

CLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
January 10, 2022

The Supervisors of Clay Township met on a regularly scheduled meeting date of January 10, 2022, 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 6:31 p.m.

Agenda Addition

Bruce Leisey requested the Board of Supervisors to authorize an additional item under Engineer's Report – Ralph Kurtz Escrow Release. The item is dimins in nature, does not involve the expenditure of funds or entering into a contract or agreement. The item will also be listed under Old Business on the February Agenda.

Keith Martin made a motion, seconded by Gary Landis to approve the Agenda addition under Engineer's Report – Ralph Kurtz Escrow Release. * The motion was unanimously approved.

Meeting Minutes

Keith Martin made a motion, seconded by Gary Landis to approve the December 13, 2021 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 December 2021. * The motion was unanimously approved.

Visitors

None

Engineer's Report

1. Scott and Linda Witmer SWM Plan Time Extension

Bruce Leisey reviewed the time extension request with the Board of Supervisors.

Keith Martin made a motion, seconded by Gary Landis to approve the time extension request to make a decision on the Witmer SWM Plan until 3/14/2022. * The motion was unanimously approved.

2. Wyndale – Approve Storm Water Mgmt, Land Development, MOU, Offer of Dedication, Landscape Buffer Maintenance Easement

Township Staff reviewed with the Board of Supervisors. It was noted that the documents have been reviewed by Township Staff and are currently being reviewed by the Developer's Counsel.

Gary Landis made a motion, seconded by Keith Martin to conditionally approve Wyndale's Storm Water Management Agreement, Land Development, MOU, Offer of Dedication, Landscape Buffer Maintenance Easement, Private Street Agreement and Escrow in the amount of \$2,244,553.21 subject to final review and approval by the Township Engineer and Solicitor. * The motion was unanimously approved.

3. Middle Creek Search and Rescue – Waiver of Land Development

Tony Heidbreder, Chief of Middle Creek Search and Rescue, discussed the request for a Waiver of Land Development with the Board of Supervisors. Middle Creek Search and Rescue plans to replace their current building with a 768-sf climate-controlled building to store their trailer and equipment. The project will not result in any additional uses or impervious area and will not require water and sewer hookup.

The Township has agreed to provide rough grading and electric and propane to the new building.

Keith Martin made a motion, seconded by Gary Landis to approve the Waiver of Land Development. * The motion was unanimously approved.

4. Ralph Kurtz Escrow Release

Bruce Leisey reviewed the escrow release request with the Board of Supervisors. Township Staff visited the site to verify all 27 trees were planted and established as required by his Waiver of Land Development approval.

Gary Landis made a motion, seconded by Keith Martin to approve the cash escrow release in the full amount of \$3,105.00. * The motion was unanimously approved.

Old Business

None

New Business

1. Approve Certification of Unpaid Taxes

After review, Gary Landis made a motion, seconded by Keith Martin to approve and execute 2021 Certification of Unpaid Real Estate Taxes and authorize the Tax Collector to send to Lancaster County Tax Claim Bureau. * The motion was unanimously approved.

2. Approve Membership to PA State Association of Township Supervisors

After discussion, Gary Landis made a motion, seconded by Keith Martin to approve payment of 2022 membership dues to PSATS in the amount of \$1,751.00. * The motion was unanimously approved.

3. Approve Lanc Co Board of Elections Polling Place Agreement

Bruce Leisey requested this item be tabled until next meeting since the agreement was not received from the County prior to the meeting.

Gary Landis made a motion, seconded by Keith Martin to table the item. * The motion was unanimously approved.

4. Review and Accept 2020 Liquid Fuel Audit

After discussion, Keith Martin made a motion, seconded by Gary Landis to approve and accept the 2020 Liquid Fuel Audit with no noted findings. * The motion was unanimously approved.

5. Two Cousins Wildflower Commons Escrow Release Request

Township Staff requested this item to be tabled to allow investigation into a number of discrepancies with the request.

Keith Martin made a motion, seconded by Gary Landis to table the item. * The motion was unanimously approved.

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 unanimously approved.

Gary Landis made a motion, seconded by Keith Martin to exit Executive Session at 9:45 PM. * The motion was unanimously approved.

There was discussion on personnel issues and on YWAM Zoning Hearing Decisions.

Keith Martin made a motion, seconded by Gary Landis to authorize Jennifer Mejia to file a Notice of Intervention with the Court regarding YWAM's appeal to the Court of Common Pleas of the Zoning Hearing Decisions. * The motion was unanimously approved.

Bills to be Paid

General Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the General Fund bills totaling \$129,579.63 for the month of December. * The motion was approved unanimously.

Rec Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the Recreation Fund bills totaling \$187.79 for the month of December. * The motion was approved unanimously.

Sewer Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the Sewer Fund bills totaling \$4,921.85 for the month of December. * 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

Keith Martin made a motion, seconded by Gary Landis, to adjourn the meeting at 10:30 P.M. * The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Gary Landis, Secretary