

# East Goshen Township

## 2021-2025 Capital Improvement Program

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TO BE PRESENTED TO THE BOARD OF SUPERVISORS ON NOVEMBER 10, 2020

# 2021-2025 Capital Improvement Program Summary



## Expenses\*

Category	2021	2022	2023	2024	2025
Administration (Office, Buildings & Structures)	151,000	65,000	\$55,000	\$12,000	\$124,000
Public Works	283,900	431,500	\$241,500	\$164,000	\$373,000
Park		105,000	\$49,000		
Paoli Pike Trail	483,000	1,500,000	\$1,500,000		
Dams	2,587,505				
<b>Total</b>	<b>\$3,505,405</b>	<b>\$2,101,500</b>	<b>\$1,845,500</b>	<b>\$176,000</b>	<b>\$497,000</b>

\*Does not include sewer assets (see p11-13) or the Transportation Fund (see p10)



# 2021-2025 Capital Improvement Program

## Summary-Funding Source



### Sources of Funds-Includes Sewer, Transportation and Township projects/assets

Category	2021	2022	2023	2024	2025
Capital Reserve Fund	434,900	496,500	296,500	176,000	497,500
Grants	1,697,980	1,552,500	1,524,500		
Series 2017 Bonds	2,319,424	52,500	24,500		
Other Financing*	1,174,537				
Transportation Fund	165,000				
Municipal Authority	447,000	235,000	235,000	225,000	225,000
<b>TOTAL</b>	<b>6,238,841</b>	<b>2,336,500</b>	<b>2,080,500</b>	<b>401,000</b>	<b>722,500</b>

\* Other Financing Reflects WGSA projects not funded by bond fund. See page 13



# 2021-2025 Capital Improvement Program



## Administration/Office Capital Expenses

Category	2021	2022	2023	2024	2025
Computer replacement	\$8,000	\$12,000	\$12,000	\$12,000	12,000
Security System replacement	-	-	\$27,000	-	-
Financial/Codes Software	\$100,000				
Large Format Scanner/Printer	\$12,000				
Document Management Server	-	\$27,000	-	-	-
<b>Total Administration/Office Capital</b>	<b>\$120,000</b>	<b>\$39,000</b>	<b>\$39,000</b>	<b>\$12,000</b>	<b>12,000</b>
Administration/Office - PAYG	\$120,000	\$39,000	\$39,000	\$12,000	12,000
Administration/Office – Financed	-	-	-		
NEW- Administration/Office	\$100,000	-	-		
REPLACEMENT- Administration/Office	\$20,000	\$39,000	\$39,000	\$12,000	12,000

### Notes:

- 3 PC replacements in 2021
- Concerns about medium-term viability of financial/permit software expressed at Long-Range Budget Planning Session in June. We have not been “depreciating” existing software.
- Large format scanner/printer runs on Windows 2007 and is no longer supported. Existing asset purchased in 2012.
- Document management server will be 10 years old next year.
- Security system will be 18 years old in 2023, but still running well.



# 2021-2025 Capital Improvement Program

## Building & Structures Capital Expenses



Category	2021	2022	2023	2024	2025
Radio Booster	\$31,000	-	-	-	
Rooftop solar	-				
BOS Room AV System		\$10,000			
Electric Vehicle Charging Station		-			
Ceiling Heat/AC Units (3 unites)					\$12,000
Large Overhead Garage Doors		\$16,000	\$16,000		
Township Building Windows					\$100,000
<b>Total Administration/Bldg &amp; Structures</b>	<b>\$31,000</b>	<b>\$26,000</b>	<b>-</b>	<b>-</b>	<b>\$112,000</b>
Administration/Bldg & Structures – PAYG	\$31,000	\$26,000	\$16,000	-	\$112,000
Administration/Bldg & Structures – Financed	-	-	-	-	
NEW- Administration/Bldg & Structures	\$31,000	-	-	-	\$100,000
REPLACEMENT- Administration/Bldg & Structures	-	\$26,000	\$16,000	-	\$12,000

### Notes:

- **Radio booster** needed to comply with 2019 Township ordinance amendment, promoting public safety in event of serious emergency. Deferral from 2019 and 2020.
- Last year’s CIP (2020-2024) included \$100,000 for **Rooftop Solar** in 2021 and \$38,000 for **Electric Vehicle Charging Stations** in 2022. Based on BOS discussion this year, I have eliminated those potential expenses.
- The **windows** are original to the building (1993). The replacement of them will have minimal utility savings due to the geothermal system. However, we will need to plan for their replacement in the medium term to protect the integrity of the building. Note that we have not been “depreciating” this expense (hence, they are treated as “new”).





# 2021-2025 Capital Improvement Program

## Public Works Expenses

Category	2021	2022	2023	2024	2025
Dump Truck-Large	-	\$160,000	160,000	-	\$168,000
Pick-Up Truck	-	\$96,000	\$46,000	\$50,000	\$50,000
Trailers	\$32,000	\$12,000	-	\$8,000	
Loader	\$110,000	-	-		
Gator ATV		\$17,500	\$17,500		\$17,500
Mowers	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Side shoulder spreader (for paving)	\$5,500				
Forklift	\$15,000	-	-		
Jetter/Vacuum	-	\$35,000	-		
Air Jacks	6,400				
Plasma Cutter		\$5,000			
Paver	-	-	-		\$120,000
Air Compressor	\$7,000	-	-		
Boom Mower	\$90,000				
Tractor/Mower	-	\$88,000	-	\$88,000	
<b>Total Public Works</b>	\$283,900	\$431,500	\$241,500	\$164,000	\$373,500
Public Works Capital PAYG	\$283,900	\$431,500	\$241,500	\$164,000	\$373,500
Public Works Capital Financed					
NEW- Public Works Capital					
REPLACEMENT- Public Works Capital	\$283,900	\$431,500	\$241,500	\$164,000	\$373,500

- Note that the forklift, trailer and jetter were deferrals from 2020, due to the budget cuts. The jetter replacement can be further extended until 2022.

# 2021-2025 Capital Improvement Program

## Park Expenses (excludes Trail & Dams)



Category	2021	2022	2023	2024	2025
Amphitheater Improvements	-	\$92,500	-		
Area around playground	-	\$12,500	-		
Veteran's Pavilion Area			\$24,000		
Misc. mid-term improvements	-	-	\$25,000		
<b>Total Park Capital</b>	-	<b>\$105,000</b>	<b>\$49,000</b>		
Park Capital PAYG	-	-	-		
Future Grants	-	\$52,500	\$24,500		
Series 2017 Bond Proceeds (if available)	-	\$52,500	\$24,500		
<b>NEW- Park Capital</b>	-	<b>\$105,000</b>	<b>\$49,000</b>		
<b>REPLACEMENT- Park capital</b>	-	-			

- Reflects continued implementation of 2016 Parks Master Plan
- BOS agreed on 6/10/20 not to undertake these improvements in 2021
- **Amphitheater improvements** reflect ADA improvements and bandshell
- **Area around playground** projects include T-ball & volleyball area renovation and Wiffle Ball field.
- **Veteran's Pavilion improvements** include fixed chess tables, grill upgrades and bocce/stones course.
- **Misc. mid-term improvements** include tennis windscreens and bleachers and baseball field bleachers.



# 2021-2025 Capital Improvement Program

## Paoli Pike Trail



Category	2021	2022	2023	2024	2025
Segment A-B Construction	483,000	\$1,500,000	\$1,500,000	-	-
<b>Total Trails Capital</b>	<b>\$483,000</b>	<b>\$1,500,000</b>	<b>\$1,500,000</b>	-	-
Grants	\$483,000	\$1,500,000	\$1,500,000	-	-
Series 2017 GO Bonds	-	-	-	-	-
Future grants		\$1,500,000	\$1,500,000	-	-

**Notes:**

- Assumes Segment A (Airport Rd to Ellis Ln) undertaken in 2021 & Segment B (Ellis Lane to Reservoir Road) in two years over 2022-2023





# 2021-2025 Capital Improvement Program

## Hershey's Mill & Milltown Dams



Category	2021	2022	2023	2024	2025
Milltown Dam Partial Breach & Land Improvements	\$1,957,505	-	-		
Hershey's Mill Dam Land Improvements	630,000	-	-		
<b>Total Dam Capital</b>	<b>\$2,587,505</b>	-	-	-	
Grants	\$1,545,000	-	-		
Series 2017 GO Bonds*	\$1,042,505	-	-		

### Notes:

- Assumes that Hershey's Mill Dam breach occurs in 2020

# 2021-2025 Capital Improvement Program Transportation Fund



Category	2021	2022	2023	2024	2025
Boot Road Restriping	\$165,000				
<b>Total Transportation Fund</b>	<b>\$165,000</b>		-	-	
Total Non-Impact Fee	\$165,000		-	-	
Total Impact Fee	-	-	-	-	-

- Notes:**
- **Boot Road Restriping**, a joint project with West Goshen with costs shared 50/50, would add a northwest bound lane between Wilson Drive and Greenhill Rd without widening the existing cartway and retaining the existing left turn lane to ease afternoon congestion approaching Route 202. Deferred from 2020.



# 2021-2025 Capital Improvement Program



## Sewer & Municipal Authority

(Except West Goshen Upgrades)

Category	2021	2022	2023	2024	2025
Hunt Country P/S Mag Meter (R)	\$15,000				
Hunt Country P/S Muffin Monster (R)	\$67,000				
Relining AC sewer lines and brick man holes (N)	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000
Hunt Country P/S Bypass Pump (N)	\$5,000				
Ridley Creek STP Flow Meter (R)	\$22,000				
Ridley Creek Collection Flow Meter (N)	-	\$24,000	\$24,000		
Ridley Creek Caustic Soda Project (N)*	\$190,000				
Ridley Creek Filter Feed Pump (R)***	\$18,000			\$18,000	\$26,000
Ridley Creek Blower Replacement (R)				16,000	16,000
Ridley Creek Lift Station Pump Replacement (R)		\$20,000	\$20,000		
Ridley Creek SBR Tank Lining (N)**		\$61,000	\$61,000	\$61,000	\$61,000
<b>Total Sewer Capital</b>	<b>\$447,000</b>	<b>\$235,000</b>	<b>\$235,000</b>	<b>\$225,000</b>	<b>\$233,000</b>
Total New	\$325,000	\$215,000	\$215,000	\$225,000	\$233,000
Total Replacement	\$122,000	\$20,000	\$20,000		

\* Gross cost. DCED has awarded MA \$152,980 grant for Caustic Soda project.

\*\* Gross cost. Staff will continue to search for grant opportunities for SBR Tank Lining project

\*\*\* 2025 Filter Feed Pump is for centrifuge rebuild

(R=replacement; N=new)

11/10/20



# 2021-2025 Capital Improvement Program



## Sewer & Municipal Authority (Except West Goshen Upgrades)

### Justification for New Assets

- **Relining brick manholes and asbestos cement sewer lines** was identified six years ago as a long term maintenance priority for pre-mid-1970s sewer assets, which are at the end of their useful life. The plan calls for Supplee Valley in 2021, Waterview in 2022-2023 and either Grand Oak or the eastern portion of Hershey's Mill Estates in 2024.
- **Two new Ridley Creek collection system flow meters on Line Road and at the Blacksmith shop** (in 2022 and 2023) will allow us to measure I&I in that system and more effectively identify problems in the collection system. These meters are a deferral from 2020 (the Hibberd Lane flow meter was installed in 2020).
- **Replacement RCSTP influent meter** replaces existing meter at end of useful life, but is also needed to more accurately measure influent into the plant.
- **Ridley Creek Caustic Soda project** would improve worker safety and efficiency at the plant. Currently, caustic soda is manually poured into tanks. The Municipal Authority has secured a DCED grant for \$152,980 to offset the cost of this project, bringing the net cost to \$37,020.
- **Hunt Country Pump Station Bypass Pump Connection** needed to allow for bypass pumping.
- **Sequence Batch Reactor Tank Lining** (4 total, 2022-2025) project reflects recoating hairline fractures in tanks from water line to top of tanks. Staff will work to identify grant opportunities for this work. In the meantime, the tanks will be painted and maintained, as needed.

# 2021-2025 Capital Improvement Program

## Upgrades at West Goshen STP\*\*

East Goshen Municipal Authority's Share Only



Category	2021	2022	2023	2024	2025
Westtown Way P/S Improvements	\$1,866,866				
Misc Capital, Engineering, Legal and Admin Fees*	\$101,590				
<b>Total EGMA share of WGSA projects</b>	<b>\$1,968,456</b>				
Sewer Operating Fund	\$101,590				
Series 2017 Bond Proceeds	\$793,919				
Sewer Capital Reserve Fund or other financing	\$1,072,947				

Due to West Goshen Sewer Authority's cost overruns for the Westtown Way Pump Station Improvements and the WWTP Phase II improvements, East Goshen's share of these project costs are projected to be over \$1.07 million over-budget (i.e. the basis for the 2017 GO Bond Borrowing).

- Absent a state or federal grant for the Westtown Way P/S Improvement, the Township has a few options to pay for the cost overruns:
  - Borrow from the Sewer Capital Reserve Fund and gradually replenish that fund (e.g. over 10 years)
  - Borrow from a bank (\$1 million is too small for a bond issue). At 1.8% over 20 years, this corresponds with less than \$2.50/quarter per bill.
  - Refinance the existing 2017 GO Bonds at the call date in August 2022 and take advantage of the drop in interest rates. For perspective, our yield in 2017 was 2.71% compared to 1.4% for AAA-rated 20 year debt today.

\* Misc Capital to be paid from Sewer Operating (see p24 of 2021 Budget for list of projects).

\*\* Note that West Goshen Sewer Authority is presently working on a 10-year CIP, which is not yet available.

11/10/20

