

BOARD OF COMMISSIONERS

TODD M. SINAI, PRESIDENT

April 22, 2026 - 7:30 PM

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

Minutes of a special meeting of the Board of Commissioners held on March 11, 2026 and a stated meeting held on March 18, 2026, as distributed.

4. Announcements

The Board met in Executive Session on Wednesday, April 8, 2026, and will meet on Wednesday, April 22, 2026.

An Arbor Day Ceremony will be held on Friday, April 24, 2026 at 9:30 a.m. at Merion Elementary School.

Clean Up Weekend is being held Saturday, April 25 and Sunday, April 26, 2026 from 9:00 a.m. until 4:00 p.m. each day at the Township's Public Works Complex. Residents will be charged \$20, cash or credit, per vehicle for each entry. Payment will be collected at the gate. Proof of residency is required. Recycling must be separated from refuse. No household hazardous waste will be accepted.

The Go for the Green Home Sustainability Fair and Awards event will be held on Saturday, May 9, 2026, from 10:00 a.m. until 1:00 p.m. at Ludington Library.

Dog Walker Watch Training will be held on Tuesday, May 12, 2026, at 7:00 p.m. at the Ardmore Fire House, 35 Greenfield Avenue, Ardmore. Registration information can be found at <https://lmcommunitywatch.org>.

5. Proclamation - Public Service Recognition

6. Public Privilege of the Floor

The Floor is open to provide the opportunity for the public to address the Board on any non-agenda item or any other public matter in which the Township has jurisdiction or authority.

Response to Public Privilege of the Floor - Appropriate time for any member of the Board, the Township Manager, or designated staff person to address and correct any statement made by a member of the public during the Public Privilege portion of the agenda.

7. Public Comment

The Floor is open to provide the opportunity for the public to address the Board on matters relating to agenda items which will be voted upon at this meeting.

Response to Public Comment - Appropriate time for any member of the Board, the Township Manager, or designated staff person to address or respond to any statement made by a member of the public during the Public Comment portion of the agenda.

8. Consent Calendar

Consent Calendar items are grouped together in the last section of the agenda which is marked "Consent Calendar." If there is a request from any member of the Board for separate discussion of any item listed on the Consent Calendar, the item will be removed from the Consent Calendar and considered during the appropriate Committee portion after non-consent items listed under that Committee are addressed.

- a. **AUTHORIZATION TO RELEASE FUNDS IN ESCROW**
- b. **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**
- c. **APPROVAL OF A REQUEST FROM THE DOWNTOWN ARDMORE DISTRICT FOR THE INSTALLATION OF WAYFINDING ASSETS**
- d. **AWARD OF CONTRACT - FINANCIAL ADVISOR SERVICES**
- e. **AWARD OF CONTRACT - REBID: HIGHWAY EQUIPMENT RENTAL**
- f. **AUTHORIZATION TO ADVERTISE PROPOSED ORDINANCE - CHAPTER 126, SEWERS - SANITARY SEWER RENTAL RATE FOR 2026**
- g. **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**
- h. **RESOLUTION - AUTHORIZATION TO APPLY TO THE PA DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT MULTIMODAL GRANT PROGRAM**
- i. **RESOLUTION - AUTHORIZATION OF A DCNR GRANT APPLICATION FOR THE ACCESSIBLE TRAIL LINK FROM THE CYNWYD HERITAGE TRAIL TO THE NORFOLK SOUTHERN TUNNEL**

9. Building & Planning Committee

The Consent Calendar contains items referred from the April 15, 2026 meeting of this Committee (items a - b).

10. Economic Development Committee

The Consent Calendar contains items referred from the April 15, 2026 meeting of this Committee (item c).

11. Finance Committee

The Consent Calendar contains items referred from the April 8, 2026 meeting of this Committee (items d - f).

- a. **AWARD OF CONTRACT - BOND COUNSEL SERVICES**
- b. **AWARD OF CONTRACT - REBID: PENN WYNNE LIBRARY PHOTOVOLTAIC PROJECT**

12. Grants & Community Development Committee

The Consent Calendar contains items referred from the April 15, 2026 meeting of this Committee (items g - h).

13. Legal Affairs Committee

A meeting of the Legal Affairs Committee will be held on Wednesday, April 22, 2026 at approximately 7:15 p.m. at which time the following item may be referred to the Board of Commissioners for action: _____. Additional information may be found on the agenda for the aforementioned Legal Affairs Committee meeting.

14. Parks & Recreation Committee

The Consent Calendar contains items referred from the April 8, 2026 meeting of this Committee (item i).

15. Police Committee

A meeting of the Police Committee will be held on Wednesday, April 22, 2026 at approximately 7:15 p.m. at which time the following item may be referred to the Board of Commissioners for action: Authorization of Disciplinary Action for Police Officers. Additional information may be found on the agenda for the aforementioned Police Committee meeting.

16. Adoption of Ordinances

- a. **ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - RITTENHOUSE PLACE PARKING TIME LIMIT INCREASE**

17. Unfinished Business

18. New Business

19. Adjournment



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **AUTHORIZATION TO RELEASE FUNDS IN ESCROW**

Consider for approval to release funds held in escrow as Improvement Guarantees in accordance with §135-7 of the Township Code for the following:

727-731 Montgomery Avenue (LOWM 260.51)

Escrow Release No. 1

Amount \$ 221,534.00



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**

Consider for approval the following applications as recommended by the Building & Planning Committee at their meeting held on April 15, 2026:

- a) 2026-R-06, 10 Monument Avenue, Bala Cynwyd, Class II - Approval to install a monument sign and to acknowledge an as-built condition for new window openings on the City Avenue facade.
- b) 2026-R-08, 61 Anderson Avenue, Ardmore, Class II - Approval to install non-illuminated lettering on a raceway above the corner entrance and two double-faced non-illuminated blade signs, one on each street frontage, citing Secretary of the Interior's Standard 9.



Township of Lower Merion
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AGENDA ITEM INFORMATION

COMMITTEE: Economic Development

ITEM: **APPROVAL OF A REQUEST FROM THE DOWNTOWN ARDMORE DISTRICT FOR THE INSTALLATION OF WAYFINDING ASSETS**

Consider for approval a request from the Downtown Ardmore District (formerly the Ardmore Initiative) for the replacement and expansion of wayfinding assets consisting of four free-standing wayfinding kiosks and one wall-mounted wayfinding sign



Township of Lower Merion
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AGENDA ITEM INFORMATION

COMMITTEE: Finance

ITEM: **AWARD OF CONTRACT - FINANCIAL ADVISOR SERVICES**

Consider for approval to award a contract for Financial Advisor Services to PFM Financial Advisors LLC based on the recommendation of the Finance Committee.



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Finance

ITEM: **AWARD OF CONTRACT - REBID: HIGHWAY EQUIPMENT RENTAL**

Consider for approval to award a contract for Highway Equipment Rental to the following low bidder in accordance with bids received on Thursday, March 19, 2026 at 11:00 A.M. prevailing time and the recommendation of the Finance Committee for three items (Industrial Backhoe - \$129/hr; Hydraulic Excavator - \$169/hr; Industrial Dozer - \$149/hr) with an estimated total price as shown below:

Cosimo Ricciolli & Sons Concrete Contractors, LLC

Total Bid \$204,500.00



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Finance

ITEM: AUTHORIZATION TO ADVERTISE PROPOSED ORDINANCE - CHAPTER 126, SEWERS - SANITARY SEWER RENTAL RATE FOR 2026

Consider for approval authorizing the Township Secretary to advertise a public hearing and notice of intent to adopt an Ordinance enacted pursuant to the Code of the Township of Lower Merion, Chapter 126, Sewers, fixing the amount of the annual Sanitary Sewer Rental fee and establishing the amount *between \$5.19 and \$5.30* as the charge to each property connected to the Township sanitary sewer system for each 1,000 gallons of water consumed; and fixing the amount of the annual Sanitary Sewer Rental fee for each property directly connected to the City of Philadelphia sanitary sewer system as that amount charged by the City of Philadelphia for such service.



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**

Consider for approval to add \$32,000 to the previously approved expense of \$116,000 for a total of \$148,000 including a contingency of \$5,000 to bring a home in Ardmore to minimum standards pursuant to CDBG regulations.



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Economic Development

ITEM: **RESOLUTION - AUTHORIZATION TO APPLY TO THE PA DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT MULTIMODAL GRANT PROGRAM**

Consider for adoption of a resolution authorizing the Township to submit an application to the PA Department of Community & Economic Development (DCED) Multimodal Grant Program for the Ardmore Multi-Modal Transit Center Project in the amount of \$3.0 million with a minimum 30% match.

ATTACHMENT(S):

[Resolution - Multimodal Ardmore Garage](#)

TOWNSHIP OF LOWER MERION

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF LOWER MERION AUTHORIZING THE APPLICATION TO PA DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT’S MULTIMODAL GRANT FOR THE ARDMORE MULTI-MODAL TRANSIT CENTER PROJECT

WHEREAS, Lower Merion Township is a first-class Township of the Commonwealth of Pennsylvania committed to enhancing mobility, economic vitality, and infrastructure investment within its commercial districts; and

WHEREAS, the Township entered into a partnership with Amtrak to advance the planning for the Ardmore Multimodal Transit Center project (the “Project”) in downtown Ardmore, which will improve regional connectivity, enhance public access, and support economic development within one of the Township’s primary commercial corridors; and

WHEREAS, the Project is intended to modernize and integrate transit facilities serving residents, commuters, businesses, and visitors, including coordination with regional rail, structured parking, pedestrian access, and related site improvements; and

WHEREAS, the Township desires to submit a \$3.0 million request for PA DCED Multimodal Grant funding to support the design, engineering, construction, and related capital costs of the Ardmore Multimodal Transit Center project; and

NOW, THEREFORE, BE IT RESOLVED, that the Township of Lower Merion of Montgomery County, Pennsylvania, hereby request a Multimodal Transportation Fund grant of \$3.0 million from the Commonwealth Financing Authority to be used for the Ardmore Multimodal Transit Center Project; and

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Township of Lower Merion hereby authorizes Ernie B. McNeely, Township Manager as the official(s) to execute all documents and agreements between the Township of Lower Merion and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

RESOLVED, this day of , 2026

**BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION**

Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Parks & Recreation

ITEM: **RESOLUTION - AUTHORIZATION OF A DCNR GRANT APPLICATION FOR THE ACCESSIBLE TRAIL LINK FROM THE CYNWYD HERITAGE TRAIL TO THE NORFOLK SOUTHERN TUNNEL**

Consider for adoption a resolution authorizing the Township to submit a grant application in the amount of \$500,000 to the DCNR Community Conservation Partnership Program (C2P2) Grant to partially fund the Accessible Trail Link from the Cynwyd Heritage Trail to the Norfolk Southern Tunnel and committing to matching funds of 50%.

ATTACHMENT(S):

[DCNR C2P2 Resolution.docx](#)

[DCNR Resolution PER APPLICATION.pdf](#)



DCNR-C2P2	Applicant Information (* indicates required information)	
Applicant/Grantee Legal Name: TOWNSHIP OF LOWER MERION	Web Application ID: 2012060	
Project Title: Accessible Trail Link from the Cynwyd Heritage Trail to the Norfolk Southern Tunnel		

WHEREAS, **TOWNSHIP OF LOWER MERION** ("Applicant") desires to undertake the project, "**Accessible Trail Link from the Cynwyd Heritage Trail to the Norfolk Southern Tunnel**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

NOW THEREFORE, it is resolved that:

1. The grant application may be electronically signed on behalf of the applicant by "**Donna L. Heller**" who, at the time of signing, has a **TITLE** of "**Director of Parks and Recreation**" and the email address of "**dheller@lowermerion.org**" ("Official").
2. If this Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the Grant Application Electronic Authorization, signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

(Identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this _____ day of _____, _____ .

(signature of the governing body - cannot be the person with the same title as specified in paragraph 1)

(printed name)

(title)



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Finance

ITEM: **AWARD OF CONTRACT - BOND COUNSEL SERVICES**

Consider for approval to award a contract for Bond Counsel Services to Dilworth Paxson LLP based on the recommendation of the Finance Committee.

ATTACHMENT(S):

[Issue Briefing - Bond Counsel Services.pdf](#)

TOWNSHIP OF LOWER MERION
Finance Committee
Issue Briefing

Topic: Contract – Bond Counsel

Prepared By: Adam M. Szumski, Chief Financial Officer
Ernie McNeely, Township Manager

Date: April 2, 2026

I. Action To Be Considered By The Board:

Award of a contract for bond counsel services to Dilworth Paxson LLP.

II. Why This Issue Requires Board Consideration:

It has been Township policy to seek Board approval for professional services contracts.

III. Current Policy Or Practice (If Applicable):

The Township last completed an RFP for these services in 2020. At that time a three-year contract was awarded to Saul Ewing Arnstein & Lehr (Saul Ewing) for 2020-2022. The contract was subsequently extended for a second three-year term (2023-2025).

IV. Other Relevant Background Information:

The RFP was advertised and sent out in January to nine national/regional firms that provide bond counsel services and the Township received four proposals. The proposals were from Barnes & Thornburg LLP, Dilworth Paxson LLP, Eckert Seamans Cherin & Mellott, LLC (Eckert Seamans), and Stradley Ronon Stevens & Young, LLP (Stradley Ronon). A three-member Selection Committee comprised of the Chief Financial Officer, Assistant Director of Finance and Accounting Supervisor were responsible for evaluating this RFP and making a recommendation. The Selection Committee reviewed and scored the technical proposals independently and subsequently discussed their evaluations. The Township Manager was also consulted throughout the review process. The Township conducted oral interviews with Barnes & Thornburg, Dilworth Paxson, and Eckert Seamans.

The Township used best value procurement for this RFP which assigns weights to the technical and cost components and arrives at a final combined score for each proposal. The Selection Committee assigned 80 points to the technical criteria and 20 points to the cost component in consideration of the desire to ensure a technically capable firm to provide these important professional services. The review of proposals process, outlined in the RFP, included three principal technical criteria: firm experience; technical quality; and, proposed staff. All four firms were deemed technically proficient and had a cost score added to their technical scores to arrive at

total score. The lowest cost proposal was awarded 20 points, and higher-cost proposals were deducted points based on percentage differences from the lowest cost proposal. Cost proposals ranged from \$25,000 to \$31,250 (plus expenses in some cases) depending on the type (new money or refunding) and par value of the issuance.

The following table details the technical and cost scores, cost proposals and the overall grand total scores.

Firm	Avg. Technical Score (80 Points)	Cost Score (20 Points)	Total Score
Dilworth Paxson	69.9	20.0	89.9
Eckert Seamans	74.0	15.0	89.0
Barnes & Thornburg	67.9	17.3	85.2
Stradley Ronon	61.0	16.0	77.0

It is worth noting that the Township’s prior bond counsel firm, Saul Ewing LLP, did not respond to the RFP. The partners and associates that comprised the team handling the Township’s engagement had left the firm in 2025 with portions of the team joining two firms that responded to this RFP (Barnes & Thornburg and Stradley Ronon).

The Selection Committee was satisfied with the technical capabilities and pricing of all three firms interviewed and felt the Township would be well served by each firm. Based on their overall qualifications and pricing, staff recommend approval of a professional services contract with Dilworth Paxson LLP as Township bond counsel. The engagement team would be led by Elizabeth Preate Havey, Partner and Co-Chair of the firm’s Public Finance Practice Group. Mariana Diosa-Cosme would be the Associate assigned to the engagement.

V. Impact On Township Finances:

The costs associated with this contract will be paid out of future bond proceeds as a cost of issuance. The estimated per transaction cost will depend on the type and size of issuance. A new money issuance similar to the 2025 General Obligation Bond series would cost \$24,000 under this new contract compared to the bond counsel service cost of \$19,200 for the 2025 New Money Bonds.

VI. Staff Recommendation:

Staff recommends that a professional services contract with Dilworth Paxson LLP be approved at the April 22, 2026 Board of Commissioners meeting.



AGENDA ITEM INFORMATION

COMMITTEE: Finance

ITEM: **AWARD OF CONTRACT - REBID: PENN WYNNE LIBRARY PHOTOVOLTAIC PROJECT**

Consider for approval to award contracts for Penn Wynne Library Photovoltaic Project received on Tuesday, March 24, 2026 at 11:00 A.M. prevailing time and the recommendation of the Chief Financial Officer with the approval of the Township Manager:

Carport Construction

TerraSol Energies Inc.

Total Base Bid:	\$178,298.06
Total Bid Contingencies: (2-1 – 2-5)	<u>19,519.00</u>
Total Bid:	\$197,817.06

Electrical Construction

TerraSol Energies Inc.

Total Base Bid:	\$238,725.84
Total Bid Contingencies: (2-1)	<u>500.00</u>
Total Bid:	\$239,225.84

Roof Construction

Pro Com Roofing & Construction Services

Total Base Bid:	\$42,753.00
Total Bid Contingencies: (2-1 - 2-3)	<u>13,500.00</u>
Total Bid:	\$56,253.00

ATTACHMENT(S):

- [Memo - PW Library Photovoltaic Project.pdf](#)
- [Issue Briefing - PW Library Photovoltaic Project.pdf](#)
- [Bid Tab - PW Library Photovoltaic Project - Carport.pdf](#)
- [Bid Tab - PW Library Photovoltaic Project - Electric.pdf](#)



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

75 E. Lancaster Avenue
Ardmore, PA 19003 2376
Telephone: (610) 649-4000
www.lowermerion.org

LOWM 094007

MEMORANDUM

TO: Adam M. Szumski, Chief Financial Officer

FROM: Joseph Mastronardo, PE, Township Engineer *JM*
Joann Ma Swierk, PE, Senior Engineer *JMS*

DATE: March 31, 2026

SUBJECT: Penn Wynne Library Photovoltaic System
Bid Review and Recommendation
LMT Contract No. 26-06-4098

As requested, we have reviewed the following bids submitted by the apparent low bidders for the referenced project and are herewith providing our recommendation for award.

By way of background, the project was initially bid late 2025 and rejected since the total price bid was more than double the estimated cost of \$745,000. The project was rebid with reconfiguration of the scope of work as follows:

The base bid consists of two carport structures with a 57 kW AC photovoltaic (PV) system at the adjacent Manoa municipal parking lot. The library's asphalt shingle roof is approximately 10 years old, or roughly halfway through its life; however, experiences water intrusion above the children's area. Therefore, the base bid includes a spot roof repair to address the leaks.

Add Alternate #1 is to remove and restripe one row of parking spaces (outside of the carport areas).

Add Alternate #2 consists of two components: (2A) installation of a 20 kW AC rooftop PV system at Penn Wynne Library; and (2B) replacement of the 6,700-square-foot library roof with a standing seam metal roof system in lieu of the base bid roof repair, including structural reinforcement of the front area wood rafters with selective roof deck replacement to support the new rooftop PV system.

The following are the apparent low bids:

BASE BID & CONTINGENCIES

Carport Construction (CC): TerraSol Energies Inc

Carport Structures	\$	178,298.06
Contingencies: Potential additional subsurface work	\$	19,519.00
Subtotal Amount for Carport Construction	\$	197,817.06

Electrical Construction (EC): TerraSol Energies Inc

Carport PV Systems and appurtenances	\$	238,725.84
Contingencies: Furnish separate astronomical time clock and photocell for carport lighting in lieu of tying into existing equipment with current site lighting	\$	500.00
Subtotal Amount for Electrical Construction	\$	239,225.84

Roof Construction (RC): Pro Com Roofing

Roof Repair	\$	42,753.00
Contingencies: Potential Roof Deck replacement	\$	13,500.00
Subtotal Amount for Roof Construction	\$	* 56,253.00

Total Base Bid & Contingencies Amount **\$ 493,295.90**

ADD ALTERNATES

CC Add Alternate #1: Remove and restripe one row of parking spaces	\$	3,000.00
EC Add Alternate #2A: Roof PV Systems and appurtenances	\$	93,440.42
RC Add Alternate #2B: Roof Replacement in lieu of Repair	\$	* 484,347.00
Total Add Alternate Amount	\$	580,787.42

Total Potential Contract Amount (Base Bid + Contingencies + Add Alternates) **\$ 1,074,083.32**

* For the Roof Construction Contract, Pro Com Roofing is the lowest for Base Bid & Contingencies (excluding Add Alternate #2B) at \$56,253. Munn Roofing Corp is the lowest for Base Bid, Contingencies, and Add Alternate #2B at a Total Bid Amount of \$540,600 compared to Pro Com Roofing's Total Bid Amount of \$599,691. Therefore, the \$484,347 shown is the cost difference between Pro Com Roofing's \$56,253 and Munn Roofing Corp's \$540,600 to consider Add Alternate #2B.

Although the rebid total is less than initially bid, it is \$329,083, or 44%, more than the estimated and budgeted cost of \$745,000.

The roof replacement costs, both in the original bid and rebid, are more than double the estimated cost; likely due to current market conditions, rising materials and fuel costs, and concerns over continued market volatility. Once repaired, the roof is expected to remain serviceable for another 10 to 15 years. Therefore, we recommend deferring full roof replacement and installation of the rooftop PV system after the roof's useful life has been fully realized and when additional funding becomes available or market pricing stabilizes. Accordingly, we do not recommend Add Alternate #2A & 2B.

The work for restriping a row of parking spaces can be performed in-house and/or at a later time at a lower cost. Therefore, we do not recommend Add Alternate #1.

We find the price bid of \$493,295.90 (Base Bid + Contingencies) to be reasonable for the items of work required. The bid is \$251,704, or 34%, less than the construction budget of \$745,000. Please note the \$33,519 of contingencies will only be used if and when directed by the Township.

Therefore, we recommend that the contract be awarded to the respective low bidders listed above, contingent upon the remainder of the contract requirements being in order. Funds are available through the Capital Projects Fund #4246 – Sustainability Infrastructure Program. Funds received from an Energy Efficiency and Conservation Block Grant (EECBG) and Montco 2040 Implementation Grant, along with application for a Solar Investment Tax Credit (ITC), will be applied towards the construction costs to reduce the Township's share.

We trust that this memorandum adequately addresses this matter. As always, please feel free to contact us if you have any questions or concerns.

cc: Ernie B. McNeely, Township Manager
Brandon J. Ford, MPA, MPS, Assistant Township Manager
Paloma Vila, PE, Sustainability Manager
Lynn Williamson, Director of Library System

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TOWNSHIP OF LOWER MERION
Finance Committee

Issue Briefing

Topic: Bids – Penn Wynne Library Solar Photovoltaic Project

Prepared By: Adam M. Szumski, Chief Financial Officer
Paloma Vila, PE, Sustainability Manager

Date: April 3, 2026

I. Action To Be Considered By The Board:

Consider for recommendation to the Board of Commissioners approval to award contracts for the Penn Wynne Library Solar Photovoltaic (PV) project and roof repair to the low bidders in accordance with bids received on Tuesday, March 24, 2026, as recommended by the Chief Financial Officer with approval of the Township Manager.

II. Why This Issue Requires Board Consideration:

Award of bids must be approved by the Board of Commissioners.

III. Current Policy Or Practice (If Applicable):

The Board of Commissioners received the Township’s first Sustainability Plan on June 7, 2023 (www.lowermerion.org/SustainPlan). Strategy ET1 of the Sustainability Plan, Carbon-Free Municipal Electricity, recommends that the Township source the electricity used in Township operations from carbon-free, renewable energy produced on-site or generated locally, to the maximum extent possible by 2035. Estimates indicate that approximately 5,000 kilowatts (kW) of solar capacity would be required to fully decarbonize the Township’s electricity use by 2035.

The adopted 2026-2031 Capital Improvement Program (CIP) budgeted \$820,00 for the project including a \$745,000 construction estimate, of which \$102,000 was the expected Township share.

IV. Other Relevant Background Information:

Initial bids for the Penn Wynne Library Solar PV Project were opened on December 18, 2025. However, due to a low number of bidders and significantly higher cost compared to budget, the Board of Commissioners authorized staff to reject all bids for the project, restructure the specifications and rebid the project. Rejecting and rebidding resulted in more competitive bids and increased flexibility to decide which aspects of the project to pursue.

The configuration of the most recent bids offer two options:

Option A (Carport PV & Roof Repairs): Installation of two carport structures with a 57 kilowatt (kW) PV system in the Manoa municipal parking lot and repair of the library’s existing asphalt shingle roof to address existing leaks. The cost for Option A is \$493,295.90, which is \$251,704.10 less than the budgeted cost of \$745,000. The roof repair proposed in Option A with a low bid cost of \$56,253 is expected to defer the need for roof replacement by approximately 10 years.

Option B (Carport PV, Roof Replacement, & Rooftop PV): Installation of the carport structures and 57 kW carport PV system in addition to a 20 kW rooftop PV system at Penn Wynne Library and replacement of the roof in lieu of the roof repair. The cost for Option B is \$1,074,083.32, which is \$329,083 or 44% more than the budgeted cost. The higher cost of Option B is largely attributed to the roof replacement, which had a low bid of \$545,600.

Table 1 below illustrates the environmental benefits of each option. Electricity produced by Option A would offset approximately 86% of the library’s electricity use. Option B would produce 120% of the building’s electricity use, in which case the excess would be credited to other Township-owned accounts through virtual net metering. The greenhouse gas emissions offset from over the life of the PV panels would be 1,230 metric tons of carbon dioxide equivalent (MtCO_{2e}) for Option A and 1,713 MtCO_{2e} for Option B.

Table 1: Environmental Benefits

	Option A	Option B	Difference
PV Size (kW AC)	57	77	20
PV Output (MWh)	80.55	112.11	31.56
Building Energy Use Offset₁	86%	120%	34%
GHGe Offset (Annual)(MtCO_{2e})	49.2	68.5	19.3
GHGe Offset (Lifetime)(MtCO_{2e})	1230	1713	482.5

Notes:

1. Total library energy use is 93.57 MWh/yr (38.99 MWh for single phase service and 54.58 MWh for three phase service)

Table 2 demonstrates the initial costs of each option to the Township, including engineering costs and anticipated grant reimbursements. Option A is an initial Township cost of \$156,253 and Option B is an initial Township cost of \$587,390, or an additional of \$431,137 investment compared to Option A.

Table 3 illustrates the projected long-term 25 year savings accrued between the PV components of Option A and Option B , factoring in principal and interest payments on the bond-financed projects as well as projected operations and maintenance (O&M) costs, utility savings, and income from solar renewable energy certificates (SRECs) over the life of the panels. The long-term 25 year savings are projected to be \$126,728 for Option A and \$340,404 for Option B mainly due to the additional tax credit, utility savings and SREC income with the addition of the roof array.

Table 2 reflects the initial costs and financing structure for each option, and Table 3 reflects projected long-term savings. These are two separate lenses for evaluating the project and the figures are not intended to offset one another.

Table 2: Initial Costs

	Option A	Option B
Engineering	\$ 100,000	\$ 100,000
Carport Structure	\$ 197,817	\$ 197,817
Carport PV Array	\$ 239,226	\$ 239,226
Roof PV Array	--	\$ 93,440
Roof (Repair/Replace)	\$ 56,253	\$ 545,600
Montco 2040 Grant	(\$250,000)	(\$250,000)
EECBG Grant	(\$126,500)	(\$126,500)
Investment Tax Credit _{1,2}	(\$60,543)	(\$212,193)
Initial Township Investment₃	\$ 156,253	\$ 587,390
Year 1 Debt Service (PV + Carport)	\$7,164	\$2,994
Year 1 Debt Service (Roof Repair/Replace)	\$4,030	\$39,087
“Green Investment” (\$/MtCO ₂ e avoided) ₃	\$436.62	\$368.05

Notes:

1. Investment Tax Credit can be claimed for construction of carport and PV, but not for roof replacement or roof repair costs.
2. The total Investment Tax Credit amount must be reduced by any excess produced from “restricted” outside funding sources. The Montco2040 grant is considered a “restricted” grant for Option A because it cannot be applied to roof repair. However, in Option B, it can be applied to roof replacement and is therefore considered “unrestricted” for the purpose of calculating the credit.
3. Additional Investment Tax Credits may be available for engineering costs, reducing the Initial Township Investment to \$135,253 for Option A and \$566,390 for Option B.
4. “Green Investment” refers to the capital cost of the PV + Carport before incentives relative to lifetime GHG emissions. A lower green investment represents fewer funds needed to avoid each ton of GHG emissions.

Table 3: Long-Term Costs and Savings of PV Components

	Option A PV	Option B PV
20-year debt service _{1,2}	\$143,281	\$59,877
25-year O&M Costs ₃	\$57,592	\$55,675
25-year Utility Savings ₄	(\$263,100)	(\$366,184)
25-year SREC Income ₅	(64,501)	(\$89,773)
Total Lifetime Costs	(\$126,728)	(\$340,404)

Notes:

1. Debt Service assumes principal and 3.7% interest for 20 years.
2. Additional Investment Tax Credits may be available for engineering costs, reducing the debt service to \$113,192 for Option A and \$29,788 for Option B, and the lifetime costs to -(\$156,817) for Option A and -(\$370,494) for Option B.
3. O&M Costs estimated at \$20/kW installed, with a 2% annual increase
4. Utility Costs estimated at \$0.07843/kWh with a 4% annual increase
5. SREC Income estimated at \$25/MWh with a 2% annual increase (<https://www.sretrade.com/markets/rps/srec/pennsylvania>)

A number of complex factors cannot be fully captured in the tables. For example, Table 3 does not capture the complexity of an uncertain future point at which roof replacement, and potentially a new rooftop PV installation, would again be a consideration. Additionally, it does not reflect the financial and opportunity costs of pulling forward \$545,600 in roof replacement costs that are not yet needed. One such opportunity cost is the reduced ability to fund other needed capital projects in the short term as the Township seeks to restrain long-term debt after several years of record high CIP budgets and corresponding debt.

V. Impact On Township Finances:

Awarding the contract for Option A to the current low bidders would result in a total construction expenditure of \$493,295.90, of which \$437,043 is expected to be offset by grant funds and tax credits creating a Township share of \$56,252.90 for construction costs. With estimated engineering costs (some of which have already been expended), the total Township cost share for the project would total \$156,253 for the total project improvement cost of \$593,296.

VI. Staff Recommendation:

Considering the CIP budget for this project, staff recommend award of bids for Option A.

TOWNSHIP OF LOWER MERION
 TABULATION OF BIDS - Penn Wynne Library Photovoltaic Project- Carport Construction
 CONTRACT NUMBER: 26-06-4098A
 BIDS RECEIVED: March 24, 2026 - 11:00 AM

Bidders:				TerraSol Energies, Inc.		Munn Roofing Corp.		Detwiler Roofing, LLC	
Item No.	Description	U/M	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
Base Contract									
1-1	Mobilization and General Conditions: Permit, Contractor's License, Bonding, Insurance, etc	LS	1	\$ 8,211.59	\$8,211.59	\$20,000.00	\$20,000.00	\$85,000.00	\$85,000.00
1-2	Submittals, Delegated Design, & Preconstruction Video	LS	1	\$ 7,860.00	\$7,860.00	\$15,000.00	\$15,000.00	\$45,000.00	\$45,000.00
1-3	Key Construction Note #41, 42, 83	LS	1	\$ 19,650.00	\$19,650.00	\$40,000.00	\$40,000.00	\$84,000.00	\$84,000.00
1-4	Key Construction Note #63	LS	1	\$ 6,550.00	\$6,550.00	\$103,000.00	\$103,000.00	\$85,000.00	\$85,000.00
1-5	Key Construction Note #80	LS	1	\$ 120,961.47	\$120,961.47	\$220,000.00	\$220,000.00	\$378,000.00	\$378,000.00
1-6	Key Construction Note #82	LS	1	\$ 13,100.00	\$13,100.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
1-7	Close out Documents and Record Drawings	LS	1	\$ 1,965.00	\$1,965.00	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00
Total Lump Sum Price Bid for Base Contract:					\$178,298.06		\$448,000.00		\$722,000.00
Contingency Items (if encounter unsuitable soils at 36" below surface and deeper)									
2-1	Excavation and disposal of unsuitable soils (volume measurements taken while in situ)	CY	60	\$ 131.00	\$7,860.00	\$120.00	\$7,200.00	\$100.00	\$6,000.00
2-2	Backfill Option A: Furnish with compacted 2A modified stone backfill	CY	60	\$ 45.85	\$2,751.00	\$65.00	\$3,900.00	\$175.00	\$10,500.00
2-3	Backfill Option B: Furnish concrete	CY	60	\$ 72.05	\$4,323.00	\$160.00	\$9,600.00	\$350.00	\$21,000.00
2-4	Backfill Option C: Tensar InterAx NX750 Geogrid Wide Width Roll 15.5' x 262.5' (Material Only)	Roll	1	\$ 3,275.00	\$3,275.00	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00
2-5	Backfill Option C: Place geogrid (Labor Only)	SY	200	\$ 6.55	\$1,310.00	\$45.00	\$9,000.00	\$20.00	\$4,000.00
Total Lump Sum Price Bid for Base Contract + Contingencies:					\$197,817.06		\$482,200.00		\$768,500.00
Add Alternates (Additional Pavement Markings)									
3-1	Add Alternate #1: Key Construction Note # 43	LS	1	\$ 1,500.00	\$1,500.00	\$ 16,000.00	\$16,000.00	\$ 9,000.00	\$9,000.00
3-2	Add Alternate #1: Key Construction Note # 83A	LS	1	\$ 1,500.00	\$1,500.00	\$ 24,000.00	\$24,000.00	\$ 12,000.00	\$12,000.00

TOWNSHIP OF LOWER MERION
 TABULATION OF BIDS - Penn Wynne Library Photovoltaic Project- Electrical Construction
 CONTRACT NUMBER: 26-06-4098B
 BIDS RECEIVED: March 24, 2026 - 11:00 AM

	Bidders:			TerraSol Energies, Inc.		Wise Electrical Contractors, LLC		AJM Electric, Inc.	
Item No.	Description	U/M	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
	Base Contract: Carport PV System								
1-1	Mobilization and General Conditions: Permit, Contractor's License, Bonding, Insurance, etc	LS	1	\$ 14,456.55	\$14,456.55	\$40,000.00	\$40,000.00	\$12,500.00	\$12,500.00
1-2	Submittals, Delegated Design, & Preconstruction Video	LS	1	\$ 5,648.60	\$5,648.60	\$6,000.00	\$6,000.00	\$1,200.00	\$1,200.00
1-3	Key Construction Note #11, 12, 13, 21, 64, 65	LS	1	\$ 19,650.00	\$19,650.00	\$30,000.00	\$30,000.00	\$1,550.00	\$1,550.00
1-4	Key Construction Note #61	LS	1	\$ 13,100.00	\$13,100.00	\$65,000.00	\$65,000.00	\$2,900.00	\$2,900.00
1-5	Key Construction Note #62	LS	1	\$ 34,248.38	\$34,248.38	\$45,000.00	\$45,000.00	\$3,600.00	\$3,600.00
1-6	Key Construction Note #71	LS	1	\$ 3,930.00	\$3,930.00	\$17,500.00	\$17,500.00	\$8,900.00	\$8,900.00
1-7	Key Construction Note #72	LS	1	\$ 27,517.86	\$27,517.86	\$17,500.00	\$17,500.00	\$10,532.00	\$10,532.00
1-8	Key Construction Note #73 & 75	Each	5	\$ 6,966.58	\$34,832.90	\$4,000.00	\$20,000.00	\$15,200.00	\$76,000.00
1-9	Key Construction Note #74	LS	1	\$ 6,550.00	\$6,550.00	\$23,000.00	\$23,000.00	\$800.00	\$800.00
1-10	Key Construction Note #81	Each	151	\$ 461.07	\$69,621.57	\$1,100.00	\$166,100.00	\$2,800.00	\$422,800.00
1-11	Carport Lighting	Each	6	\$ 545.83	\$3,274.98	\$1,000.00	\$6,000.00	\$253.00	\$1,518.00
1-12	Equipment Signage and Identification	LS	1	\$ 655.00	\$655.00	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00
1-13	Carport PV System Startup, including inspections and certifications	LS	1	\$ 3,275.00	\$3,275.00	\$2,000.00	\$2,000.00	\$1,200.00	\$1,200.00
1-14	Close out Documents and Record Drawings	LS	1	\$ 1,965.00	\$1,965.00	\$2,500.00	\$2,500.00	\$1,500.00	\$1,500.00
	Total Lump Sum Price Bid for Base Contract:				\$238,725.84		\$442,100.00		\$546,000.00
	Contingency Items								
2-1	Furnish separate astronomical time clock and photocell for carport lighting in lieu of tying into existing equipment with current site lighting	LS	1	\$ 500.00	\$500.00	\$4,000.00	\$4,000.00	\$420.00	\$420.00
	Total Lump Sum Price Bid for Base Contract + Contingencies:				\$239,225.84		\$446,100.00		\$546,420.00
	Add Alternate #2A: Roof PV System								
3-1	Key Construction Note #62A	LS	1	\$ 24,092.63	\$24,092.63	\$ 20,000.00	\$20,000.00	\$ 4,340.00	\$4,340.00
3-2	Key Construction Note #73A & 75A	Each	2	\$ 7,803.70	\$15,607.40	\$ 4,000.00	\$8,000.00	\$ 8,600.00	\$17,200.00
3-3	Key Construction Note #92A	Each	61	\$ 776.93	\$47,392.91	\$ 1,100.00	\$67,100.00	\$ 1,600.00	\$97,600.00
3-4	Roof PV System Startup and Record Drawings, including inspections and certifications	LS	1	\$ 6,347.48	\$6,347.48	\$ 2,500.00	\$2,500.00	\$ 1,500.00	\$1,500.00
	Total Lump Sum Price Bid for Add Alternate #2A:				\$93,440.42		\$97,600.00		\$120,640.00

TOWNSHIP OF LOWER MERION
 TABULATION OF BIDS - Penn Wynne Library Photovoltaic Project- Roof Construction
 CONTRACT NUMBER: 26-06-4098C
 BIDS RECEIVED: March 24, 2026 - 11:00 AM

Item No.	Bidders: Description	U/M	Qty	Pro Com Roofing and Construction Services		Jottan, Inc.		Munn Roofing Corp.		Detwiler Roofing, LLC	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
Base Contract: Selective Roof Repair											
1-1	Mobilization and General Conditions: Permit, Contractor's License, Bonding, Insurance, etc	LS	1	\$ 2,000.00	\$2,000.00	\$7,500.00	\$7,500.00	\$3,000.00	\$3,000.00	\$20,000.00	\$20,000.00
1-2	Submittals, Delegated Design, & Preconstruction Video	LS	1	\$ 1,000.00	\$1,000.00	\$1,750.00	\$1,750.00	\$1,000.00	\$1,000.00	\$10,000.00	\$10,000.00
1-3	Key Construction Note #31 & 32, and Plan S100 ID #RR1	LS	1	\$ 13,000.00	\$13,000.00	\$8,000.00	\$8,000.00	\$26,000.00	\$26,000.00	\$36,000.00	\$36,000.00
1-4	Key Construction Note #91 and Plan S100 ID #RR2 (Material Only)	LS	1	\$ 11,753.00	\$11,753.00	\$10,048.00	\$10,048.00	\$5,000.00	\$5,000.00	\$14,000.00	\$14,000.00
1-5	Labor to install #1-4	LS	1	\$ 14,000.00	\$14,000.00	\$16,000.00	\$16,000.00	\$57,000.00	\$57,000.00	\$20,000.00	\$20,000.00
1-6	Close out Documents and Record Drawings	LS	1	\$ 1,000.00	\$1,000.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00
Total Lump Sum Price Bid for Base Contract:					\$42,753.00	\$45,798.00	\$94,000.00	\$105,000.00			
Contingency Items											
2-1	Localized Damaged Roof Deck Replacement between rafters per 2/S300	Locations	2	\$ 2,000.00	\$4,000.00	\$3,440.00	\$6,880.00	\$1,200.00	\$2,400.00	\$1,500.00	\$3,000.00
2-2	Larger Field of Damaged Roof Deck Replacement (across rafters)	SF	200	\$ 40.00	\$8,000.00	\$15.00	\$3,000.00	\$20.00	\$4,000.00	\$5.00	\$1,000.00
2-3	Additional Structural Roof Reinforcement 1/S300 (applicable if Add Alternate #2B is selected)	Locations	2	\$ 750.00	\$1,500.00	\$3,043.00	\$6,086.00	\$1,800.00	\$3,600.00	\$3,000.00	\$6,000.00
Total Lump Sum Price Bid for Base Contract + Contingencies:					\$56,253.00	\$61,764.00	\$104,000.00	\$115,000.00			
Add Alternate #2B: Roof Replacement in lieu of Roof Repair											
3-1	Roof Demolition per Key Construction Note #31A and Plan S201 ID #1	LS	1	\$28,200.00	\$28,200.00	\$45,000.00	\$45,000.00	\$18,000.00	\$18,000.00	\$15,000.00	\$15,000.00
3-2	Structural Roof Reinforcement per 1/S300, including associated roof deck removal and replacement for access	Locations	37	\$750.00	\$27,750.00	\$3,043.00	\$112,591.00	\$1,800.00	\$66,600.00	\$2,200.00	\$81,400.00
3-3	New Skylights (Material and Labor)	Each	6	\$2,300.00	\$13,800.00	\$2,217.00	\$13,302.00	\$3,500.00	\$21,000.00	\$4,100.00	\$24,600.00
3-4	New Roof Insulation (Material Only)	LS	1	\$19,000.00	\$19,000.00	\$31,000.00	\$31,000.00	\$30,000.00	\$30,000.00	\$24,000.00	\$24,000.00
3-5	Labor to Install #3-4	LS	1	\$23,400.00	\$23,400.00	\$20,000.00	\$20,000.00	\$40,000.00	\$40,000.00	\$16,000.00	\$16,000.00
3-6	New Standing Seam Roof System with Gutters and Downspouts per Key Construction Note #91A and S201 to S302 (Material Only)	LS	1	\$264,641.00	\$264,641.00	\$349,910.00	\$349,910.00	\$220,000.00	\$220,000.00	\$240,000.00	\$240,000.00
3-7	Labor to install #3-6	LS	1	\$205,400.00	\$205,400.00	\$441,221.00	\$441,221.00	\$121,000.00	\$121,000.00	\$150,000.00	\$150,000.00
3-8	Roof Inspections and Warranty	LS	1	\$0.00	\$0.00	\$750.00	\$750.00	\$8,000.00	\$8,000.00	\$15,000.00	\$15,000.00
3-9	Delete sum of #1-3 to 1-5 for Base Bid Roof Repair	LS	-1		-\$38,753.00		-\$34,048.00		-\$88,000.00		-\$70,000.00
Total Lump Sum Price for Add Alternate #2B + Contingencies:					\$599,691.00	\$1,041,490.00	\$540,600.00	\$611,000.00			



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Police

ITEM: ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - RITTENHOUSE PLACE PARKING TIME LIMIT INCREASE

An Ordinance to amend the Code of the Township of Lower Merion, Chapter 145 thereof entitled Vehicles and Traffic, Article XV, Schedules, §145-122, Schedule XXII: On-Highway Parking Meter Zones, by establishing a 3-hour parking limitation between the hours of 8:00 a.m. to 6:00 p.m. Monday -Saturday on both sides of Rittenhouse Place, with exception.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held March 18, 2026 and duly advertised in the April 12, 2026 edition of the Main Line Times & Suburban.

ATTACHMENT(S):

[Proposed Ordinance - 3 hr parking - Rittenhouse Place TBA 04-22-2026.pdf](#)

AN ORDINANCE

NO _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 145 Thereof, Entitled Vehicles And Traffic, Article XV, Schedules, §145-122, Schedule XXII: On-Highway Parking Meter Zones, By Amending Existing Regulations To Establish A 3-Hour Parking Limitation On Rittenhouse Place, With Exception

The Board of Commissioners of the Township of Lower Merion hereby ordains:

Section 1. The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Article XV, Schedules, §145-122, Schedule XXII: On-Highway Parking Meter Zones, is hereby amended by removing the following regulations:

§145-122. Schedule XXII: On-Highway Parking Meter Zones

<u>Name of Highway</u>	<u>Side</u>	<u>Time Limit; Hours</u>	<u>Location</u>
Rittenhouse Place	East	2	From a point 125 feet south of Lancaster Avenue to Athens Avenue
Rittenhouse Place	East	2	From a point 415 feet south of Lancaster Avenue South for 150 feet
Rittenhouse Place	East	10	From a point 565 feet south of Lancaster Avenue south for 285 feet
Rittenhouse Place	East	1	From a point 850 feet south of Lancaster Avenue to Athens Avenue
Rittenhouse Place	West	2	From 125 feet south of Lancaster Avenue to Athens Avenue

Section 2. The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Article XV, Schedules, §145-122, Schedule XXII: On-Highway Parking Meter Zones, is hereby amended by adding thereto in alphabetical order the following regulation:

§145-122. Schedule XXII: On-Highway Parking Meter Zones

<u>Name of Highway</u>	<u>Side</u>	<u>Time Limit; Hours</u>	<u>Location</u>
Rittenhouse Place	East	3	From a point 125 feet south for 730 feet
Rittenhouse Place	East	10	From Athens Avenue north for 173 feet
Rittenhouse Place	West	3	From 125 feet south of Lancaster Avenue to Athens Avenue

Section 3. Nothing in this Ordinance or in Chapter 145 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 145 prior to the adoption of this amendment.

Section 4. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 5. This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this _____ day of _____, 2026.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary