

February 4, 2021

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 Chairman Gary Hadden, in the Ontelaunee Township building, with Board Supervisor Kenneth Stoudt present. William Stoudt was unable to attend due to a medical issue.

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

Visitors- Kelly Burdick, Fred Harrison (Ontelaunee Twp.), Chuck Grebloski (Ontelaunee Twp.), Heather Schoener (Maidencreek Township), Casey Tideman (Maidencreek Township) Dean Horning (Ontelaunee Twp.), Scott Eaken (Maidencreek Township), Gregg Bogia (Bogia Engineering)

At this time Gary Hadden resigned as temporary Chairman and made a motion to appoint Kenneth Stoudt as Chairman, seconded by Kenneth Stoudt. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the minutes from the reorganization meeting of January 4, 2021 and the regular meeting of January 4, 2021. Vote 2:0

An Executive session was held on January 5, 2021 at 7 p.m. to discuss personnel.
An Executive session was held on January 7 at 5 p.m. to discuss personnel.
An executive session was held on January 11 at 3 p.m. to discuss personnel.
An executive session was held January 14 at 3 p.m. to discuss personnel.
An executive session was held January 18 at 10:30 a.m. to discuss personnel.

POLICE DEPARTMENT – December report

FIRE DEPARTMENT – No report

BUSINESS FROM FLOOR –

Fred Harrison stated that the road crew did a good job plowing. Mr. Harrison is asking the township to have the police commission meeting in person and not on Zoom. The public wants to know what is going on and see people face to face.

TAX COLLECTION: A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the Tax Collector report for January 2021 as follows:

Real Estate Taxes -	\$ 3,349.28
Real Estate Interims -	\$ 335.88
Street Light Tax -	\$ 297.00

Vote 2:0

ROADMASTERS REPORT

Due to medical leave there was no report given.

ENGINEER'S REPORT – JANUARY 2021

Subdivisions and Land Development Projects

1. McGrew Dealership (Bobcat)

Recommendations of the Ontelaunee Township Planning Commission for the Preliminary Land Development Plan waivers and conditional approval are listed on the agenda.

2. Crow Holdings Land Development

A submission was received for the Crow Holdings Industrial project located south of the Reitnouer project. The plan will be first reviewed by the Ontelaunee Township Planning Commission at their meeting to be held February 18, 2021.

3. McIntosh II

ARRO provided the Township and developer our review correspondence regarding sanitary sewer and water service for the project.

4. McIntosh Subdivision – 16 Lots

ARRO personnel are conducting site visits as necessary regarding improvement installations. Improvement observation reports are attached.

5. Flex Membrane International Corporation Land Development

ARRO personnel conducted on-site observations for the connection of the facility to the existing low-pressure system located on Noll Pallet property.

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

ARRO is conducting conduct periodic improvement installation observations as necessary.

An escrow release recommendation in the amount of \$94,317.80 is being forwarded under separate cover.

The following subdivision/land development plans remain active (*Items #7 through #14*); however, there is no activity since our last report.

7. Reitnouer Land Development Plan

Revised final plans were received and reviewed for compliance to the conditions of approval. The Sewage Facilities Planning Module and design (pump station and force main) for acceptance of the improvements by the Township was reviewed by ARRO personnel.

The final conditions review correspondence was forwarded to the Township under separate cover.

8. Allan Myers Land Development

E-mails and conversation regarding follow-up to the PennDOT HOP's issued for the project (water and sewer connections on Leesport Avenue in the name of Ontelaunee Township) was forwarded to the developer and their consultant. An extension is required for the sanitary sewer opening and revision for the water opening is required. The developer was provided access to both applications for submission of the documents under the e-permitting system.

9. UGI – Temple LNG Parking Land Development Plan

ARRO personnel inquired to the developer's contractor regarding site improvements and the installation of a driveway pipe.

10. Berman Freight Land Development Plan

A discussion was held with representative of Berman Freightliner and the Township on Wednesday, July 8, 2020 to discuss the calculation of EDU's for the facility. Following research by the Township staff the Sewer Capacity Agreement was revised by Attorney Magovern's office and forwarded to Berman Freightliner.

11. Brassler Parcel (Berks 222) Land Development Plan

ARRO personnel are conducting periodic site reviews of the improvement installations.

12. Five Star International

The final plan was conditionally approved at the February 7, 2019 Supervisors meeting.

A final conditions review correspondence was provided to the developer and their consultant on July 17, 2019.

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

13. 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.

14. 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.

15. General Engineering

- a. The bid opening for the 2021 Liquid Fuel paving work and pipe replacements/abandonment work proposed for Gernants Church Road between Loose Lane and Cedar Mill Run was postponed to the Supervisors March or April 2021 meeting.

We will advertise the project for the earliest bid opening date upon approval of the project by PennDOT for the use of Liquid Fuel Funds.

- b. Information regarding the 2021 Road Improvement project was forwarded to UGI as requested.
- c. Both 2020 Liquid Fuel road improvement projects were reviewed, approved and closed by Charlie Paris, PennDOT Municipal Services Representative.

16. Water System Engineering & Reporting

- a. Water meter readings were reviewed.

17. Sanitary Sewer System Engineering

- a. A review for additional GBDF EDU's and transfer of existing EDU's was conducted and discussed (via e-mail exchange).
- b. Discussions were held regarding residential development EDU reservations and calculation of EDU's related to specific residential unit types.
- c. LBA conversations with PADEP indicate a Corrective Action Plan will be required due to anticipated organic overloads projected at the treatment facility.

As a result, a discussion was held with LBA representatives (Consultant and Manager) regarding approval of an existing Sewage Facilities Planning Module and existing allocated connections. The LBA consultant indicated that PADEP implied that the allocations would be honored after being identified in a CAP. With hydraulic capacity not being the limiting factor the potential need to expand the treatment facilities organic capacity was discussed. LBA indicated that their testing program has been inconclusive with sporadic results to in identifying their elevated BOD levels. The recommendation of a plant expansion to increase BOD capacity will be recommended to LBA by their consultant.

LBA's consultant has requested a list of all potential and requested EDU's over the next five years to be included in the CAP. An enumeration of existing EDU's (at 300 GPD) was also requested.

- d. Tributary Chapter 94 Report information will be prepared and provided to both LBA and MTA.
- e. ARRO continues incorporating revision to the draft Ontelaunee Pump Station Modernization and Upgrade Report prepared and provided to the Board of Supervisors at their November 2020 meeting for review. The total probable cost of identified short term and long-term upgrades and modernization items was approximately \$1,500,000.00.

Loan interest rates are 1.107% for the first five years and 1.861% for years six through 20 (maximum term, however there are exceptions).

A \$1,500,000.00 loan for 15 years would have a yearly payment obligation of \$113,200.00 (\$9,450.00 monthly) with a 20-year loan yearly payment obligation of \$88,300.00 (\$7,360.00 monthly).

Additional information regarding PennVest was provided by Ontelaunee Township staff. PennVest requires plans and specification to schedule an application planning meeting.

- f. Wastewater sampling data was reviewed. Additional sampling has and will be scheduled with MJ Reider for the industrial facilities as needed.
- g. The Leesport Farmers Market manhole discharging to the Ontelaunee Township sewer system was reviewed. Dye testing was conducted to determine the area of the market discharging to Ontelaunee Township. On-site observations indicate the I & I was resolved in the manhole. Dye testing identified the restrooms and vendor areas discharging to PS #7. ARRO staff will continue to explore cost effective options to better quantify flows to PS #7 from the facility.
- h. ARRO is compiling a running list of revisions and will provide updates for the Rules & Regulations to Attorney Magovern's office.

18. 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 engineering and operations personnel identified replacement parts and a discount period for replacement parts for PS #1, #2, #3 and #6. Authorization was received from the Township and the parts have been ordered through the vendor (Envirep).
- c. The wet wells of PS4, PS6 and PS7 were cleaned by Kline's Septic Service as a result of a suction line malfunction at PS7 and grease accumulation at PS6.

- d. The air bubbler line was remounted by Chris Hemmig at PS1.
- e. WG Malden replaced the faulty circuit board in the PS6 flow meter.
- f. The following alarm responses occurred during the period.
 - 1. High-water alarm at PS #6 on 1/11/2021

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the escrow release #1 requested for Reading Berks Storage in the amount of \$94,317.80 from the LOC \$540002831. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the quote from Exeter Supply for a control panel for Pump Station #8 at a cost of \$3,513.00. Vote 2:0

WATER DEPT.: January Report submitted

MS4: Nothing to report

SOLICITOR : Solicitor Magovern

Solicitor Magovern will be reviewing the Ordinance for Plumbing Code.

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the Memorandum of Transfer for Greater Berks Development Fund regarding transferring seven EDU's from Greater Berks Development fund to Pottsville Pike Properties (Bobcat). Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the refinancing of the building loan with Truist Bank with a net savings of \$168,041.82. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve Ordinance #2021-1 refinancing the building loan debt. Vote 2:0

CODE ENFORCEMENT – Report submitted

EMA COORDINATOR – Nothing to report

POLICE COMMISSION – Nothing to report

PLANNING COMMISSION –

Regarding the Crown Stone dealership (BobCat)

On the recommendation of the Planning Commission, a motion was made by Gary Hadden and seconded by Kenneth Stoudt to grant a waiver of section 314A.4.c of the Stormwater Management Ordinance 2010-2 for minimum basin bottom slope of 3 degrees. Basin slope to be 0 degrees for infiltration to occur. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to authorize the solicitor to draft an amendment to the Stormwater Management Ordinance section 314.A.4.c Vote 2:0

On the recommendation of the Planning Commission, a motion was made by Gary Hadden and seconded by Kenneth Stoudt to grant preliminary conditional plan approval based on satisfying the Arro letter dated 1/20/21. Vote 2:0

EXPENDITURES

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve expenditures for January in the amount of \$195,067.43. Vote 2:0

General	\$58,921.52
Developers A/C	\$ 4,311.65
Water	\$47,424.26
Sewer	\$84,410.00
ARRO Consulting, Inc.	16,288.39
Best Buy	451.52
Borough of Leesport	3,107.33
Comcast 1	280.98
Comfort Pro, Inc	215.85
DaBrian Marketing	828.00
David A. Mettin	881.25
DCED	175.50
Delaware Valley Regional Finance Authori	2,942.40
Elite Fuel Service, LLC	1,988.46
Envirep Inc	13,473.92
Exeter Supply Co, Inc	9,308.49
Hartman Valeriano Magovern & Lutz P.C.	9,832.00
Hemmigs Plumbing	9,588.00
Home Depot	509.83
J.P.Mascaro & Sons	765.33
JB Environmental Services LLC	195.00
Kline's Services	2,700.95
Kraft Code Services LLC	21,620.93
KUZANS HARDWARE	286.82
Leesport Borough Authority	51,946.84
Long, Barrell & Co., LTD.	7,500.00
Lowe's Home Centers	14.82
M.J. Reider Associates Inc	880.00
Met Ed	4,978.04
Nester's Sanitation Inc.	98.00

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NORTHERN BERKS REGIONAL POLICE DEPT.	3,355.28
Omega Systems	101.25
OmniSite	1,800.00
P. F. Pettibone & Co.	230.90
PSATS UC GROUP TRUST	28.93
Purchase Power	1,107.98
Reading Area Water Authority	24,529.19
READING EAGLE COMPANY	143.40
Reading Office Maintenance	170.00
Ready Refresh	7.98
Rhoads Energy Corporation	462.01
Schultz Technology Solutions	473.83
SOS Business Machines	350.72
TELCO, INC.	567.00
UGI Utilities Inc.	15.30
W. B. Mason Co. Inc.	396.67
Web Hydroponics	72.45
Yellow Rose Enterprises LLC	380.00
Zoom Video Communications Inc.	15.89
Grand total	195,067.43
General	58,921.52
Water	47,424.26
Sewer	84,410.00
Developers Account	4,311.65

OLD BUSINESS:

NEW BUSINESS:

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve Resolution #2021-5 designating a Keystone Communities Enterprise Zone. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to permit the Erik Hirner Memorial Ride on May 30, 2021 to travel through Ontelaunee Township acknowledging that they will notify the police department and adhere to all traffic regulations. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to purchase a 2021 Chevrolet Silverado 4WD M1260 from Bob Fisher through Costars at a cost of \$32,244.20. Vote 2:0

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the maintenance contract with Proasys for maintaining the boiler / hot water heater at a cost of \$940 for the year. Vote 2:0

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UPCOMING MEETINGS/INFO:

February 8 – 6:00 p.m. – NBRPD

February 18 – 7 p.m. – Planning Commission

March 4 - 7 p.m. - Board of Supervisors meeting

ADJOURNMENT

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to adjourn the monthly meeting at 7:45 p.m. Vote 2:0

Respectfully

Kim Y. Berger
Secretary