



State of the Township - 2019





2019 Snapshot



Population: 18,400+ (26,000+ daytime)

Median Household Income: \$111,000

Area Served: Residents primarily in Exton and West Chester, with a small number in the Downingtown and Malvern zip codes

Median Housing Value: \$333,000 per home

Township Real Estate Tax Millage: 0.714 (lowest in West Chester Area School District)

Land Use: 34% residential; 20% open space/recreation; 19% transportation; 14% commercial/industrial; 6% institutional; 6% vacant

Historical Resources: 213 sites, of which 4 were approved for refurbishment in 2019



Open Space and Recreation: 1,800+ acres of protected open space comprised of County and Township parks, homeowners' associations and land trusts

Parks: 11 public parks, including Exton Park (700 acres) which sports a newly-installed cricket pitch (2019)

Chester Valley Trail runs through Exton Crossroads and Exton Park, connecting to King of Prussia.



Public Schools: West Chester Area School District

Home of Collegium Charter School: 2,900+ students; 2nd largest brick and mortar charter school in PA



50+ new businesses opened their doors in 2019



94 miles of roads: 67 miles Township roads, 27 miles state roads

2019: the Twp resurfaced 7 Township roads; installed 4 landscaped islands on Sunrise Blvd.; constructed drainage improvements on Tapestry Cir.; opened Keva Dr. and the Waterloo Blvd. Ext.



Exton Train Station with SEPTA (Paoli-Thorndale) and Amtrak service; Whitford Train Station with SEPTA (Paoli-Thorndale) service

SEPTA/Krapf bus service to West Chester, King of Prussia, Eagleview, Paoli, Downingtown and Coatesville



The Police Department of 25 officers received and responded to 12,341 incidents in 2019 and collected and disposed of 719 pounds of unused medication in their first full year of accreditation.

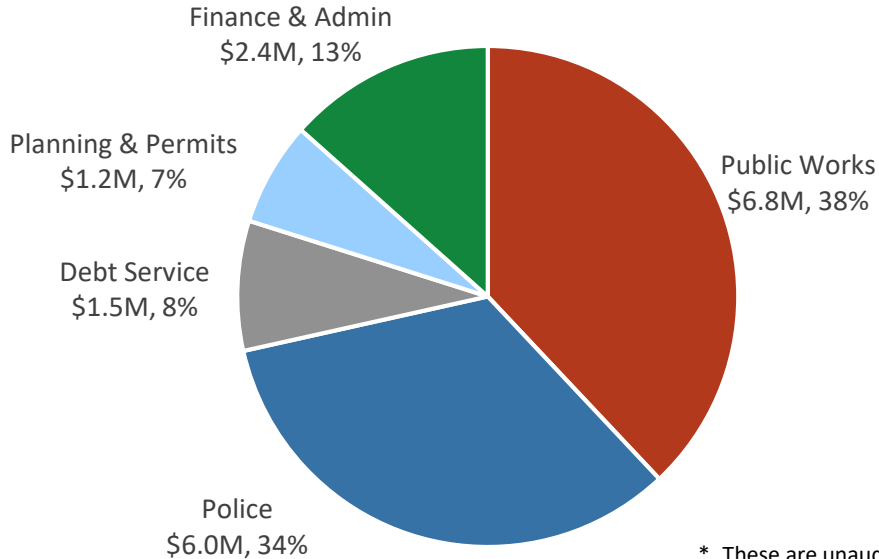


2019 Finances

Operating Budget Snapshot*

2019	Revenue	Expenses	Surplus	Operating Reserves
General Fund	\$12.9 M	\$12.4 M	\$464 K	\$16.8 M
Sewer	\$5.5 M	\$4.7 M	\$796 K	\$5.0 M
Solid Waste	\$1.1 M	\$0.7 M	\$319 K	\$0.6 M
Total	\$19.5 M	\$17.8 M	\$1.6 M	\$22.4 M

Expenses by Department* (\$ millions)



Rated Aaa by Moody's

West Whiteland Township has a Aaa (Stable Outlook) bond rating. This is Moody's highest possible rating. The Township has maintained this rating since 2016.

In determining its rationale for the rating, Moody's pointed to West Whiteland's strong and growing tax base, healthy reserves, sound financial policies and strong management. Conservative budgeting, low debt levels, long-term planning and a commitment to maintaining strong reserves all contributed to Moody's confidence in West Whiteland's ability to sustain a strong financial position.

* These are unaudited numbers and may change slightly once the 2019 financial year is closed and the independent audit completed.



2019 Initiatives

Development by Design

Introduced “[Development by Design](#)” to explain Township development controls, policy and plans in light of the current construction activity. Specific projects include the following:

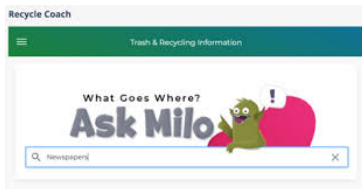
- Completed the Township Bicycle & Pedestrian Circulation Plan
- Implemented recommendations in the “Act 209” transportation capital improvement plan
 - Opened Waterloo Blvd. extension
 - Opened Keva Dr., a new connection between Lincoln Hwy. and Waterloo Blvd
 - Approved the zoning to allow for construction of the Ship Rd. Couplet – an additional lane for Ship Rd. and a trail connection between the existing Chester Valley Trail (CVT) and the proposed CVT extension along the dormant railroad freight line. That same zoning ordinance reduced the residential density around the intersection of Ship Rd. & Lincoln Hwy. and allowed limited commercial use.
- Approved development projects which, in total for 2019, allowed for the preservation of an additional 13.5 acres of open space and recreational areas; payment of approximately \$70,250 in fees in lieu of dedication of open space; and the preservation and continued use of four historic structures

Operations/Efficiency Improvements

- Completed capital improvements to the sanitary sewer system, including pump station upgrades and pipe repairs, to ensure reliability and prevent water from entering the system which saves wastewater treatment costs
- Moved much of IT to the Cloud
- Refined and systematized sewer billing system
- Adopted online GIS-based permitting system
- Completed first full year of police department accreditation, building updated standards into department practices

Sustainability

- Increased focus on public information about smart recycling in response to turmoil in the recycling market
- Introduced Recycle Coach in late 2019 to help residents locate sites to recycle material that can't be placed curbside
- Partnered with five municipalities to develop a [plan to transition to renewable energy](#), to be completed in early 2020





2019 Initiatives

Public Safety



- Deployed body-worn cameras for the police department's uniform division
- Continued crime prevention programs and police/community relations programs such as Coffee with a Cop, Community Day and the department's [Car Safety Seat Installation Program](#)
- Contributed funding to West Whiteland Fire Company's purchase of a new ladder truck
- Increased funding for Uwchlan Ambulance and Good Fellowship Ambulance in response to decreasing insurance reimbursement rates
- Funded a study recommending improvements to [pipeline safety regulation](#) and partnered with other Chester County municipalities to submit comments to the PA Public Utility Commission; intervened in three lawsuits against Sunoco; through meetings, call and letters, advocated for residents impacted by pipeline construction

Grants



- Vision Partnership Program grant from Chester County Planning Commission awarded for \$27,500 to provide principal funding for comprehensive update to "A History of West Whiteland" and Historic Resources Map
- PA DCNR's Keystone Communities Program (\$500,000) grant awarded for [Exton Park](#), which matches previously received County grant of \$250,000

Communications & Events



- Conducted a trash & recycling survey (over 1,200 responses) with results supporting staying with the Pay As You Throw residential trash collection program
- Hosted two well-attended public open houses (April and October)
- Continued to publicize news and events on Facebook, Nextdoor, Ready Chesco, eNews, increasing our reach
- With community partners, held well-attended [Community Day](#) with fireworks
- Supported [Friends of the Parks'](#) Summer Concert Series, Egg Hunt, Craft Fairs and Tree Lighting