

June 6, 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 – Kenneth Quell (Fire Chief), Dane Miller, Jeff Turner (107 W. Huller Lane), Robert Newton (101 West Huller Lane)

A motion was made by Gary Hadden and seconded by William Klein to approve the minutes from the regular meeting on May 2, 2019. Vote 3:0.

POLICE DEPARTMENT – No report

FIRE DEPARTMENT – May report

BUSINESS FROM FLOOR –

Jeff Turner and Robert Newton were both present to discuss their concerns about all the truck traffic that comes onto West Huller and then due to the bridge being too low, these trucks are then trying to turn around. Mr. Turner said he has lost at least 5 mailboxes due to these trucks. Is there anything that can be done to prevent these trucks from coming down the road? What about more signs, a bar across the road showing how low it is. The supervisors explained that West Huller is a State Road and the township does not have control over the signage. It was suggested that the two gentlemen contact PA DOT in the Temple office and also their representatives such as Barry Jozwiak and Judy Schwank.

TAX COLLECTION: A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the Tax Collector report for May as follows:

Real Estate Taxes -	\$160,305.46
Real Estate Interims -	\$ 591.42
Street Light Tax -	\$ 1,587.60

Vote 3:0

ROADMASTERS REPORT MAY 2019

FUEL USED

Cans – unleaded – 50.31 gal
GMC pick up – diesel – 56.78gal
GMC utility – diesel - 27.21gal
Tiger – diesel – 59.46 gal

HOURS WORKED

225.50 total hours
 26.75 twp. building hours
 53.75 hrs at Rec Areas

WORK PREFORMED

Mowed at township building
 Mowed along roads
 Mowed sewer pumping stations
 Patched Willowcreek Rd. and Indian Manor Drive
 GMC utility to Highland for engine light
 Mowed Rec A and B
 Washed out pavilion several times
 Collected trash at rec areas (4 times)
 Drug ball field several times – cleaned up glass on ball field
 Installed new signs with address on sewer pump stations
 Changed batteries on lights on Ontelaunee Drive
 Replaced skid on tiger mower
 Check roads after storms for flooding and tree branches
 Closed Snyder Road and Leesport Avenue due to flooding
 Picked up blades from Stichter sharpening
 Trimmed trees on Gernants Church Rd and Rec A
 Replaced or installed signs and delineators (7) various locations
 Met with Brad and Matt on New John Deere/Tiger Mower
 Picked up cab filter for Tiger at Ag Industrial
 Cleaned up branches and leaves at township building
 Met with Dave Phillips about sink hole and pipe on Snyder Road
 Picked up plates, 12 cones and 2 reflective bars at Miller Municipal
 Take branches and leaves to Dauberville
 Cleaned up tree on Grube lane – took to Dauberville

SIGNS

Replaced “stop here on red” (61 and Tube drive)
 Straightened and repounded in 4 delineators at Ryder Truck
 Replaced 25 mph sign (Wingco lane)
 Replaced No outlet/No trucks (Wingco Lane)
 Replaced stop sign – Wingco lane & W. Huller
 Replace 35 mph (Willow Creek Road)
 Replaced stop sign (Heffner Rd. and Slater Rd)
 Replaced sewer pump station signs
 Replaced 25 mph sign – Gernants Church Road
 Replaced “begin 25 mph” sign Gernants Church Road
 Replaced “end 25 mph” sign Gernants Church Road
 Fixed temp stop at Rt. 73 and Ontelaunee Drive (twice)
 Straightened stop sign – Ashley Way and Ontelaunee Drive

PURCHASES & EXPENSES

Kuzan’s (supplies for May)	224.31
Lift (service F Kubota)	552.66
Essig (video pipe on Snyder Road)	306.00
Stichter Sharpening (sharpen Tiger and Mower blades)	96.00
Lowes (round up and grabber)	153.05
Miller Municipal Supply (cones, bars, sign savers)	334.72

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

We forwarded, under separate cover, the developers legal counsel correspondence regarding the calculation of EDU's for the project.

A Sewage Facilities Planning Module Exemption Request has been provided by the developer's consultant. We recommend the Board of Supervisors approve the Sewage Facilities Planning Module Exemption Request.

6. UGI – Temple LNG Parking Land Development Plan

Plans and documents to meet the final condition correspondence provided to the developer by ARRO on June 9, 2017 have been received. The Supervisors granted conditional approval on December 1, 2016.

Revised plans were received for review with an escrow estimate being forwarded to Attorney Magovern's office for preparation of an Improvement Agreement and Stormwater Maintenance Agreement. Attorney Magovern's office discovered that UGI has consolidated parcels not previously indicated to be consolidated requiring the resubmittal of plans for the project prior to drafting the final agreements.

7. 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.

The submission for the UGI – Temple LNG Parking Land Development Plan prompted contacts with the developer's consultant regarding parcel consolidations that occurred that are not referenced on the plan.

The Sewage Facilities Planning Module Exemption was approved by PADEP on May 1, 2019.

8. Ashley Furniture Land Development Plan

The Township has been informed that the Letter of Credit (LOC) for the project will expire and not be renewed as of July 11, 2019. Although we were waiting for a representative of Ashley Furniture to contact us, ARRO personnel will schedule a final inspection to confirm non-renewal of the LOC is satisfactory.

Pursuant to the Improvement Agreement a maintenance security equal to 15% of the improvement costs is required to be provided by the developer. This requirement should be discussed further with the Township and Attorney Magovern's office.

9. Jurgielewicz Expansion

The Sewer Capacity Agreement prepared by Attorney Magovern's office was forwarded to the developer's consultant on February 11, 2019. A meeting with the developer's consultant was held on February 12th to discuss sampling and flow meter requirements.

We received additional information from the developer's consultant regarding the proposed flow meter to be used and a requested revision to the Sewer Capacity Agreement. The information was forwarded for review to the Township, Attorney Magovern and ARRO Operations/Sanitary Engineer under separate cover.

10. Berman Freight Land Development Plan

A meeting occurred with Berman Freight representatives regarding proposed expansion of their facility (building additions and additional parking areas). It is anticipated that a Land Development Plan will be submitted in the near future for the project.

The following subdivision/land development plans remain active (Items #11 through #15); however, there is no activity since our last report.

11. Brassler Parcel (Berks 222) Land Development Plan

At their meeting of March 1, 2018 the Board of Supervisors granted Preliminary/Final Conditional Approval. A PennDOT HOP for the Driveway Access on Allentown Pike has been issued. The stormwater HOP permit for discharge on East Huller Lane (applicant Ontelaunee Township) has not been issued. Additional conditions of plan approval are to enter into an 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.

Attorney Magovern's office has been provided information for the final preparation of the required Improvement and Stormwater agreements.

12. 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.

13. 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 the 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.

14. Infinity Capital Land Development Plan

As reported last month, ARRO conducted a review of the site improvements to date. A final escrow release has not been requested by the developer.

15. 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.

16. General Engineering

Updated GIS datasets have been returned to the Township. ARRO will produce new sanitary sewer and water distribution wall maps at the Township's instruction.

17. Road Projects

- a. Bid results for the from PennBID to replace the crosspipe on Gernants Church Road and to install inlets and pipe to the inlet installed during the 2018 Road Project will be provided to the Supervisors.
- b. ARRO personnel reviewed Orchard Lane with Supervisor Stoudt. Capacities of the existing swales (due to sediment and vegetation), the removal of swales and the capacity of the pipes under the railroad bed appear to be attributing to stormwater not being conveyed properly.
- c. ARRO is providing the grading plan and scope of work for Willow Creek Road to the Township in order to obtain quotes for project completion.

18. Water System Engineering & Reporting

- a. ARRO is preparing the Consumer Confidence Report for submission to the Township the week of June 10th.
- b. ARRO will begin discussions with the Ontelaunee Township staff and water system operator regarding moving forward with preparation of the CMP by ARRO. The CMP is due for submittal to PADEP on or prior to August 19, 2019.

19. Sanitary Sewer System Engineering

- a. ARRO personnel and Attorney Magovern's office have exchanged information pertaining to the appeal of Ashley Furniture Industries, Inc. appeal regarding their industrial discharge permit (#20-2019).

A proposed revised scope of testing will be provided to the Township for review that will reduce requirements of facilities only discharging wastewater with domestic wastewater characteristics.

- b. ARRO will provide updates for the Rules & Regulations to Attorney Magovern's office. Proposed additions to the document include flow meter and monitoring manhole details for non-residential facilities and specifications for individual grinder pump units.

20. Sanitary Sewer Operations

- a. Services/activities were conducted identified under the Routine Operations scope of services outline in the Professional Services Agreement between Ontelaunee Township and ARRO.
- b. ARRO personnel responded to a reported low pressure sewer leak at 1065 Heffner Lane. The leak was noted as being the responsibility of the property owner (on the house side of the check valve). ARRO personnel provided a synopsis of the investigation to date under separate cover. Due to the lack of a repair to the discharge we recommend a formal Notice of Violation be forwarded to the parcel owner.
- c. The individual OmniSite account for PS #6 was established and the flow meter and OmniSite cross connection is complete. ARRO personnel will provide MTA with the necessary information to retrieve flow data from the OmniSite for PS #6.
- d. ARRO is continuing to communicate with PADEP directly, as requested by the LBA consultant, regarding additional information regarding the dual run events at PS #7 in 2018.
- e. Emergency fuel levels at a number of pump stations are at or below a favorable level and we will be coordinating bringing the fuel levels to full capacity.
- f. ARRO will be presenting quotes to the Supervisors for the removal of accumulated grease/grit and cleaning the pump station wet wells.

We received one bid for the 2019 street work. A motion was made by Kenneth Stoudt and seconded by Gary Hadden to reject the bids due to the price being greater than \$100,000 and it would require prevailing wages which were not included in the bid. The supervisors will revisit this street work bids in the fall. Vote 3:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve Five Star Sewer Planning module exemption. Vote 3:0

The supervisors received a request for the reduction of escrow for the Harvest. This will not be acted on this evening due to some errors on the request.

WATER: May report was submitted

MS4:

Kim Berger reported that five outfall inspections will be done during the month of June.

In addition, the PRP (Pollution Reduction plan) will be discussed at the August 1, 2019 meeting. We have four years to complete a project (most likely a rain garden). August 1 will be our public meeting to discuss illicit discharges.

SOLICITOR :

Solicitor Magovern stated the lease for the electronics tower is being revamped and most likely be available for adoption at the July meeting.

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to authorize the Solicitor's office to draft a fireworks ordinance. Vote 3:0

A motion was made by Gary Hadden and seconded by William Klein to adopt Resolution #2019-5 changing the termination for non-payment of utility accounts from \$500 to \$300. Vote 3:0

CODE ENFORCEMENT – report submitted by Kraft Code Services.

EMA COORDINATOR – Mr. Miller stated that RAWA will be giving a tour of the tunnel under the dam.

POLICE COMMISSION – Mr. Hadden stated that police contract negotiations are starting.

PLANNING COMMISSION – No meeting held in May

EXPENDITURES

A motion was made by Kenneth Stoudt and seconded by William Klein to approve expenditures for May in the amount of \$241,052.21 Vote 3:0

General expenditures - \$ 39,569.22
Water Expenditures - \$ 38,310.32
Sewer Expenditures - \$163,172.67

AG-Industrial, Inc.	60.77
ARRO Consulting, Inc.	14,917.12
Berks Co. of Association of Twp. Off.	60.00
Brittney Hadden	48.19

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Comcast 1	268.42
Comfort Pro, Inc	527.99
County of Berks	16,080.61
Dane Miller	30.05
DCED	45.00
Delaware Valley Regional Finance Authori	3,508.80
Envirep Inc	460.00
Essig Plumbing & Heating	476.50
Exeter Supply Co, Inc	5,181.36
Hartman Valeriano Magovern & Lutz P.C.	3,567.74
Hemmigs Plumbing	6,650.00
Highland Auto & Truck Repair	171.43
J.P.Mascaro & Sons	650.00
JS Instrumentation & Calibration LLC	940.00
KUZANS HARDWARE	279.93
LIFT, Inc.	552.66
Lowes Home Centers	153.05
M.J. Reider Associates Inc	400.00
Maidencreek Township Authority	16,141.94
MET ED	1,522.28
Met Ed	4,206.53
MET ED	1,178.45
Miller Municipal Supply LLC	334.72
Nester's Sanitation Inc.	98.00
PSATS	240.00
Reading Area Water Authority	22,072.00
READING EAGLE COMPANY	876.70
Reading Office Maintenance	340.00
Ready Refresh	7.98
Rhoads Energy Corporation	46.00
SAM'S CLUB	52.11
Stichter Sharpening & Custom Machining	96.00
SwiftReach Networks, Inc	350.00
T. M. Bailey Services, LLC	203.16
TELCO, INC.	2,451.57
VERIZON	178.64
Vist Bank	135,395.55
Wex Bank	45.06
Xpress Bill Pay	185.90
GRAND TOTAL	241,052.21

OLD BUSINESS:

June 6, 2019

NEW BUSINESS:

A motion was made by Gary Haden and seconded by William Klein to grant permission for the Lutheran Church of the Holy Trinity to hold their Fall Fest Scarecrow 5K on Saturday September 28 with the stipulation the fire company will assist with traffic control and the police department will assist as well. Vote 3:0

UPCOMING MEETINGS/INFO:

June 10 – 6:30 p.m. – NBRPD

June 20 – 7 p.m. – Planning Commission

July 2 – 7 p.m. - Board of Supervisors meeting

ADJOURNMENT

A motion was made by William Klein and seconded by Gary Hadden to adjourn the monthly meeting at 8:32 p.m. Vote 3:0

Respectfully

Kim Y. Berger, Secretary