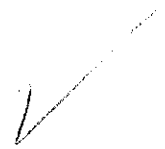


LAMB McERLANE PC
Attorneys at Law
24 E. Market Street, P.O. Box 565
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610-430-8000
Tax ID# 23-2181295



West Vincent Township
729 St. Matthews Road
Chester Springs PA 19425-3301

40920

Page: 1
11/07/2023
Account No: 400160

Attn: Jacqui Guenther

Due Date: 12/07/2023
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	Balance
400160-0001 General Representation [TENTHS] Via Email Only	\$4,131.53
400160-0004 Open Space [TENTHS] Via Email Only	\$58.50
400160-0005 Stormwater [TENTHS] Via Email Only	\$234.00
400160-0006 Meetings [TENTHS] Via Email Only	\$933.53
400160-0008 Public Record - Right to Know [TENTHS] Via Email Only	\$614.25
400160-0010 Personnel Matters [TENTHS] Via Email Only	\$448.50
400160-0019 Honeybrook Partners [TENTHS] Via Email Only	\$1,501.50
400160-0028 Ronnie Fy and Wendy J. Tangsipshiong - Conditional Use Application - 2400 Flowing Springs Rd	\$58.50
400160-0029 Duey Zoning Enforcement Via Email Only	\$565.50
	<u>\$8,545.81</u>

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Page: 1
Invoice Date: 11/07/2023
Account No. 400160.0001
Invoice No. 237506

Primary Attorney: Mark P. Thompson

RE: General Representation [TENTHS]

Via Email Only

Due Date: 12/07/2023
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Fees

			Hours	Amount
10/02/2023	MPT	Drafted email to Township Manager with comments to Valore proposed cell tower lease	0.70	136.50
10/03/2023	MPT	Reviewed cell tower lease and exhibit with location; drafted email to Township Manager	0.40	78.00
	MPT	Email to Township Manager on Flint Road ordinance	0.30	58.50
10/04/2023	CTW	Communications with M. Thompson; review site sketches; review notes and begin mark-up of proposed wireless lease	0.50	97.50
10/05/2023	CTW	Communications with M. Thompson; review, analyze and prepare comments to proposed wireless lease and send to M. Thompson for discussion with Valore	2.00	390.00
	MPT	Finalize comments to draft cell tower lease and drafted email to Valore	1.20	234.00
10/06/2023	MPT	Participate on phone call with Frank DeGenova at Valore on cell tower lease provisions.	1.00	195.00
	TMO	Discuss enforcement of Second Class Township Code with Mark Thompson, Esq.	0.30	58.50

West Vincent Township

Page: 2
 11/07/2023
 Account No: 400160-0001
 Invoice No: 237506

General Representation [TENTHS]
 Via Email Only

			Hours	Amount
10/09/2023	MPT	phone calls with Lori DeGenova at Valore and reviewed lease terms and waiver of negligence claims related to fire; drafted emails to Township Manager with analysis of lease terms	1.70	331.50
10/10/2023	TMO	Phone call with Mark Thompson, Esq. concerning cell tower contract issues.	0.20	39.00
10/12/2023	MPT	phone call with Jacqui Guenther regarding Township legal issues	0.60	117.00
10/17/2023	MPT	Reviewed email on Mecco Construction contract and correspondence with contractor; drafted email to Township Manager	0.50	97.50
10/19/2023	MAR	Reviewed grant agreements, recorded documents and other information related to DCNR's grant program to determine auditing requirements.	1.00	195.00
	MPT	Research on Township property deed restrictions on possible cell tower uses	0.80	156.00
	MPT	Reviewed cell tower agreement business terms; phone call with Frank DeGenova	0.70	136.50
10/23/2023	MAR	Reviewed DCNR grant and recorded documents in order to determine applicability of a cell tower in Opalanie Park; prepared email to Attorney Thompson outlining research.	1.30	253.50
	MPT	Research and review Deed Restriction on Opalani park related to potential for cell tower placement.	1.00	195.00
	MPT	Reviewed and analyze revised proposed cell tower lease terms from Valore	0.80	156.00
10/25/2023	MPT	Reviewed and analyzed proposed cell tower lease terms from Valore	1.70	331.50
	TMO	Discuss legal matters with Mark Thompson, Esq.	0.50	97.50
10/27/2023	MPT	Phone call with Frank Degenova; Reviewed and analyzed by proposed cell tower lease terms; drafted email to Township Manager	2.40	468.00
10/30/2023	MPT	Reviewed Deed Restriction on Opalani Park and Township municipal complex properties in relation to limitations on cell tower uses; drafted email to Township manager	1.50	292.50
		TOTAL FEES	21.10	4,114.50

Recapitulation

Timekeeper	Hours	Rate	Total
T. Maxwell O'Keefe	1.00	\$195.00	\$195.00
Mark P. Thompson	15.30	195.00	2,983.50
Chad T. Williams	2.50	195.00	487.50
Melissa A. Rheinstadter	2.30	195.00	448.50

West Vincent Township

Page: 3
11/07/2023
Account No: 400160-0001
Invoice No: 237506

General Representation [TENTHS]
Via Email Only

Advances

10/16/2023	Travel Expense	17.03
	Total Advances	17.03
	TOTAL AMOUNT THIS BILL	4,131.53
	Previous Balance	\$2,808.00

Payments

10/20/2023	Check # 2842	-2,808.00
	PLEASE PAY THIS AMOUNT	<u>\$4,131.53</u>

Available Client Funds

10/20/2023	Check # 2842	11,005.28
10/23/2023	Refund of Overpayment from Check# 2842	-11,005.28
	Ending Funds Balance To Be Applied To Future Invoices	\$0.00

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West Vincent Township
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Page: 1

Invoice Date: 11/07/2023

Account No. 400160.0004

Invoice No. 237507

Primary Attorney: Mark P. Thompson

RE: Open Space [TENTHS]

Via Email Only

Due Date: 12/07/2023
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Fees

			Hours	Amount
10/27/2023	MPT	Draft email to Township Manager on Fellowship trail easement with plans	0.30	58.50
		TOTAL FEES	0.30	58.50

	Recapitulation	Hours	Rate	Total
<u>Timekeeper</u>				
Mark P. Thompson		0.30	\$195.00	\$58.50

TOTAL AMOUNT THIS BILL 58.50

Previous Balance \$292.50

Payments

09/25/2023	Check # 2743	-292.50
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PLEASE PAY THIS AMOUNT \$58.50

West Vincent Township

Page: 2
11/07/2023
Account No: 400160-0004
Invoice No: 237507

Open Space [TENTHS]
Via Email Only

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Page: 1

Invoice Date: 11/07/2023

Account No. 400160.0005

Invoice No. 237508

Primary Attorney: Mark P. Thompson

RE: Stormwater [TENTHS]

Via Email Only

Due Date: 12/07/2023

Pay by check to LAMB McERLANE PC

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Include ACCOUNT NUMBER on remittance

Fees

			Hours	Amount
10/02/2023	MPT	Drafted emails to client on Jaeger stormwater issues	0.30	58.50
10/06/2023	MPT	Reviewed enforcement procedure of Jaeger stormwater and drafted email to client	0.70	136.50
	MPT	Reviewee email from Township Manager and Public Works Director regarding Jaeger stormwater potential enforcement	0.20	39.00
		TOTAL FEES	1.20	234.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Mark P. Thompson	1.20	\$195.00	\$234.00

TOTAL AMOUNT THIS BILL 234.00

Previous Balance \$1,111.50

Payments

10/20/2023	Check # 2842	-1,111.50
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West Vincent Township

Stormwater [TENTHS]
Via Email Only

Page: 2
11/07/2023
Account No: 400160-0005
Invoice No: 237508

PLEASE PAY THIS AMOUNT

\$234.00

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Page: 1

Invoice Date: 11/07/2023

Account No. 400160.0006

Invoice No. 237509

Primary Attorney: Mark P. Thompson

RE: Meetings [TENTHS]

Via Email Only

Due Date: 12/07/2023

Pay by check to LAMB McERLANE PC

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Include ACCOUNT NUMBER on remittance

Fees

			Hours	Amount
10/16/2023	MPT	Preparation, travel and attend Board of Supervisors meeting	4.70	916.50
		TOTAL FEES	4.70	916.50

		Recapitulation			
			<u>Hours</u>	<u>Rate</u>	<u>Total</u>
	<u>Timekeeper</u>				
	Mark P. Thompson		4.70	\$195.00	\$916.50

Advances

10/16/2023	Travel Expense	17.03
	Total Advances	17.03
	TOTAL AMOUNT THIS BILL	933.53
	Previous Balance	\$758.03

Payments

10/20/2023	Check # 2842	-758.03
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West Vincent Township

Page: 2

11/07/2023

Account No:

400160-0006

Invoice No:

237509

Meetings [TENTHS]

Via Email Only

PLEASE PAY THIS AMOUNT

\$933.53

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Page: 1

Invoice Date: 11/07/2023

Account No. 400160.0008

Invoice No. 237510

Primary Attorney: Mark P. Thompson

RE: Public Record - Right to Know [TENTHS]

Via Email Only

Due Date: 12/07/2023

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Include ACCOUNT NUMBER on remittance

Fees

			Hours	Amount
10/04/2023	MPT	Reviewed Right to Know request related to Human Relations Commision	0.40	78.00
10/05/2023	MAR	Conducted review of bills re: privileged information.	1.50	292.50
	MAR	Prepared redactions of bills for RTKL request.	0.75	146.25
10/20/2023	MAR	Reviewed and prepared additions to right to know law responsive documents.	0.50	97.50
		TOTAL FEES	3.15	614.25

Recapitulation

Timekeeper	Hours	Rate	Total
Mark P. Thompson	0.40	\$195.00	\$78.00
Melissa A. Rheinstadter	2.75	195.00	536.25

TOTAL AMOUNT THIS BILL 614.25

Previous Balance \$1,209.00

West Vincent Township

Page: 2
11/07/2023
Account No: 400160-0008
Invoice No: 237510

Public Record - Right to Know [TENTHS]
Via Email Only

Payments

09/25/2023	Check # 2743	-1,209.00
	PLEASE PAY THIS AMOUNT	<u>\$614.25</u>

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Page: 1

Invoice Date: 11/07/2023

Account No. 400160.0010

Invoice No. 237511

Primary Attorney: Mark P. Thompson

RE: Personnel Matters [TENTHS]

Via Email Only

Due Date: 12/07/2023

Pay by check to LAMB McERLANE PC

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Include ACCOUNT NUMBER on remittance

Fees

			Hours	Amount
10/17/2023	MEA	Discussions with Township Manager; communications with M. Thompson	0.50	97.50
	MPT	Phone call with Township Manager regarding Township meeting issues	0.30	58.50
10/18/2023	MPT	Reviewed Board meeting video and conferred with Mary Ellen Allen, Esq regarding discussion on Human Relations Commission issues	0.50	97.50
	MPT	Meeting with Mary Ellen Allen, Esq. regarding Township Manager issues related to comments from Township Supervisor at Board meeting	0.50	97.50
10/26/2023	MEA	Reviewed open letter; internal discussions regarding same	0.50	97.50
		TOTAL FEES	2.30	448.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Mark P. Thompson	1.30	\$195.00	\$253.50
Mary Ellen Allen	1.00	195.00	195.00

West Vincent Township

Page: 2
11/07/2023
Account No: 400160-0010
Invoice No: 237511

Personnel Matters [TENTHS]
Via Email Only

TOTAL AMOUNT THIS BILL 448.50

Previous Balance \$1,062.75

Payments

10/20/2023 Check # 2842 -1,062.75

PLEASE PAY THIS AMOUNT \$448.50

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Invoice Date: 11/07/2023

Account No. 400160.0019

Invoice No. 237512

Primary Attorney: Mark P. Thompson

RE: Honeybrook Partners [TENTHS]

Via Email Only

Due Date: 12/07/2023

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Fees

			Hours	Amount
10/04/2023	MPT	Reviewed Land Development agreement and status of land development plan and improvements; emails to Township Engineer; drafted email to Township Manager with recommendation on response to request to release security.	3.30	643.50
10/11/2023	MPT	Draft letter to counsel for Honeybrook properties with demand for payment of Township fees associated with land development project	3.00	585.00
10/17/2023	MPT	Finalize letter to be sent to Honeybrook Properties detailing denial of request to release financial security	0.50	97.50
10/25/2023	MPT	Reviewed email from Allan Zimmerman on revised plans and sewage disposal issues	0.40	78.00
10/31/2023	MPT	Reviewed email form Township Engineer and revised plan submission	0.50	97.50
		TOTAL FEES	7.70	1,501.50

West Vincent Township

Honeybrook Partners [TENTHS]
Via Email Only

Page: 2
11/07/2023
Account No: 400160-0019
Invoice No: 237512

<u>Timekeeper</u>	<u>Recapitulation</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Mark P. Thompson		7.70	\$195.00	\$1,501.50

TOTAL AMOUNT THIS BILL 1,501.50

Previous Balance \$663.00

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10/20/2023 Check # 2842 -663.00

PLEASE PAY THIS AMOUNT \$1,501.50

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Invoice Date: 11/07/2023

Account No. 400160.0028

Invoice No. 237513

Primary Attorney: Mark P. Thompson

RE: Ronnie Fy and Wendy J. Tangsipshiong - Conditional Use Application - 2400 Flowing Springs Rd

Due Date: 12/07/2023

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Fees

			Hours	Amount
10/26/2023	MPT	Email to Township Manager on conditional use decision	0.30	58.50
		TOTAL FEES	0.30	58.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Mark P. Thompson	0.30	\$195.00	\$58.50

TOTAL AMOUNT THIS BILL 58.50

Previous Balance \$1,501.50

Payments

09/25/2023	Check # 2743	-1,501.50
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PLEASE PAY THIS AMOUNT \$58.50

West Vincent Township

Page: 2

11/07/2023

Account No: 400160-0028

Invoice No: 237513

Ronnie Fy and Wendy J. Tangsipshiong - Conditional Use Application - 2400 Flowing Springs Rd

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Page: 1

Invoice Date: 11/07/2023

Account No. 400160.0029

Invoice No. 237514

Primary Attorney: Mark P. Thompson

RE: Duey Zoning Enforcement

Via Email Only

Due Date: 12/07/2023

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Include ACCOUNT NUMBER on remittance

Fees

			Hours	Amount
10/02/2023	MPT	Reviewed email from Tracey Franey regarding proposed use by Chester County Emergency Services for training	0.30	58.50
10/03/2023	MPT	Reviewed email on Duey zoning interpretation	0.20	39.00
	MPT	drafted email to Zoning Officer on use by Chester County SWAT team training and Essential Services use	0.50	97.50
10/04/2023	MPT	Drafted email to Zoning Officer regarding permit for uses on property	0.50	97.50
10/16/2023	MPT	Reviewed email from Liz Gavin, Esq related to potential dog training event on the Duey property and potential zoning issues	0.40	78.00
10/19/2023	MPT	Reviewed email from Liz Gavin, Esq.; drafted email to Zoning Officer on response to property owner	1.00	195.00
		TOTAL FEES	2.90	565.50

West Vincent Township

Duey Zoning Enforcement
Via Email Only

Page: 2
11/07/2023
Account No: 400160-0029
Invoice No: 237514

<u>Timekeeper</u>	<u>Recapitulation</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Mark P. Thompson		2.90	\$195.00	\$565.50

TOTAL AMOUNT THIS BILL 565.50

Previous Balance \$3,802.50

Payments

10/20/2023 Check # 2842 -3,802.50

PLEASE PAY THIS AMOUNT \$565.50

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