

CLAY TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
January 28, 2025

The Supervisors of Clay Township met on an advertised meeting date of January 28, 2025, at 7:00 AM 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. The meeting agenda was also posted in accordance with the Second-Class Township Code and the Sunshine Law.

Supervisors present were Timothy Lausch, Chairman, Keith Martin, Vice President and Luke Rohrer, Secretary.

Bruce Leisey, Township Manager, Wendy Hackman, Administrative Assistant, Robert Lynn, Hanover Engineering and Jennifer Mejia, Mejia Law Group were present.

Tim Lausch called the meeting to order at 7:02 AM.

Meeting Minutes

Luke Rohrer made a motion, seconded by Keith Martin to approve the December 17, 2025 meeting minutes. * The motion was unanimously approved.

Visitors

1. Ephrata Public Library

Abigail Balmer provided the Board of Supervisors with an update on the happenings at the Library and thanked the Board of Supervisors for their continued support.

The Board of Supervisors thanked Abigail and her staff for all the great things they are doing with the community at the library.

Engineer's Report

1. Wildflower Pond Commons – Revised Final Plan 24-12

Bob Lynn reviewed the revised plan with the Board of Supervisors. The revised plan includes the removal of the front parking lot building pad and a separated building that will include a daycare facility approximately 10,000 sq ft with a 5,000 sq ft outside green area. The Developer has also stated with the approval of the revised final, the rest of the building connected to Penn Medicine will be constructed and leased.

There was discussion on the basin and the condition of it at certain times. Township Staff will review the basin agreement.

Keith Martin made a motion, seconded by Luke Rohrer to approve the revised final plan contingent on compliance with Hanover Engineering letter dated 1/27/25. * The motion was unanimously approved.

Keith Martin made a motion, seconded by Luke Rohrer to execute the MOU Agreement for the revised plan. * The motion was unanimously approved.

2. Scott & Jennifer Althouse SWM Plan – Approve SWM and MOU Agreement

Bruce Leisey reviewed the Althouse SWM and MOU Agreements. Bruce stated that the Althouse SWM plan was approved at a previous meeting.

Luke Rohrer made a motion, seconded by Keith Martin to approve and execute the Althouse SWM and MOU agreements. * The motion was unanimously approved.

3. Woodcorner Properties (Superior Truss) – Escrow Release Request

Bob Lynn reviewed the escrow release request with the Board of Supervisors.

Keith Martin made a motion, seconded by Luke Rohrer to release escrow in the amount of \$26,766.45, retaining a balance of \$7,135.05 as outlined in the Hanover Engineering letter dated 1/27/25. * The motion was unanimously approved.

4. Hopeland Sewer Plan I&I Study Discussion

Bob Lynn informed the Board of Supervisors that the sewer collection system is generally in good shape. Bob stated that even small leaks can have a big impact.

Bob Lynn recommended pulling the manholes in the Sun Valley development to check condition.

Township Staff will review the study findings and put together a corrective action priority list and report back to the Board of Supervisors.

Old Business

None

New Business

1. Approve Mobile Home Park Permit Applications

Bruce Leisey reviewed the permit process with the Board of Supervisors.

Luke Rohrer made a motion, seconded by Keith Martin to approve and execute the 2025 Mobile Home Park Permits. * The motion was unanimously approved.

Bills to Be Paid

Keith Martin made a motion, seconded by Luke Rohrer to pay General Fund bills in the amount of \$51,427.45. * The motion was unanimously approved.

Adjournment

Keith Martin made a motion, seconded by Luke Rohrer, to adjourn the meeting at 8:59 AM. * The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Luke Rohrer, Secretary