

MINUTES
EXETER TOWNSHIP BOARD OF SUPERVISORS MEETING
MONDAY, JUNE 14, 2021

Public Meeting

A Regular Meeting of the Exeter Township Board of Supervisors was called to order on Monday, June 14, 2021 at 7:02 PM by Dave Speece, Vice Chairperson.

Supervisors Present:

Gregory Galtere, Chairperson **Via Phone*
David Speece, Vice Chairperson
Michelle Kircher
Jack Piho **Via Phone*
Joseph Staub

Absent:

None

Others in Attendance:

Jeff Bartlett, Township Manager
Laurie Getz, Township Secretary
Elizabeth Magovern, Hartman Valeriano Magovern & Lutz, P.C.
Wendell Morris, Chief of Police
Clarence Hamm, Public Works Director
Larry Piersol, Assistant Public Works Director
Joseph Rogosky, Great Valley Consultants, Township Engineer
Jennifer Savage, Finance Director

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.

David Hughes; Commented on the approval of grant match, if it's not budgeted thinks it should be passed over. Commented on the bus garage, thinks it would be a mistake to waive requirements. Commented on the promenade, doesn't think the public wants it. Would like to see it put on hold.

Ed Gallagher; Announced that he is vaccinated. Commented on the promenade project, stated that the residents don't know what the plan is. Would like to know the cost, and the plans, results of any surveys. Board should not move forward until the total cost is known.

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REGULAR APPROVALS

Regular Minutes – May 24, 2021

MOTION of Ms. Kircher seconded by Mr. Staub the Board UNANIMOUSLY APPROVED the May 24, 2021 Board of Supervisors Minutes.

Disbursements – June 14, 2021

Ms. Savage reviewed several items. ProMax fence rental fee was for the Promenade site during demo, 2-year period. Simone Collins invoice was for Daniel Boone Master Plan progress billing. **Mr. Staub** explained that a resident had asked him about charges for the RCC Pro Shop, the amount paid was for 500 dozen golf balls.

MOTION of Mr. Staub seconded by Mr. Galtere, the Board UNANIMOUSLY APPROVED payment of the bills presented on the Disbursement List dated June 14, 2021 in the amounts of \$268,533.31 in the General Fund; \$9,787.14 in the Utility Fund; \$3,639.00 in the Fire Fund; \$2,306.90 in the Capital Police Fund; \$658.00 in the Developer's Escrow Fund; \$2,065.90 in the Sewer Fund; \$39,032.30 in the Golf Fund; \$41,044.73 in the RCC F&B Fund; \$2,397.83 in the Promenade Fund; \$196,025.80 in the Capital Improve Fund; \$816.95 in the WWTP Sale Proceeds; \$8,958.10 in the Park Fund; \$49,923.85 in the State Liquid Fuels Fund.

UNFINISHED BUSINESS

Monthly Golf Report

Mr. Speece explained that the report is available to view on the township website. Revenue is up over 2019 and similarly over last year. **Mr. Staub** stated that Derrick reported this to be one of the top 5 revenue generating months.

Monthly Right to Know Report

Mr. Speece explained that the report is available to view on the township website. **Mr. Galtere** stated that the township has hit 90.3% of requests filled within 5-days. Thanked Ms. Stephens for her work. **Mr. Staub** asked how many were still pending. **Mr. Bartlett** replied that there is one.

NEW BUSINESS

Discussion on Additional Police Staffing

Chief Morris discussed departmental staffing. Explained that their department has just recently received notice from a current officer that he will be retiring at the end of the year. The department has just gone through the recruiting process and has a very good list of candidates. It takes approximately 11 months to get an officer ready to work the street. Would like to hire an additional officer now to prepare for that retirement. Further explained that the staffing level of the police department has not increased in about 24 years, their calls for service continue to increase. Conducted research and all available data points to necessary additional officers. Will be presenting future staffing plans during the budget process.

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Mr. Bartlett further explained that based on the amount of time it takes to hire new officers a lapse can be created, it's important to hire quickly.

Mr. Galtere explained that he had an opportunity to meet with Lt. Harley and Chief Morris to review this staffing plan, and he is strongly in support.

Mr. Speece agreed that understaffing leads to increased stress on the department. Supports the plan. **Chief Morris** clarified that he is seeking approval to fill the unexpected vacancy now.

**Mr. Piho had to be phoned back into the meeting at this time as his call had dropped.*

Mr. Piho stated that he heard the entire conversation and is in support.

MOTION of Mr. Galtere seconded by Ms. Kircher the Board UNANIMOUSLY APPROVED hiring an additional police officer to fill this current vacancy.

Consider Approval of Grant Match for DEP Growing Greener Grant Application

Mr. Brugger explained that in 2017 the township prepared a pollutant reduction plan to address MS4 and stormwater issues. Some of the areas involved are Sutton Circle and Colin Court basin retrofit. The pollutant reduction plan focuses on reducing sediment loading to township streams. These are unfunded mandates enacted by DEP, this grant funding will help defray the costs of completing these required projects. There is a required 20% match for the grant.

Asking for approval for township staff with the help of GVC to submit growing greener grant applications and commit to the matching funds up to \$200,000 for the two identified projects. The total work will be about \$1,400,000.

Mr. Rogosky explained that these projects are within the Trout Run Watershed Area which is classified as impaired, and needs work to reduce pollutants. We have been successful in obtaining these grants in the past. We get credits for stream pollutant reduction work, so this is a good project to do, it will help the township long term.

Mr. Staub asked to clarify that regardless of the grant we have to spend the money. **Mr. Rogosky** confirmed, these are unfunded mandates and this work must be done.

Discussion on application process. **Mr. Rogosky** explained that most of the work has been done in the past for prior applications, can be updated to be current. **Mr. Speece** asked where the money comes from. **Mr. Bartlett** stated that some general fund money, and also wastewater proceeds have been set aside for the purpose of covering these unfunded mandates.

Mr. Brugger also clarified that the review process for this grant is long, so we can also budget for in the 2022 budget cycle.

MOTION of Mr. Piho seconded by Mr. Speece the Board UNANIMOUSLY APPROVED Grant Match for DEP Growing Greener Grant Application.

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Consider Waiver Requests for Exeter Township School District New Transportation Center at 10 Kerr Road

Mr. Brugger explained that the Township has received an application for a new transportation center at 10 Kerr Road. They are requesting a waiver for the formal land development and stormwater review process. Planning Commission has recommended both waivers contingent upon GVC's review.

Mr. Rogosky stated that an informal sketch plan was submitted for review against any applicable ordinance. They are seeking to utilize the existing Kerr Rd facility. They have been searching for sites to update the facility, but have now decided to use the existing site, demolishing the building and staying within its footprint.

Adam Whalen of K&W Engineers and Brian Feick, Exeter Township School District Business Manager were in attendance on behalf of the applicant.

Adam Whalen, K&W Engineers explained that the property is actually a reduction in size. Site will include 40 bus spaces, 50 regular parking spaces. Demo and rebuild. New garage bays, new offices. Met with Planning Commission last month to discuss, believe the waiver should be granted as they are re-doing an existing property. Improvement to the aesthetic of the existing building.

Bill Feick explained that they will also be adding greenspace, just redoing the property not increasing size. Existing building is in poor shape and disrepair, needs to be updated to meet their needs.

Mr. Staub stated that the existing facility is in bad shape. Stated that his only concern would be the stormwater and the fuel tanks. **Mr. Feick** responded that the tanks are not leaking, there have been no issues with the tanks. The plan is to remove them and replace with above ground tanks. Will need L&I permission to do this tank work.

Mr. Rogosky explained that the zoning will not change, GVC and Planning Commission had asked for landscaping screenings to provide privacy between residential areas. Also some illumination and greenspaces were recommended. They will need to address stormwater and required permits.

Mr. Bartlett commented that the administration is in support of this project.

Mr. Pihon commented that we should not waive any stormwater requirements, is in support of the land development plan so long as it does not waive stormwater.

Ms. Kircher stated that in the future she would like to see the minutes from the Planning Commission Meeting.

Mr. Whalen stated that stormwater will be addressed as required through the permitting process.

MOTION of Mr. Speece seconded by Mr. Staub the Board APPROVED waiver of land development plan contingent upon applicant meeting the outstanding items from the May 13th, 2021 GVC Review Letter and May Planning Commission meeting.

Ms. Kircher is opposed because she did not have enough information.

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Authorize the Township Manager to Secure Professional Services Associated with the Potential Development of the Promenade Shopping Center Site for potential use as a Municipal Campus

Mr. Bartlett explained that in order to move forward with this project, and to provide the information that the public is asking for such as designs and costs, this is the next step. Explained that the items being asked for are engineering items and environmental investigative processes that need to be done to the site.

Entire cost of this study would not exceed \$70,000. Large parcel that needs to be surveyed, labor intensive.

Next steps would be to authorize the architect to move forward to a design concept and development of a budget that can be presented to the public.

Mr. Staub asked how long these results would be good for. **Mr. Bartlett** stated that the only one that may have a time constraint would be the PNDI study. The others do not expire.

Mr. Galtere stated that he feels this is the next step and we must move forward. **Mr. Pihon** agreed that this information is needed before moving forward with a preliminary design.

Ms. Kircher stated that she feels that the residents were promised a public meeting and they didn't get it.

Donna Merritt, Glen Oley Farms; Commented on the project, does not agree, asked a question about the plans.

MOTION of Mr. Galtere seconded by Mr. Staub the Board APPROVED Authorization for the Township Manager to Secure the Following Professional Services Associated with the Potential Development of the Promenade Shopping Center Site for potential use as a Municipal Campus: Underground utility locator service, geotechnical exploration, site survey, and Pennsylvania Natural Diversity Inventory (PNDI).

Ms. Kircher is opposed.

Authorize Township Manager to Sign 1-year Lease Extension with Milton S. Hershey Medical Center for Space Leased at 30 Fairlane Road, Reading

Mr. Bartlett explained that this is for the Life Lion ambulance building, they have asked for a 1-year extension. Long term lease is being avoided currently as there is a possibility of moving to a new facility with the Township.

MOTION of Mr. Staub seconded by Ms. Kircher the Board UNANIMOUSLY APPROVED Township Manager to Sign 1-year Lease Extension with Milton S. Hershey Medical Center for Space Leased at 30 Fairlane Road, Reading.

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Authorize Disposal of Vehicles for Salvage

Mr. Piersol explained that they are no longer running and are not useful for parts as there are no longer any vehicles of this model in our fleet.

MOTION of Mr. Speece seconded by Mr. Piho the Board UNANIMOUSLY APPROVED disposal of 2010 Ford Crown Victoria and 2008 Ford Crown Victoria.

DEPARTMENT REPORTS

Clarence Hamm, Public Works Director: Continuing to work on paving projects and mowing.

Joe Rogosky, Township Engineer, Great Valley Consultants: Opportunity for ARLE grant funding for traffic lights. Grant window is June – July, recommends that the township review to determine eligibility and apply accordingly.

No objections from the board were voiced.

Chief Morris; Police Department: Department taught a civil disorder training last week, received a lot of positive feedback on the training. First time such training has been made available in the County.

Elizabeth Magovern, Solicitor: Nothing to report.

Jeff Bartlett, Township Manager: Nothing to report.

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.

David Hughes; Thinks the Board is wrong to move forward on the Promenade project. Would like to see a town hall held. Commented on a statement made by Mr. Galtere at a prior meeting. Doesn't like personal attacks. Feels he has a right to his opinion whether right or wrong. Stated that there are errors in prior approved meeting minutes. Discussed a lawsuit and investigation that he has knowledge of, says it's still active. Thinks the board shouldn't be discussing it. Would like the public to be made aware of details of the investigation.

Fred Whitehawk; Discussed the sewer treatment plant sale and PA American Water's customer service. Shared a situation where a couple was charged for a lot of water usage, PA American won't come out and check on the issue.

SUPERVISOR REPORTS:

Ms. Kircher: Has been continuing to receive complaints about recycling.

Mr. Bartlett asked if there is a particular neighborhood where these complaints are coming from. **Ms. Kircher** replied Farming Ridge.

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Ms. Kircher asked if the Trout Run Brush Depository is open. **Ms. Getz** confirmed.

Mr. Pihon: Happy to have meeting participation. Attended a dinner recently as a guest of the County Commissioners. Looking forward to coming to the next meeting in person.

Mr. Galtere: Congratulated the library on the StoryWalk. Shared report on money raised at the RCC for local charities.

Mr. Staub: Clarified comments he made at the prior meeting regarding writing checks for the ERCCP, he was referring to personal checks, not checks for the ERCCP. He does not have check writing privileges for the ERCCP.

Mr. Speece: Pleased that we are progressing through the pandemic, return to some normalcy.

Ms. Kircher thanked the highway department for their work on StoryWalk.

ADJOURNMENT

MOTION of Ms. Kircher, seconded by Mr. Staub the meeting adjourned at 8:14 PM.

Respectfully Submitted,

Laurie Getz
Township Secretary