

CLAY TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
June 13, 2022

The Supervisors of Clay Township met on a regularly scheduled meeting date of June 13, 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, Wendy Hackman, Administrative Assistant, 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 6:37 p.m.

**Meeting Minutes**

Keith Martin made a motion, seconded by Gary Landis to approve the May 9, 2022 meeting minutes. \* The motion was unanimously approved.

Gary Landis made a motion, seconded by Keith Martin to approve the May 17, 2022 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 May 2022. \* The motion was unanimously approved.

**Visitors**

None

## **Engineer's Report**

### 1. Dwayne Weaver – SWM Plan Approval Request

Michael Hartman, dH Enterprises, representative of developer, reviewed the plan with the Board of Supervisors.

The applicant, Dwayne Weaver, is proposing to construct a single-family dwelling on a tract of land located within Clay Township. The project site is a 78-acre parcel located between Hopeland Road and North Clay Road. The proposed improvements include the construction of a single-family dwelling, driveway, and storm water management systems. The post-construction stormwater management structural best management practices (BMPs) for the project is an underground infiltration bed.

Gary Landis made a motion, seconded by Keith Martin to approve a modification request for Section 11-302.A.2(a) and Section 11-307.C.2(2) – Loading Ratios. The applicant is requesting a modification of the requirement that the maximum loading ratio for the total drainage area to infiltration area and impervious area to infiltration area are 8:1 and 5:1 respectively. The applicant is requesting to permit the total loading ratio for Infiltration Bed #4 to be increased to 10:1. The justification provided is that the underlying subsoil within the area of Infiltration Bed #4 is comprised predominately of shale. The applicant notes that unlike a subsoil consistent of clayey soils, this subsoil will be able to support a high loading ratio; therefore, they have no concern for the soil stabilization and long-term viability of the infiltration bed. \* The motion was unanimously approved.

Gary Landis made a motion, seconded by Keith Martin to approve the plan contingent on compliance with the Hanover Engineering letter dated 6/8/2022, financial security in the amount of \$30,808.50 and execution of the Stormwater Management Agreement and Memorandum of Understanding. \* The motion was unanimously approved.

### 2. Scott Witmer – Execute SWM and MOU Agreement

Bruce Leisey explained that conditional approval was given at the 5/9/22 Board of Supervisors meeting for the Witmer plan. Mr. Witmer was not sure at the time that he was going to move forward with the project but, has since decided to complete the project.

Keith Martin made a motion, seconded by Gary Landis to approve execution of the Stormwater Management Agreement and Memorandum of Understanding and financial security in the amount of \$51,526.29. \* The motion was unanimously approved.

3. Blue Bell MHP – Execute Access Drive Maintenance Agreement and MOU

Bruce Leisey reviewed documents with the Board of Supervisors.

Gary Landis expressed his concerns with traffic speed on RT 322 and the location of the entrance to the park along RT 322.

Bruce Leisey and Bob Lynn explained that a request was previously submitted to PennDOT for a possible reduction of the speed limit in that area of 322 and the request was denied.

Gary Landis made a motion, seconded by Keith Martin to approve and execute the Access Drive Maintenance Agreement and the Memorandum of Understanding and financial security in the amount of \$735,830.18. \* The motion was approved with Gary Landis voting no; Keith Martin and Tim Lausch voting yes.

**Old Business**

1. Approve Updated Proposal for 2024 Dump Truck Body

Bruce Leisey reviewed the minor changes to the Dump Truck Body quote previously approved from MJR Equipment.

Keith Martin made a motion, seconded by Gary Landis to approve the updated quote dated 6/6/2022 from MJR Equipment in the amount of \$80,271.77 for the 2024 dump truck body. \* The motion was approved unanimously.

2. Sharp Shopper Stormwater Basin

Keith Martin inquired into the status of the Township Engineer’s review of a potential modification to the Sharp Shopper stormwater management basin.

Bob Lynn stated they are still in the review process.

3. MS4 Meeting

Keith Martin inquired on a follow up to the MS4 meeting that was held and the stream bank work that was discussed.

Bob Lynn stated that he is still in the planning/review process and stream bank work would not commence until 2023.

## **New Business**

### 1. Authorize Advertising Sale of Snowplow, Roller and Dodge Intrepid

Bruce Leisey reviewed the items that will be listed for sale on Penn Bid. There was discussion on minimum prices for the Roller and Snowplow. Bruce will also work with Gary Calik to obtain pictures and details on the items for sale.

Gary Landis made a motion, seconded by Keith Martin to approve advertising in local paper of the items being listed on Penn Bid for sale. \* The motion was unanimously approved.

### 2. Approve use of Roads for Lancaster Bicycle Club Bike Ride

Bruce Leisey reviewed the request with the Board of Supervisors. The ride will be held on 8/21/22 and utilize roads in Clay Township.

Keith Martin made a motion, seconded by Gary Landis to approve use of the Township roads for the ride contingent on the Township receiving a Certificate of Insurance indemnifying Clay Township and notification of the ride to Northern Lancaster County Regional Police Department. \* The motion was unanimously approved.

### 3. Approve and Execute Sewer Plant Repair Proposals

Bruce Leisey and Bob Lynn reviewed the sewer plant repair proposals from Dutchland Incorporated with the Board of Supervisors. Proposal #1 – Air Piping repair in the amount of \$2,171.00 and Proposal #2 – Influent PS Repair in the amount of \$8,389.00.

Gary Landis inquired if a grant had been applied for through Lancaster County ARPA funds for this project. Bob Lynn stated that a grant was not applied for but, he would check the dates on the application period.

Gary Landis made a motion, seconded by Keith Martin to authorize the repair work to be done by Dutchland Incorporated and authorize payment from either grant funds or township funds. \* The motion was unanimously approved.

### 4. Approve Attendance at LCATS Summer Meeting on July 28, 2022

After discussion, Keith Martin made a motion, seconded by Gary Landis to approve attendance, depending on schedules for Bruce Leisey, Tim Laush, Keith Martin and Gary Landis to attend the meeting at a cost of \$18.00 per person. \* 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 \$146,082.46 for the month of May. \* The motion was approved unanimously.

### **Rec Fund**

Keith Martin made a motion, seconded by Gary Landis, to approve the Recreation Fund bills totaling \$3,550.20 for the month of May. \* The motion was approved unanimously.

### **Sewer Fund**

Keith Martin made a motion, seconded by Gary Landis, to approve the Sewer Fund bills totaling \$5,660.00 for the month of May. \* The motion was approved unanimously.

## **Executive Session**

Keith Martin made a motion, seconded by Gary Landis to enter into Executive Session at 7:40 P.M. to discuss Personnel Issues and Potential Litigation. \* The motion approved unanimously.

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

Keith Martin made a motion, seconded by Gary Landis to authorize Jennifer Mejia to work with Tom Zorbaugh on a Property Maintenance NOV for the property located at 480 North Clay Road, Lititz. \* The motion was approved unanimously.

There was discussion on the Clayland LLC plan. No decisions were made at this time.

## **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 Keith Martin, to adjourn the meeting at 9:49 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