

CLAY TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
April 12, 2021

The Supervisors of Clay Township met on a regularly scheduled meeting date of April 12, 2021, at the Clay Township Municipal Office, 870 Durlach Road, Stevens, Pennsylvania, at a time and place duly established to hold such a meeting and advertised and posted in accordance with the Second Class Township Code and the Sunshine Law.

Supervisors present were Tim Lausch, Chairman, Keith Martin, Vice-Chairman and Gary Landis, Secretary.

Also, present was Bruce Leisey, Township Manager, Bob Lynn of Hanover Engineering, Township Engineer and Jennifer Mejia of Mejia Law Group, Township Solicitor.

Also attending were those listed on the meeting attendance sheet, which is attached to these Minutes.

Tim Lausch called the Meeting to order at 6:32 p.m.

**Meeting Minutes**

Gary Landis made a motion, seconded by Keith Martin to approve the March 8, 2021 meeting minutes with the noted change on page 4, item #4 “supports ACRE regulations and the protection it provides but,”. \* The motion was unanimously approved.

Keith Martin made a motion, seconded by Gary Landis to approve the March 15, 2021 special meeting minutes. \* The motion was unanimously approved.

**Treasurer’s Report**

Gary Landis made a motion, seconded by Keith Martin to approve the Treasurer’s Report for the month of March 2021. \* The motion was unanimously approved.

**Visitors**

1. Middle Creek Search and Rescue – new storage building

Wes Clark and Sue Hamberger from Middle Creek Search and Rescue reviewed their request to place a new 24X24 pole building behind the Township maintenance shop(exact location to be determined) replacing their current shed). They are requesting the new building because of the effect of adverse conditions on stored electrical equipment and mold growing on stored items in current shed.

Keith Martin asked what the time frame for replacement is?

They were looking at September or October.

Tim Lausch suggested coming back to the June meeting with a drawing to review.

The Board of Supervisors were receptive to the request. There will be further review and discussion with Middle Creek Search and Rescue at the June meeting after further Township discussions have been had regarding the potential of building a Township fueling station and the changes to the area behind the Maintenance Shop.

### **Engineer's Report**

#### 1. Wyndale – Final Subdivision Land Development Plan – Time Extension Request

After review, Keith Martin made a motion, seconded by Gary Landis to approve the request for a 90 Day Time Extension for the Board of Supervisors to render a decision on the Wyndale Final Subdivision Land Development Plan. Date to act on plan is extended to July 20, 2021. \* The motion was unanimously approved.

#### 2. Blue Bell MHP – Land Development Plan – Time Extension Request

After review, Gary Landis made a motion, seconded by Keith Martin to approve the request for a time extension for the Board of Supervisors to render a decision on the Blue Bell MHP Land Development Plan. Date to act on plan is extended to August 10, 2021. The Developer is waiting for technical comments on the NPDES Permit from PA DEP. \* The motion was unanimously approved.

#### 3. Dennis Steffy – Request to have LOC Released for Mt. Spring Road Subdivision

After review and discussion, Keith Martin made a motion, seconded by Gary Landis to request receipt of a recorded agreement between seller and buyer prior to releasing escrow. \* The motion was unanimously approved.

Motion was rescinded at this time and tabled until the next meeting. Bruce Leisey will follow up with Seller and Buyer of property to discuss escrow.

4. Hackman Road Paving Project

After discussion, Keith Martin made a motion, seconded by Gary Landis to prepare and advertise a bid for base repair as noted on Hanover Engineering matrix for Hackman Road as noted from Countryside Dr to Township Line and widen turn North of intersection with Countryside Dr.

Also bid as an alternate installing wearing course full width of Hackman Road thru North of intersection with Countryside Dr to RT 322.

**Old Business**

1. Annex Renovation Update

Bruce Leisey informed the Board of Supervisors that a pre-construction meeting will be held Friday, April 16<sup>th</sup> at 9:00 AM.

**New Business**

1. Review and Accept Liquid Fuels Audit for Calendar Year 2019

Bruce Leisey informed the Board of Supervisors that there were no findings with the 2019 Audit.

Gary Landis made a motion, seconded by Keith Martin to accept the 2019 Liquid Fuels Audit conducted by the Auditor General's office. \* The motion was unanimously approved.

2. 43 Gentleness Drive – Request to install 6' high Privacy Fence on Property Line

Bruce Leisey reviewed the fence request with the Board of Supervisors.

Keith Martin made a motion, seconded by Gary Landis to grant relief from Chapter 10, Sections 104b, 104h and 104i of the Clay Township Code of Ordinances to install a fence that is over 60' in height, solid and located on the property line as noted on the submitted Zoning Permit Application drawing. \* The motion was unanimously approved.

3. Approve Loan Refinancing and Increase in Indebtedness

Bruce Leisey reviewed the documents with the Board of Supervisors.

Gary Landis made a motion, seconded by Keith Martin to authorize Bruce Leisey to execute offer sheet from Truist Bank to refinance current loan and increase amount up to \$900,000.00 at a fixed rate of 1.4 % for five (5) years. \* The motion was approved unanimously.

Gary Landis made a motion, seconded by Keith Martin to approve advertising of Ordinance to execute loan agreement. \* The motion was approved unanimously.

**Executive Session**

Keith Martin made a motion, seconded by Gary Landis to enter into Executive Session at 9:00 PM to discuss personnel issues and potential litigation. \* The motion was approved unanimously.

Gary Landis made a motion, seconded by Keith Martin to exit Executive Session at 10:30 PM. \* The motion was approved unanimously.

There was discussion on the Ephrata Borough Authority Sewer Agreement. The Board of Supervisors authorized Township Staff to meet with Ephrata Borough Authority representatives to discuss draft Sewer Agreement.

**Bills to be Paid**

**General Fund**

Keith Martin made a motion, seconded by Gary Landis, to approve the General Fund bills totaling \$157,855.49 for the month of March. \* The motion was approved unanimously.

**Rec Fund**

Keith Martin made a motion, seconded by Gary Landis, to approve the Recreation Fund bills totaling \$9,718.07 for the month of March. \* The motion was approved unanimously.

**Sewer Fund**

Keith Martin made a motion, seconded by Gary Landis, to approve the Sewer Fund bills totaling \$2,978.75 for the month of March. \* The motion was approved unanimously.

**Reports for the Month**

1. Chief of Police / Police Department
2. Fire Companies / Ambulance
3. Planning Commission Minutes
4. Solicitor's Report
5. Engineer's Report
6. Manager's Report
7. Road Master's Report
8. Zoning Officer's Report

**Adjournment**

Gary Landis made a motion, seconded by Tim Lausch, to adjourn the meeting at 10:35 P.M. \* The motion was approved unanimously.

Clay Township Board of Supervisors

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Timothy Lausch, Chairman

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Keith Martin, Vice Chairman

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Gary Landis, Secretary