

CLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
October 8, 2018

The Supervisors of Clay Township met on a regularly scheduled meeting date of October 8, 2018, 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 Keith Martin, Vice-Chairman and Gary Landis, Secretary. Tim Lausch, Chairman was absent due to a work conflict.

Also, present was Bruce Leisey, Township Manager, Robert Lynn of Hanover Engineering, Inc., 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.

Keith Martin called the Meeting to order at 6:31 p.m.

Meeting Minutes

Gary Landis made a motion, seconded by Keith Martin to approve the September 10, 2018 meeting minutes as printed in the October 8, 2018 Agenda. * 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 September 2018. * The motion was unanimously approved.

Visitors

1. Jim Summers and Jean Wentz – Ephrata Recreation Center

Mr. Summers reviewed the 2018 Summer Municipal Program. Participation from Clay residents was increased in 2018. The cost to implement the program was \$32 per participant. The program is free to residents and the fee is paid by the Township. The requested amount for 2019 is \$8,704.00 which is based on the previous year's number of participants at the \$32 rate.

Mr. Summers reviewed the large amount of capital projects completed in 2018 at the Rec Center. Mr. Summers asked the Township to consider a \$2,500 donation to help offset the costs. Mr. Summers also reviewed with the Board of Supervisors the cost of donations the Rec Center makes to the community each year.

Engineer's Report

1. Clair Beyer – Storm Water Small Project Plan

Kevin Varner, Diehm and Sons, reviewed the updated plan with the Board of Supervisors. The under-trench infiltration facility was removed and a sump and a above ground detention facility were added. The sump will direct silage juice to Clair's manure storage facility instead of the storm water facility.

Bob Lynn determined that this meets the intent of the original Stormwater Small Project design that was previously submitted.

Gary Landis made a motion, seconded by Keith Martin to acknowledge that the revised plan meets the intent and approves the following modification. * The motion was unanimously approved.

Section 11-405 Major Stormwater Management Plan Submission

The applicant is requesting a modification to allow the proposed bunker silo installation to be processed as a SWM Small Project Design/Application. Current regulations allow the applicant to utilize on-ground tube silage storage in the location of the proposed bunker silo. The on-ground storage results in similar impervious coverage on a long-term seasonal basis due to the type of cover used for the silage. In addition, the proposed bunker silo includes a provision for runoff volume control through infiltration of a 1" rainfall event, as required by the Ordinance.

The Board of Supervisors thanked Kevin and Clair on the resolution to the silage issue.

2. HomeTowne Square Phase 4 – Time Extension Request

Bob Lynn explained that this was previously submitted as Phase 3 but at the Township's request it was modified to reference Phase 4 because the current proposed Phase is actually Phase 4 on the approved Preliminary Plan. The Township Staff felt it was more important to maintain consistency in the Plan Phase reference than to have the Phases in sequential order. The Developer is requesting more time to modify the stormwater plan due to major changes in the phasing of the development.

Gary Landis made a motion, seconded by Keith Martin to approve the 90-day time extension request with the new expiration date being 1/21/19. * The motion was unanimously approved.

3. Fox Family Partners, LP – Extension of Deferral of Land Development

Bruce Leisey informed the Board of Supervisors the original deferral of Land Development agreement with Fox Family Partners was for one year and was contingent on the parking lot being

temporary. The agreement also requires the Fox's to request an extension from the Township each year along with proof the lot is still being utilized on a temporary basis.

Gary Landis made a motion, seconded by Keith Martin to extend the waiver of Land Development for the construction of a temporary parking lot on the Robert Fox farm for use by Fox Meadows Creamery for one year until August 10, 2019. * The motion was unanimously approved.

4. HomeTowne Square Stormwater NOV

The Township received a revised plan based on last months comments that appear to address those comments.

Peaceable Animal Kingdom did not receive a copy of the revised plan and hence did not get a change to review the proposed changes.

Since they were not able to review the proposed changes, the Township Staff recommends tabling discussion and rescinding NOV until the October 23, 2018 Board of Supervisors meeting.

5. Homestead Investments – Approve As Built Plan and Escrow Release

Bob Lynn reviewed the As Built Plan with the Board of Supervisors. There are minor changes that need to be made to the plan as per the Hanover Engineering letter dated 10/1/18.

Gary Landis made a motion, seconded by Keith Martin to approve the As Built Plan contingent on compliance with the Hanover Engineering letter dated 10/1/18 and escrow release in the amount of \$24,959.29 leaving a balance of \$6,193.06. * The motion was unanimously approved.

6. Lincoln Storage West – Time Extension Request

After review, Gary Landis made a motion, seconded by Keith Martin to approve a 60-day time extension request to allow the Developer to incorporate the structural design of the stormwater facility and time for the Township Staff to review changes. * The motion was unanimously approved.

7. Sewer Manhole I&I Investigation

After further investigation, Bob Lynn has documented six properties to inspect for sump pump and down spout hook ups to the Hopeland Sanitary Sewer System.

Gary Landis made a motion, seconded by Keith Martin to authorize the Township to send a notice for the inspection and Wendy Hackman to accompany Hanover Engineering staff to inspect for

sewer pump and down spouts hooked into the Hopeland Sanitary Sewer System. * The motion was unanimously approved.

Old Business

1. Dirt and Gravel and Low Volume Road Grant Application Update

Bob Lynn updated the Board of Supervisors. It appears the proposed stormwater modifications to Stony Lane and Camp Road would qualify for funding from this grant.

Township Staff will draft a grant proposal for the Board of Supervisors to review.

2. Skyview Lane Erosion

There was discussion on stormwater erosion originating from a basin and pipe along Skyview Lane.

Township staff will investigate.

New Business

1. Approve LCATS 2019 Dues

Gary Landis made a motion, seconded by Keith Martin to approve payment of the LCATS 2019 Dues in the amount of \$30.00. * The motion was unanimously approved.

Executive Session

Gary Landis made a motion, seconded by Keith Martin to enter into Executive Session at 8:35 PM to discuss potential litigation. * The motion was unanimously approved.

Gary Landis made a motion, seconded by Keith Martin to exit Executive Session at 9:39 PM. * The motion was unanimously approved.

There was discussion on the drafting of a new Sewer Service Agreement with the Ephrata Authority and Notice of Violation for Red Maple mobile home park property.

Gary Landis made a motion, seconded by Keith Martin to authorize an updated Notice of Violation for condemned units at Red Maple mobile home park that are condemned but not

removed by the deadline of the original Notice of Violation. * The motion was unanimously approved.

Bills to be Paid

General Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the General Fund bills totaling \$221,345.67 for the month of September. * The motion was approved unanimously.

Rec Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the Recreation Fund bills totaling \$2,009.83 for the month of September. * The motion was approved unanimously.

Sewer Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the Sewer Fund bills totaling \$2,753.48 for the month of September. * The motion was approved unanimously.

Reports for the Month

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

Adjournment

Gary Landis made a motion, seconded by Keith Martin, to adjourn the meeting at 9:10 P.M. * The motion was approved unanimously.

Clay Township Board of Supervisors

ABSENT
Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Gary Landis, Secretary