

MINUTES
EXETER TOWNSHIP BOARD OF SUPERVISORS MEETING
MONDAY, MARCH 8, 2021

Public Meeting

A Regular Meeting of the Exeter Township Board of Supervisors held virtually was called to order on Monday, March 8, 2021 at 7:00 PM by Greg Galtere, Chairperson.

Supervisors Present: Gregory Galtere, Chairperson
David Speece, Vice Chairperson
Michelle Kircher
John Cusatis
Joseph Staub

Absent: None

Others in Attendance: Jeff Bartlett, Township Manager
Laurie Getz, Township Secretary
Clarence Hamm, Public Works Director
Elizabeth Magovern, Hartman Valeriano Magovern & Lutz, P.C.
Wendell Morris, Chief of Police
Joseph Rogosky, Great Valley Consultants, Township Engineer
Jennifer Savage, Finance Director
Will Brugger, Zoning Officer
Larry Piersol, Assistant Director of Public Works
Jack and Karen Williams, Exeter Area Food Pantry

REGULAR MEETING

The Meeting was opened with the Pledge to the Flag.

PUBLIC COMMENTS: Agenda Items

Public comments were submitted in advance of the meeting via email and voicemail. The e-mail comments were dictated by computer software.

Warren LaRiviere; Has a problem with the gun range, has contacted the police many times for excessive noise. Would like to see the noise ordinance enforced. Concerned about property values in the community. Is opposed to the proposed expansion of the University Rifle Club.

Charles Boyer; Is opposed to the University Rifle Club proposed expansion.

Karen Leiderman; Concerned about the proposed expansion for the University Gun Club. Feels they

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have skirted the rules in the past. Noise has increased. Asking not to approve.

Kendra Robinson; Opposed to the proposed expansion of the University Rifle Club. Has noticed an increase in noise and hours of operation at the club. Concerned about the noise.

Justin Smith; Concerned about the University Rifle Club proposed expansion. Concerned that proper channels were not followed.

Lloyd Halteman; Commented on University Rifle Club proposed expansion. Is opposed to the expansion.

John Sneeringer; Commented on University Rifle Club. Concerned about quality-of-life issue, built his new home recently. Timed today 18 shots per minute over a two-hour period. Wonders how an expansion could be allowed in close proximity to a school. The size has changed since they've moved in, it used to be smaller and quieter. Has become a competitive shooting club more than a local membership club. Hopes the expansion will be prevented.

Tom & Aileen Huntzinger; Commented on University Rifle Club, asking the proposed expansion to be denied. Business at the club has increased, daily shooting all day and night. Trees have been removed which negatively impacted their property value.

Kara Mann; Commented on University Rifle Club proposed expansion. Is strongly opposed due to noise, disturbance to wildlife, decrease in property values, environmental concerns, and community health.

Jeffrey Motze; Is opposed to any expansion to the University Gun Club. Concerned that removing additional trees will increase noise levels that are already high. Has lived in the neighborhood since 2014 and has no issues with the club but feels the club previously increased without approval.

John Dever III; Concerned about the University Gun Club expansion request. Not commenting on noise. Expressed safety concerns related to potential expansion, kids play in the woods.

Beth & Kiel Richmond; Is opposed to any expansion to the gun club. The noise is a nuisance to her and her family. Concerned about her property value.

Sarah McHenry; Opposed to proposed expansion of the University Rifle Club. The expansion that has already occurred has had a negative impact on the enjoyment of their community. Concerned about safety.

Jeff Bezler; Commented on the University Rifle Club. When he first moved in the noise was tolerable, it has increased since that time. Is opposed to the requested expansion.

Karen Gorel; Commented on the University Rifle Club. Is opposed to proposed expansion. Stated that they have expanded several times without proper approval, noise and activity has increased. Quality of life in the neighborhood is being impacted. Commented on property values. Feels there should be restrictions placed on the club.

Larry Gorel; Opposed to the proposed expansion to the University Rifle Club. Has no problem with the

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club, was aware of the club prior to purchasing his home. However, stated that the level of activity has increased significantly.

Michael & Abigail Lukenda; Is opposed to the proposed expansion to the University Rifle Club. Concerned about the children becoming used to hearing gun noise. Feels the gun range does not belong in the neighborhood.

Matthew Arndt; Supports the rifle club but is opposed to the proposed expansion.

Rita Di Spirito and James F. Vrana; Opposed to the proposed expansion of the University Rifle Club. Gun club activity has increased greatly since they moved in to the neighborhood in 2007. The club does not follow the posted hours. Community is being negatively impacted. Concerned about property values, pets, children, and health.

Tracy Hamer; Commented on the University Rifle Club. Is opposed to the proposed expansion. Expansions made over the years without permits have caused more noise.

Russ Magazzu; Commenting on behalf of the Pathfinder Meadows HOA. Is opposed to the proposed expansion of the University Rifle Club. Previous expansions have had a serious negative impact on the community quality of life.

Andrea Battler; Is opposed to the proposed expansion of the University Rifle Club. The noise is a problem, concerned with safety if children go into the woods. Proximity of the club to the Owatin Creek school is a concern. Upset that the club was expanded without any approval from the Township previously.

Erik & Lauren Eddy; Is opposed to the proposed expansion of the University Rifle Club. The club is already very active and loud.

ANNOUNCEMENTS

Executive Session – March 8, 2021

Mr. Galtere announced that an executive session was held prior to this meeting to discuss potential litigation and potential lessee of township property.

Update on Promenade Shopping Center Demolition

Mr. Bartlett stated that demo will be starting soon, Clarence has been working with the utility companies to disconnect all services. Fencing will go up to surround the building. Demo will start opposite of Giant and will work their way down.

Mr. Hamm stated that he does not have an official start date yet, but was told today that all gas lines have been disconnected as well as the electric, meters will also be removed this week.

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Exeter Area Food Pantry Recognitions

Jack and Karen Williams on behalf of the Exeter Area Food Pantry presented certificates of appreciation to Clarence, Larry, and the Township. Thanked the Township for their support of the food pantry. Pandemic has caused the food pantry to adjust their operations to continuing serving the community, which is sometimes over 300 vehicles on a single day.

Thanked Clarence and Larry for all the help that they have given the food pantry.

REGULAR APPROVALS

Regular Minutes – February 22, 2021

MOTION of Mr. Speece seconded by Mr. Cusatis, the Board UNANIMOUSLY APPROVED the February 22, 2021 Board of Supervisors Minutes.

Disbursements – February 22, 2021

Ms. Savage explained several items included in the disbursements. American Rock Salt payment was for multiple invoices for road salt. Scott's Car Wash is for annual car wash stickers for the Township vehicle fleet which is part of the annual maintenance program. Shemung Supply is for snowplow blades and installation parts, the blades protect the plow and have to be replaced periodically.

Ms. Savage also explained that there has been some confusion surrounding the \$1.7M in revenue, some have indicated that it is sewer proceeds. It is not proceeds, it is revenue generated by collection of outstanding sewer accounts. Because we sold the plant, the money collected from these outstanding accounts becomes general fund money.

MOTION of Mr. Staub seconded by Mr. Cusatis, the Board UNANIMOUSLY APPROVED payment of the bills presented on the Disbursement List dated March 8, 2021 in the amounts of \$204,323.89 in the General Fund; \$128.00 in the Utility Fund; \$5.06 in the Sewer Fund; \$8,245.74 in the Golf Fund; \$18,165.37 in the RCC F&B Fund; \$2,009.91 in the Promenade Fund; \$34,192.00 in the Equipment Fund; \$58,073.68 in the State Liquid Fuels Fund.

UNFINISHED BUSINESS

Monthly Golf Report

Mr. Galtere explained that the report is available for review on the Township's website.

Mr. Staub announced that the course has reopened for the season as of this past weekend.

Monthly Right to Know Report

Mr. Galtere stated that this report is available for review on the Township's website. Commended Tina Stephens for her hard work on these requests.

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NEW BUSINESS

Discussion on Recycling Service Bid Results

Mr. Bartlett explained that municipalities in PA with populations of 10,000 or more are mandated to recycle. In an effort to keep costs as low as possible for residents, the Township has sought updated bids to see if any savings can be realized. The global recycling market has declined, making the service more expensive. It costs money now to process the materials versus the past when those materials could be sold, it is no longer a lucrative business as it once was.

The decision to re-bid was made because the recycling cost to the Township in 2020 was \$676,000 and only collected \$254,000 in revenue which includes a 90,000 grant. That led to about a 422,000 deficit. The resident recycling fee increased for 2021 from \$20 annually to \$35 annually but it still will not cover the cost.

Reviewed the outcome of the bids. To maximize savings, he is recommending that the Township remain with the current contract for processing, and switch to bi-weekly collection from another hauler who responded to the bid. This would result in a cost of \$454,000 versus \$676,000. The issue at hand is a transition from weekly collection to bi-weekly collection. 2020 was the first year that the Township had weekly recycling collection, it had always been bi-weekly prior to that. Explained that there are options available but the big question is collection frequency.

Mr. Staub asked for clarification that a change back to bi-weekly would mean a savings of about \$150,000/year. **Mr. Bartlett** confirmed, if the option he reviewed is selected. **Mr. Staub** asked what would happen if the township got out of the recycling collection? Discussion that haulers would have to do the recycling collection, which would be more costly to residents. Recycling is mandatory, so if a hauler in the township doesn't handle recycling they could not continue to be a registered trash hauler in the township.

Mr. Galtere stated that he would like to determine if the Board would like for the revenue to cover the cost of the program in 2022. He thinks that the fee should cover the cost of the program, or at least come as close as possible. Would like to know the thoughts of the other Board members on being prepared to raise the fee to cover the cost of the program.

Mr. Bartlett explained that the township's ordinance states that the recycling charge is a fee and it should be net neutral. In the past, the fee was able to remain low because there was a market for recycling, so it was not as expensive to the Township. **Mr. Cusatis** stated that the market has changed, the Township went to weekly because the residents wanted it. Unfortunately the market changed, but he feels we should seek input from the residents again.

Mr. Galtere asked for input on the raising of the fees.

Mr. Speece agrees that the fee charged to the residents should cover the cost of the program. **Mr. Cusatis** agreed.

Ms. Kircher stated that she feels that we should wait and see what happens, maybe we'll get more grant money. Commented on a letter that was received by the Board from a bidder. Thinks it should be shared with the other bidders.

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Ms. Savage stated that we have received \$90,000 for the last 4-years, she does not expect that we will receive higher grant funding in the future.

Ms. Kircher thinks we should charge more but isn't saying that residents should cover the whole amount.

Mr. Staub agreed that the fee should cover the cost. Agrees with Mr. Cusatis that resident input should be sought before making a decision. Asked for clarification from **Ms. Kircher** on her comment on the letter. **Ms. Kircher** replied that she is trying to be fair.

Mr. Galtere suggested gathering input from the residents and put it on the agenda for a decision at the next meeting. Recognizes that going bi-weekly results in a significant savings, but the fee that will need to be charged to residents for weekly vs. bi-weekly is only a difference of \$20. So he would like to solicit feedback. Encouraged residents to submit public comments, send emails to Jeff. **Mr. Cusatis** agreed.

Discussion on Exeter Area Food Pantry Canned Food Drive

Mr. Galtere announced that he is a member of the food pantry's steering committee and is in charge of the canned food drive. He will be abstaining from any vote.

Explained that they are planning a spring canned food drive. There have been some logistical issues with the food drive due to the pandemic, this year would like to do a hybrid model. Schedule drop off locations as well as pickup areas. Scheduled for April 24th. Asking the Township, School District, and the Borough of St Lawrence to partner and help to promote the event using social media, and other communication tools. They are not asking for volunteers, but would welcome anyone who wants to help.

Mr. Cusatis asked if they have reached out to local businesses. **Mr. Galtere** stated that they plan to. **Mr. Staub** asked for clarification, all that is being asked is for support in helping to get the word out. **Ms. Kircher** asked what happens when more requests like this come in, will we do it for everyone. **Mr. Galtere** replied that in his opinion it would be case by case.

MOTION of Mr. Speece seconded by Mr. Cusatis, the Board Choose an item. the Township to participate with the School District and Borough of St Lawrence to support and promote the Exeter Area Food Pantry's canned food drive.

The motion failed to pass.

Mr. Staub asked if that motion will keep us from supporting if the other entities don't. Ms. Magovern suggested amending the motion.

Amended motion.

MOTION of Mr. Speece seconded by Mr. Cusatis, the Board APPROVED the Township to support and promote the Exeter Area Food Pantry's canned food drive.

Mr. Galtere abstained

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Consider Zoning Variance Request for 728 W Baumstown Rd

Mr. Rogosky explained that a request has been received for an existing house that had served as a business to revert back to a residential dwelling. Seeking a zoning change to go back to residential, the Planning Commission endorsed the request. Question before the Board is whether they would like to take a position.

Discussion that the Board typically remains neutral in these situations. Consensus to remain neutral.

Consider Amendment to Conditional Preliminary Plan Approval for MDC 23-2-03 Land Development

Mr. Rogosky explained that a time extension for this project was previously granted by the Board so certain items could be discussed at a Planning Commission meeting. One of the issues was the deceleration lane, which the applicant has indicated that they would not have the funding to pay for. PennDOT has granted an HOP permit absent of the deceleration lane. The Planning Commission felt strongly about the deceleration lane, but also did not want to see it not succeed. Asked the applicant to add a note to the plan stating that the landowner may be responsible in the future for a deceleration lane should circumstances change. Township Solicitor has prepared an amendment to the conditional preliminary plan approval consistent with the items being required.

Mr. Staub asked what **Mr. Rogosky's** recommendation is. **Mr. Rogosky** explained that the township is comfortable moving ahead, felt strongly about the deceleration lane but it is PennDOT's road and they approved. Feel comfortable that the addition of the plan note as discussed provides protection to the township in the future.

MOTION of Mr. Speece seconded by Mr. Cusatis, the Board UNANIMOUSLY APPROVED Amendment to Conditional Preliminary Plan Approval for MDC 23-2-03.

Discussion on Special Exception Request for University Rifle Club

Mr. Galtere thanked everyone for their comments. Stated that his personal recommendation would be for the Board to make a decision on this at the next meeting allowing additional opportunity for research and comments.

Ms. Magovern explained that the Township does not decide on this matter. This is a Zoning Hearing Board matter, and that hearing will take place on March 31st. The Township can be a party in the proceeding and will continue to take comments and research to determine if they will take a position. Wanted to clarify that it is not the Board of Supervisor's decision.

Mr. Staub asked for clarification on some of the comments that referenced trees that were removed. **Mr. Brugger** explained that the rifle club had received a timber harvest permit allowing for timber harvesting activities several years ago.

Mr. Galtere stated that this matter will be continued on 3/22/21.

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Consider Bond Release for Sheetz Improvements

Mr. Rogosky explained that this bond was posted for improvements, and the store has been open since 2019. Sheetz is now requesting release of the bond. Township has reviewed and is recommending that the letter of credit be released.

MOTION of Mr. Staub seconded by Mr. Cusatis, the Board UNANIMOUSLY APPROVED bond release for Sheetz improvements in the amount of 363,520.17.

Approve Resolution No. 2021-17 Authorizing the Disposition of Certain Records

Mr. Bartlett explained that this is standard practice, the finance department is currently purging old records in accordance with the Municipal Records Act.

MOTION of Mr. Speece seconded by Mr. Cusatis, the Board UNANIMOUSLY APPROVED Resolution No. 2021-17 Authorizing Disposition of Certain Records.

Authorize Purchase of 2021 Car Mate CM514CC-HD – 5x14 Custom Cargo Trailer (Flat Front) at a cost of \$5,230.00 (COSTARS)

Mr. Piersol explained that he is seeking approval to purchase a cargo trailer to replace an old truck, this is a budgeted item and is COSTARS.

MOTION of Mr. Staub seconded by Mr. Cusatis, the Board UNANIMOUSLY APPROVED Purchase of 2021 Car Mate CM514CC-HD – 5x14 Custom Cargo Trailer at a cost of \$5,230.00 through COSTARS.

Mr. Piersol clarified that we won't sell the truck until after the summer season.

MOTION of Mr. Cusatis seconded by Mr. Speece, the Board UNANIMOUSLY APPROVED sale of the 2001 Ford Box Truck on MuniBid.

Authorize Purchase of 2021 VIGT Smith Innovation (VSI) Salt Brine Machine at a cost of \$22,000

Mr. Piersol explained that they are seeking to purchase this piece of equipment which will help with the preparation of winter weather. The model the Township has now is outdated and labor intensive. This will be purchased with liquid fuels money. **Mr. Hamm** stated that there is enough money leftover from this year to allow for the purchase of this equipment.

MOTION of Mr. Cusatis seconded by Mr. Staub, the Board UNANIMOUSLY APPROVED Purchase of 2021 VIGT Smith Innovation (VSI) Salt Brine Machine at a cost of \$22,000 of liquid fuels money.

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DEPARTMENT REPORTS

Clarence Hamm; Public Works Department: Explained that Antietam School District has requested to hold their graduation at the Promenade Shopping Center again this year in June. Discussed the Promenade demo, will be checking with the contractor for a date. Next step is fencing in the property. **Mr. Galtere** asked if demo will be done by the time graduation would happen. **Mr. Hamm** stated he would expect so. Discussed walking trail at the Library, managed a 1500 foot walking trail in the wooded trail behind the library for the StoryWalk. Each story page will be 60 to 70ft apart. Was notified today that 250 ton of blacktop is being donated towards the paving of the trail.

Ms. Getz gave a brief presentation provided by the Library demonstrating the plans for the StoryWalk. The Township is helping the library to complete the project, we are working together to make the trail handicapped accessible by paving it. The library has donations for this project, the Township is simply helping with installation of signs and general trail cleanup. The Township will provide the labor for the paving with the donated materials. The Library is planning an opening day celebration for the trail.

Mr. Hamm mentioned that we have previously researched installing steps between the Library to the Dunn Center. This trail will be starting in the middle parking lot, would like to seek numbers to see what installation of steps between the library and the second parking lot would be. Will bring that back before the Board.

Mr. Hamm also stated that demolition has started at Community Park.

Mr. Galtere asked **Mr. Bartlett** to reach out to Antietam HS for info on the graduation request so it can be added to the next agenda.

Joe Rogosky, Township Engineer, Great Valley Consultants: Provided update on Gibraltar/Shelbourne intersection and bridge replacement. PennDOT has indicated an expected start date in summer of 2022. Hoping to only take one construction season.

Chief Morris; Police Department: Reminded that this Friday is the deadline for applying for the officer position openings. Reminded residents not to leave valuables, specifically a purse in their vehicles while shopping.

Elizabeth Magovern, Solicitor; Nothing to report.

Jeff Bartlett, Township Manager: Provided an update on Spirit Creek, the Board submitted a letter of support back in November for the naming of a subsidiary. We have been notified that it has been approved, and this tributary creek is officially known as Spirit Creek. Reminded residents that the public meeting with KCBA Architects in regards to the proposed community center is this Thursday at 7pm. Residents can find the link to register on our website. **Ms. Getz** demonstrated where the information is found on the website, also announced that the first public meeting for the Daniel Boone Master Plan is being held tomorrow at 7pm virtually. Link can be found on the township's website on the calendar.

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PUBLIC COMMENT – General Comments

Public comments were submitted in advance of the meeting via email and voicemail. The e-mail comments were dictated by computer software.

Sherrie Greene; Commented on the Exeter Area Food Pantry. Commended the Township for working with them, and allowing them use of the Dunn Center to help the community.

SUPERVISOR REPORTS:

Mr. Cusatis: Mentioned that the Fire Department had training recently at the Promenade Shopping Center, it was on the news recently. Thanked them for a great job.

Ms. Kircher: Asked if the residents have been notified that the demo at the Promenade is starting tomorrow. **Mr. Hamm** stated that they're not starting tomorrow. We don't have a start date yet. **Ms. Kircher** stated she would like them to be aware of it when it starts.

Mr. Staub: Stated that the RCC Golf Meeting was held, had a good discussion. Had a good year, they are looking very closely at their budget and planning equipment. Outings are looking like they may be up by 75% this year. Round and membership packages are up. Maintenance at the course is going well, stairs were completed. 76 trees were removed. The golf industry did well during COVID. They are working on the golf course master plan, planning the site tour soon. **Mr. Speece** commented that the master plan will focus on maintaining the course at the right cost and in line with environmental considerations.

Mr. Bartlett commented on the master plan process, discussed historic nature of the property.

Mr. Staub asked for residents to continue to submit comments related to the University Rifle Club. Thanked the Administration for doing the analysis.

Mr. Speece: Asked residents to please send in their comments on the Rifle Club and Recycling Program for the next meeting.

Mr. Galtere: Thanked the Township for allowing the Food Pantry for the use of the Dunn Center. The last give the pantry was able to give each person one bag of food, the Dunn Center has allowed that to increase which will mean each will get two.

ADJOURNMENT

MOTION of Mr. Cusatis, seconded by Mr. Speece, the meeting adjourned at 9:02 PM.

Respectfully Submitted,

Laurie Getz
Township Secretary