SMALLBERGER
 131 ROSEMARY AVE
 AMBLER, PA 19002
 (215)646-1000 (Phone)
 215-778-5769 (Cell)
 ssmallberger@borough.ambler.pa.us
 Customer Id: 26294

Qty	Description	TAG#	SERIAL#	Unit Price	Line Total
1	Case 580SN 4WD T4 Final Loader / Backhoe	46015	JJGN58SNKSC786490	\$148,286.00	\$148,286.00
1	Powershift H-Type Transmission			\$5,253.00	\$5,253.00
1	12 X 16.5 Front Tires			\$0.00	\$0.00
1	19.5L X 24 Rear Tires			\$0.00	\$0.00
1	Backhoe Performance Package			\$13,051.00	\$13,051.00
1	- 1 Way or 2 Way Backhoe Hydraulics			\$0.00	\$0.00
1	- ExtendaHoe w/Heavy Counterweight			-\$743.00	-\$743.00
1	- Hydraulic Backhoe Coupler			\$0.00	\$0.00
1	Pilot Controls w/Power Lift			\$3,369.00	\$3,369.00
1	Flip Stabilizer Pads			\$830.00	\$830.00
1	Loader Performance Package			\$1,796.00	\$1,796.00
1	- Auto Ride Control			\$0.00	\$0.00
1	- Comfort Steer			\$0.00	\$0.00
1	HVAC Cab / Left Door			\$9,270.00	\$9,270.00
1	Premium Air Suspension Seat			\$863.00	\$863.00
1	LED Light Package			\$879.00	\$879.00
1	Cold Start with Dual Batteries			\$0.00	\$0.00
1	82" Pin On Loader Bucket			\$3,129.00	\$3,129.00
1	PA State Contract #4400028103			-\$33,476.94	-\$33,476.94
1	12" Backhoe Bucket			\$1,950.00	\$1,950.00
1	24" Backhoe Bucket			\$2,290.00	\$2,290.00
1	4 Corner Strobe Lights			\$950.00	\$950.00
0	R & L Sideview Mirrors			\$500.00	\$0.00
1	Material Surcharge / Tariff Fee			\$3,949.65	\$3,949.65
1	5 Year / 2500 Hour Case PPP			\$0.00	\$0.00
1	5 Year Case SiteWatch Telematics			\$0.00	\$0.00

1	Rammer 777E Hydraulic Hammer		\$16,764.00	\$16,764.00
1	PA State Contract #4400029219 Discount		\$-1,676.40	\$-1,676.40

Price on this Sales Quote / Purchase Order is an estimate and is subject to being increased.
 Final pricing and applicable programs will be established at Delivery.
 Order cancellation and refund of earnest money deposits are available in the event of a price increase between the date of the Quote / Purchase Order and the date of delivery

Trade-Ins Purchaser hereby bargains, sells, and conveys unto Seller the following described Trade-In Equipment and warrants and certifies it to be free and clear of liens, encumbrance, and security interests, except to the extent shown below.

Year	Hours	Make	Model	Description	Serial Number	Trade Amount	
						Total Trade	\$0.00
						Outstanding Balance Owed	\$0.00

Sales Price	\$176,733.31
Less Trade	\$0.00
Rental Recap	\$0.00
Adjusted Price	\$176,733.31
Sales Tax	\$0.00
Total Cost	\$176,733.31
FET	\$0.00
Cash Down Payment	\$0.00
Balance	\$176,733.31
Outstanding Balance Of Trade	\$0.00
Total Unpaid Balance	\$176,733.31

 Purchaser's Signature

Terms			
<input checked="" type="checkbox"/>	Cash	<input type="checkbox"/>	On Account
<input type="checkbox"/>	Finance	<input checked="" type="checkbox"/>	Insurance
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Comments			
PA State Contract #4400028103			

WARRANTY ON EQUIPMENT

Warranty coverage on the equipment covered by this order; if any, has been explained to the purchaser. The warranty coverage is outlined below and indicated by the box checked.

____ NEW CASE WARRANTY or qualified new Case Warranty. If qualified, the period is ____ months
WARRANTIES PROVIDED BY THE SELLER ON NEW PRODUCTS SHALL BE GIVEN TO PURCHASER UNDER SEPARATE AGREEMENT, THE RECEIPT HEREOF IS HEREBY ACKNOWLEDGED BY PURCHASER

____ NEW-Other manufacturer's warranty

____ USED-When the equipment covered by this order is used equipment, THE PURCHASER STATES THAT HE HAS EXAMINED THE EQUIPMENT and is buying the equipment AS IS and with NO REPRESENTATIONS OR WARRANTIES, unless otherwise specified in writing below.

THE ADDITIONAL TERMS AND CONDITIONS SET FORTH ON PAGE 3 HEREOF ARE A PART OF THIS CONTRACT AND ARE INCORPORATED HEREIN BY REFERENCE.

NOTICE TO PURCHASER

1. CAUTION. Do not sign this contract before you thoroughly read all pages of it or if it contains blank spaces, even if otherwise advised.
2. You are entitled to an exact and completely filled in copy of this Contract when you sign it. Keep it to protect your legal rights.
3. General Manager signature required for final acceptance of Purchase Order.

ACCEPTED BY _____ Date _____ PURCHASER'S SIGNATURE _____ Date _____
General Manager

ADDITIONAL TERMS AND CONDITIONS

1. When trade-in equipment is not to be delivered to the Seller until delivery of the equipment purchased by this order, the trade-in equipment may be reappraised at that time and such reappraisal value shall determine the allowance made for such trade-in equipment. When the reappraisal value is less than the original trade-in allowance shown on this form the purchaser may terminate this order: however, this right of termination must be exercised prior to delivery of the equipment by Seller and surrender of the trade-in equipment to Seller.
2. The prices which Purchaser will pay for the new equipment set forth on the reverse side hereof shall be based upon the Case dealer price in effect on date of delivery of the new equipment. In the event Case dealer's price is changed prior to delivery, the purchase price shall be adjusted accordingly. If such price change results in an increase, purchaser has the option of canceling the order in writing immediately on being notified thereof.
3. The Seller shall be excused if delivery is delayed or rendered impossible by differences with workmen, strikes, work stoppages, car shortages, delays in transportation, inability to obtain labor or materials and also by any cause beyond the reasonable control of Seller, including but not restricted to acts of God, floods, fire, storms, acts of civil military authorities, war and insurrections.
4. Purchaser shall keep the property free of all liens, taxes, encumbrances and seizure or levy, shall not use same illegally, shall not damage, abuse, misuse, abandon or lose said property, shall not part with possession thereof, whether voluntarily or involuntarily or transfer any interest therein or remove same out of the county or filing district in which Purchaser resides as indicated herein without the prior written consent of Seller, shall keep said property insured in such amounts and with such insurer as may be acceptable to Seller with any loss payable to Seller as his interest in the property may appear. The Property is held by Purchaser at his risk and expense with no abatement in his obligation on account of loss or damage.
5. Time is of the essence of this contract and if purchaser fails to comply with any of the terms and conditions hereof or defaults in the payment of any installment hereunder or under any renewal or renewals hereof, or in the payment of interest or defaults in the payment of any installment due under any other indebtedness or contract held by the Seller or Assignee, or if proceedings are instituted against Purchaser under any bankruptcy or insolvency law or Purchaser makes an assignment for the benefit of creditors or if for any reason the Seller deems himself insecure and so declares all payments heretofore made by Purchaser shall be retained by the Seller and all indebtedness hereunder shall become immediately due and payable with or without notice, together with all expenses of collection by suit or otherwise including reasonable attorney fees and Seller may, without notice or demand take possession of the equipment set forth on the reverse hereof, or any additions to replacements of, or any proceeds from said equipment or may render the property unusable or Seller may require Purchaser to assemble the property and make it available at a place designated by Seller, Seller may resell the retaken property at public or private Sale in accordance with the Uniform Commercial Code or applicable state or provincial law., After deducting reasonable expenses for retaking, repairing, holding, preparing for sale, other selling expenses including attorney fees and legal expenses the remaining proceeds of Sale shall be credited upon the amount of indebtedness remaining unpaid hereunder, and Purchaser agrees to pay any deficiency upon demand by Seller, any surplus, however, shall be paid to Purchaser. Said retaking of repossession shall not be deemed rescission of the contract. Seller may exercise any other rights and remedies provided by applicable law.
6. No waivers or modifications hereof shall be valid unless written upon or attached to this contract. Waiver or condonation of any breach or default hereunder shall not constitute a waiver of any other or subsequent breach or default. Payments received by Seller are to be applied first to delinquent interest and then to principal.
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8. Any provision of this contract prohibited by the laws of any state, the United States, any province or Canada shall be ineffective to the extent of such prohibition without invalidating the remaining portions of the contract.
9. Each Maker, endorser, guarantor and surely hereon severally waives presentment, demand protest, and notice of non-payment and all defenses of want of diligence in collection and bringing suit. This contract shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representative, successors and assigns.
10. Buyer authorizes Seller to insert the Serial and/or model numbers of the goods set forth on the reverse side hereof for the purposes of identifying said goods. The Seller may correct patent errors herein.



Quote

Eagle Power and Equipment
 953 Bethlehem Pike
 Montgomeryville, PA 18936
 215-699-5871 (Phone)

Date 1/23/2026
Valid Through 3/31/2026
PO Number
Reference # JL0000356
Salesperson Jim Lutz
 jlutz@eaglepe.com

Billing Information

Shipping Information

BOROUGH OF AMBLER
 STEVE SMALLBERGER
 131 ROSEMARY AVE
 AMBLER, PA 19002
 (215)646-1000 (Phone)
 215-778-5769 (Cell)
 ssmallberger@borough.ambler.pa.us
 Customer Id: 26294

Qty	Description	TAG#	SERIAL#	Unit Price	Line Total
1	Case 590SN 4WD T4 Final Loader / Backhoe	45816	JJGN59SNHSC784298	\$178,665.00	\$178,665.00
1	Governmental Quick Pick			\$-5,125.00	\$-5,125.00
1	POWERSHIFT H-TYPE TRANSMISSION			\$0.00	\$0.00
1	14 X 17.5 Front Tires			\$0.00	\$0.00
1	21 X 24 Rear Tires			\$0.00	\$0.00
1	Backhoe Performance Package			\$2,838.00	\$2,838.00
1	- 1 Way or 2 Way Backhoe Hydraulics			\$0.00	\$0.00
1	- ExtendaHoe w/Heavy Counterweight			\$0.00	\$0.00
1	- Mechanical Backhoe Coupler			\$0.00	\$0.00
1	Pilot Controls w/Power Lift			\$2,426.00	\$2,426.00
1	Flip Stabilizer Pads			\$830.00	\$830.00
1	Loader Performance Package			\$3,130.00	\$3,130.00
1	- Loader Hydraulics			\$0.00	\$0.00
1	- Auto Ride Control			\$0.00	\$0.00
1	- Comfort Steer			\$0.00	\$0.00
1	HVAC Cab / Left & Right Door			\$11,684.00	\$11,684.00
1	Premium Air Suspension Seat			\$863.00	\$863.00
1	Standard Light Package			\$0.00	\$0.00
1	Cold Start with Dual Batteries			\$0.00	\$0.00
1	93" Pin On Loader Bucket			\$4,096.00	\$4,096.00
1	PA State Contract #4400028103			\$-35,893.26	\$-35,893.26
1	12" Backhoe Bucket with Pin			\$2,260.00	\$2,260.00
1	24" Backhoe Bucket			\$2,290.00	\$2,290.00
1	4 Corner Strobe Lights			\$950.00	\$950.00
1	R & L Sideview Mirrors			\$500.00	\$500.00
1	Pre Material Surcharge / Tariff Fee			\$0.00	\$0.00

WARRANTY ON EQUIPMENT

Warranty coverage on the equipment covered by this order; if any, has been explained to the purchaser. The warranty coverage is outlined below and indicated by the box checked.

____ NEW CASE WARRANTY or qualified new Case Warranty. If qualified, the period is ____ months
WARRANTIES PROVIDED BY THE SELLER ON NEW PRODUCTS SHALL BE GIVEN TO PURCHASER UNDER SEPARATE AGREEMENT, THE RECEIPT HEREOF IS HEREBY ACKNOWLEDGED BY PURCHASER

____ NEW-Other manufacturer's warranty

____ USED-When the equipment covered by this order is used equipment, THE PURCHASER STATES THAT HE HAS EXAMINED THE EQUIPMENT and is buying the equipment AS IS and with NO REPRESENTATIONS OR WARRANTIES, unless otherwise specified in writing below.

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1. CAUTION. Do not sign this contract before you thoroughly read all pages of it or if it contains blank spaces, even if otherwise advised.
2. You are entitled to an exact and completely filled in copy of this Contract when you sign it. Keep it to protect your legal rights.
3. General Manager signature required for final acceptance of Purchase Order.

ACCEPTED BY _____ Date _____ PURCHASER'S SIGNATURE _____ Date _____
General Manager

ADDITIONAL TERMS AND CONDITIONS

1. When trade-in equipment is not to be delivered to the Seller until delivery of the equipment purchased by this order, the trade-in equipment may be reappraised at that time and such reappraisal value shall determine the allowance made for such trade-in equipment. When the reappraisal value is less than the original trade-in allowance shown on this form the purchaser may terminate this order: however, this right of termination must be exercised prior to delivery of the equipment by Seller and surrender of the trade-in equipment to Seller.
2. The prices which Purchaser will pay for the new equipment set forth on the reverse side hereof shall be based upon the Case dealer price in effect on date of delivery of the new equipment. In the event Case dealer's price is changed prior to delivery, the purchase price shall be adjusted accordingly. If such price change results in an increase, purchaser has the option of canceling the order in writing immediately on being notified thereof.
3. The Seller shall be excused if delivery is delayed or rendered impossible by differences with workmen, strikes, work stoppages, car shortages, delays in transportation, inability to obtain labor or materials and also by any cause beyond the reasonable control of Seller, including but not restricted to acts of God, floods, fire, storms, acts of civil military authorities, war and insurrections.
4. Purchaser shall keep the property free of all liens, taxes, encumbrances and seizure or levy, shall not use same illegally, shall not damage, abuse, misuse, abandon or lose said property, shall not part with possession thereof, whether voluntarily or involuntarily or transfer any interest therein or remove same out of the county or filing district in which Purchaser resides as indicated herein without the prior written consent of Seller, shall keep said property insured in such amounts and with such insurer as may be acceptable to Seller with any loss payable to Seller as his interest in the property may appear. The Property is held by Purchaser at his risk and expense with no abatement in his obligation on account of loss or damage.
5. Time is of the essence of this contract and if purchaser fails to comply with any of the terms and conditions hereof or defaults in the payment of any installment hereunder or under any renewal or renewals hereof, or in the payment of interest or defaults in the payment of any installment due under any other indebtedness or contract held by the Seller or Assignee, or if proceedings are instituted against Purchaser under any bankruptcy or insolvency law or Purchaser makes an assignment for the benefit of creditors or if for any reason the Seller deems himself insecure and so declares all payments heretofore made by Purchaser shall be retained by the Seller and all indebtedness hereunder shall become immediately due and payable with or without notice, together with all expenses of collection by suit or otherwise including reasonable attorney fees and Seller may, without notice or demand take possession of the equipment set forth on the reverse hereof, or any additions to replacements of, or any proceeds from said equipment or may render the property unusable or Seller may require Purchaser to assemble the property and make it available at a place designated by Seller, Seller may resell the retaken property at public or private Sale in accordance with the Uniform Commercial Code or applicable state or provincial law., After deducting reasonable expenses for retaking, repairing, holding, preparing for sale, other selling expenses including attorney fees and legal expenses the remaining proceeds of Sale shall be credited upon the amount of indebtedness remaining unpaid hereunder, and Purchaser agrees to pay any deficiency upon demand by Seller, any surplus, however, shall be paid to Purchaser. Said retaking of repossession shall not be deemed rescission of the contract. Seller may exercise any other rights and remedies provided by applicable law.
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7. The remedies provided for herein are not exclusive and any action to enforce payment shall not waive or affect any of the holder's rights to have recourse to the property. The transfer of this contract shall operate to pass a security interest in the property as security for the payment hereof.
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10. Buyer authorizes Seller to insert the Serial and/or model numbers of the goods set forth on the reverse side hereof for the purposes of identifying said goods. The Seller may correct patent errors herein.

Quotation

ChargePoint, Inc.
 Driving a Better Way™
 chargepoint.com

Sales Representative: Lance Nicolasura
E-Mail: lance.nicolasura@ext.chargepoint.com
Telephone:

Quote Number: Q-553330-1
Date: 12/15/2025
Expires On: 1/15/2026

ChargePoint Org Name: Borough of Ambler
ChargePoint Org: NA018129

Primary Contact: Gail Gordon

ChargePoint Cloud Plans				
Product Name	Product Description	Quantity	End Date	Total Price (USD)
CPCLD-COMMERCIAL-REN	Prepaid coterminous renewal Commercial Cloud Plan. Includes Secure Network Connection, On-going Station Software updates, Station Inventory, 24x7 Driver Support, Host Support, Session Data and Analytics, Fleet Vehicle Management and Integration, Fleet Access Control, Valet Dashboard, Power Management (Circuit, Panel, Site Sharing), Scheduled Charging, Driver Access Control, Pricing and Automatic Funds Collection, Waitlist, Videos (on supported hardware).	4.0	01/27/2027	1,480.00

ChargePoint Assure Maintenance and Management				
Product Name	Product Description	Quantity	End Date	Total Price (USD)
CT4000-ASSURE-REN	Prepaid coterminous renewal of ChargePoint Assure for CT4000 stations. Includes Parts and Labor Warranty, Remote Technical Support, On-Site Repairs when needed, Unlimited Configuration Changes, and Reporting.	2.0	01/27/2027	2,020.00

Total : USD 3,500.00

Quote Acceptance

- + All invoices are: Net 30 days or prepaid.
- + The provision of cloud services described in this agreement is subject to the terms and conditions of the Master Services and Subscription Agreement between the parties.
- + All pricing confidential between Customer and ChargePoint.
- + Prices do not include tax where applicable. This quote is subject to sales tax based on the state or province in which the goods or services will be delivered. Sales tax will be included at time of invoice and is non-negotiable.
- + Purchaser confirms that the shipping and billing information provided in the Quotation is accurate for ChargePoint's shipping and invoicing purposes.
- + Customer to be invoiced at time of shipment
- + Additional purchase terms and conditions can be found at <http://www.chargepoint.com/termsandconditions>
- + Additional terms and conditions for ChargePoint Assure can be found at <http://www.chargepoint.com/legal/assure>

By signing this quote I hereby acknowledge that I have the authority to purchase the product detailed on this document on behalf of my organization. Furthermore, I agree to the terms and conditions set forth above and that this signed quote shall act as a purchase order.

Signature:

Accounts Payable Contact Name:

Name (Print):

Accounts Payable Contact E-Mail:

Title:

Bill To Details:

Date:

Bill to Company Name:

Street:

City:

State:

Postal Code:

Country:

Renewal Details

Cloud Plan Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
AMBLER / POPLAR	210941009600	113 Poplar St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891108	01/27/2026	01/27/2027	370.00
AMBLER / POPLAR	210941009600	113 Poplar St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891107	01/27/2026	01/27/2027	370.00
AMBLER / RACE	193541019666	157 Race St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891110	01/27/2026	01/27/2027	370.00
AMBLER / RACE	193541019666	157 Race St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891109	01/27/2026	01/27/2027	370.00

Assure Maintenance Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
AMBLER / POPLAR	210941009600	113 Poplar St Ambler Pennsylvania 19002	CT4000-ASSURE-REN	RXSJ1639760497708	01/27/2023	01/27/2027	1,010.00
AMBLER / RACE	193541019666	157 Race St Ambler Pennsylvania 19002	CT4000-ASSURE-REN	RXSJ1639760497707	01/27/2023	01/27/2027	1,010.00

Quotation

ChargePoint, Inc.
 Driving a Better Way™
 chargepoint.com

Sales Representative: Lance Nicolasura
E-Mail: lance.nicolasura@ext.chargepoint.com
Telephone:

Quote Number: Q-553329-1
Date: 12/15/2025
Expires On: 1/15/2026

ChargePoint Org Name: Borough of Ambler
ChargePoint Org: NA018129

Primary Contact:

ChargePoint Cloud Plans				
Product Name	Product Description	Quantity	End Date	Total Price (USD)
CPCLD-COMMERCIAL-REN	Prepaid coterminous renewal Commercial Cloud Plan. Includes Secure Network Connection, On-going Station Software updates, Station Inventory, 24x7 Driver Support, Host Support, Session Data and Analytics, Fleet Vehicle Management and Integration, Fleet Access Control, Valet Dashboard, Power Management (Circuit, Panel, Site Sharing), Scheduled Charging, Driver Access Control, Pricing and Automatic Funds Collection, Waitlist, Videos (on supported hardware).	4.0	01/27/2029	4,160.00

ChargePoint Assure Maintenance and Management				
Product Name	Product Description	Quantity	End Date	Total Price (USD)
CT4000-ASSURE-REN	Prepaid coterminous renewal of ChargePoint Assure for CT4000 stations. Includes Parts and Labor Warranty, Remote Technical Support, On-Site Repairs when needed, Unlimited Configuration Changes, and Reporting.	2.0	01/27/2029	4,100.00

Total : USD 8,260.00

Quote Acceptance

- + All invoices are: Net 30 days or prepaid.
- + The provision of cloud services described in this agreement is subject to the terms and conditions of the Master Services and Subscription Agreement between the parties.
- + All pricing confidential between Customer and ChargePoint.
- + Prices do not include tax where applicable. This quote is subject to sales tax based on the state or province in which the goods or services will be delivered. Sales tax will be included at time of invoice and is non-negotiable.
- + Purchaser confirms that the shipping and billing information provided in the Quotation is accurate for ChargePoint's shipping and invoicing purposes.
- + Customer to be invoiced at time of shipment
- + Additional purchase terms and conditions can be found at <http://www.chargepoint.com/termsandconditions>
- + Additional terms and conditions for ChargePoint Assure can be found at <http://www.chargepoint.com/legal/assure>

By signing this quote I hereby acknowledge that I have the authority to purchase the product detailed on this document on behalf of my organization. Furthermore, I agree to the terms and conditions set forth above and that this signed quote shall act as a purchase order.

Signature:

Accounts Payable Contact Name:

Name (Print):

Accounts Payable Contact E-Mail:

Title:

Bill To Details:

Date:

Bill to Company Name:

Street:

City:

State:

Postal Code:

Country:

Renewal Details

Cloud Plan Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
AMBLER / POPLAR	210941009600	113 Poplar St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891108	01/27/2026	01/27/2029	1,040.00
AMBLER / POPLAR	210941009600	113 Poplar St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891107	01/27/2026	01/27/2029	1,040.00
AMBLER / RACE	193541019666	157 Race St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891110	01/27/2026	01/27/2029	1,040.00
AMBLER / RACE	193541019666	157 Race St Ambler Pennsylvania 19002	CPCLD-COMMERCIAL-REN	REN1734723891109	01/27/2026	01/27/2029	1,040.00

Assure Maintenance Renewals

Station Name	Station S/N	Station Location	Product Name	Token S/N	Current Expiration Date	New Expiration Date	Price (USD)
AMBLER / POPLAR	210941009600	113 Poplar St Ambler Pennsylvania 19002	CT4000-ASSURE-REN	RXSJ1639760497708	01/27/2023	01/27/2029	2,050.00
AMBLER / RACE	193541019666	157 Race St Ambler Pennsylvania 19002	CT4000-ASSURE-REN	RXSJ1639760497707	01/27/2023	01/27/2029	2,050.00



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Quotation

Driving a Better Way™
chargepoint.com

Sales Representative: Hari Priya
E-Mail: haripriya.a@chargepoint.com
Telephone:

Quote Number: Q-602479-1
Date: 1/12/2026
Expires On: 2/11/2026
Approved Payment Term: Net 30

Primary Contact: Vito Pagano

Bill To Address

Ship To Address

TARA
Borough of Ambler
131 Rosemary Avenue,
Ambler PA 19002
United States
vpagano@borough.ambler.pa.us
215-646-1000 EXT 108

Vito Pagano
Borough of Ambler
126 Greenwood Avenue
Ambler Pennsylvania 19002
United States
vpagano@borough.ambler.pa.us
(267) 446-7265

Station Details

Station Name: AMBLER / RACE
Org Name: Borough of Ambler
Org ID: NAA018129
MAC Address: 0024:B100:0003:8CE0
Model Number: CT4020-HD-GW
Serial Number: 193541019666
Full Street Address: 157 Race StAmbler, Pennsylvania 19002
Montgomery County
United States

© 2026 ChargePoint, Inc.
240 East Hacienda Avenue, Campbell, CA 95008 USA

ChargePoint CONFIDENTIAL



Product Name	Dist Catalog#	Product Description	Qty	Unit Price	Total Price
CT4020-HD2-GW-LTE		CT4020, NA, AC Station (head unit), 2 x Type 1, 30A, 1 Phase, 18 foot Cable, 5.7" Display, CCC/R/FID, LTEM/WIFI, UL	1	USD 5,220.00	USD 5,220.00
CT4000-HEAD-REPLACEMENT		Out-of-warranty repair. Includes labor to replace CT4000 head. Priced per head.	1	USD 540.00	USD 540.00

Quote Total: USD 5,760.00
 Shipping Fee: USD 60.00
 Estimated Tax: USD 345.60
 Grand Total: USD 6,165.60

Model number CT4020-HD-GW with serial number 193541019666 needs to be returned to Charge Point/ A return label will be provided.

Customer is responsible for returning Non-Functional Items (i.e. defective parts) if ChargePoint issues an RMA number and provides, in its sole discretion, a prepaid shipping label. ChargePoint assumes responsibility for returning Non-Functional Items if ChargePoint provides the labor for the repair (i.e. Customer paid for such labor or labor was covered under a ChargePoint support agreement). When Customer is responsible, failure to return defective parts within 30 days of shipment of replacement parts will result in a non-return fee to Customer of: \$500 per CT4000 head; \$3,250 per Power Module; \$1,250 per Weather; \$175 per CPF charger. For further details, please see the Standard Parts Warranty and ChargePoint Return Policy found at: <https://www.chargepoint.com/legal/support-services/>

Quote Acceptance

+ Invoices are due and payable as per agreed payment terms.

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 240 East Hacienda Avenue, Campbell, CA 95008 USA

ChargePoint CONFIDENTIAL

Quotation

ChargePoint, Inc.
Driving a Better Way™
chargepoint.com

Sales Representative: Lance Nicolasura
E-Mail: lance.nicolasura@ext.chargepoint.com
Telephone:

Quote Number: Q-553330-1
Date: 12/15/2025
Expires On: 1/15/2026

Primary Contact: Gail Gordon

ChargePoint Org Name: Borough of Ambler
ChargePoint Org: NA018129

ChargePoint Cloud Plans

Product Name	Product Description	Quantity	End Date	Total Price (USD)
CPCLD-COMMERCIAL-REN	Prepaid cotermious renewal Commercial Cloud Plan. Includes Secure Network Connection, On-going Station Software updates, Station Inventory, 24x7 Driver Support, Host Support, Session Data and Analytics, Fleet Vehicle Management and Integration, Fleet Access Control, Valet Dashboard, Power Management (Circuit, Panel, Site Sharing), Scheduled Charging, Driver Access Control, Pricing and Automatic Funds Collection, Waitlist, Videos (on supported hardware).	4.0	01/27/2027	1,480.00

ChargePoint Assure Maintenance and Management

Product Name	Product Description	Quantity	End Date	Total Price (USD)
CT4000-ASSURE-REN	Prepaid cotermious renewal of ChargePoint Assure for CT4000 stations. Includes Parts and Labor Warranty, Remote Technical Support, On-Site Repairs when needed, Unlimited Configuration Changes, and Reporting.	2.0	01/27/2027	2,020.00

Total : USD 3,500.00



Quotation

ChargePoint, Inc.
Driving a Better Way™
chargepoint.com

Sales Representative: Lance Nicolasura
E-Mail: lance.nicolasura@ext.chargepoint.com
Telephone:

Quote Number: Q-553329-1
Date: 12/15/2025
Expires On: 1/15/2026

Primary Contact:

ChargePoint Org Name: Borough of Ambler
ChargePoint Org: NA018129

ChargePoint Cloud Plans

Product Name	Product Description	Quantity	End Date	Total Price (USD)
CPCLD-COMMERCIAL-REN	Prepaid coterminal renewal Commercial Cloud Plan. Includes Secure Network Connection, On-going Station Software updates, Station Inventory, 24x7 Driver Support, Host Support, Session Data and Analytics, Fleet Vehicle Management and Integration, Fleet Access Control, Valet Dashboard, Power Management (Circuit, Panel, Site Sharing), Scheduled Charging, Driver Access Control, Pricing and Automatic Funds Collection, Waitlist, Videos (on supported hardware).	4.0	01/27/2029	4,160.00

ChargePoint Assure Maintenance and Management

Product Name	Product Description	Quantity	End Date	Total Price (USD)
CT4000-ASSURE-REN	Prepaid coterminal renewal of ChargePoint Assure for CT4000 stations. Includes Parts and Labor Warranty, Remote Technical Support, On-Site Repairs when needed, Unlimited Configuration Changes, and Reporting.	2.0	01/27/2029	4,100.00

Total : USD 8,260.00

CT4000 Family

ChargePoint® Level 2 Commercial Charging Stations

The CT4000 family is the latest generation of ChargePoint commercial charging stations. Refined yet rugged, these stations set the industry standard for functionality and aesthetics.

The CT4000 full motion color LCD display instructs drivers and supports dynamic updates of custom branded videos and advertisements.

Intelligent power management options double the number of parking spaces served by allowing two charging ports to share a single circuit. Sites with single port EV stations can upgrade to dual port stations without requiring additional electrical services.

The CT4000 is the first ENERGY STAR® certified EV charger because it charges efficiently and conserves power when not charging. As an ENERGY STAR certified EV charger, the CT4000 uses significantly less energy than a standard EV charger when in standby mode to help you save money on your utility bill.

All CT4000 models offer one or two standard SAE J1772™ Level 2 charging ports with locking holsters, each port supplying up to 7.2kW. With this standard connector, ChargePoint level 2 stations can charge any EV.

Stations are available in bollard and wall mount configurations for easy installation anywhere. All stations are fully software upgradeable remotely over the air.

Stations come in both 6' and 8' tall models with 18' and 23' cords, respectively. With multiple options for size and cord reach, your station can service up to four parking spaces, reach all car models regardless of parking style or car sizes and increase the usability of your EV spots.

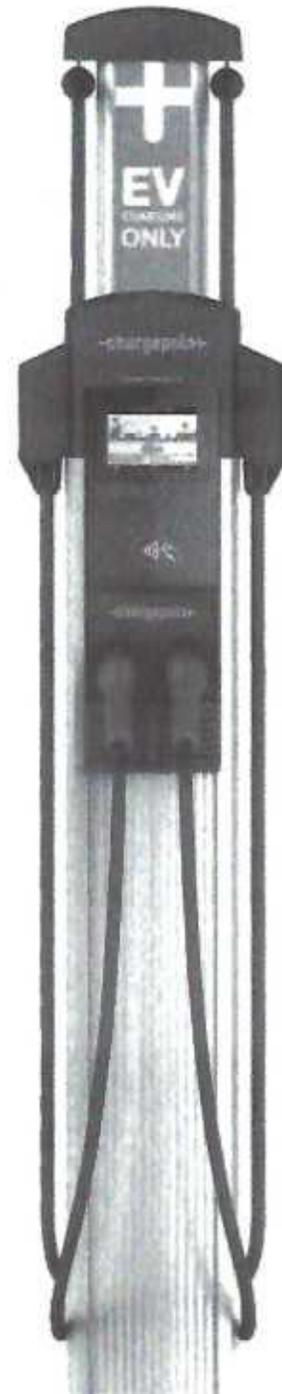
Driver Friendly User Interface

- + Instructional video shows how to use the station
- + Multi-language: English, French, Spanish
- + Touch button interface; works in rain, ice and with gloves
- + Backed by ChargePoint's world class 24/7 driver phone support

Easily Communicate with Your Drivers

Whether you're a retail establishment wanting to advertise your latest product, a workplace looking to communicate with employees or a municipality wanting to welcome visitors, ChargePoint's prominent LCD screen makes it easy to reach EV drivers:

- + Daylight readable, with auto brightness control
- + 640 X 480 resolution active matrix
- + Full motion 30fps video support
- + Upload up to 60 seconds of high quality video on a color LCD screen to individual stations as often as desired
- + Brand your charging stations to communicate with drivers
- + Instructional video in English, Spanish or French



The First
ENERGY STAR®
Certified EV Charger



2767 Jenkintown Road · Ardsley, PA 19038
 Phone: (215) 884-8433 Fax: (215) 885-8341

QUOTE

DATE

1/28/2026

QUOTE #

0000158622

CUST #

0000442

JOB FOR:

**BOROUGH OF AMBLER
 131 ROSEMARY AVENUE
 AMBLER PA 19002**

JOB AT:

**GARAGE
 126 GREENWOOD AVE
 AMBLER PA 19002**

P.O. NUMBER		TERMS	CLERK	TECHNICIAN
		NET 30 DAYS	Bryan F	Jay
QUAN	DESCRIPTION		PRICE EACH	AMOUNT
	PHIL 215-730-8310			
	MAN DOOR INTO GARAGE			
	- Door and Frame are rusting away.			
	- Remove and discard existing metal door and frame.			
	* Interior wall is 1" wider than available frames - Van's will back up frame with 1"x6" Backer board and caulk seam.			
	** Van's is not responsible for exterior stucco adjacent to frame leg which is already cracking and breaking away.			
	- Provide and install 16GA Steel Frame 40" x 83" x 7 3/4" W/ 4" Header.			
	- Supply and install 3'0" x 6'8" 18GA Steel Door With 24" x 24" Metal vision with Tempered Glass.			
	- Set door into frame using 4.5" commercial hinges.			
	- Supply and install 36" length of aluminum Saddle threshold x 5" wide.			
	- Add commercial door closer to door for positive latching.			
	- Reuse existing Von Duprin push bar exit device			
	- Provide and install New exterior entry function lever trim.			
	- Reuse customer mortise lock cylinder in new lever trim.			
	- Add brush weather stripping to bottom exterior of door.			
	- Add Perimeter seal around interior of frame against door to seal air flow.			
	- Caulk all seams and test to customer's satisfaction.			
1.00		18GA GAL60 3'0" X 6'8" STEEL DOOR	777.00	777.00
1.00		16GA GAL60 STEEL FRAME FOR 3'0" x 6'8" DOOR x 7 3/4" THROAT	528.50	528.50
1.00		24" x 24" METAL FRAME VISION W/TEMPERED GLASS	305.80	305.80
1.00		NGP VL-513 36 1/4" Saddle Threshold, 36" x 5" Wide, Milled Aluminum Finish	72.00	72.00
1.00	843813	1601 689 DOOR CLOSER ALUMIMUN	379.67	379.67
3.00		MCKINNEY MPB79 4-1/2X4-1/2 26D MacPro Full Mortise Hinge, 5-Knuckle, Standard Weight, 4-1/2" x 4-1/2", Square Corner, Satin Chrome Finish	16.28	48.84
1.00		VON DUPRIN 996L-06-R/V 26D RHR Grade 1 Lever Trim,	912.45	912.45

All quotes are valid for 30 days; if you have any questions please do not hesitate to contact us.

Thank you for the opportunity to assist with your security needs.



2767 Jenkintown Road · Ardsley, PA 19038
 Phone: (215) 884-8433 Fax: (215) 885-8341

QUOTE

DATE	QUOTE #	CUST #
1/28/2026	000158622	0000442

JOB FOR:

**BOROUGH OF AMBLER
 131 ROSEMARY AVENUE
 AMBLER PA 19002**

JOB AT:

**GARAGE
 126 GREENWOOD AVE
 AMBLER PA 19002**

P.O. NUMBER		TERMS	CLERK	TECHNICIAN
		NET 30 DAYS	Bryan F	Jay
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	Classroom Function, Rim NGP 600A 36 1/2" Nylon Brush Seal, 36", Satin Aluminum Clear Anodized Finish	34.86	34.86	
1.00	NGP 160V 36X84 Perimeter Seal, Vinyl, 36" x 84", Milled Aluminum Finish	94.00	94.00	
1.00	Miscellaneous Material: Lumber, Anchors, caulk, fasteners, etc...	92.00	92.00	
1.00	Service and field labor to perform tasks outlined. 2 TECHS If accepted, a deposit of \$3,000 will be required to place hardware order. The balance will be due upon completion.	3,325.00	3,325.00	
TOTAL			\$6,570.12	

All quotes are valid for 30 days; if you have any questions please do not hesitate to contact us.

Thank you for the opportunity to assist with your security needs.



Joe

Borough of Amick



146

Dayton

P-

L14A908

#7

77







1838

PENTAIR

