

**MINUTES**  
**EXETER TOWNSHIP BOARD OF SUPERVISORS MEETING**  
**MONDAY, JUNE 28, 2021**

**Public Meeting**

A Regular Meeting of the Exeter Township Board of Supervisors was called to order on Monday, June 28, 2021 at 7:05 PM by Dave Speece, Vice Chairperson.

**Supervisors Present:**

Gregory Galtere, Chairperson *\*Via Phone*  
David Speece, Vice Chairperson  
Michelle Kircher  
Jack Piho  
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 KCBA preliminary design phase on the agenda. Thinks it's premature, the other tests haven't been completed yet that were authorized at the last meeting. Thinks not enough has been presented to the public yet. Doesn't like the project. Thinks it's a valuable commercial property.

**ANNOUNCEMENTS**

**Mr. Speece** announced an executive session was held prior to this meeting to discuss legal matters.

**Mr. Bartlett** announced a planning commission vacancy due to the untimely death of a member. Interested residents should submit a letter of interest and resume to the Township Manager.

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**REGULAR APPROVALS**

**Regular Minutes – June 14, 2021**

**MOTION** of Mr. Staub seconded by Mr. Galtere the Board UNANIMOUSLY APPROVED the June 14, 2021 Board of Supervisors Minutes.

**Disbursements – June 28, 2021**

**Ms. Savage** reviewed several items. Bartolet Construction invoice was for Hilldale Road storm sewer project, budgeted item. H&K payment is for Butter Lane construction project, bid out in 2020 and budgeted item. McMahon invoices were for engineering and inspection of the Perkiomen Ave Streetscape project, budgeted item. SAH charges are related to Trout Run Brush Depository access cards, offset by revenue for access cards. TRM invoices are for police vehicle outfitting.

**MOTION** of Mr. Speece seconded by Mr. Staub the Board UNANIMOUSLY APPROVED payment of the bills presented on the Disbursement List dated June 28, 2021 in the amounts of \$81,502.20 in the General Fund; \$15,564.57 in the Utility Fund; \$3,326.70 in the Capital Expense Fund; \$2,785.00 in the Developer's Escrow Fund; \$101.99 in the Sewer Fund; \$21,697.52 in the Golf Fund; \$1,245.95 in the RCC F&B Fund; \$817.09 in the Promenade Fund; \$57,727.20 in the Capital Improvement Fund; \$32,793.77 in the Equipment Fund; \$2,354,290.03 in the WWTP Sale Proceeds; \$9,131.34 in the State Liquid Fuels Fund.

**Treasurer's Report – May, 2021**

**MOTION** of Mr. Staub seconded by Mr. Speece the Board UNANIMOUSLY APPROVED the May 2021 Treasurer's Report subject to audit.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**Consider Resolution Rescinding the Proclamation of Local Disaster Emergency**

**Mr. Bartlett** explained that this would rescind the March 2020 emergency declaration enacted at the beginning of the pandemic. Staff is recommending this resolution in accordance with updated state guidelines.

**MOTION** of Mr. Speece seconded by Ms. Kircher the Board UNANIMOUSLY APPROVED Resolution Rescinding the Proclamation of Local Disaster Emergency.

## ***MINUTES OF JUNE 28, 2021 BOARD OF SUPERVISORS***

### **Discussion on Dunn Community Center Rentals and Pavilion Rental Capacities**

**Ms. Getz** explained that given the recent lifting of COVID-19 mitigation efforts, administration is recommending increasing rental capacities at parks to 100% and opening the Dunn Center for rentals effective July 6<sup>th</sup>.

**MOTION** of Ms. Kircher seconded by Mr. Speece the Board UNANIMOUSLY APPROVED to reopen the Dunn Community Center and pavilions at full capacity as of July 6<sup>th</sup>.

### **Consider Zoning Variance Request for 210 Donna Lane**

**Mr. Rogosky** explained that a zoning application has been received for a home to be constructed on an existing previously approved lot. Zoning requires a 12000 sqft lot, they are requesting relief to the setbacks. Planning Commission felt there is a hardship presented, support the waiver for Zoning Hearing Board to consider.

**Mr. Speece** asked to clarify that this is an older development under old guidelines before changed by the Township. Mr. Rogosky confirmed and explained that this would match the rest of the neighborhood.

**Ms. Kircher** asked how this might impact the neighbors. **Mr. Rogosky** replied that the neighbors were notified and will be entitled to enter a position at the Zoning Hearing Board.

Consensus of the Board to take no position.

### **Consider Authorizing KCBA Architects Preliminary Design Phase for the Promenade Shopping Center in the Amount of \$54,850**

**Mr. Bartlett** introduced Jay Clough of KCBA architects.

Mr. Clough made a presentation to the Board on the existing facilities and next step in the process. Explained that the existing facilities do not support current township functions. Site circulation is not safe, doesn't meet zoning requirements, limited expansion possibilities, no stormwater management. Biggest issue is the overlapping site circulation, police cutting through employee parking area, large trucks mixing with others, lack of safety and security precautions. Functions overlapping that shouldn't be. Parking backs out directly onto an active road. This was previously discussed and presented to the public on December 14<sup>th</sup>. Current program includes 56,000sqft (excluding offsite storage), planning for 50 years in the future the required square footage is actually 143,510 for six functions (administration, community center, police, highway, fire department, EMS). Conclusion of facility study is that DeMoss site is not viable. Reviewed the Promenade Shopping Center site, stated that this project would be an opportunity to renew a depressed site in the township.

The next phase in KCBA's work will involve refining the program, pre-design to determine accurate concept scope, development of project cost estimate, development of draft schedule. This process will take several months. Mr. Clough also explained that they will be planning community meetings where this information will be presented. Community meetings will be exclusively dedicated to the promenade site, with presentation of total project cost estimate and a plan for how it will be paid for, and a concept for layout. The plan will be to start the discussion with the community.

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**Mr. Piho** asked about rendering that will be provided. **Mr. Clough** replied that more than one will be provided, that is what he referred to as layout & character. **Mr. Piho** asked about meetings. **Mr. Clough** stated he will come as often as is needed, there is no limit. **Mr. Piho** asked about the schedule, is there a proposed schedule. **Mr. Clough** stated that there is a draft but the schedule hasn't been approved by the Supervisors yet.

**Mr. Piho** asked about budget creep, how can we be prepared for it. **Mr. Clough** replied that there is a contingency built in. There are also other ways to control the budget by carefully planning and starting with a realistic plan. **Mr. Piho** asked about the cost of the proposal, how certain is he that it won't change. **Mr. Clough** replied that it is fixed.

**Ms. Kircher** asked if anyone has investigated what the tax value of the Promenade was to Exeter. **Mr. Clough** replied that will be looked into as part of this phase in the financial plan. All of the analysis will weigh into the overall financial plan, including what the current property is worth.

**Ms. Kircher** asked what we will do with the current space, what about keeping it for future growth. **Mr. Clough** replied that all of these options can be researched and considered. **Ms. Kircher** stated that she was here when the Township was re-done 12 years ago, felt too many mistakes were made. **Mr. Clough** agreed that renovations are difficult, pointed out that it was actually done 25-years ago. One of the benefits of this project concept is that a new complex is less intrusive and more viable than renovating an existing building.

**Robert H. Miller, Jr.;** Long-time resident of the Township. Discussed the crosstown connector that was proposed previously. His home is very close to the Promenade property. Is opposed to any crosstown connector. Discussed paving, hasn't seen his road be paved. **Mr. Clough** clarified that no crosstown connector has been part of this project.

**David Hughes;** Thinks that we could make the existing site work if we used it for just the police and the highway, move the administration to the district justice's office. Discussed 6 buildings mentioned for the complex. **Mr. Clough** clarified that he mentioned six functions, not necessarily six buildings.

**Mr. Piho** asked about the planning phase and schedule. Will we know by the end of the year a better idea of layout and number of buildings. **Mr. Clough** confirmed that as the goal.

**MOTION** of Mr. Piho seconded by Mr. Galtere the Board APPROVED KCBA Architects Preliminary Design Phase for the Promenade Shopping Center in the Amount of \$54,850.

**Ms. Kircher** is opposed.

### **DEPARTMENT REPORTS**

**Laurie Getz, Assistant Township Manager:** Provided an update on the summer playground program and partnership with Talons/Tips. Going well.

**Clarence Hamm, Public Works Director:** Working on mowing and stormwater projects and cleanup.

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**Joe Rogosky, Township Engineer, Great Valley Consultants:** Hilldale and Butter Lane are mostly completed, went overall well. Mt. Penn Water Authority's work on Harvey Ave started earlier than they told us that it would, expect road closures.

**Chief Morris; Police Department:** Department is hosting its second round of civil disorder training, have received a lot of positive feedback. Discussed solicitation in the township, allowed hours are 9am-6pm, residents are allowed to ask for their permit. If none, report it to the police department.

**Jeff Bartlett, Township Manager:** Reported that a discussion was held with Mascaro regarding recycling service. They are dealing with staffing issues, but asked that we continue to directly bring complaints to them so that they can address customer issues. Commented on fireworks, reminded residents about the regulations in place.

**Elizabeth Magovern, Solicitor:** Nothing to report.

**PUBLIC COMMENT – General Comments**

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**David Hughes;** commented on stairs at the Dunn Center. Thinks that approval was done too quickly, there was no RFP done. Thinks concrete would be a better choice than lumber. Says it's not ADA accessible. Do we really need them. Doesn't think it should be done. Commented on the approval given to obtain professional services for the Promenade. Thinks it's too expensive. Commented on interviews conducted for the past supervisor vacancy. Thinks the process wasn't fair.

**SUPERVISOR REPORTS:**

**Ms. Kircher:** Stated that when she receives recycling complaints she directs them to the Township. Glad that the parks are open.

**Mr. Pihon:** Thanked everyone for coming, introduced himself as he is new to being a supervisor.

**Mr. Staub:** Nothing this evening.

**Mr. Galtere:** His family visited the StoryWalk last week and loved it, great experience.

**Mr. Speece:** Thanked everyone for coming.

**ADJOURNMENT**

**MOTION** of Ms. Kircher seconded by Mr. Staub the meeting adjourned at 8:15 PM.

Respectfully Submitted,

Laurie Getz  
Township Secretary

DRAFT