

The regular June meeting, was called to order by Chairman James Zefran on June 14, 2023 at 7:00 PM at the Clinton Township municipal building. Chairman James Zefran, Vice Chair Brad Bates, and Supervisor Brian Non were in attendance. Solicitor Jeffrey Treat was also in attendance

- A. Pledge of Allegiance** - The Pledge of Allegiance was recited. Immediately after the pledge Chairman Zefran asked for an executive session. The three supervisors and the solicitor returned to the general meeting room at 7:15. It was reported that session was to get legal advice from our solicitor.
- B. Hearing Check** – The hearing check was done.
- C. Minutes of the May 11, 2023 Regular Monthly Meeting** - *Supervisor Chair Non made a motion, seconded by Vice Chair Bates to accept the minutes of the May 11, 2023 meeting. All voted yes. The motion carried.*
- D. Public Comment –Items on Agenda Only** – Supervisor Non prefaced this by saying that if it was about grading or dust to hold your thoughts, as it would be addressed during the road master report. Ray Vogt said that he was happy with the pipe installed at Town Hill Road. It was clarified that the sunken area would get filled in when the grading was done.
- E. Correspondence**
 - a. **Elk Lake Drive Bridge Project.** – Nicholas Brien, Director – Structural Engineering Services, Vice President of Dawood explained that his company was contracted by PennDOT to do the Elk Lake Drive Bridge Project. Preliminary to any engineering he was presenting to the public for feedback before design finalization. Sixty days of feedback would occur, followed by environmental clearances, before starting the project. Ultimately, traffic would be detoured for about two months during a start date in 2024 or 2025. Concerns from the audience included that of both tourist traffic and Western Wayne school busses. Public comment forms are available.
- F. New Business**

Chair Zefran made a motion, seconded by Vice Chair Bates, to spend up to \$1,500 to purchase a lap top for the Secretary. All voted yes. The motion carried.

 - a. **Solar Panel Ordinance** – Solicitor Treat explained that he was working on solar panel ordinances for other townships. The biggest problem to address is who takes care of decommissioning solar panels after the company who put them there goes bankrupt. Who takes down and bears the cost of disposal? It was clarified that this ordinance was for acreage, not residential. Solicitor Treat will work on a solar panel ordinance for Clinton Township.
- G. Road Master Report** – Road Master and Supervisor Brian Non gave an oral report. He said that the grader is here and some roads are done. Town Hill, Cole, Cavage, and Little Keen Roads had been treated with flake calcium for dust control. The road-side mower showed up early and is being used. He said that he had come across a 2018 single axel Peterbilt truck that was being sold for \$100,000. It is a four-wheel drive automatic with plow, and had 7,000 miles. He reported that when a vehicle is being bought township to township, it does not need to bid it out. The deal has to be made by Tuesday or the vehicle goes to Municibid. It is being sold because the township that owns it is having a hard time finding CDL drivers. Chair Zefran said that Ron Poska is our main CDL driver. *Chair Zefran made a motion, seconded by Brad Bates that the Road Master would have record keeping done on the 2015 F550, 2018 F550, the International dump truck, the yellow dump truck, and the newly purchased International. The record keeping would include daily miles traveled, damages, repairs, fuel, and maintenance. Additionally, hours need to be recorded on the tractor and backhoe. Chair Zefran and*

Vice Chair Bates voted yes. Supervisor Non did not vote. The motion carried. Chair Zefran pointed out that without these records, there was no possible way to know what repair costs or usage could be attributed to any vehicle. How the log of mileage, fuel, etc. of each vehicle is kept is up to the Road Master. He noted that the 2015 Ford currently had 28,000 plus miles and the 2018 Ford has 36,000 plus miles and is leaking oil. He suggested taking it to North East Towing and he will give an estimate for repairs. Supervisor Non said that it was still under warranty at Wayne County Ford. Another issue of overloading trucks with cinders lessened the lifespan of the truck. Chair Zefran said to make sure that trucks are carrying legal weight. The 2016 Case had 1,586 hours. The New Holland Tractor has 150 hours. Supervisor Non said that the New Holland is too light for what the township is doing with it. It was noted that the Supervisors sub out plowing and cindering of Clinton II. Chair Zefran asked if it would be feasible to see if we can bid out Clinton I out for plowing and cindering. Supervisor Non said that he is not for it, for liability issues. We always have it done by bus time. Also, we would get billed from the time the subcontracted company leave their base. Chair Zefran said that that was a contractual issue. Non said that it costs the township approximately \$100 an hour to have three trucks running. Chair Zefran asked, why then do we hire Josh Debevec with \$14,000 listed in the budget? *Chair Zefran made a motion to put snow plowing for Clinton I and Clinton II out in separate bids. The motion did not receive a second. The motion failed.* Supervisor Treat said that a second-class township's primary responsibility is maintenance of roadways. Supervisor Non said that if Ronnie, Dave, and Lance don't get the hours, they will go get different jobs. Mr. Lopatosky said that the township has a great group of guys and should use the money for a truck fleet. Ken Coles asked for clarification that if the township doesn't commit to purchase the 2018 truck by Tuesday, the opportunity goes away. Supervisor Non says that he wants to hear about the new building first, before voting on the truck.

H. Treasurer's Report Including Bills for Payment - *Supervisor Non made a motion, seconded by Vice Chair Bates to pay the bills as submitted on the bills list. All voted yes. The motion carried.*

I. Browndale Fire Department – No one was available to give a report.

J. Old Business

a. **Hearing: Ordinance to Regulate Short-Term Rentals within the Township and to Establish Penalties for Violations** – Solicitor Treat explained that he had the final draft of the Ordinance to Regulate Short-Term rentals within the Township, and that short-term rentals are regulated for safety purposes. In response to Ken Cole's question, he explained that the ordinance allowed for up to 3 people per bedroom. Children under the age of three are not counted. When asked who would enforce the ordinance, Solicitor Treat said that he only knows of one company to do it, and that it is being checked out. Supervisor Non said that he had taken a class on this topic at the PSATS convention, and that the fees the township charges will cover the inspection fees and administrative costs. Chair Zefran asked if the fees are set yet, to which Treat responded no. That would be accomplished by a resolution. Once passed, it would go into effect immediately. *Solicitor Brian Non made the motion, seconded by Vice Chair Bates to pass the Short-Term Rental Ordinance. All voted yes. The motion carried.*

b. **Addition on the garage building** - Chair Zefran gave an accounting of all of Clinton. funds, including expenditures already slated for roadway improvements to be done this year. He stated that he has been asking for a response from the community since October 2022. Having this new addition on the garage building could be done using COVID money and matching grant money without having taxes go up. Ken Coles said his taxes increased dramatically and he was told that the township did not get any of that increase. Chair Zefran spoke of the sewer being another expense. He said that the sewer lines for this building were scoped and 80% of the cast iron pipe was filled solid, and had to be cut out. He reiterated that the

township is committed to do things the right way. The septic was looked at in terms of fact-finding, because of the potential of the new building. They had Josh Debevec dig up the entire line. Chris Martin, Clinton Township SEO, was on site at that time. Zefran said that it is time to run the township like a business. He is sick of delineating between Clinton I and Clinton II. We are one community. He then got into the details of the proposed new addition, stating that it would be 40'x 68' x 12' and would be added to the west end of the building by the old salt shed. Two new bays and a meeting room will be added onto to the three existing bays. It would be like the Pleasant Mt. building. He gave the estimated breakdown of costs, totaling \$175,000 after meeting with Dutchmen Contractors, who put up the garage building. He explained the steps that would take place if the addition were voted on to take place.

Step 1: This would include hiring the architects and engineer for an estimated cost of \$3,000 - \$6,000.

Step 2: Get bids.

Step 3: Site prep at an estimated cost of \$11,000. Josh Debevec may donate his time toward this.

Step 4: New septic tank for solids at an estimated \$1,500 and water line for \$2,000. The new septic will need to be done regardless.

Step 5: Install building. The meeting room will be accessible at ground level. The bathroom will be ADA accessible. There is a 99% guarantee of funds for and LSA grant for bathroom and paving that are ADA compliant. All told, this will be done for less than the \$200,000 + we have in the ARP fund.

Jason Vogt asked if it was necessary to put up a new, shiny building. Vice Chair Bates asked what would be done of the current building. Chair Zefran said the historical society didn't want it. Western Wayne School District didn't want it. The chimney is collapsing inside itself. He pointed out that, as much as it tugs at the heart strings, many of these old school buildings have been razed because they are so costly to keep up. Vogt asked if the funding would be better spent repairing this building? Linda Zefran asked if the money could be spent on the sewers in Browndale. Supervisor Non suggested if the money isn't spent on the building it could update the township machinery. Zefran reminded all that if we don't get the building, the \$30,000 matching grant funding goes back to Wayne County. Some of it could be used for a fireproof room for the records and to upgrade the bathroom. He then read the portion of the letter from Wayne County stating what the funds could be used for, proving that it could not be used for equipment. Ken Coles, former Clinton Township Supervisor, said that there was no mold or asbestos found during a study made of the current township building. A woman in the audience asked if we could sell some of the nonfunctioning equipment to help defray the cost of the new truck? Supervisor Non said he would like to see the 2018 and 2015 trucks traded in for the new truck. *Chair Zefran made a motion that we put the new building out for engineering and pricing. No second to the motion was made. The motion failed.* Chair Zefran said that, in regards to the \$30,000 matching grant monies, he would get in touch with the county and see about upgrades to the current building, match them with township monies and return the unused portion. He stated that it would be brought up at the next meeting and all should come up with ideas of what needs to be done, how it should be done, and costs. Jason Vogt suggested converting paper records into electronic records. Tom Baileys said that we will be chasing new trucks forever, and that with this windfall of COVID money, it was a once-in-a-lifetime opportunity to have a more efficient township building. *Vice Chair Bates made a motion, seconded by Supervisor Non to buy the \$100,000 used truck from Harford Twp.* Chair Zefran suggested that one half of the ARP funds should be used on Smith Road, and the other half on Ravnika Road. Nobody can say how long trucks will last. It's a crap shoot. Vice Chair Bates looked into a Case 321 Wheel Loader, saying that with CoStars, it would be a \$28,000 savings, bringing the cost down to \$83,2000. It could be used for snow

removal. Supervisor Non recused himself as he works for the company that the wheel loader would be purchased from, stating that according to PSATS, he cannot second the motion but he could break a tie. Chair Zefran said that he would not second the motion because one, and only one, option was presented to the board for consideration. Asking why we don't have multiple bids, he said that it was unconscionable to vote on it. *The motion was not seconded and failed for that reason.* Supervisor Non said that the tractor has been a "problem child". Chair Zefran said to get a number of options and it will be put on the agenda next month.

Public Comment – No comments were made by the audience at this time

- K. Adjournment** – Prior to adjournment, Chair Zefran asked for an executive session for a personnel matter needing advice from our solicitor. Upon returning, *Chair Zefran made a motion, seconded by Vice Chair Non to adjourn the meeting at 9:40 pm. All voted yes. The motion carried.*