

HONEY BROOK BOROUGH COUNCIL AGENDA

August 5, 2024

Roberts Rules Simplified to be followed

6:30 p.m. – Executive Session relative to personnel

- Call to Order/Roll Call
- Citizen's Comments on Agenda Items
- Approval of Previous Minutes – July 15, 2024
- Payment of Bills
- Public Presentations
 - Don Brown, 935 Chestnut Street – 1991 Subdivision Plan
 - David Jones, HBB Constable, introduction to Council
- Actions from Executive Session
 - Consideration of Appointment of Acting Chief
 - Consideration to hire a part-time cleaner/park gardener
- Engineer's Report
 - Planning
 - Honey Brook Hardware – awaiting agreements
 - Brooks Edge Sketch Plan – awaiting preliminary plan
 - 310 Maple Street Stormwater Review – work started; McCarthy was not notified
 - MS4 – received revisions to review before sending to DEP
 - DCD CRP South Chestnut Street Grant – held preconstruction meetings on 7/12 and 7/15
 - LSA grants – awaiting grant award
 - Firehouse Lane Paving – preconstruction meeting held on 7/15; construction timeline expected to coordinate with South Chestnut Street project
 - Post Office Paving – preconstruction meeting held on 7/11; construction July 31 & August 1
- Solicitor's Report
 - Consideration to authorize Borough Council President to execute Quit Claim Deed for 37 Dampman Road for NCCMA for solar project
- Old Business
 - Discussion/consideration regarding Community Partnership's request for Borough contribution to Harmony Day musical entertainment
 - Consideration to accept Custom Computer's quote dated July 18, 2024, for two desktop computers in the amount of \$3,029.38

- Communications/Secretary/Treasurer's Report
 - Request to set a workshop meeting for finance and trash committees
 - Chester County DCD compliance audit – no findings/recommendations
 - Liquid Fuels audit held on July 23 for years 2021, 2022 & 2023
 - Discussion/consideration regarding September first meeting of month

- President's Report

- Mayor's Report
 - Consideration to approve purchases for the police department:
 - Stack-On 10 Gun Safe from Tractor Supply - \$170.99
 - Canon EOS T100/4000D DSLR Camera with EF-S 18-55mm Lens, SanDisk memory card, tripod, flash, backpack and accessory bundle from Amazon - \$450.00
 - Crime scene response kit from Evident - \$229.00

- Committee Reports

○ Finance	○ Personnel
○ Parks & Recreation	○ Police
○ Public Works	○ Trash
○ Code/Ordinance	○ COG
○ MS4	

- New Business
 - Discussion regarding post office parking
 - Consideration regarding hiring a temporary, part-time office clerk as needed
 - Discussion regarding green trash bag purchase from WasteZero
 - Other

- Public Presentations

- Adjournment

**HONEY BROOK BOROUGH COUNCIL
SECOND MONTHLY MEETING
July 15, 2024**

The Second Monthly Meeting of Honey Brook Borough Council was called to order by Council President Bill Ford at 7:28 p.m. The meeting was held at Borough Hall and all members answered Roll Call except for Mary Beth Wadlinger. Also in attendance was Tricia Swinty, Assistant Secretary and Joe Boulanger, Building/Code/Zoning Officer.

President Ford announced that Council was in Executive Session starting at 6:30 p.m. regarding personnel.

Citizens Comments on Agenda Items

None

Public Presentations

Ethan Ameisen was present. Mr. Ameisen, a Borough resident, has submitted an application for a part-time laborer position.

Approval of Previous Minutes

Ms. Cooper made a motion, seconded by Ms. Hill to approve the minutes of the July 1, 2024, meeting. The motion passed unanimously.

Payment of Bills

Ms. Jenzano made a motion, seconded by Ms. Hill, to authorize payment of the bills as presented. The motion passed unanimously.

Communication & Secretary/Treasurer's Report

It was noted that the annual Chester County DCED compliance audit, held virtually, was completed.

President's Report

Mr. Ford reported that the solicitor forwarded a letter to A.J. Blosenski regarding non-collection as per the contract. Mr. Ford stated that a representative immediately reached out and advised to deduct \$480.00 from our next monthly contract payment. Mr. Ford stated that he also advised that the most recent week again had trash bags that were not collected and he calculated that would be another \$2,060.00 deduction. It was also noted that yard waste was not collected today in the Borough as scheduled.

Mayor's Report

No report.

Monthly Reports

Treasurer & Tax Collector Report – The month ending June 30, 2024, Treasurer's Report was distributed to Council.

Police Report – The monthly report ending June 30, 2024, was distributed to Council.

Public Works – Public Works report was distributed to Council.

Code & Ordinance – The monthly report was distributed to Council. Mr. Boulanger noted that the volume of incidents have picked up. Mr. Boulanger also provided Council with updates on recent property complaints.

Planning Commission – No report. Mr. Ford stated it is his understanding that a plan is expected from Craig Howe in the near future of property that was once before Council years ago known as the "Budis Property".

Old/Pending Business

New Business

Honey Brook Community Partnership Harmony Day Contribution - Ms. Jenzano advised that the HBCP is requesting donation as a possible sponsor for a band at this year's Harmony Day similar to last year. She stated that she believes there should be \$150.00 in the Borough's entertainment line item remaining from budget. The consensus of Council was to participate as a sponsor again for 2024.

Discussion/consideration regarding Custom Computer quote for new administration server in the amount of \$6,589.95 – It was reported that Custom Computer provided da quote for a new administration server noting that the server was last purchased in 2019. Treasurer reported that Council had budgeted \$3,500 for two new computers for the Assistant Secretary/Borough Clerk and Secretary/Treasurer which had not yet been purchased for the year. The new computers would replace the desk tops that were purchased in October 2015. It was the consensus of Council to obtain an updated quote for the two desk top computers and to budget for a new server in the 2025 budget.

Discussion/consideration to hire a part-time laborer – Ms. Leisey made a motion, seconded by Mr. Florio, to appoint Ethan Ameisen as a part-time laborer at a starting 90-day probationary rate of \$17.00 per hour. The motion passed unanimously.

Discussion/consideration to modify banner policy to include Honey Brook Township residents – As a follow up to last meeting's request to consider Honey Brook Township residents in the banner program, Mr. Florio stated that Honey Brook Township was contacted. The Township

Manager was going to ask the Board of Supervisors for their agreement. Mr. Ford noted that the Borough has limited poles available and also noted that the banners are not holding up and therefore a possible change in vendors is being investigated. He also noted that the Solicitor suggested that the rate for a Township resident could be increased. The consensus of Council was to move forward if the Township is in agreement.

Other:

- President Ford noted that he was presented with Harmony Day and Halloween Parade gathering/parade permits. He noted that he would not sign the Halloween Parade as the detour route issue has not been confirmed with qualified personnel. After discussion, it was noted that contact would be made again with the Lions Club to come back to Council to review this outstanding issue.
- Ms. Cooper noted that the pickle ball open house would be held on July 29, 2024, from 6:00 to 8:00 p.m. "Next Level Sports" will be attending providing free lessons and there will be refreshments and give aways.

Public Presentations

None

Adjournment

There being no further business, the meeting was properly adjourned at 8: 49 p.m.

Janis Rambo
Borough Secretary

**GENERAL FUND - BILLS TO BE PAID
AUGUST 5, 2024**

<i>Vendor</i>	<i>Description</i>	
10-8 EVS Upfitting	upfitting of 2024 Durango	\$14,853.36
American Rock Salt	salt - 23.84 tons	\$1,822.57
AT&T Mobility	police cell phones	\$99.63
AT&T Mobility	public works cell phone	\$45.26
AutoZone	tire plut kit	\$12.59
AutoZone	battery - 2021 Durango	\$238.99
AutoZone	core return refund for battery	-\$22.00
CCSWA	tipping fee - week of 7/15/2024	\$504.20
CCSWA	tipping fee - week of 7/22/2024	\$271.20
CourseVector, LLC	annual domain registratin & hosting	\$619.20
Custom Computer	remote support - backup & sonic wall	\$72.50
General Code	annual eCode maintenance	\$695.00
Honey Brook Hardware	box of tan saber screws	\$8.99
Honey Brook Hardware	liquid ant killer	\$6.99
iManaged	Admin users' A/V Trend - July 2024	\$27.00
Informant Technologies	annual subscription renwal (police program)	\$2,544.00
Martin Enterprises	annual fire extinguisher inspection	\$187.50
McCarthy Engineering Associates	S Chesnut Street CRP grant	\$1,806.68
McCarthy Engineering Associates	engineering consult - June 2024	\$70.00
McCarthy Engineering Associates	HB Hardware - land development plan review	\$1,129.39
McCarthy Engineering Associates	HB Hardware - land development agreement	\$1,272.50
McCarthy Engineering Associates	HB Hardware - stormwater mgmt plan review	\$417.14
McCarthy Engineering Associates	Firehouse Lane paving	\$1,259.17
McCarthy Engineering Associates	Post Office paving	\$1,053.99
PA Backup	admin server monthly backup	\$145.00
PA Backup	police servers monthly backup	\$290.00
PPL	Route 322 & 10 acount	\$59.22
PPL	Borough Hall	\$210.44
PPL	shed	\$38.07
PPL	Annex	\$267.24
Rothwell Document Solutions	police copier p&M contract	\$225.87
Treasurer of Chester County	hazardous household waste collection fee - 1H	\$353.66

INVOICES PRE-PAID FOR RATIFICATION (due before 8/1/2024)

Independence Blue Cross	August premium	\$2,454.70
Service Electric Cable	cable - police office	\$113.92

S&T DEBIT CARD TRANSACTIONS

Crystal Springs	police office water service	\$40.96
PA UCC	Quarterly L&I Fee reimbursement	\$18.00
Staples	office supplies	\$49.42

\$16,586.42

**STATE FUND - BILLS TO BE PAID
August 5, 2024**

<i>Vendor</i>	<i>Description</i>	
PPL	street llights	\$2,513.49
PPL	traffic light	\$25.08

TOTAL STATE FUND

\$2,538.57

Payroll Form 2024-16

PAY ENDING - 7/28/2024

PAYROLL

405.1400	656		ADMIN
409.1400	0		BLDG CLEANING
410.1100	3525.38		POLICE CHIEF
410.1200	3000		FULL-TIME POLICE
410.3150			OT POLICE
410.3110	1014		PT POLICE
413.3000			ZONING/CODE
430.1400	1035.25		STREETS
454.1400	193.5		PARK
430.2200			SNOW REMOVAL
402.1200	435.87		TREASURER SALARY
405.1200	484.90		SECRETARY SALARY
400.1130	0		ELECTED OFFICIALS
487.1980			VISION/DENTAL ALLOWANCE
487.1980	0.00		
TOTAL PAYROLL	10,344.90		
2230.0000		0	HEALTH CARE CONTRIBUTION
100.0000		10,344.90	PAYROLL DEDUCTION AMOUNT
			PAYROLL SERVICES/TAX LIABILITY
402.3100	0	123.35	
487.0010	Fica	422.81	
487.0010	Medicare	98.88	521.69
		645.04	
Calvin Wilson	\$3,525.38	heart & lung	
Brian Hughes	\$582.00		
Robert Klinger, Jr.	\$3,000.00		
Robert Herzog	\$432.00		
Gary Frey			
Patricia Swinty	\$656.00	clerk	
Pauline Garwood	\$0.00	bldg cleaning	
Pauline Garwood	\$0.00	park	
Bill Ford	\$866.25		
Ethan Ameisen	\$68.00		
John Robb	\$294.50		
Dennis Patterson	\$0.00		
Meredith Dombach	\$0.00	streets	
Janis Rambo	484.90	Secretary	
Janis Rambo	435.87	Treasurer	
Alyson Leisey	\$0.00		
Richard Florio	\$0.00		
Mary Beth Wadlinger	\$0.00		
Jeanne Jenzano	\$0.00		
Matt Halvorsen	\$0.00		
Sandra Cooper	\$0.00		
N. Dawn Hill	\$0.00		
Bill Ford	\$0.00		
	\$0.00		
Vision/Dental	\$0.00		
	\$10,344.90		



ENGINEER'S REPORT

July 29, 2024

Honey Brook Borough Council – July 2024 Report

The Borough of Honey Brook Municipal Engineer activity for this month of July is as follows:

PLANNING ISSUES

- 1) **Honey Brook Hardware** – Preliminary/Final Land development plan was conditionally approved by Council. Awaiting agreements.
- 2) **Brooks Edge** – Awaiting preliminary plan for review.

CONSTRUCTION PROJECTS (SUBDIVISIONS AND LAND DEVELOPMENT)

310 Maple Street Stormwater – Work started. McCarthy was not notified.

MISCELLANEOUS

- 1) **MS-4** — Received revisions to review before sending to DEP.
- 2) **DCD CRP S. Chestnut St Grant** — Held preconstruction meetings on 7/12 and 7/15. Construction expected to begin mid-August.
- 3) **LSA Grants** – Awaiting grant award.
- 4) **Firehouse Lane Paving** – Held preconstruction meeting on 7/15. Construction timeline expected to coordinate with S. Chestnut Street Project.
- 5) **Post Office Paving** – Held preconstruction meeting on 7/11. Construction expected to begin July 31st, complete August 1st.

Christopher Falencki P.E.

Christopher Falencki, P.E.,
Honey Brook Borough Engineer

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1011 N. Park Road, Suite 100, Wyomissing, PA 19610 | P: 610.373.8001 | MCCARTHY-ENGINEERING.COM



S. Chestnut Street Rehabilitation Project
Pre-Construction Meeting
Meeting Minutes

Meeting Date: July 15, 2024

Time: 10:00 AM

Location: 71 Pequea Ave, Honey Brook, PA 19344

Attendees:

McCarthy Engineering:	Chris Falencki Anderson Deutschman Shawn Schwartz
Honey Brook Borough:	Bill Ford
Barasso Excavating, LLC:	Matt Barasso Kelly Moody

- Awarded entire project as bid (full road mill & overlay). Signed contracts were distributed at the meeting.
- Construction schedule: Start date will be mid August. Tree removal will be in next few weeks.
- Foreman will likely be Mitch Kantner.
- Bill Ford will be on site as needed. Shawn Shwartz will be inspecting.
- No anticipated material lead time issues.
- Local permits are waived.
- Road will be closed during the day for construction. Residents can access driveways upon request, as needed.
- Equipment may be stored near firehouse in grass field during construction. Bill Ford to confirm. Do not park at parking lot across from Borough Hall. Storage along ROW near cemetery is also acceptable.
- Sub for concrete will likely be Jensen. Barasso will do excavation and backfill.
- Barasso to perform PA OneCall.
- 7am start of construction is acceptable.
- Testing is required for concrete per batch, and as needed upon request from inspector.
- Honey Brook Borough will take any excess millings. Bill Ford to confirm.
- Barasso is required to post a sign to meet CRP requirements. Borough may not have old sign, so new one must be fabricated. Banner is acceptable.
- E&S controls will be implemented as needed. Standard best management practices to be used.
- Barasso is required to submit shop drawings for this project.
- Bill Ford will check for local dump spot. Bill will also confirm bus schedule and notify the fire company to ensure no conflicts.
- Inlet placement along Firehouse lane to be reevaluated by McCarthy.
- Honey Brook Borough Council meets first and third Monday of every month. Barasso will send pay applications 2 weeks prior.
- Final completion by January 6th.
- Borough will notify residents.

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S. Chestnut Street Rehabilitation Project
DCD Pre-Construction Meeting
Meeting Minutes

Meeting Date: July 12, 2024

Time: 10:30 AM

Location: Virtual Meeting

Attendees:

McCarthy Engineering:	Anderson Deutschman
Chester County DCD:	Dave Norwood
	Denise Kleinman
Barasso Excavating, LLC:	Kelly Moody

- DCD only requires electronic copies of documents.
- DCD Forms / Bid Items still required to be sent to county include copies of performance and payment bonds, signed contract, certificate of insurance listing DCD and the Borough, and Design Certificate from the Borough.
- Design certificate can be signed by anyone from or representing the Borough.
- DCD Forms / Items required by the end of construction include the final Waiver of Liens from Barasso, the Certificate of Release from Barasso, Final approval from the Borough, and certificate of matching funds from the Borough.
- Final approval can be cert of substantial or final completion.
- Janis at the Borough to handle certificate of matching funds.
- Job site sign is required. Design can be worked out between Barasso and Borough. The sign can be made of any material. Banners are acceptable. Design to be approved by DCD.
- Invoicing procedures discussed. DCD is ok with Barasso's form. DCD pays the Borough and the Borough pays Barasso. DCD will retain \$20,000 until final approval and release. DCD recommends any large items with long lead times to be included in first invoice.
- DCD required copies of any change orders. They do not need to approve, just keep record.
- DCD requires construction progress photos. McCarthy will be taking inspection photos, which will be sent to DCD throughout the project when invoices are sent.
- Barasso, McCarthy, and DCD must sign wage rate MOU.
- Barasso to provide certified payroll to McCarthy, and to DCD upon request. Borough & McCarthy to confirm and monitor payroll oversight per PA & L&I requirements.
- Barasso to perform PA One Call. No PennDOT permits required. Local permits will likely be waived.
- Bathrooms, electric, water, storage areas, and site security to be discussed at on-site pre-construction meeting on 7/15.
- Issues such as neighbors, noise ordinance, school buses, and EMS to be discussed at on-site pre-construction meeting on 7/15.
- Construction schedule to be 7am to 5pm, Monday through Thursday, if acceptable to Borough.
- Start date estimated to be in August.

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**Firehouse Lane Paving
Pre-Construction Meeting
Meeting Minutes**

Meeting Date: July 15, 2024

Time: 11:30 AM

Location: 71 Pequea Ave, Honey Brook, PA 19344

Attendees:

McCarthy Engineering:	Chris Falencki Anderson Deutschman Shawn Schwartz
Honey Brook Borough:	Bill Ford
Charlestown Paving & Excavating, Inc.:	Drew Avella

- Awarded Alternative #2 (mill & overlay, plus widening). Signed contracts were distributed at the meeting.
- Construction schedule: Start date will be July 22nd at earliest, but currently planning on coordinating with S. Chestnut Street Project to pave when they pave or after they pave. Project is expected to take 2 days.
- Foreman will likely be Matt Martin.
- Bill Ford will be on site as needed. Shawn Shwartz will be inspecting.
- No anticipated material lead time issues.
- Local permits are waived.
- Road will be closed during the day for construction. Residents will be allowed to access driveways upon request as needed.
- Equipment may be stored near firehouse in grass field during construction. Do not park at parking lot across from Borough Hall. Bill Ford to confirm.
- Submittals were received. McCarthy & the Borough are ok with using 9.5mm instead of 12.5mm as specified.
- McCarthy to stake out around driveways or at approximately 50ft intervals for widening.
- Charlestown Paving to perform PA OneCall.
- 7am start of construction is acceptable.
- Testing is required as needed, upon request from inspector.
- Tentative plan to improve road crown as much as possible when milling. Full 1.5" near edge of cartway and less near centerline. Work is to be approved by McCarthy.
- Honey Brook Borough will take any excess millings. Bill Ford to confirm.
- Honey Brook Borough Council meets first and third Monday of every month. Charlestown Paving will send pay applications 2 weeks prior.
- Final completion by January 6th.
- Borough will notify residents.

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**Honey Brook Post Office Paving
Pre-Construction Meeting
Meeting Minutes**

Meeting Date: July 11, 2024

Time: 12:00 PM

Location: 71 Pequea Ave, Honey Brook, PA 19344

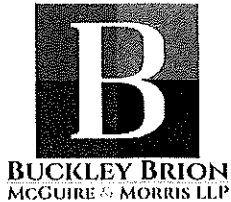
Attendees:

McCarthy Engineering:	Chris Falencki Anderson Deutschman
Honey Brook Borough:	Bill Ford
Construction Masters Services (CMS):	Chad Redcay Chris Hartman

- Awarded entire project. Signed contracts were distributed at the meeting.
- Anticipated construction schedule will be July 30th for milling and July 31st for paving. Note the Post office is busy on Mondays & Fridays. If weather causes delay, Tuesday through Thursday is preferable.
- Foreman will likely be Chris Hartman or Adam Byers.
- Bill Ford will be on site as needed. Shawn Shwartz will be inspecting.
- No anticipated material lead time issues.
- Local permits are waived.
- CMS is required to submit shop drawings for this project.
- Access points will be barricaded, except when being used. Post office will be open, and visitors will park in adjacent parking lot. Foot traffic during construction is acceptable.
- Pins for old speed bump will be removed by CMS prior to milling.
- After milling, Shawn will immediately assess area for base repair.
- Dumpster will be moved by CMS to concrete pad near the pavilion during construction. Borough will move the dumpster back.
- Grading should be maintained and encourage similar drainage patterns. ADA areas must be less than 2%.
- Area near new concrete pad will be scarified, not milled, so that new pavement can sit level with the pad. Grading will promote drainage away from the building.
- Equipment may be stored near the water authority building the night prior to start of construction.
- Honey Brook Borough will take any excess millings. Bill Ford will confirm.
- Honey Brook Borough Council meets first and third Monday of every month. CMS will send pay applications 2 weeks prior. Anticipated first pay application will be for September meeting.
- Final completion by October 8th.

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KRISTIN S. CAMP, ESQUIRE
p: 610.436.4400 Ext# 1050
f: 610.436.8305
e: kcamp@buckleyllp.com
118 W. Market Street, Suite 300
West Chester, PA 19382-2928

July 31, 2024

Via Email: secretary@hbboro.net

Via Email: manager@honeybrooktwp.org

Janis Rambo, Borough Secretary/Treasurer
Honey Brook Borough
71 Pequea Avenue
P.O. Box 249
Honey Brook, PA 19344

Warren Obenski, Manager/Secretary
Honey Brook Township
500 Suplee Road
Honey Brook, PA 19344

Re: 37 Dampman Road, Chester County Tax Parcel No. 22-8-8.3-E (the "Property")
Northwestern Chester County Municipal Authority

Dear Janis and Warren:

Our firm represents the Northwestern Chester County Municipal Authority ("Authority"). The Authority recently entered a lease with Syncarpha Solar Development to allow the installation of solar panels on a portion of the above-referenced property where the Authority's treatment plant is located. Syncarpha discovered that there is no deed for the Property recorded in the Authority's name. The Borough and Township acquired the Property by condemnation in 1977. I have enclosed a copy of the Notice of Filing by Declaration of Taking dated March 11, 1977. The Notice indicates that the Borough and Township acquired the Property for purposes of installation of a sewer treatment plant and that the Property was supposed to be conveyed to the Authority.

In order for the solar project to move forward, the Authority needs to have fee simple title to the Property. To that end I prepared the enclosed Quit Claim Deed and am requesting that your respective governing body authorize signature of the same. If approved, please send me an original signature and notary page for recording.

Please contact me to discuss.

Very truly yours,

A handwritten signature in cursive script that reads "Kristin S. Camp".

Kristin S. Camp

KSC/jk
Enclosure

cc: Stephanie Kern, Administrator (*via email to nccma@verizon.net*)

Prepared by and return to:

Kristin S. Camp
Buckley, Brion, McGuire & Morris LLP
118 W. Market Street, Suite 300
West Chester, PA 19382

U.P.I. NO.: 22-8-8.3-E

QUIT CLAIM DEED

THIS INDENTURE is made this ____ day of _____, 2024 between **THE BOROUGH OF HONEY BROOK**, a political subdivision with an address at 71 Peaquea Avenue, Honey Brook, Pennsylvania 19344 and **THE TOWNSHIP OF HONEY BROOK**, a political subdivision with an address at 500 Suplee Road, Honey Brook, Pennsylvania 19344 (hereinafter collectively "Grantors") and **NORTHWESTERN CHESTER COUNTY MUNICIPAL AUTHORITY**, having an address at 187 Dampman Road, Honey Brook, PA 19344 (hereinafter "Grantee").

WHEREAS, Grantors filed a Declaration of Taking on March 11, 1977 in the Court of Common Pleas of Chester County at Docket No. 5-1977 to condemn a certain 68 acre parcel of property located in Honey Brook Township for purposes of conveyance to Grantee to be used for a sewage disposal facility; and

WHEREAS, Grantors filed a Notice of Filing of Declaration of Taking on March 11, 1977 in the Office of the Recorder of Deeds for Chester County (the "Recorder's Office") in Book 369, Page 314; and

WHEREAS, although the Declaration of Taking indicated that Grantors would convey the property condemned to Grantee, Grantors never recorded a deed conveying the land condemned to Grantee;

NOW THEREFORE, Grantors, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has released, remised and quit-claimed and by these presents does release, remise and quit-claim unto the Grantee, its successors and assigns, all of Grantors' right, title and interest in and to all that certain lot or piece of ground located at 37 Dampman Road, Honey Brook Township, Chester County, Pennsylvania, being UPI No. 22-8-8.3-E, as more fully described on **Exhibit "A"** attached hereto and made a part hereof (the "Property");

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof;

and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be duly executed the day and year first above written.

ATTEST:

GRANTORS:

THE BOROUGH OF HONEY BROOK

By: _____
William Ford, President

THE TOWNSHIP OF HONEY BROOK

By: _____
Laura Burdy, Member

The address of the Grantee is:
Northwestern Chester County Municipal Authority
187 Dampman Road
Honey Brook, PA 19344

On behalf of the Grantee

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land situate at or near the southern terminus of Dampson Hill Road, south of the New Holland Branch of the Penn Central Railroad, in Honey Brook Township, Chester County, Pennsylvania, and being more fully bounded and described as follows:

BEGINNING at a nail in Dampson Hill Road (an unimproved road), said beginning point being a corner of land belonging to Stanley R. and Caroline T. Denton; thence leaving Dampson Hill Road and extending along said land belonging to Stanley R. and Caroline T. Denton, North 42 degrees 55 minutes 29 seconds East, a distance of 512.44 feet to a point, a corner of remaining land of Theodore's Irvin, the grantor herein; thence along the same, South 64 degrees 02 minutes 07 seconds East, a distance of 817.05 feet to a point, a corner of land belonging to David F. and Norma H. Nantz; thence along the same and along other remaining land of the grantor herein, respectively, South 25 degrees 57 minutes 53 seconds West, a distance of 908.56 feet to a point; thence continuing along said other land of the grantor herein, South 44 degrees 52 minutes 30 seconds West, a distance of 1,703.75 feet to a point in line of land belonging to David L. and Amanda L. Stoltzfus; thence along the same, the following two (2) courses and distances: (1) North 34 degrees 45 minutes West, a distance of 1,057.46 feet to a point; and (2) North 00 degrees 15 minutes East, a distance of 511.30 feet to a point in line of land belonging to Daniel Z. and Mary K. Stoltzfus; thence along the same, North 44 degrees 52 minutes 30 seconds East, a distance of 731.53 feet to a point, a corner of land belonging to Richard O. Thomas; thence along the same, North 76 degrees 05 minutes 10 seconds East, a distance of 676.52 feet to a point in Dampson Hill Road, the place of beginning.

BEING a part of the premises of Theodore Irvin.



Custom Computer
25A N Charles St
Ephrata, PA 17522
P: (717)733-2231

Dell OptiPlex Tower 7010 Workstation Upgrades

Thursday, July 18, 2024

Honey Brook Borough
Trisha Swinty
P.O. Box 249
Honey Brook, PA 19344
info@hbboro.net

Dear Trisha,

Thank you for taking the time to review this quote that we have prepared for you.

We appreciate the opportunity to work with you and your company. We look forward to helping you with your hardware and software needs.

If you have any questions or concerns please contact us at your earliest convenience.
For your convenience, you can digitally sign the proposed agreement and we will be noticed of your acceptance.

Jeremy Brewer

Custom Computer




Custom Computer
 25A N Charles St
 Ephrata, PA 17522
 P: (717)733-2231

Dell OptiPlex Tower 7010 Workstation Upgrades

Prepared For:		Quote Information:	
Name:	Trisha Swinty	Quote #:	004648
Company:	Honey Brook Borough	Created:	07/18/2024
Address:	P.O. Box 249 Honey Brook, PA 19344	Expires:	08/15/2024
Phone:	(610) 273-2020	Rep:	Jeremy Brewer
Email:	info@hbboro.net	Email:	Jeremy@customcomputer.com
		Phone:	(717) 733-2231

Dell OptiPlex Tower 7010 Workstation Upgrades

Hardware	Price	Qty	Ext. Price
Dell OptiPlex Tower Plus 7010 Windows 11 Pro Intel® Core™ i5-13500 Processor, 24M Cache, up to 4.80 GHz 16 GB DDR5 RAM 256 GB SSD Hard Drive 3 Video Outputs - (3)Disp Integrated GB Network Adapter Dell Mouse and Keyboard Dell 3 YR Hardware Warranty, NBD, after Diag Previously Ordered New	\$1,095.95	2	\$2,191.90
Dell P2422H 24" Class Full HD LED Monitor Dell P2422H 24" Class Full HD LED Monitor - 16:9 - Black, Silver 23.8" Viewable - In-plane Switching (IPS) Technology - WLED Backlight - 1920 x 1080 - 16.7 Million Colors - 250 Nit Typical - 5 msGTG (Fast) - HDMI - VGA - DisplayPort - USB Hub 	\$199.99	2	\$399.98
Hardware Subtotal			\$2,591.88

Services	Price	Qty	Ext. Price
Onsite Service Onsite Service - Service Performed at Customer Location	\$175.00	2.5	\$437.50
**All service time is an estimate only. Time may vary due to unforeseen issues.			
Services Subtotal			\$437.50

Recap	Amount
Hardware	\$2,591.88
Services	\$437.50
Total	\$3,029.38

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.



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Dell OptiPlex Tower 7010 Workstation Upgrades

Signature

Date

From: Robert <rherzog@hbbpolice.com>
To: hbbhalvorsen <hbbhalvorsen@ptd.net>
Date: Thursday, 18 July 2024 6:33 PM EDT
Subject: Equipment request

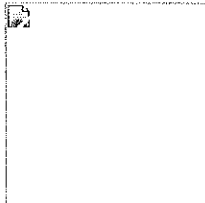
Mayor Halvorsen,

Please see below for equipment request. All items I am requesting are to protect Honey Brook Borough, the Police Department and the Officers.

Stack-On 10 Gun safe (Tractor Supply - Parkesburg)

\$170.99

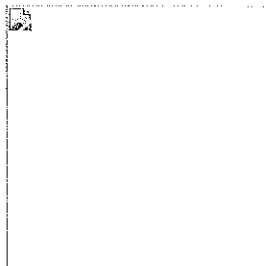
This item is being requested to secure department firearms while not in service or when vehicles are placed out of service for repairs and the vehicle weapons must be removed from the vehicles. Currently the firearms are placed unsecured in the locker room.



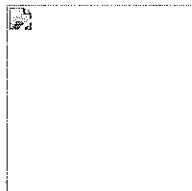
Canon EOS T100/4000D DSLR Camera with EF-S 18-55mm Lens, SanDisk Memory Card, Tripod, Flash, Backpack and Accessory Bundle

Amazon - \$450.00

This item will be available for the Officers for crime scenes, vehicle accidents, Prisoner processing, etc. If an Officer uses their personal phone to document an incident their phone and everything on it can be confiscated by the court as it was used to take evidence photos. A department camera wouldn't have any personal data on it, and we will not have to worry about anything in a discovery request by an attorney or the DA's Office.



Crime Scene Response Kit



EVIDENT.COM

\$229.00

This item is being requested to collect or preserve a crime scene until the County Detectives can respond to the scene. A crime scene that is contaminated will cause severe issues in criminal and civil court and we should be providing the tools necessary for the Officer to perform their duties. I would like to have on in each patrol vehicle.

Subject Re: Green Trash Bags

From Carli Blandford <cblandford@wastezero.com>

To hbinfo <info@hbboro.net>

Cc Bill Ford <bford@hbboro.net>

Date Friday July 26, 2024 10:03:49 AM

Hi Tricia!

I am well, I hope you are as well.

Unfortunately, I just sold the last of the official green bags last week and currently do not have any orders for them, so we have not made any more. To manufacture another run, I would need an order of 50 cases. Another option for you could be what I did a lot during the pandemic and sell you a different municipalities bags that we have available. They will be the same specifications as what you are currently using but printed with a municipality's info on the bag. Would something like that work?

Thanks,

Carli Blandford
Senior Regional Sales Representative

WasteZero
Spreading Better Waste

11943 Grandhaven Drive, Suite A-1
Murrells Inlet, SC 29576
(o) 843-933-4148
(c) 843-267-5805
cblandford@wastezero.com



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From: hbinfo <info@hbboro.net>
Sent: Friday, July 26, 2024 9:33 AM
To: Carli Blandford <cblandford@wastezero.com>
Cc: Bill Ford <bford@hbboro.net>
Subject: Green Trash Bags

Good morning Carli, hope you are doing well.

What is the least quantity amount of bags we can order. Our contract is going out for bid and we are not sure if things are going to change. Due to last year's contract doubling, we had to raise the price of the bags significantly.

Thanks for your help.

Tricia Swinty
Assistant Secretary
Honey Brook Borough
71 Pequea Avenue
PO Box 249
Honey Brook, PA 19344

Phone: 610-273-2020
Email: info@hbboro.net
Office Hours: M-W-F 8AM - 1PM