



Township of Concord

DELAWARE COUNTY

*COUNCIL: Dominic A. Pileggi, John J. Gillespie, Elizabeth A. Salvucci,
Thomas J. Mahoney, Margaret S. Franke, Joshua Twersky, John L. Crossan*

MEMORANDUM

TO: Township Council Members
FROM: Amanda Serock, Township Manager
Cc: Township Employees
Re: State of the Township

As your Township Manager, I am happy and proud to report that the State of Concord Township is strong and that our future is bright. This is the result of strategic planning, teamwork and a focus on customer service; working together as a team, with dedicated professionals to achieve the common goal of making this great place better. The below comments are an outline of this past year's accomplishments and acknowledgement that under your leadership we all look forward to the opportunities that lie ahead.

Financial Health

While the Township does not yet have audited financials for 2017, I can tell you that our fund balances are extremely healthy, which is further reinforced by our Moody's bond rating of Aa1. This rating reflects according to Moody's the "...Township's affluent, but small local economy that continues to expand due to redevelopment...and the Township's modest fixed cost burden." The 2016 audited debt obligation was approximately \$14million, which includes monies borrowed for open space and sewer infrastructure.

By any measure our economy continues to gather strength. By becoming a leader in the region with new business development we have created a strong commercial base, and through sound financial management we continue to be able to keep local taxes low for our residents. In 2017, the Township had the third lowest millage rate out of 49 municipalities in Delaware County. Our school district is top rated in the state, and our housing market is stable. Since 2013, the average real estate transfer tax revenue is \$709,200, and as noted on real estate sites our current median home value is \$423,000. According to Niche.com a small company that assembles data and ranks communities based on school districts, taxes, etc. Concord Township reflects an overall niche grade of "A." That rating is based on our public schools, housing, family amenities, nightlife, diversity and safety.

Boards & Committees

Concord Township's growing community cannot run efficiently without the work done by those community members that serve on our boards and committees. Having worked in many communities, I am pleased to note that Concord Township is extremely lucky to have such intellectual, professional, and caring community members to serve this Township. The caliber and pedigrees of those serving on our boards and committees is remarkable.

In 2017 our Planning Commission reviewed 13 development projects and our Zoning Hearing Board reviewed 8 zoning cases. This thankless work involves a lot of review and sound judgement to help shape our community. The Township's Historical Commission is in the middle of an important three year project of updating the Township's historical inventory in order to protect Township historic resources and provide proper respect for our historic heritage. The Township's Park & Recreation Board has done an outstanding job this past year and hosted several important community events, including the Harvest Festival, Easter Egg Hunt, Night at the Movies, Community Day, etc. These well attended events continue to grow each year and help to create a sense of community for our residents.

Township Administration

Within the administration, we have built a strong team that continues to work for our residents, maintains strong ties with our partners in surrounding communities at the County, State and Federal levels, and with the private sector to achieve our goals. While there is always more that can be improved upon, I feel confident that our employees and excellent appointed professionals are continuing to further our goals of providing impeccable services to our taxpayers. In 2017 the Township expenditures came in at 63.8% of budget, which proves the care and sound management happening daily by this Township's workforce. The below information outlines some highlights from various departments in 2017.

Last year our Building Codes and Zoning Department reviewed and issued over 1,300 permits, which includes most notably over 300 certificates of occupancy, 177 resale certs for residential properties, and 322 building permits in the Township. This small group of individuals continues to exceed expectations by effectively communicating with applicants and by turning review times around quickly.

The Township's Public Works Department continues to excel and keep our community beautiful. The department is responsible for maintaining over 50 miles of township roadways, maintaining approximately 100 acres of open space/parkland, updating Township facilities, handling snow removal efforts, conducting inlet inspections and making repairs, maintaining our traffic sign inventory, assisting with code enforcement, etc. Their continued skills and efforts have saved this Township thousands of dollars by properly maintaining and fixing valuable Township assets.

The Township's Sewer Department is a group of individuals dedicated to assuring the health, safety and welfare of this community. Their hard work in ensuring that the Township maintains its high standards for the daily treatment of sanitary sewer is commendable. In addition to their daily operations of properly maintaining approximately 58 miles of sewer infrastructure including the main sewer plant, they assist with future planning of our sewer system and in 2017 they oversaw the following projects: the installation/completion of Phase 2B Rt 202 & Smithbridge Rd sewer project, the installation of the Phase 2A Mendenhall area sewer project, with expected completion in 2018, the installation of the Hemlock Drive sewer extension, the installation in conjunction with PennDOT Rt 322 sewer project from Station Road to Baltimore Pike, the completion of

the digester/EQ conversion project at the main treatment plant, the authorization of engineering design work for the Colonial Village sewer project, the recent renewal of our NPDES permit for the main sewage treatment plant, completed and approved by DEP the Act 537 base plan update, and there were a total of 61 new connections to the public sewer system during 2017 for a total customer base of 2,655 accounts.

Grants/Future Planning

In the past 4-5 years the Township has received over \$3million dollars in grant funding for projects including, park rehabilitation/new playgrounds, trail planning and design, traffic signal upgrades to keep our traffic moving, and roadway enhancements for improved safety for vehicles and pedestrians. In fact, the Township was just awarded an ARLE grant in the amount of \$116,725 to improve safety for pedestrians and vehicular traffic at the intersection of Baltimore Pike and State Farm Drive/Applied Bank Boulevard.

The Township's current five year capital plan includes funding the following important projects to assure we are meeting the needs of our residents. Those projects include: the implementation of necessary sewer infrastructure, identifying parcels to continue our efforts in preserving open space, maintaining our vital roadway infrastructure, properly meeting the federal mandates for stormwater pollution reduction planning, and the creation of a much needed trail system.

The Township's administration and our appointed professionals under Council's leadership are committed to locating additional funding sources to assist the Township in its efforts to future plan for the safety, health and welfare of this community. We will continue to seek innovative ways to conserve resources, find greater efficiencies, generate new revenue, and save tax dollars. We will strive to build on the progress made in order to make this great place better and to assure a future that is bright for generations to come.