

MINUTES FOR DECEMBER 17, 2019
VALLEY TOWNSHIP BOARD OF SUPERVISORS

The second monthly meeting of the Valley Township Board of Supervisors was held on Tuesday, December 17, 2019, at the Township Municipal Building, 890 West Lincoln Highway, Coatesville, PA.

The meeting was called to order by Chairwoman Patrice Proctor at 7:30 p.m. Those in attendance were Supervisors Christopher Lehenky, Kathy O'Doherty, Joe Sciandra, William Handy, Sr. and Patrice Proctor. Also in attendance were Carol R. Lewis, Township Manager; Michael J. Ellis, P.E., of Pennoni Associates, Inc. (Township Engineer); and Amanda Sundquist, Esquire, of Unruh, Turner, Burke & Frees (Township Solicitor).

Ms. Proctor noted that the Board of Supervisors met in Executive Session at 6:30 p.m. to discuss matters of litigation and personnel issues.

CITIZEN'S COMMENTS ON AGENDA ITEMS:

None

SPECIAL RECOGNITION TO OUTGOING SUPERVISORS JOE SCIANDRA AND WILLIAM HANDY:

Ms. Proctor recognized Joe Sciandra and William Handy whose terms will expire at the end of the year. She presented them with a plaque recognizing their years of service.

PUBLIC QUESTIONS REGARDING THE INTENT TO SIGN A RESOLUTION TO ACCEPT PENNSYLVANIA AMERICAN WATER'S BID FOR THE VALLEY TOWNSHIP WATER AND SEWER SYSTEMS:

At this time, it was noted that representatives from PFM Financial Advisors LLC (PFM) and Pennsylvania Water Company (PAWC) were present to review the proposed Water and Sewer System Sale.

John Frey, Director, and Garrett Moore, Senior Analyst, from PFM were introduced along with Thomas Wyatt, the Township's special counsel for the sale of the systems.

Mr. Frey noted that the Township has aging infrastructure which over time will require continual substantial investment which would require rates to increase regardless if the systems remain with the Township or are sold. The potential sale would generate proceeds to be used for long-term benefit for the residents. He reviewed the timeline noting a valuation of the systems was approved by the Board in March and in June the Board authorized Phase 2 to develop a Request for Qualifications for potential bidders that was issued mid-summer. A Request for Bid was authorized on October 18, 2019 with bids due on November 18. There were two pre-qualified bidders and ultimately one bid was received from Pennsylvania American Water in the amount of \$21,275,000. Mr. Frey noted that service would continue as usual only under different ownership. If a homeowner has a well, they can continue to have it. If a homeowner has a flat

sewer rate, they can continue to have the flat rate. It was noted that no Township employees would lose their jobs due to the sale. Future rates would be governed by the PA Public Utility Commission (PUC) and include a two-year base rate freeze. It was noted that PAWC invoices monthly versus the Township's quarterly basis which could help residents identify a leak faster getting their usage monthly. Mr. Frey stated that the Township plans to engage in long-range planning through the PA Department of Community & Economic Development (DCED) and possible use of the proceeds could include: infrastructure improvements (roads and bridges), stormwater projects that otherwise may have required a special fee, parks and recreation, savings and investments and debt defeasance.

Bernard Grundusky, Senior Director – Business Development from Pennsylvania American Water was introduced. He stated that Valley and PAWC are neighbors with local operations that employ 29 employees. They currently have 800 accounts within Valley Township and that Valley is a customer of PAW for both its water and wastewater treatment needs. He reviewed PAWC's extension policies which includes up to \$15,000 for a line extension.

The Board opened the floor to questions.

Donna Marie Cattin, 251 Thia Court – Ms. Cattin noted her concerns regarding her water rate going from \$405 to \$724. Ms. Lewis noted that although there is a two-year rate freeze, with any increase needed to go through the PUC, it could be three or even four years. Mr. Grundusky also noted that the PUC would not allow that big of an increase at one time. There was also discussion regarding billing practices.

Bill Hoesly, 623 Proctor Lane – Mr. Hoesly asked how much would the PUC allow PAWC to raise rates. Mr. Grundusky noted typically 3% to 4% based on investments. Mr. Hoesly asked the Board of Supervisors instead of selling the systems, why don't they just raise rates. The Board reviewed the aging infrastructure and the amount of capital that would need to be spent as well as the challenges that would be faced in an emergency. The Board also referenced the ongoing DEP regulations. Mr. Lehenky noted that most of the water is currently purchased from PAWC.

Debbie Sweigart, 51 Beech Street – Ms. Sweigart asked for confirmation that she would be able to keep her well. The Board confirmed that she could keep her well, but noted at some point if residents would like to or need to go on public water, there would now be that option with PAWC. Ms. Sweigart inquired if any monetary need to sell the systems had anything to do with the internal theft a few years ago and asked what happened to that employee as she her working elsewhere. The Board confirmed that the theft had nothing to do with the potential sale of the systems and that the former employed had paid back over \$100,000 in restitution to date and there was an insurance payment as well.

Bill Hoesly, 623 Proctor Lane – Mr. Hoesly asked what guarantee is there that after PAWC buys the systems that they would then sell the systems. It was noted that although that is highly unlikely, that any sale by PAWC to another entity would have to go through the PUC just like what will happen with the sale of Valley's assets.

Cathy McNamara, 15 Hillcrest Road – Ms. McNamara also asked for confirmation that she would not need to connect and have to pay for connection. Again, it was confirmed that residents could continue with their own wells.

Leo Cognetti, 13 Christine Circle – Mr. Cognetti inquired about incurred costs by the Township years ago for the sewer plant. The Board reviewed the Township’s requirement when PAWC expanded their Coatesville sewer treatment plan and the requirements of the bulk users under the PUC and the agreement that was reached.

John Sly, 140 LaRose and President of Westwood Fire Company – Mr. Sly noted that he is currently and PAWC water customer as a Roundhill resident and thanked the Board for their due diligence in this matter. He said as a representative from the Westwood Fire Company, he noted that the Township for the last 14-15 years has not charged the Fire Company for sewer and asked if PAWC would also be able to provide the fire company with free sewer service. Mr. Grundusky advised that the PUC stipulates that they cannot provide free service to anyone; however, they can provide a municipal rate. Mr. Sly also noted a recent water bill that was received from PAWC related to the hydrant installation project of a few years ago that apparently PAWC just finally billed. Mr. Grundusky advised that he would talk to Mr. Sly on this matter separately.

Bill Hoesly, 623 Proctor Lane – Mr. Hoesly inquired about the 0.25 mill increase for 2020 as noted in the communication received from the Township. Ms. Lewis stated that there are several projects and grants that will be implemented in 2020 that requires Township match (Glencrest Road stormwater project, Park Avenue basin needs to be rehabbed, Hemlock Bridge grant match, and ongoing efforts for Wagontown Road). She also noted that one new development has been dedicated that will require snow plowing and road maintenance and another development that is anticipated being dedicated soon. She also noted increases in material cost, personnel, and the proposed addition of an additional full-time police officer.

Angie Brown, Springbook Village – Ms. Brown advised that currently we receive quarterly bills. She asked if there would be a communication sent out showing what an anticipated monthly bill would be in order to assist if a resident would want to remain on their current billing plan or switch. Ms. O’Doherty asked if PAWC could take the lead on such a communication prior to the transfer of assets.

At 8:45 p.m., the presentation and Q&A was concluded.

CONSIDERATION TO ADOPT A RESOLUTION TO ACCEPT PENNSYLVANIA AMERICAN WATER’S BID FOR THE VALLEY TOWNSHIP WATER AND SEWER SYSTEMS:

Mr. Sciandra made a motion, seconded by Ms. O’Doherty, to adopt Resolution 2019-24, a Resolution approving the sale of Valley Township Water and Sanitary Sewer Systems to the Pennsylvania American Water Company. Question:

Christopher Lehenky aye

Kathy O'Doherty	aye
William Handy, Sr.	aye
Joe Sciandra	aye
Patrice Proctor	aye

The motion passed unanimously.

At this time the Board took a short break and then reconvened.

APPROVAL OF MINUTES:

Mr. Handy made a motion, seconded by Mr. Sciandra, to approve the minutes from the November 19, 2019, meeting. The motion passed with Ms. O'Doherty abstaining as she was not present on November 19.

Mr. Sciandra made a motion, seconded by Ms. O'Doherty, to approve the minutes from the December 3, 2019, meeting. The motion passed with Mr. Lehenky and Mr. Handy abstaining as they were not present on December 3.

TREASURER'S REPORT:

The Treasurer's Report was distributed and the fund balances were reviewed.

Ms. Lewis reviewed a request from Westwood Fire Company to release capital reserve funds in the Ambulance/EMS Reserve Fund to be used towards the purchase of a new ambulance that is scheduled for delivery at the end of the year. The Board reviewed the current balance versus the amount requested by the Fire Company. Ms. Proctor inquired about the type of ambulance being purchased and what she has heard from the neighboring municipalities regarding a new ambulance being placed in service. Chief Sly reviewed that there is another ambulance being purchased for the Wagontown Division which will be housed at West Brandywine Township. He noted West Caln, West Brandywine and Wallace Townships are contributing to pay for the cost of a medic on the ambulance which would provide service similar to Medic 93. He stated that if Valley would like to discuss similar service, he would be happy to meet but did not approach Valley about increasing the EMS tax after asking the Board to implement in 2018.

Mr. Sciandra made a motion, seconded by Mr. Lehenky, to authorize the release of \$84,000 from the Coatesville Savings Bank EMS Capital Reserve Fund to the Westwood Fire Company for allocation to the purchase of a new ambulance. The motion passed unanimously.

Chief Sly asked if he would give the Fire Company's monthly report at this time. He noted that the Westwood Fire Company responded to 27 calls in November, 16 of which were in Valley Township. The Ambulance/EMS responded to 99 total calls in November, 60 of which were in Valley Township. He said that the "Santa Run" on December 8 was a success and they enjoyed participating in the Township's annual tree lighting ceremony.

PAYMENT OF BILLS

Ms. O'Doherty made a motion, seconded by Mr. Handy, to authorize payment of bills as presented. The motion passed unanimously.

DEPARTMENT REPORTS:

Public Safety – Chief Newhall introduced Joseph V. Carboni II as a potential new part-time officer. He noted that he is a Coatesville area resident, comes from a law enforcement family, and comes highly recommended by his references. He is a graduate of the Delaware County Municipal Police Academy, is employed as a part-time officer in another jurisdiction, and is a certified MPOETC officer.

Chief Newhall reviewed his written report for November 2019. He noted that they are still asking for residents to lock their vehicles as items are still being stolen from vehicles with unlocked doors. He noted that the Department participated in Coatesville Christmas Parade on December 7, participated with “Shop with a Cop” on December 14, and then attended the Valley Township Children’s Holiday Party.

PLANNING COMMISSION:

Jonathan Egger gave the Planning Commission report for their December 10, 2019, meeting. He reported that Planning Commission discussed affordable housing to include small houses, Air BnB and in-law suites. Mr. Sciandra noted a concern he had with shipping containers being turned into “homes” but supported the Planning Commission exploring zoning amendments regarding tiny houses and in law suites. It was noted that what may start as an in-law suite could later become a rental. The consensus of the Board was for the Planning Commission to continue their research.

Mr. Egger noted and submitted his resignation from the Planning Commission effective February 1, 2020, noting family commitments. The Board thanked Mr. Egger for his time and efforts on the Planning Commission.

Mr. Sciandra made a motion, seconded by Mr. Handy, to accept Jonathan Egger’s resignation from the Valley Township Planning Commission effective February 1, 2020. The motion passed unanimously.

Ms. Lewis noted that we received a letter of interest for the current vacant Planning Commission seat. The Board concurred to try and set up an interview with the applicant following their Special Meeting of December 27, 2019.

SOLICITOR’S REPORT:

Ms. Sundquist noted that Oakcrest dedication and financial security release was taken off of tonight’s agenda as the Developer did not submit required paperwork in time for the meeting.

At this time, Ms. Sundquist departed the meeting.

ENGINEER'S REPORT:

Mr. Ellis submitted the Engineer's Report which is on file in the Township Office.

Oakcrest 2/Highview Subdivision – Mr. Ellis noted that Pennoni continues to perform observation of punchlist work on stormwater inlets and manhole repairs, locating and height adjustments to water main valve boxes and tree planting. They reviewed a request by the contractor to install trees designed along the south end of Glencrest Road elsewhere on-site to avoid removing existing trees along Glencrest Road. The Board did not have any objection.

At this time, Mr. Lehenky stepped out of the meeting.

Consideration to authorize a letter of support to submit a grant application for PaDEP Growing Greener Plus Grant for Valley Crossing Swale and Detention Basin Project – Mr. Ellis reported that the HOA has provided a letter of support for the project. **Mr. Sciandra made a motion, seconded by Mr. Handy, to authorize a letter of support to submit a grant application for PaDEP Growing Green Plus Grant for Valley Crossing Swale and Detention Basin based on a grant submission request of \$188,000, with the Township committing \$28,200 towards the 15% match.** The motion passed 4-0 as Mr. Lehenky was not present for the vote.

At this time, Mr. Lehenky rejoined the meeting.

Discussion/consideration to provide a letter of support and confirmation of matching funds to the City of Coatesville for an application for PaDEP Growing Greener Plus Grant for Pugh Property Drainage and Millview Basin Rehab Project – Mr. Ellis noted that Mr. Pugh has not signed off to date but noted that Valley Township does have an easement and could sign the form. Ms. Lewis stated that she would try talk to Mr. Pugh again. **Mr. Sciandra made a motion, seconded by Mr. Handy, to authorize a letter of support and confirmation of matching funds to the City of Coatesville for an application for PaDEP Growing Greener Plus Grant for Pugh Property Drainage and Millview Basin Rehab Project based on a grant submission of \$401,826 and Valley's commitment of their share of the 15% match in the amount of \$35,455.** The motion passed 4-1 with Mr. Lehenky voting nay.

Discussion/consideration regarding award of Hemlock Avenue Bridge Rehabilitation Project Contract – The Bid Tabulation (Attachment A) and recommendation letter from Pennoni Associates' dated December 17, 2019 was reviewed. **Ms. O'Doherty made a motion, seconded by Mr. Sciandra to award the base bid and add item to DESCOCO Design Construction, Inc. for a total award of \$221,741.40.** The motion passed unanimously.

Discussion regarding Amycel Land Development Plan regarding time frame to record plan – Mr. Ellis noted that the Board previously approved an extension of the timeframe to record the Amycel Land Development plan which will now expire on December 31, 2019. He reported that

the Township Secretary and his office have reached out to Amycel to remind them of the upcoming extension expiration to record the plans to hopefully have another extension request to the Board for consideration tonight. Unfortunately, an additional extension request has not been received to date.

Discussion/consideration to accept M&S Service Company's annual proposal for pump stations in the amount of \$4,556 and iControl Service Contract in the amount of \$4,148.00 – Mr. Handy made a motion, seconded by Mr. Lehenky, to accept M&S Service Company's annual proposal for pump stations in the amount of \$4,556 and iControl Service Contract in the amount of \$4,148. The motion passed unanimously.

At this time, Mr. Ellis departed the meeting.

MANAGER'S REPORT:

Ms. Lewis reported that she had issued a *Request for Proposal* for auditing services to 12 potential firms and had received three proposals back. A tabulation of the proposals by firm was distributed to the Board for review for consideration at the annual organization meeting on January 6, 2020.

Ms. Lewis reported that 48 applications were received for the Laborer position. She has performed 18 phone interviews and interviews with 8 candidates have been set for December 18. The top three candidates will then be presented to the Board for consideration.

Ms. Lewis noted that Diversity Training has been scheduled for Township Staff for December 18.

Ms. O'Doherty inquired if any additional information had been received regarding PennDOT's proposal to take Route 82 (north of Business Route 30), down to two lanes – one south bound and one north bound –from the present four lanes. Ms. Lewis stated that she would contact surrounding municipalities to see if they concur to object as well as reaching out to other local officials and representatives.

Ms. O'Doherty also inquired about the earlier report regarding invasive species in the basins. Ms. Lewis advised that we do have an ordinance; however, it is not very enforceable. She noted that the EAC is currently looking into it.

OLD BUSINESS:

Discussion/consideration regarding request to waive late fee and penalty for 112 Danielle Lane - Mr. Lehenky made a motion, seconded by Ms. O'Doherty, to deny the request for late fee and penalty for 112 Danielle Lane for third quarter utility bill. The motion passed by a vote of 3-0 with Mr. Sciandra abstaining due to a personal friendship with the homeowner and Mr. Handy abstaining due to an employment relationship.
At this time, Mr. Lehenky departed the meeting.

Discussion/consideration to extend contract with JD Digital Documentation, LLC in the amount of \$2,875 – Mr. Sciandra made a motion, seconded by Ms. O’Doherty, to extend the contract with JD Digital Documentation, LLC (aka Multivista) for an additional five months at a contract amount of \$2,875 as per their Proposal and Agreement dated December 17, 2019 for photographic documentation of the New Township Building Project. The motion passed unanimously.

NEW BUSINESS:

Discussion/consideration to approve payment applications for the new Township Building construction – Mr. Sciandra made a motion, seconded by Mr. Handy, to approve payment to Element Environmental in the amount of \$4,560.71 and payments to Omega Systems in the amounts of \$4,317.17 and \$7,134.20. The motion passed unanimously.

Discussion/consideration regarding extension of contract for Hill International (current extension expires 12/31/19) - Mr. Handy made a motion, seconded by Ms. O’Doherty, to extend the services of Hill International, Inc. from January 1, 2020 to March 31, 2020 for up to four (4) days per week, to include \$200 in expenses, at a monthly fee of \$17,880 as per their extension letter of July 24, 2018. The motion passed unanimously.

DEPARTMENT REPORTS:

Work Place Safety – Ms. O’Doherty and Mr. Handy reported on the Work Place Safety Committee meeting. It was noted that there were no injuries or incidents during the month of November.

Public Works – The monthly report was distributed to the Board of Supervisors and is on file at the Township Office.

Administration – The monthly report was distributed to the Board of Supervisors and is on file at the Township Office.

CITIZEN’S COMMENT:

None

There being no further business to discuss, the meeting adjourned at 10:30 p.m.

Janis A. Rambo
Township Secretary

ATTACHMENT "A"

ITEM NUMBER	DESCRIPTION	ESTIMATED QUANTITY/UNIT	DESICC Design Construction, Inc.		Construction Masters Service, LLC		Culan Corp		CMR Construction		DTLU Construction Corporation		Veterans Construction Utility Services Inc.		Eastern Highway Specialist, Inc.		JPS Construction Co		Road-Con, Inc.		
			UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	
BASE BID																					
1	Mobilization and Demobilization	1	L.S.	\$6,000.00	\$6,000.00	\$18,000.00	\$18,000.00	\$20,690.07	\$20,690.07	\$35,000.00	\$35,000.00	\$78,000.00	\$78,000.00	\$6,794.97	\$6,794.97	\$13,000.00	\$13,000.00	\$38,647.58	\$38,647.58	\$13,000.00	\$13,000.00
2.1	Bridge OE Rehabilitation, as designed	1	L.S.	\$188,753.40	\$188,753.40	\$188,000.00	\$188,000.00	\$238,448.77	\$238,448.77	\$294,500.00	\$294,500.00	\$245,724.00	\$245,724.00	\$729,607.99	\$729,607.99	\$282,000.00	\$282,000.00	\$305,352.42	\$305,352.42	\$217,000.00	\$217,000.00
2.2	Bridge OE Rehabilitation, alternative bridge design	1	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	Erosion and Sediment Controls	1	L.S.	\$17,220.00	\$17,220.00	\$16,500.00	\$16,500.00	\$15,514.56	\$15,514.56	\$11,000.00	\$11,000.00	\$2,900.00	\$2,900.00	\$4,488.60	\$4,488.60	\$12,000.00	\$12,000.00	\$30,000.00	\$30,000.00	\$21,000.00	\$21,000.00
4	Site Preparation and Restoration	1	L.S.	\$2,940.00	\$2,940.00	\$2,850.00	\$2,850.00	\$1,695.00	\$1,695.00	\$5,900.00	\$5,900.00	\$17,500.00	\$17,500.00	\$12,534.54	\$12,534.54	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00	\$19,800.00	\$19,800.00
5	Road Detour and Traffic Control	1	L.S.	\$6,900.00	\$6,900.00	\$4,500.00	\$4,500.00	\$2,373.00	\$2,373.00	\$3,500.00	\$3,500.00	\$2,500.00	\$2,500.00	\$4,006.90	\$4,006.90	\$4,200.00	\$4,200.00	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00
TOTAL BASE BID (Based on Estimated Quantities)																					
				\$315,813.40	\$315,813.40	\$29,866.00	\$29,866.00	\$44,721.40	\$44,721.40	\$249,900.00	\$249,900.00	\$295,224.00	\$295,224.00	\$301,432.40	\$301,432.40	\$321,000.00	\$321,000.00	\$399,000.00	\$399,000.00	\$74,800.00	\$74,800.00
ADD ITEMS																					
6	1.5" Mill and Overlay Paving	130	S.Y.	\$45.60	\$5,928.00	\$75.00	\$9,750.00	\$67.87	\$8,833.10	\$136.25	\$17,712.50	\$40.00	\$5,200.00	\$30.61	\$11,779.30	\$128.00	\$16,640.00	\$15.59	\$4,931.00	\$33,798.04	\$2,455,500.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
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				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,391.00	\$413,391.00	\$2,725,900.00	\$2,725,900.00
				\$221,741.40	\$221,741.40	\$29,866.00	\$29,866.00	\$293,944.50	\$293,944.50	\$367,622.50	\$367,622.50	\$301,424.00	\$301,424.00	\$113,211.70	\$113,211.70	\$337,840.00	\$337,840.00	\$413,			