



# BOROUGH OF NORTH WALES

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300 School Street, North Wales, PA 19454  
Phone: 215-699-4424 • Fax: 215-699-3991  
<http://northwalesborough.org>

## COUNCIL MEETING Tuesday, April 14, 2026 – 7:00 P.M.

Candace Anderson  
Melanie Catanese  
Sherwin Collins  
Alexander Groce  
Anji Fazio

Star Little  
Susan Manning  
Sally Neiderhiser  
Mark Tarlecki  
Neil McDevitt, Mayor

**Call to Order, Date and Time**  
**Roll Call**  
**Pledge of Allegiance**

**1. Public Comment**

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**2. Proclamation: Proclaiming National Library Week April 19-25, 2026**

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**3. Consideration: Resignation of Dan Levy from Parks & Recreation Board**

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**4. Consideration: Appointment to Parks and Recreation Board, term ending 12/31/2027**

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**5. Consideration: Appointment to Planning Commission, term ending 12/31/2028**

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**6. Consideration: Appointment to Shade Tree Commission, term ending 12/31/2029**

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**7. Consideration: Approval of Disposal of Records**

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**8. Consideration: Appointment of North Wales Borough Police Pension Plan Administrator**

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# Proclamation

**WHEREAS**, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can find joy through exploration and discovery;

**WHEREAS**, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and cultural enrichment;

**WHEREAS**: The North Wales Area Library was founded in 1924 and spent 83 years sharing space, originally in North Wales High School then staying when it became North Wales Elementary School;

**WHEREAS**: In 2007, the Library's resources and community needs outgrew its original space. Within 3 years, the Library had purchased and renovated its current home, the former Koaxis, Inc. factory on Swartley Street;

**WHEREAS**: In 2015 and 2016, the North Wales Area Library was designated one of America's Top-Rated Libraries by the Library Journal Index of Public Library Service.

**WHEREAS**: The Library in 2023 received the Best Adult Literacy Program from PA Forward, a program of the Pennsylvania Library Association, recognizing the Library's participation in the international Human Library program;

**WHEREAS**, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive;

**WHEREAS**, libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression;

**WHEREAS**, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme "**Find Your Joy**";

**NOW, THEREFORE**, I, **Neil McDevitt, Mayor of the Borough of North Wales, Pennsylvania**, do hereby proclaim April 19–25, 2026, as **National Library Week** in **North Wales Borough**. During this week, I encourage all residents to visit their library, explore its resources, and celebrate all the ways that the library helps our community find joy.

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Neil McDevitt, Mayor  
North Wales Borough  
April 14, 2026

March 30, 2026

RE: Stepping down from Parks & Rec

Hi Christine and Danielle,

I hope you're both doing well. Thanks again for a great Easter egg hunt last weekend.

I'm emailing you to let you know that unfortunately I'd like to step down from my role on the Parks & Rec committee. I've really enjoyed my time in P&R and would love to continue, but with the farmers market ramping up and also having two little kids, I just don't have the time, or mental energy honestly, to contribute to P&R the way I'd like to. With Zoe joining I think it's probably a good time for me to step down so the team still has four members.

I'm not sure of the process or if this email is enough, but I can give the team access to the Google Drive folder I've been using to store meeting minutes, photos, the summer kickoff form, etc. Let me know whatever is needed and I'll make it happen. I know the team will need a new secretary as well.

I have nothing but great things to say about the committee members and my experience on P&R and appreciate council letting me join in the first place. I of course still plan to attend P&R events, so I will see everyone soon enough!

Thanks so much again and take care,

Dan Levy

Submitted via email

March 24, 2026

North Wales Borough - Parks and Recreation Board  
300 School Street, North Wales, PA 19454

To Whom It May Concern,

I am writing to formally express my interest in joining the North Wales Borough's Parks and Recreation team! I became aware of your urgent need via signs throughout the borough.

I am a Montgomery County native who has lived in North Wales for three wonderful years. I have attended every summer kick off and have had the pleasure of collecting herbs from our humble community garden. A graduate of Souderton Area High School, I began community work at a young age while volunteering for the Pennsylvania Special Olympics, via Partners Program. Community engagement is truly a passion of mine, and I believe I have relevant skills that will be an asset to the Parks and Rec team. As a Political Science major, I volunteered at phone banks to advocate for my professor and (at the time) aspiring congresswoman, Madeline Dean. Prior to 2022, I spent 9 years living in South Philadelphia, participating in various volunteer work, including transcribing for Prison Radio, and managing inventory for Wooden Shoe books. In the spring and summer months, I manage a modest patio garden, and year round I tend to my *many* indoor and outdoor plants. I have a great love for the outdoors and am an avid photographer. I often stroll our borough in search of beauty, which given where we live is very easy to find, and would love to use this along with my aforementioned skills as a member of the Parks & Rec Board.

In a time where our changing environmental landscape is increasingly difficult to ignore, getting people outdoors and involved is more important than ever. We have a wonderful community here in North Wales, and I would love to be an active participant in its improvement. I work 9-5, and often have evening and weekend availability; I can gladly attend monthly 7pm meetings, as well as other events when appropriately notified. My 11-year-old daughter goes to North Wales Elementary, and I would love to

March 24, 2026

collaborate with the school, Boy Scouts and local families to get the kids outside. I would love to lead nature walks, help to find local experts to help raise the next generation of Parks & Rec participants (it takes a village!)

I would love to be considered as a member of the Board of Parks and Recreation team. As a member of the community, I have a deep appreciation for all the work you have already done, and I am always willing to learn new skills and fill in with whatever duties are necessary and needed. If there is any additional information you need on my end, I am happy to provide it upon request. Thank you for any, and all, consideration.

All the best,

Niama Thomas

Email: [niamathomas@gmail.com](mailto:niamathomas@gmail.com)

Mobile: (267) 275-3624

227 South 2nd Street

North Wales, PA 19454

2026, April 3

Justin M. Kemmerer

Architectural Designer

North Wales, PA

**RE: Letter Of Interest**

To whom it may concern,

My name is Justin Kemmerer, and I've been a resident of North Wales since May, 2016. I work as an Architectural designer at a well-established firm in West Chester, called Archer & Buchanan. Although my work takes me out to Chester County, and my wife's out to Pennsauken, NJ, we love the borough and find it difficult to see ourselves moving outside of it. Because of that, I would love to be a part of making the community a better place.

Most of my experience is from a design background, but I'm very interested in learning the planning commission side of things. I studied at Temple University, where a large part of our curriculum was the study of urban landscapes, the context in and around cities, and developing design goals that fit the communities involved. I'm continually studying urban design theory, such as new urbanist ideas and historic precedents such as those found in Europe and parts of South America. I'm deeply interested in how communities use their towns and cities, and how these places can better suit the inhabitants.

Part of my job as an architectural designer is to have an ongoing knowledge of building codes, masterplans, and understanding building guidelines – such as easements, zoning, codes, and Historic Architectural Review Board requirements. I also work at a firm where we focus largely on the beautification of the built environment. This involves studying historic precedents, looking to the past, problem solving, thinking creatively about how historic precedents can fit into our contemporary world, and ultimately designing something that is both beautiful and functional.

I'm very interested in learning more about the Planning Commission, and, if there's opportunity, to serve on the board. I hope that my experience may be of some use to the borough. I also hope that serving on the Planning Commission gives me opportunity to collaborate with individuals on and off the board, and to have a direct impact on making our wonderful town a better place.

## HOW I CAN ADD VALUE

I'm a curious, optimistic, detail-oriented designer with an extensive technical background. I embrace projects with unique challenges. I'm known for bringing a supporting and uplifting presence when working collaboratively. And while I appreciate tradition, I think architecture should be innovative, enriching, and intentional.

## SKILLS

Revit  
Rhino  
Lumion  
D5 render  
Enscape  
Adobe Creative Suite  
Microsoft Suite  
Model Making  
Woodworking  
Grasshopper  
Chief Architect  
Material Research  
Technical Research

## PORTOFLLIO



## EDUCATION

**B.S. in Architecture**  
Temple University | May '24

**Master of Architecture**  
Temple University | Aug. '25

## EXPERIENCE

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### Architectural Designer

Archer & Buchanan Architecture

Oct. '25 - Current

- Design development within HARB, zoning, easement, and code req's
- Collaborate with engineers, homeowners, designers, contractors, and councils to successfully execute projects
- Research and evaluate historic building and design methods to integrate into current practices

### Architectural Design Intern | Architectural Consulting Manager

Edwards Building Envelope Consultants

Dec. - Jan. '22 | May - Sep. '23 | May - Sep. '24 ( 1 year )

- Worked on high-rise, mid-rise, preservation, academic, and single-family projects as an architectural consultant
- Gained extensive experience in building envelope systems, including walls, roofs, foundations, and fenestration systems
- Evaluated drawing sets for design performance and constructability
- Managed projects, ensuring budget and schedule were met
- Conducted material and technical research
- Developed repair design details for perservation projects
- Wrote and responded to submittals, RFI's, and RFP's - with guidance
- Conducted countless on-site evaluations and daily written reports
- Performed or oversaw field testing and condition assessments

### Architectural Design Intern

Harth Design | Build | May - Aug. '22 | Dec. '22 - Jan. '23 ( 6 months )

- Design development for renovations, additions, accessory structures, and new construction projects
- Completed extensive code evaluation and permit applications
- Site surveys / Daily written reports / Prepare as-built drawings

### HVAC Project Technician

Good's Plumbing, Heating, and A/C | March '14 - Jan. '21 ( 7 years )

- Regularly solved complex technical challenges
- Learned how to effectively communicate
- Worked well under pressure and in a team environment
- Learned extensive construction techniques for high-end custom homes
- Regularly completed projects ahead of schedule
- Gained extensive hands-on experience with architectural systems, construction, project management, and team management

## ABOUT ME

I enjoy connecting with people. I'm deeply curious. I embrace challenges and the growth that comes with them. And I consider being a designer a lifestyle, not just a profession. Outside of work you'll see me around town discovering the best places to eat, exploring cities with beautiful architecture, learning new languages, and spending time with family.

## **2026 Borough Records to be Disposed of:**

**1. 2015 Meeting/Hearing Notices and Proof of Publication (AL-35)**

Notice contains information such as meeting date, location, and time. Proof of publication includes documentation verifying that proper public notice was given. Retain 10 years.

**2. 2018 Accounts Payable Files and Ledgers (FN-2)**

May contain bills, check vouchers, invoices, purchase orders and requisitions, receiving reports and other records of payment for goods and services. Used to document monies spent by the department or cost center. Retain 7 years.

**3. 2018 Accounts Receivable Files and Ledgers (FN-3)**

Used to document monies owed and Paid to the municipality. Generally, shows date, department or fund, amount received and account totals. Retain 7 years.

**4. 2018 General and Special Tax Ledgers and Related Records (TA-6)**

Includes Real Estate, Per Capita, Occupation, Emergency and Municipal Services, Earned Income, Intangible Personal Property, Mercantile, Business Privilege, Amusement, and other Local Taxes. Retain 7 years.

**5. 2018 Bank Statements and Reconciliations (FN-9)**

Prepared by banks, record indicates date, municipal deposits and withdrawals, and account totals. Retain 7 years.

**6. 2020 Road Opening Permits (PW-15)**

Street Cut/Excavation Permits Retain 5 years.

**7. 2023 Applications for Employment (Not Hired) (PS-2)**

Includes employment applications, resumes, and other pre-employment records for persons not hired. Retain 2 years.

**8. 2022 Timecards Records (PL-14)**

Includes Vacation and Leave Slips and Work Schedules. Usually indicates employee's name, date, and hours worked each day. Retain 3 years.

**9. 2023 Right to Know Requests (AL-46)**

Requests for records made pursuant to open records legislation. Includes written request, information submitted with the request, related communications, and response. Retain 2 years.

10. **2020 Survey of Financial Condition Forms (Submitted to Pennsylvania Department of Community and Economic Development) (AL-43)** Retain 5 years.
11. **2022 Public Activity Permits (AL-30)**  
Retain 3 years after expiration of license or denial of application.
12. **2022 Solicitation Permits (AL-30)**  
Retain 3 years after expiration of license or denial of application.
13. **Property and Casualty Insurance Policy MRM 05/01/2017 to 05/01/2018  
Selective Insurance Policy for Employee Theft and Forgery 01/18/2018 to 01/01/2019  
Insurance Claims and Policies (AL-17)**  
Includes policies or contracts of insurance, claims and supporting papers for liability, property, and other areas of municipal operations. Retain claims 6 years after final settlement. Retain policies, contracts and supporting papers 6 years after expiration, provided all claims have been settled.
14. **2017 Liquid Fuels Records (AL-20)**  
Usually consists of copies of vouchers and cancelled checks, bank statements, bills, correspondence with the Pennsylvania Department of Transportation regarding aid applications and other records pertaining to the use of Liquid Fuels Tax Funds.  
Retain 7 years
15. **2020-Ethics Commission Statements of Financial Interest**  
Required by the State Ethics Commission. Shows name and address, office sought, occupation, names and occupations of spouse and minor dependent children, financial disclosure information and signature.  
Retain 5 years.

## **2026 Police Records to be Disposed of:**

- 1. 2023 Parking Violations (Tickets) PO-18(2)**  
Retain 1 year after all fines have been paid.
- 2. 2023 Police Requests for Removal of Abandoned or Impounded Vehicles PO-18(3)**  
Retain 2 years.
- 3. 2023 Waivers/Release Forms (Vehicle Lockout Forms) PO-27**  
Forms completed by citizens releasing police from injury or damage claims. Retain as long as administrative and legal value.
- 4. 2023 Pennsylvania Uniform Crime Reporting Program Worksheets and Printouts PO-19**  
Retain 2 years.
- 5. 2020 Calibration Records PO-3**  
Includes chemical analysis intoxilizer, vehicle speedometer, radar, vehicle and other speed measuring devices. Retain 5 years.
- 6. 2022 Citations (Traffic and Non-Traffic) PO-4**  
Retain 3 years if not part of Criminal History Case File.
- 7. 2004 Criminal History/Investigatory Case Files PO-8(3)**  
Official case file records, including but not limited to: arrest and detention records, citations and complaints, crime analysis, evidence records, field notes, hospital and medical records, lab reports, offense reports, probation and parole records, press releases, warrants, subpoenas, and vehicular reports.
  - (1) Homicides/Suspicious Deaths: Retain 75 years.
  - (2) Summary Cases:  
Retain 5 years after close of investigation.
  - (3) All other Cases  
Retain 20 years after close of investigation.
- 8. 2022 Daily Activity Records PO-10**  
Records pertaining to officer activity, including assignment sheets, officer activity reports, patrol logs, sign-in logs, and work schedule. Serves as a time record. Retain 3 years.



April 2, 2026

Christine Hart  
North Wales Borough Manager  
300 School Street  
North Wales, PA 19454

RE: Dodsworth Run at Ninth Street Park Stream Restoration  
Pay Request #1 – March 2026 (Kinsley Construction, LLC)

Dear Ms. Hart,

LandStudies has reviewed the Pay Request #1 – March 2026 certified on March 31, 2026 as submitted for consideration by Kinsley Construction, LLC. The attached invoice for \$46,105.65 out of the total contracted \$88,324.00 covers the completion of Bid Items 20 (Demo / Clearing & Grubbing) and 60 (Log Sills) on page 2 of the attached pay application. Outstanding work remains to be completed on all other Bid Items as shown on the attached pay application.

Note, the work as shown on this pay application does not include any change order related costs.

We recommend that the Pay Request #1 – March 2026 be approved in the amount of \$46,105.65 as reflected in the attached pay application documentation.

If you have any questions or comments, please feel free to call me at 717-627-4440 at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "E. West".

Emily West  
Environmental Scientist IV

Attachments: Pay Request #1 – March 2026, March Payroll Certifications

\*LandStudies was acquired by Wetland Studies and Solutions, Inc., a Davey Tree Expert Company, in August 2025; we continue to do business as LandStudies in Pennsylvania and Maryland.

# APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 137331

To Owner: North Wales Borough  
300 School St.  
North Wales, PA 19454

Project: DODSWORTH RUN AT 9TH STREET PARK  
STREAM RESTORATION

Application No. : 1

0	Owner
0	Architect
0	Contractor
0	File

Customer  
PO:

Period To: 3/31/2026  
Bill No. : 260

From Contractor: KINSLEY CONSTRUCTION, LLC  
Po Box 2886  
York, PA 174052886

Via Architect:

Project Nos: 263603-

Contract Date:

Contract For:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$88,324.00
2. Net Change By Change Order	0.00
3. Contract Sum To Date	\$88,324.00
4. Total Completed and Stored To Date	\$51,228.50
5. Retainage :	
a. 10.00% of Completed Work	\$5,122.85
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$5,122.85
6. Total Earned Less Retainage	\$46,105.65
7. Less Previous Certificates For Payments	\$0.00
8. Current Payment Due	\$46,105.65
9. Balance To Finish, Plus Retainage	\$42,218.35

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: KINSLEY CONSTRUCTION, LLC

By:  Date: 03/31/2026  
Jared Barley

State of: PA County of: Lancaster  
Subscribed and sworn to before me this 31st day of March 2026  
Notary Public: Jenny L. Brown  
My Commission expires: 01/24/2030



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$46,105.65

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 1

Application Date : 3/31/2026

To: 3/31/2026

Architect's Project No.:

Bill No. : 260

Invoice # : 137331

Contract : 263603- DODSWORTH RUN AT 9TH STREET PARK STREAM

RESTORATION

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date  (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
10	Mob	18,530.00	0.00	13,897.50	0.00	13,897.50	75.00%	4,632.50	1,389.75
20	DEMO / CLEARING & GRUBBING	10,830.00	0.00	10,830.00	0.00	10,830.00	100.00%	0.00	1,083.00
30	E&S	17,000.00	0.00	11,672.00	0.00	11,672.00	68.66%	5,328.00	1,167.20
40	PUMP AROUND	2,245.00	0.00	898.00	0.00	898.00	40.00%	1,347.00	89.80
50	EXCAVATION & GRADING	21,600.00	0.00	12,006.00	0.00	12,006.00	55.58%	9,594.00	1,200.60
60	LOG SILLS	764.00	0.00	764.00	0.00	764.00	100.00%	0.00	76.40
70	WOODY DEBRIS	1,490.00	0.00	596.00	0.00	596.00	40.00%	894.00	59.60
80	FLOODPLAIN ROCK FEATURES	3,450.00	0.00	0.00	0.00	0.00	0.00%	3,450.00	0.00
90	LANSCAPE PLANTINGS	8,700.00	0.00	0.00	0.00	0.00	0.00%	8,700.00	0.00
100	PERM SEEDING	3,715.00	0.00	565.00	0.00	565.00	15.21%	3,150.00	56.50
<b>Grand Totals</b>		<b>88,324.00</b>	<b>0.00</b>	<b>51,228.50</b>	<b>0.00</b>	<b>51,228.50</b>	<b>58.00%</b>	<b>37,095.50</b>	<b>5,122.85</b>



April 8, 2026

Christine Hart  
North Wales Borough Manager  
300 School Street  
North Wales, PA 19454

RE: Dodsworth Run at Ninth Street Park Stream Restoration  
Change Order Request #1 (Kinsley Construction, LLC)

Dear Ms. Hart,

LandStudies has reviewed the Change Order Request #1 dated April 6, 2026, as submitted for consideration by Kinsley Construction, LLC. The attached change order for \$49,310.00 includes the following work: 1) Floodplain Rock Features Increase (\$2,500); 2) Permanent Seeding Increase (\$2,675); 3) Landscape Planting Increase (\$44,135). Pending approval, this change order will increase the total contract sum for this project to \$137,634 (\$88,324 per the original contract total, plus this change order).

Per the change order item #1, LandStudies and Kinsley determined that per the field conditions, it was necessary to add additional subbase material for the Floodplain Rock Features than what had been specified in the Construction Drawings. The additional subbase material is to prevent settling over time.

Per the change order item #2, North Wales Borough requested that the areas proposed for turfgrass per the Construction Drawings be hydroseeded to quickly re-establish the lawn in these areas. Therefore, Kinsley proposes to hydroseed all areas that are to be reseeded with turfgrass. The restored floodplain bottom and side slopes will be seeded by hand as indicated in the specifications and will not be hydroseeded.

Per the change order item #3, North Wales Borough requested increased sizes for the trees and shrubs to be planted within the restoration footprint. The updated tree and shrub sizes are listed in the attached change order request.

The large trees (#15 containers and Balled and Burlap (B&B) trees) will require more routine watering. Therefore, Kinsley included the installation of slow-release watering devices (tree diapers) around the trees as part of item #3 of this change order request. The smaller shrub species to be planted on site typically don't need as much water as the larger trees and, therefore, slow-release watering devices are not proposed for the shrubs. The Borough will be responsible for filling and maintaining the watering devices for the trees after Kinsley has demobilized from the site. Post construction watering care for the trees and shrubs will be discussed with the Borough during the project closeout process.

In accordance with the original Construction Drawings, mesh tree guards will be installed around the trees for deer protection. Given the abundance of deer pressure observed on site, LandStudies recommended that cages be installed around the shrubs for deer protection as well. Therefore, Kinsley included shrub cage protection as part of change order item #3.

LandStudies has reviewed these design adjustments and recommends that Change Order #1 be approved in the amount of \$49,310.00 as reflected in the change order request

documentation.

If you have any questions or comments, please feel free to call me at 717-627-4440 at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "EWest".

Emily West

Environmental Scientist IV

Attachment: Change Order Request #1



Po Box 2886  
York, PA 17405  
Phone: 717-741-3841 Fax: 717-845-1731

**Pending Change Order Request: 1**

**To:** LandStudies  
**Attn:** Emily West  
**Phone:** 717-627-4440 Ext. 6105  
**Email:** EWest@landstudies.com  
**From:** Jared Barley  
**Phone:** 717-891-6833  
**Email:** Jbarley@kinsleyconstruction.com

**Date:** 04/06/26  
**Project:** DODSWORTH RUN AT 9TH STREET PAR  
STREAM RESTORATION  
**Job No:** 263603-  
Re: Landscape Plantings Upsize  
**Priority:** Medium  
**Req Return Date:** 04/21/2026

We propose to modify our contract for the above referenced project as follows:

Item	Amount
1 Floodplain Rock Features Increase	\$2,500.00
2 Permanent Seeding Increase	\$2,675.00
3 Landscape Plantings Increase	\$44,135.00
<b>TOTAL CHANGE ORDER FOR THIS REQUEST</b>	
	<b>\$49,310.00</b>

We reserve the right to revise or withdraw this quotation if not accepted within 15 days. Estimated additional time required to complete job due to this change is 0 calendar days.

**APPROVALS**

**Contractor**  
Kinsley Construction, LLC  
Po Box 2886  
York, PA 17405

**Owner**  
North Wales Borough  
300 School St.  
North Wales, PA 19454

**Signed:** \_\_\_\_\_ **Signed:** \_\_\_\_\_  
**Printed:** Jared Barley **Printed:** \_\_\_\_\_  
**Date:** 4/6/2026 **Date:** \_\_\_\_\_

April 7, 2026

Emily West  
LandStudies, Inc.  
315 North Street  
Lititz, PA 17543

**RE: Dodsworth Run PCO #1 – Landscape Plantings Upsize**

Kinsley Environmental, a Division of Kinsley Construction LLC, is pleased to submit a proposal to provide all labor, equipment, and materials required to complete the above-mentioned project as outlined herein.

**SCOPE OF SERVICES**

**Floodplain Rock Feature**

1. Increase the depth of the subbase for the Floodplain Rock Features from 0'-4" to 2'-0"
2. Increase size of subbase stone from 2A to AASHTO #1

**Permanent Seeding**

1. Hydroseed all areas scheduled for turfgrass

**Landscape Plantings**

1. Furnish and install landscape plantings as indicated below:
  - a. Shrubs
    - i. Upsize all 3-gallon plantings to 5-gallon plantings
    - ii. Install shrub cage protection for each 5-gallon shrub
  - b. Trees
    - i. Replace all scheduled 7-gallon plantings with the following:
      1. (1) 1.75" Caliper B&B Blackgum (*Nyssa Sylvatica*)
      2. (1) 1.75" Caliper B&B Swamp White Oak (*Quercus Bicolor*)
      3. (2) 15-gallon Sweetbay Magnolia (*Magnolia Virginiana*)
      4. (2) 15-gallon Red Maple (*Acer Rubrum*)
      5. (3) 2" Caliper Eastern Redbud 'Forest Pansy' (*Cercis Canadensis*)
      6. (4) 2" Multi-stem Caliper Allegheny Serviceberry (*Amelanchier Canadensis*)
      7. (1) 2.5" Caliper Red Maple (*Acer Rubrum*)
      8. (1) 2.5" Caliper Blackgum (*Nyssa Sylvatica*)
      9. (1) 2.5" Caliper Swamp White Oak (*Quercus Bicolor*)
    - ii. Furnish and install tree diapers, (1) EA at all trees

**SCHEDULE OF VALUES**

<b>Scope Item</b>	<b>Price</b>
Floodplain Rock Feature Increase	\$ 2,500.00
Permanent Seeding Increase	\$ 2,675.00
Landscape Plantings Increase	\$ 44,135.00

PCO #1 Total: 

\$ 49,310.00
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**Total Lump Sum for This Change Order as Described Herein: \$49,310.00**  
**Forty-Nine Thousand Three Hundred Ten Dollars**

**NOTES AND CLARIFICATIONS**

1. This proposal will be attached to the contract as a means of clarification describing the items of work to be Kinsley Construction, LLC. If our scope of work changes, is modified, or is reduced, Kinsley Construction reserves the right to adjust pricing accordingly.
2. This is a lump sum proposal. The project will be billed to the owner/GC based on a percentage of completion basis.
3. This proposal is based on prevailing wages (serial number 25-10095). Work is to be completed in a workmanlike manner according to industry standard practices during regular work hours Monday through Friday. Night, Weekend, and Holiday work is excluded.
4. Pricing is based on one (1) mobilization with continuous uninterrupted work until the end of the project.
5. This proposal will remain valid for the period of thirty (30) calendar days following the date of issuance and is based on mutual agreement of contract terms.
6. No work should be assumed to be in this proposal unless specifically noted above.

**EXCLUSIONS**

The following items of work are excluded from this proposal. This list is for clarification purposes only and additional exclusions may be in place based on the above scope of services.

1. Watering after demobilization is completed
2. Importing /exporting of topsoil

Sincerely,



Alexander Coble  
 Estimator  
**Kinsley Construction LLC**

Phone: 717-515-4062  
 Email: [acoble@kinsleyconstruction.com](mailto:acoble@kinsleyconstruction.com)

BOROUGH OF NORTH WALES  
 300 SCHOOL STREET  
 NORTH WALES, PENNSYLVANIA

MEETING: March 24, 2026, 7:00 P.M., EST

CALL TO ORDER made by Vice President Groce at 7:01 P.M.

ROLL CALL:	Candace Anderson	Absent
	Melanie Catanese	Present
	Sherwin Collins	Present
	Alexander Groce	Present
	Anji Fazio	Present
	Star Little	Present
	Susan Manning	Present
	Sally Neiderhiser	Absent
	Mark Tarlecki	Absent
	Mayor Neil McDevitt	Present

Also, in attendance were Borough Solicitor, John Filice; Chief of Police, David Erenius; Assistant Borough Manager, Danielle Ervin, and Junior Council Member, Violet Anderson.

Manager Hart led the Pledge of Allegiance.

### **Public Comment**

No public comment.

### **Presentation: Parks and Recreation – Ideas to Highlight Borough Parks**

Mr. Fazio, a member of Parks and Recreation, presented an idea from the Parks and Recreation Board where each Borough Park is highlighted via a video clip that contains general park information. The video would be made by various Council and Borough Administration. This would showcase the Borough Parks and why they are so important to those who utilize them. Council's reaction was favorable to this idea.

Jocelyn Tenney, 801 E. Walnut Street, thought that it was a good idea, especially to identify some of the smaller pocket parks.

### **Consideration: Acceptance of Resignation for Jason Farabaugh from Shade Tree Commission**

Member Catanese made a motion to accept the resignation of Jason Farabaugh from the Shade Tree Commission. Member Fazio seconded the motion. Motion passed 6 yes, 0 no.

**Consideration: Appointment to Parks & Recreation, term ending 12/31/2026**

Manager Hart explained that since there are three vacancies on the Parks and Recreation Board, she felt it prudent to get the most recent nomination in front of Council as soon as possible. She introduced Zoe Rex, one of the candidates for the open vacancies, to share why she was interested in the position. Zoe Rex, 227 South Second Street, explained that she was very interested in the outdoors and that she coordinates camping trips for her 20-member rugby team. She further explained that she is especially interested in birds and, as such, appreciates the smaller parks.

Member Manning made a motion to approve the appointment of Zoe Rex to the Parks and Recreation Board, term ending December 31, 2026. Member Collins seconded the motion. Motion passed 6 yes, 0 no.

**Consideration: Approval of Certificate of Appropriateness – 402 East Montgomery Avenue**

Manager Hart explained that this was for repairing roofing and downspouts. Member Fazio made a motion to Approve the Certificate of Appropriateness – 402 E. Montgomery Avenue. Member Little seconded the motion. Motion passed 6 yes, 0 no.

**Consideration: Approval of Minutes: March 10, 2026**

Member Catanese asked about a portion of the March 10<sup>th</sup> meeting, under public comment, being transcribed versus other portions of the meeting being summarized. Member Hart explained that in the past, both residents and Council had asked to have minutes amended to capture more of the commentary during public comment, so this was a situation where the minutes were recorded with those requests in mind.

Member Collins responded, saying that a summary of the residents' public comment would be sufficient and would avoid adding additional work to process the minutes.

Member Fazio suggested that all resident public comments should be transcribed, with the other portions of the meeting being summarized.

Member Collins asked how hard it is to transcribe, to which Manager Hart responded that it wasn't difficult, but rather time-consuming.

Jocelyn Tenney, 801 E. Walnut Street, feels that if a resident wants to voice their concern and opinions, it should be transcribed, but if it's a basic announcement, then it can be summarized.

Member Manning stated that she took minutes for her church, and in instances like this, they summarize the statements and then ask the speaker for a more detailed version if they want to provide it and include it as an addendum to the minutes.

Member Little stated that this can become a slippery slope. If the purpose of the minutes is to summarize what is being said, then it should be definitive that this is the practice. She also stated

that there are other avenues (social media, newspaper editorials) that are more appropriate to be used for this type of communication.

Roseann D'Angelo, 915 East Montgomery Avenue, stated that Council meetings are also a public forum where residents are asked to come share opinions, and having quoted information in the minutes is imperative to reflect public opinion and avoid any possibility of not capturing the intent of the speaker. She recommended a mix of using the quoted words and a summary approach.

Vice President Groce said that he wanted to get President Tarlecki's views on the topic before making any changes to the format. Manager Hart agreed with Vice President Groce about consulting with President Tarlecki and added that direction is needed; recommending that a policy be created on how Council would like public comment to be handled in the future.

Member Little made a motion to Approve the March 10, 2026, Minutes. Member Collins seconded the motion. Motion passed 5 yes, 1 no, with Member Catanese voting no.

### **Consideration: Approval of Disbursements \$85,063.62**

Manager Hart reviewed some of the highlights of the disbursements.

Member Fazio made a motion to Approve the Disbursements of \$85,063.62. Member Manning seconded the motion. Motion passed 6 yes, 0 no.

### **Old Business / New Business / Committee & Board Reports / Zoning Applications**

There was no old business. Manager Hart gave an update on the Ninth Street Park, stating that progress is moving quickly. She informed Council that larger trees are going to be ordered, along with watering devices to increase the sustainability of the plantings. A change order will be submitted in the near future.

Member Little asked if there was an anticipated date for completion of the project. Manager Hart responded that the deadline was anticipated to be in late May, early June. The timing of the completion will be contingent on the weather.

Mayor McDevitt added a reminder to keep kids from "admiring" the big trucks, especially at night. Manager Hart reminded everyone that the park is a construction zone and is closed. She also added that the Police Department has extra patrols to monitor the park.

Vice President Groce asked for Committee and Board Reports, to which Manager Hart stated that the Shade Tree Commission met and reorganized officers. She also mentioned they needed more members. Lastly, she explained that a tree in Weingartner was recently removed and that the stump would be ground down. Manager Hart also updated Council on the Parks and Recreation Board's minutes and explained that they are working hard on upcoming events, from the Egg Hunt to the Spring Planting to the Summer Kickoff. They are also working with the NWCPA on the Fourth of July event.

There were no Zoning applications.

**Solicitor / Mayor / Council / Chief / Public Works / Manager**

Solicitor Filice stated that there would be an executive session to discuss matters of personnel and litigation, he did not expect any action to be taken on either subject.

Mayor McDevitt wanted to share a moment of gratitude. On Friday afternoon, there was a significant house fire at the North Wales Baptist Church parsonage. Along with the volunteers from North Penn Volunteer Fire Co, the daytime fire call brought out responders from ten mutual aid fire companies: Fire Department of Montgomery Township, Hatfield Volunteer Fire Company, Fairmount Fire Company, Upper Gwynedd Township Fire Department Centre Square Fire Company, Wissahickon Fire Company, Norriton Fire Dept, Colmar Fire Company, Fort Washington Fire Company No. 1, and Towamencin Volunteer Fire Company. VMSC staff were also on standby to provide immediate medical assistance if needed.

He also stated that everyone is thankful that Pastor Ragwan and his wife, Eva, were able to evacuate safely and that there were no injuries among the family or the responders on scene. He added his gratitude for the aggressive attack on the fire to contain it and prevent it from spreading. He further stated, "Moments of tragedy like this often bring out the best in our community. When it was clear that the scene was "safe", seeing all the neighbors coming out to support each other was a beautiful moment."

Member Catanese asked about the pedestrian sign at the Walnut Street crosswalk. Manager Hart stated that it was a result of a hit and run and that the Borough is working on getting it remedied.

Junior Council Member Anderson added that she hoped that the tragic fire event raised awareness for everyone to be mindful of having working fire extinguishers and smoke detectors.

Manager Hart reminded everyone about the Earth Day Extravaganza and Shred-A-Thon Event that will take place on April 25. In addition, she reminded everyone about the upcoming Farmer's Market sponsored by Main Street North Wales, beginning May 3, 2026.

**Adjournment**

Member Catanese made a motion to adjourn. Member Fazio seconded the motion. Motion passed 6 yes, 0 no.

Meeting adjourned at 7:50 p.m.

Attest: \_\_\_\_\_  
Christine A. Hart  
Borough Manager



## **NORTH WALES BOROUGH POLICE DEPARTMENT**

300 School Street, North Wales, Pa. 19454

Phone: 215-699-9279 Fax: 215-699-3765

E-Mail: [NWPD@northwalesborough.org](mailto:NWPD@northwalesborough.org)

April 6, 2026

Here are March's notable events for the North Wales Borough Police Department:

- Officers completed 634 Incident Reports.
- Officers conducted 190 traffic stops.
- Officers were requested to patrol 1 home by residents while they were on vacation.
- Officers completed their monthly Chris Boyle Legal Updates training.
- Officers continue visiting North Wales Elementary School. Officers have been having scheduled reading time with the different classes once a week.
- Chief Erenius and Accreditation Manager Claffey attended the Annual PLEAC Training Conference in Harrisburg.

Respectfully,

Tara Claffey  
Administrative Assistant to Chief Erenius

# A Reduce, Reuse, Recycle Event!

**NORTH WALES BOROUGH**



**EARTH DAY  
EXTRAVAGANZA**



**BOROUGH RESIDENTS ONLY**

**Saturday April 25th, 2026 from 9am to 12pm**

**LOCATION: BOROUGH HALL, 300 SCHOOL ST**

Paper Shredding  
Old Shoes, Boots, Sneakers  
Torn or Tattered US Flags

Used Eyeglasses  
Used Clothing and Textiles  
Scrap Metal/Fire Extinguishers

Items containing refrigerant; air conditioners, freezers, refrigerators, etc.  
E-Recycling | Limit (1) TV per household – No Console TV's

**LOCATION: Hink's Garage, 346 W WALNUT ST**

Auto Parts, Wheels  
Car Batteries

New/Used Oil, Coolant, Chemicals  
Used Tires – Limit (2) per resident only

*Thank you to our Earth Day Sponsors:*



***NOTE: This event is an outdoor event, it will be held rain or shine!***



# SPRING GREENING

Cradles  
to Crayons  
END CLOTHING INSECURITY

## CLOTHING RECYCLING DRIVE

*help us serve people and the planet*

Donate your gently-used clothing to benefit children served by Cradles to Crayons - and keep your clothes out of a landfill!

*every year 34 million pounds of used textiles end up in landfills- most of these products could be re-used!*

Shorts

Short Sleeves

Long Sleeves

Pants

Coats

Shoes

*Accepting Clothing sized NB to Adult 2x*

**COLLECTING THROUGH APRIL 25**

**DONATE**



**VOLUNTEER**



**LEARN MORE**



PLEASE JOIN US FOR THE  
**MONTGOMERY COUNTY  
BOROUGH ASSOCIATION  
ANNUAL DINNER MEETING**

**THURSDAY, APRIL 23, 2026**

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HOSTED BY  
**BOROUGHS OF CONSHOHOCKEN AND WEST CONSHOHOCKEN**

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**SPRING MILL BALLROOM**  
1210 EAST HECTOR STREET  
CONSHOHOCKEN, PA 19428

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6 P.M. COCKTAIL HOUR (CASH BAR)  
7 P.M. BUFFET DINNER \$10.00 / ATTENDEE  
8 P.M. PRESENTATION

250<sup>TH</sup> ANNIVERSARY OF AMERICA  
TESSA ROBINSON  
COMMUNICATIONS SPECIALIST  
VALLEY FORGE TOURISM & CONVENTION BOARD

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**RSVP INFORMATION**

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KINDLY CONTACT KRISTEN DAVIS AT  
[KDAVIS@CONSHOHOCKENPA.GOV](mailto:KDAVIS@CONSHOHOCKENPA.GOV) OR 610-828-1092  
BY APRIL 10, 2026, TO CONFIRM ATTENDANCE

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**PAYMENT INFORMATION**

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PLEASE MAKE CHECKS PAYABLE TO THE BOROUGH OF CONSHOHOCKEN.  
CHECKS CAN BE MAILED TO:  
400 FAYETTE STREET, SUITE 200, CONSHOHOCKEN, PA 19428  
OR BROUGHT TO THE EVENT.

NORTH WALES

# FARMER'S MARKET

VENDORS NEEDED

EVERY  
SUNDAY  
MAY-OCT

9AM - 1PM

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## VENDOR INFO

- \$20 PER TABLE / WEEK
- 2-MONTH MINIMUM COMMITMENT
- PRODUCE & ARTISAN VENDORS WELCOME

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SUMMIT ST  
NORTH WALES

IN FRONT OF THE  
ELEMENTARY SCHOOL

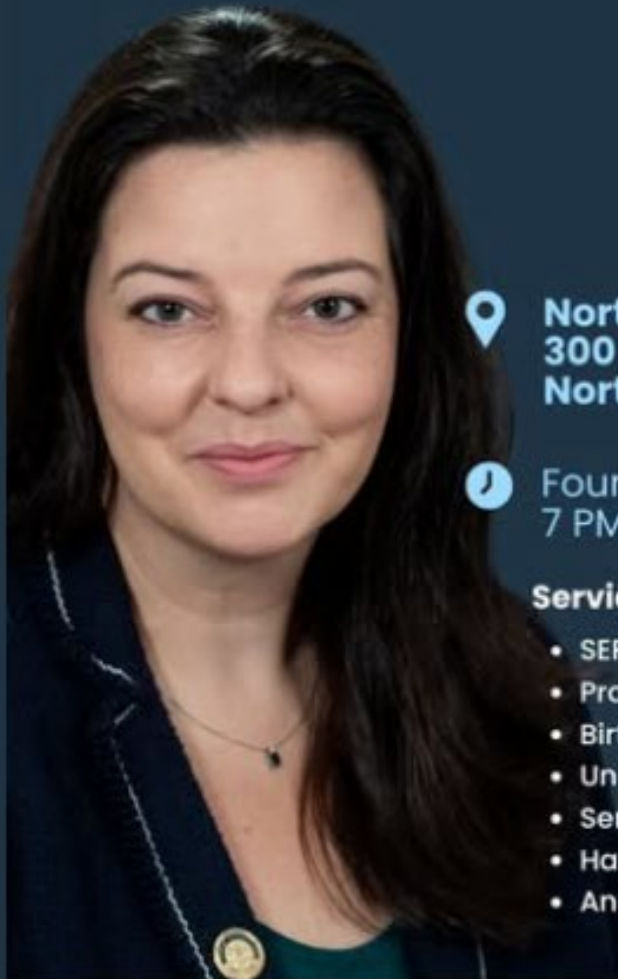
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Contact Dan for more info- 215.518.1637



# MOBILE OFFICE

*With State Rep. Liz Hanbidge's Office*



**North Wales Borough Hall**  
300 School Street  
North Wales




**Fourth Tuesday/Month**  
7 PM - 8 PM

**Services Include:**

- SEPTA Senior Passes
- Property Tax/Rent Rebate Applications
- Birth/Death Certificate Applications
- Unclaimed Property Assistance
- Senior Citizen Programs & Assistance
- Handicapped Placard Applications
- And more!

**LIZ HANBIDGE**  
PENNSYLVANIA STATE REPRESENTATIVE

**Questions? Call our office.**

 (610) 277-3230