

CLAY TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
July 27, 2021

The Supervisors of Clay Township met on an advertised meeting date of July 27, 2021, at 7:00 a.m. 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 Timothy Lausch, Chairman Keith Martin, Vice-President and Gary Landis, Secretary.

Bruce Leisey, Township Manager was present.

Timothy Lausch called the meeting to order at 7:05 a.m.

Meeting Minutes

Keith Martin made a motion, seconded by Gary Landis to approve the June 22, 2021 meeting minutes. * The motion was approved unanimously.

Visitors

None

Engineer's Report

1. Wyndale – Discussion on Plan and Offer of Rec Fee Contribution

James Strong, Solicitor for Landmark updated the Board of Supervisors on the activities between Landmark and Township Staff since the 7/12/21 meeting.

The original rec fee contribution for the Home Towne Square development was \$2,550 per lot with credits totaling \$1,250 per lot leaving a rec fee of \$1,300 per lot. The credit of \$1,250 was allowed because of improvements including club house, pool, gazebo and trails that were anticipated to be constructed by Landmark during the 5 phases of the development.

Since some of the improvements constructed and proposed will not be available to the residents of Wyndale, Landmark proposed the net rec fee per lot be modified to \$2,000 per lot.

The Clay Township Planning Commission reviewed Landmark's request and recommended the fee be modified to \$2,300 per lot which is a gross fee of \$2,550 per lot minus a \$250 credit per lot toward the public trail. The Planning Commission also discouraged giving credit to improvements

that are located on private property and was open to substituting in-kind services in lieu of a cash fee.

James Strong also requested a determination by the Board of Supervisors on the issue of dedication of the roads in Wyndale to the Township. The developer feels the roads were for the most part designed to Township SALDO standards. The extension of Countryside Drive was designed to the width of the existing Countryside Drive which does not meet current standards. This was done to provide a matching width on both approaches to Hackman Road.

The Board of Supervisors has concerns with policing the types of vehicles parked on the streets, use of basketball nest and other HOA type matters if the roads are public.

There was also concern about the location of the trees. The trees will be located outside of the right-of-way but could still grow over the sidewalks and potentially over the cartway.

There was also concern with snow removal issues related to the configuration of the intersections. Landmark has provided snow drop easements on the proposed plan but there are questions regarding their adequacy.

There was also concern with the proposed 3'-5' retaining wall approximately 150' in length next to the Gable property. This wall will be a significant structure and concerns were raised regarding maintenance as well as snow removal along the wall.

There was also discussion if public streets are consistent with the nature of the development.

Keith Martin reminded the Board of Supervisors that whatever decision is made, it should be based on meeting the standards of the Ordinance and other definable reasoning.

Gary Landis made a motion, seconded by Keith Martin to not accept dedication of the streets in the proposed Wyndale development. * The motion was approved with a roll call vote: Tim Lausch, yes; Keith Martin, no; Gary Landis, yes.

The Board of Supervisors stated they are leaning to a rec fee of \$2,300 per lot with a possible credit for developer installation of facilities in lieu of cash. A decision on the rec fees will be made at the August 9, 2021 meeting after receipt of a recommendation from the Clay Township Rec Board.

Old Business

None

New Business

1. Public Works Update

This item was tabled till next meeting.

2. Manager Update

This item was table till next meeting.

3. Approve Use of Snyder Park for ECC Community Day Event

Bruce Leisey reviewed a request from Ephrata Community Church to have a Family Fest day at Snyder Park #2 on Sunday, October 3, 2021. This event was held at the park in the past. A listing of activities and a location map was also reviewed for the event this year.

Keith Martin made a motion, seconded by Gary Landis to approve use by Ephrata Community Church to hold their Family Fest on Sunday, October 3, 2021 at Snyder Park #2. * The motion was unanimously approved.

4. Approve Upgrades to Computer Network Anti-Virus Systems

After review, Gary Landis made a motion, seconded by Keith Martin to authorize purchase of Managed Trend Micro XDR Antivirus at a cost of \$150.00 one-time set-up fee and \$62.93 per month which includes 7 computers. * The motion was unanimously approved.

5. Authorize Filing of Sewer Lien on 960 Maple Street, Lititz

Bruce Leisey reviewed the sewer account balance.

Keith Martin made a motion, seconded by Gary Landis to approve filing a sewer lien on the property located at 960 Maple Street, Lititz for nonpayment of the 2020 sewer fees in the amount of \$456.50. * The motion was unanimously approved.

6. Approve Proposal for Cleaning Services

Bruce Leisey reviewed quotes received for cleaning services of the lobby, public restrooms and meeting room on a weekly basis. Township staff will maintain the rest of the office areas.

Gary Landis made a motion, seconded by Keith Martin to approve hiring Alta Zimmerman, 730 Flintstone Road, Ephrata at a fee of \$75.00 per week. * The motion was unanimously approved.

Adjournment

Gary Landis made a motion, seconded by Keith Martin, to adjourn the meeting at 9:30 a.m. * The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Gary Landis, Secretary