

February 7, 2019

Township of Ontelaunee
35 Ontelaunee Dr.
Reading, PA 19605

The regular meeting of the Ontelaunee Township Board of Supervisors was called to order at 7:00 pm by the Board Chairman Kenneth Stoudt, in the Ontelaunee Township building, with Board Supervisors William Klein and Gary Hadden present.

Additional Meeting Attendees: Elizabeth Magovern, Solicitor
William McMullen, Engineer
Kim Y. Berger, Secretary

Visitors – Brandon Shurr (YMCA), Alec Reinert (YMCA) Mark Stabolepszy(SSM), Paul Stoltzfus (New Enterprise Stone & Lime)

A motion was made by Gary Hadden and seconded by William Klein to approve the minutes from the reorganization meeting and the regular meeting on January 7, 2019. Vote 3:0.

POLICE DEPARTMENT – December and January report

FIRE DEPARTMENT – December and January report

BUSINESS FROM FLOOR

Alec Reinert – Summer program – Mr. Reinert was present to discuss the possibility of having a summer program at the Willow Glen playground to be run by the YMCA. The ages would be from 5 years old to 12 years old. It would be an eight week program, run Monday thru Friday from 9 a.m. to 1 p.m. All supervision would be thru the YMCA. They would do all the work, all the crafts, games activities etc. They would have insurance. They township could participate by giving a stipend of \$6500. This would decrease the cost to the families in the township. If the township would like to participate in this type of program they will need to know by mid-April so that they can get the program ready for the summer months. The supervisors will discuss this further and let Mr. Reinert know their answer.

New Enterprise Lime and Stone – rezoning parcels – Mr. Mark Stabolepszy from Spotts, Stevens and McCoy was present as the engineer for New Enterprise Lime and Stone to propose the rezoning of land along route 61 from IC to GI zoning district. This would be done in order to continue the quarry operation. There was a question as to how close to Route 61 could the operation be. Mr. Stoltzfus stated that they can come within 100' of the Right of way but they will probably ask for a waiver to put it closer. The mining permit could take up to two years to obtain, so they don't know when the mining would start.

Discussion was held regarding commercial zoning versus the industrial zoning. There have been interested parties that may want to purchase it for commercial use and not industrial. The supervisors have to weigh the option of not rezoning it to GI. There may be more revenue earned for commercial establishments than for industrial.

Discussion was held regarding incentives for the township from New Enterprise.

New Enterprise will submit information to the Supervisors in April.

TAX COLLECTION : A motion was made by Gary Hadden and seconded by William Klein to approve the Tax Collector report for January as follows:

Real Estate Taxes -	\$2,315.73
Real Estate Interims -	\$ 329.35
Street light Taxes	\$ 99.00

Vote 3:0

ROADMASTERS REPORT JANUARY 2019

FUEL USED

GMC pick up – 28.9 gal Diesel
GMC utility – 36.41 gal diesel
M2 #7 – 105.68 gal diesel
GMC dump – 36.48 gal diesel
Kubota Loader – 15.64 gal diesel

HOURS WORKED

231.25 total hours
102 hours – plowing and salting
8.0 hours – twp. building

WORK PREFORMED

Plow & Cinder – January 13, 18, 19, 20, 29, 30 and 31
Wash and clean up trucks and spreaders
Pick up water at Redners – water leak – no water
Move water from garage to shed
Make up and remove water signs
Equipment maintenance on spreaders and plows
Barricade and unbarricade Snyder Road
Kutz – pick up plow parts
Pioneer – discuss shed
Fix lights in police men’s room
Repair hole in wall in police men’s room
Kantner’s for flat on GMC dump
Fromm Electric for ballasts
Remove and replace grate for Straub on Bewley Lane
Place salt bucks and scoops in all sewer pump stations
Check roads

SIGNS

Replace stop sign at Ashley Way and Ontelaunee Dr. – ran over
Straighten stop sign at Shoey Road and Ontelaunee Dr. – struck by vehicle

PURCHASES & EXPENSES

Kuzan’s (hose ends, bulbs, clamps, misc)	136.97
Kanter’s Tires (repair tire on GMC dump)	35.00

Straub (repair catch basin on Bewley Lane)	1,610.00
Fromm (20 balasts)	231.00
Lift (snow blower)	2,419.00
Total	\$4,431.97

Miles for trucks etc. for 2018

GMC pick up	4,252 miles
GMC dump	1,096 miles
GMC utility	1,402 miles
M2#4	110.5 miles
M2 #7	1,097 miles
Ford	815 miles
Ford Pick up	59 miles
Kubota Loader	69.6 hours
Kubota Mower	22.1 hours
Exmark Z-72	96.6 hours
Exmark – Z-60	58.7 hours
Exmark – Z60 (newest)	91.9 hours
John Deere Zturn	41.1 hours
John Deere Mower	12.9 hours
Kubota tractor/mower	no guage
Tiger	167 hours

Roadmaster Kenneth Stoudt

ENGINEER’S REPORT – JANUARY 2019

1. GDBF Subdivision

The subdivision plan for the GBDF parcel (subdivision for the Rutter’s facility) located at the intersection of SR 0061 and New Enterprise Drive was released to the owner for recording.

2. Five Star International

Recommendations for approval of additional waivers and conditional plan approval are listed on the meeting agenda.

A sewer capacity agreement was provided by Attorney Magovern’s office and forwarded to the developer’s consultant on January 16, 2019.

3. Allan Myers Land Development

The Board of Supervisors provided conditional preliminary/final plan approval at their meeting held November 1, 2018. No additional submissions have been received to address conformance to the conditions of approval. A meeting was held January 8, 2019 with their consultants regarding stormwater facilities for the project.

4. Rutter’s

Approval of waivers and conditional plan approval was granted by the Board of Supervisors at their December 6, 2018 meeting. No additional plan submission has been received from the developer to address the conditions of approval.

A pre-construction meeting required by the NPDES permit was held with the Berks Conservation District, developer and ARRO representatives on February 5, 2019.

5. Jurgielewicz Expansion

ARRO reviewed and provided comments to Attorney Magovern's office regarding the sewer capacity agreement for the project. The finalized agreement will be forwarded to the developer's consultant.

6. UGI – Berkshire Mechanical Land Development Plan

Approval of waivers and conditional plan approval was granted by the Board of Supervisors at their December 6, 2018 meeting. No additional plan submission has been received from the developer to address the conditions of approval.

We have informed the consultant to provide a copy of the sewer capacity allocation from Maidencreek Township Authority. The allocation correspondence is required to be attached to the sewage facilities planning module (exemption) prior to forwarding to PADEP.

A sewer capacity agreement was provided by Attorney Magovern's office and forwarded to the developer's consultant on January 16, 2019.

7. Brassler Parcel (Berks 222) Land Development Plan

At their meeting of March 1, 2018 the Board of Supervisors granted Preliminary/Final Conditional Approval upon obtaining a PennDOT HOP permit for the Driveway Access on Allentown Pike, a stormwater HOP permit for discharge on East Huller Lane, enter into agreement with the township for the storm water maintenance of the facilities on East Huller Lane, final approval from Muhlenberg Township and addressing the remaining comments in the ARRO review correspondence dated Feb. 15, 2018.

The developer's consultant has provided a revised improvement cost estimate based on Attorney Magovern's discussion with the developer and his consultant regarding the percentage of improvements with the Township. Upon review of the revised estimate we questioned plan revisions and the developer's consultant indicated revisions to the plan were made since the last review and will provide a copy of the most recent plan to review against the cost estimate. Upon review of the revised cost estimates and plans we will provide update information to Attorney Magovern's office for the final preparation of the required Improvement and Stormwater agreements.

8. Perdue Driver Depot Land Development Plan

At their meeting held April 5, 2018, the Board of Supervisors provided Preliminary/Final Conditional Approval based on satisfying the conditions in the ARRO review correspondence of March 13, 2018 and executing a sewer capacity agreement.

Attorney Magovern's office revised the project agreements (Improvement & Stormwater Maintenance) as requested by the developer's Attorney and forwarded them along with the Sewer Capacity Agreement to the developer on September 14, 2018. The developer's Attorney has indicated that the Sewer Capacity Agreement, Improvement Agreement and the SWM Maintenance Agreement and associated fees would not be forwarded by the developer until January of 2019.

Revised plans have been provided to the Township for signature by the Planning Commission and Board of Supervisors; however, the plans should not be released to the developer for recording until the agreements and escrow are received.

9. Reading-Berks Storage LLC (19 Willow Creek Land Development Plan)

The Ontelaunee Township Supervisors granted conditional approval of the Final Plan submission. The conditions of approval were receipt of an NPDES approval, Improvement Agreement, Stormwater Operations & Maintenance Agreement and submission of fully executed final plans.

To date we have not received documents required by the conditional plan approval. The Improvement and Stormwater Maintenance Agreements were forwarded to the developer by Attorney Magovern's office on January 17, 2018.

UGI – Temple LNG Parking Land Development Plan

Plans and documents meeting the conditions of the Supervisors conditional approval granted on December 1, 2016 have not been received. The final conditions of plan approval were forwarded to UGI's consultant by ARRO's correspondence dated June 9, 2017.

ARRO has received inquiries from the developer's consultant indicating the project is now moving forward.

10. Infinity Capital Land Development Plan

As reported last month, ARRO conducted a review of the site improvements to date. Landscape (topsoil, trees, seeding, and mulch) items are required to be installed prior to our recommendation that the project improvements have been completed. To date an escrow release has not been requested by the developer.

11. Ryder Land Development

ARRO provided the developer a punch list of items regarding the site improvements. To date there has not been a request for a final inspection or release of escrow.

12. Harvest Subdivision

We conducted a review of work necessary for the correction of deficiencies identified in the driveway apron and curb ramp review for inclusion in the escrow value as well as a review of the current unit prices listed in the escrow spreadsheet. A site verification of the initial site data used for the November 13, 2018 correspondence to Forino necessitates additional site data to be acquired.

13. Willow Glen

Correspondence was forwarded to the developer regarding deficiencies regarding stormwater infrastructure on Lots 41 through 47. ARRO representatives have met with the developer and they have indicated a report of the improvements and resolutions will be provided to the Township.

14. Beechwood Subdivision

The information required for as-build drawings of the improvements and also the description and plan necessary for the dedication of the road was forwarded to the developer's consultant in November 2018. To date we are not aware that a request for reduction in the escrow or dedication of the roadway has been received for consideration by the Township.

15. Ashley Furniture Land Development Plan

We are waiting for a representative of Ashley Furniture to contact us that all site improvements have been completed and they are ready for a final inspection of the site improvements.

16. General Engineering

a. ARRO personnel have completed compiling GIS mapping for the municipality and working on integrating sanitary sewer and water facilities and customer (sewer & water) information into a database. A meeting with the office is being scheduled to populate the information to the Township computer.

17. Road Projects

- a. We will provide a cost estimate to the Township to replace the crosspipe on Gernants Church Road discovered last year and to install inlets and pipe to the inlet installed during the 2018 Road Project.
- b. ARRO will provide the grading plan and scope of work for Willow Creek Road to the Township in the coming weeks in order to obtain quotes for project completion in the spring.

18. Water System Engineering & Reporting

a. There are no activities to report for the period.

20. Sanitary Sewer System Engineering

- a. The second round of industrial discharge permit applications were received and the draft permits provided to Township staff.
- b. ARRO personnel will schedule a site visit to and review of the condition of the manhole at the Leesport Farmers Market. If improvements are not made in a reasonable timeframe, ARRO will forward correspondence to the Leesport Farmers Market regarding the issue.
- c. We reviewed and provided comments regarding the proposed revisions to the Maiden creek Township Authority IMA under separate cover.
- d. The replacement flow tube for the PS #6 flow meter was installed by Chris Hemmig on or about January 26, 2019. JS Instrumentation is scheduled to install the remaining components on February 8th.
- e. ARRO representatives and Attorney Magovern's office are scheduled to meet February 7, to discuss the most recent revisions to the Inter-municipal Agreement with Leesport Borough Authority.
- f. ARRO will provide updates for the Rules & Regulations to Attorney Magovern's office.

21. Sanitary Sewer Operations

- a. ARRO conducted services/activities identified under the Routine Operations scope of services outline in the Professional Services Agreement between Ontelaunee Township and ARRO.
- b. Kraft Code Services and ARRO personnel revisited 5309/5311 Pottsville Pike as a follow up to the complaint regarding a sanitary sewer overflow on the parcel. No residents were home, and no violation could be observed from the roadway. Follow up visits will be conducted as necessary pending complaints received and other actions being taken regarding the parcel.
- c. ARRO is currently compiling information to provide Tributary Chapter 94 Reporting information to the Maiden creek Township Authority and Leesport Borough Authority.

WATER: January report was submitted

MS4: Nothing to report

SOLICITOR :

A motion was made by Kenneth Stoudt and seconded by William Klein to ratify the Solicitor drafting and advertising the tax collector compensation ordinance to be adopted at the February 14, 2019 meeting. Vote 3:0

CODE ENFORCEMENT – report submitted by Kraft Code Services.

EMA COORDINATOR –

POLICE COMMISSION – Mr. Hadden stated that the police department traffic stops have increased.

PLANNING COMMISSION –

A motion as made by Kenneth Stoudt and seconded by Gary Hadden to rescind the motion granting conditional plan approval of the Five Star International project granted at the January 7, 2019 Supervisors meeting. Vote 3:0

On the recommendation of the Planning Commission, a motion was made by William Klein and seconded by Gary Hadden to grant a waiver for Section 5.881, traffic impact study, Section 5.886 soil analysis and to grant conditional preliminary and final plan approval to Five Star International based on satisfying the letter by Arro dated January 16, 2019. Vote 3:0

EXPENDITURES

A motion was made by Gary Hadden and seconded by William Klein to approve expenditures for January in the amount of \$218,285.60 Vote 3:0

General expenditures - \$106,675.60
Water Expenditures - \$ 36,128.64
Sewer Expenditures - \$ 75,481.36

ARRO Consulting, Inc.	\$324.21
ARRO Consulting, Inc.	\$1,418.96
ARRO Consulting, Inc.	\$822.74
ARRO Consulting, Inc.	\$526.00
ARRO Consulting, Inc.	\$53.00
ARRO Consulting, Inc.	\$42.00
ARRO Consulting, Inc.	\$220.50
ARRO Consulting, Inc.	\$42.00
ARRO Consulting, Inc.	\$42.00
ARRO Consulting, Inc.	\$732.50
ARRO Consulting, Inc.	\$3,710.00
ARRO Consulting, Inc.	\$190.90
ARRO Consulting, Inc.	\$463.00
ARRO Consulting, Inc.	\$1,378.00
ARRO Consulting, Inc.	\$536.50
ARRO Consulting, Inc.	\$2,014.50
ARRO Consulting, Inc.	\$45.00
Batteries + Bulbs	\$24.95
Berks County Conservation District	\$700.00

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Berks County UCC Board of Appeals	\$200.00
Borough of Leesport	\$3,118.44
Comcast 1	\$268.59
Comfort Pro, Inc	\$150.00
Dallas Data Systems, Inc.	\$106.07
DCED	\$90.00
Delaware Valley Regional Finance Authori	\$2,728.80
Delaware Valley Regional Finance Authori	\$780.00
Elite Fuel Service, LLC	\$1,184.58
Elite Fuel Service, LLC	\$118.46
Elite Fuel Service, LLC	\$1,582.27
Emergency Systems	\$267.28
Emergency Systems	\$982.00
Exeter Supply Co, Inc	\$2,820.00
Fromm Electric Supply Corp.	\$231.00
Heartsmart.com	\$212.40
Hemmigs Plumbing	\$875.00
Hemmigs Plumbing	\$2,000.00
Hemmigs Plumbing	\$875.00
Hemmigs Plumbing	\$140.00
Intuit	\$22.00
J.P.Mascaro & Sons	\$650.00
JB Environmental Services LLC	\$195.00
JS Instrumentation & Calibration LLC	\$7,750.00
KANTNERS TIRE SERVICE, INC.	\$35.00
Kraft Code Services LLC	\$5,789.54
KUZANS HARDWARE	\$164.58
Leesport Borough Authority	\$52,239.39
LIFT, Inc.	\$2,419.00
Long, Barrell & Co., LTD.	\$345.00
Long, Barrell & Co., LTD.	\$345.00
Long, Barrell & Co., LTD.	\$1,400.00
Long, Barrell & Co., LTD.	\$1,400.00
Long, Barrell & Co., LTD.	\$4,400.00
M.J. Reider Associates Inc	\$290.00
M.J. Reider Associates Inc	\$185.00
M.J. Reider Associates Inc	\$185.00
MET ED	\$1,361.13
MET ED	\$1,617.87
Met Ed	\$505.72
Met Ed	\$3,566.96
Met Ed	\$580.06
Miller Municipal Supply LLC	\$306.52

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Nester's Sanitation Inc.	\$98.00
NBRPD	\$68,734.24
NBRPD	\$1,314.84
OFFICE SERVICE CO.	\$38.43
OFFICE SERVICE CO.	\$84.20
OFFICE SERVICE CO.	\$12.46
OFFICE SERVICE CO.	\$12.46
OFFICE SERVICE CO.	\$50.75
Overhead Door	\$235.00
P. F. Pettibone & Co.	\$121.90
PA. UC FUND	\$2,735.00
PA. UC FUND	\$474.00
PA. UC FUND	\$474.00
PSATS	\$640.00
PSATS UC GROUP TRUST	\$326.64
Purchase Power	\$249.22
Purchase Power	\$249.23
Reading Area Water Authority	\$21,305.71
READING EAGLE COMPANY	\$160.45
READING EAGLE COMPANY	\$49.90
Reading Office Maintenance	\$170.00
Ready Refresh	\$7.98
Rhoads Energy Corporation	\$160.45
Rieck's Printing	\$60.00
Straub Roofing & Concrete Inc.	\$1,610.00
TELCO, INC.	\$42.50
TELCO, INC.	\$567.00
TELCO, INC.	\$170.00
VERIZON	\$89.50
W. B. Mason Co. Inc.	\$106.65
W. B. Mason Co. Inc.	\$33.47
WB Mason	\$91.88
Wex Bank	\$40.32
JANUARY TOTAL BILLS PAID	\$218,285.60

OLD BUSINESS:

NEW BUSINESS:

A motion was made by Gary Hadden and seconded by William Klein to approve the 2019 Energy Management Program with ProAsys at a yearly rate of \$940.

UPCOMING MEETINGS/INFO:

February 7, 2019

February 14 – 10 a.m. special meeting
February 21 – 7 p.m. – Planning Commission
March 7 – 7 p.m. - Board of Supervisors meeting

ADJOURNMENT

A motion was made by Gary Hadden and seconded by William Klein to adjourn the monthly meeting at 8:30 p.m. Vote 3:0

Respectfully

Kim Y. Berger, Secretary