



INTEROFFICE MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Don Curley, Township Manager, Secretary, Treasurer and Open Records Officer

SUBJECT: BOS Projects

DATE: May 20, 2024

This item continues to brew (appropriately moving from general to particular). The end goal is delivery of what you decide is best for the community. Progress is achieved by completing tangible steps in series (each step gets more particular than the last step).

You have seemingly agreed to continue to pursue a handful of initiatives that reflect your common priorities (note that pursuit need not always mandate completion - you may pursue to a point or change your mind). Those initiatives include:

1. Building a new township building or renovating the existing building.
2. Adding sidewalks and developing streetscapes (enabling safe pedestrian and bike access).
3. Developing a Town Square(s) (Town Center(s)).
4. Procuring open space (including open space in support of parks, passive space, trails, village parking, streetscapes, a Town Square, etc.).
5. Enhancing outreach.
6. Developing trails and other recreational assets (presumably linking existing assets).
7. Expanding support for Fire EMS. So far, you have initiated the construction of a fire station, purchased a fire truck, initiated the hiring of a new FT fire administrator, and expanded your contribution to BFC and PFC. Despite all that, this item remains open ended.

Note a few things about these initiatives:

- Each initiative (in and of itself) is expensive. Collectively, they are enormously expensive. It is obviously critical that you are aware of the costs. There is no reason to continue these initiatives unless you are willing to commit to the expense of the initiatives. They (revenue and cost) sort of march along together.
- You could decide what you want and raise the funds to complete those tasks. In other words, "herein is what we want to do and it will cost blank." Alternatively, you could assign funds then prioritize your initiatives (pursuing only those initiatives that the budget allows and delaying some initiatives until the funds become available). In other

words, "herein is how much funding we are willing make available, so we select blank."

- The BOS turned over by 40% on 1/1/24. You (current BOS) are together as a group until 12/31/25. At that point, there could be turnover (via election) and another two-year window before a prospective 40% turnover (via election). This condition creates two realities to consider. One, you have 19 months remaining as the current body. Two, you want to be aware that delay can negate momentum. In other words, when decisions are delayed until the next election, then the next BOS essentially starts over and creates the opportunity for the cycle to continue endlessly.

A few particulars about the building:

- The estimate (circa 2022) of the cost of the new building approached around \$20M. Given the passage of time, inflation, and what is happening in the construction world; it is reasonable to assume that the building (as it was envisioned in 2022) will cost every bit of \$20M (if you continue to envision it had been envisioned). Note that the annual debt service on \$20M is more than \$1.5M.
- The Police staffing and operations report (accepted by the BOS in April of 2023) identified a handful of deficiencies of the building. If the BOS decides that the vision of the new building (as it was envisioned circa 2022) is not the ideal vision and that another vision should be created, then the staffing report may serve as the baseline for the new vision.
- The architect (for the planning of the building) contacted me during the week of 4/22/24 and inquired about the status of the prospective new building. He offered a recap session for any BOS member who wants one.

A few particulars about Fire EMS. This item has the potential to be enormously expensive.

- You committed to building a firehouse, purchasing a fire truck, and hiring a Fire Administrator.
- From the Fire EMS report delivered by your consultant in the summer of 2023; the creation of a Tredyffrin Easttown Fire Department (TEFD) could cost millions of additional dollars each year.
- The decision to have or not have a TEFD is pure policy. While creating a TEFD is the vision of the Fire EMS Work Group, it is not clear if it is the vision of Easttown Township.

This item is obviously a big part of your prospective BOS project list.

If you want and at the meeting on 5/20/24, we can discuss tangible steps.