

April 1, 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 Kenneth Stoudt, in the Ontelaunee Township building, with Board Supervisor Gary Hadden present. William Klein 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, Scott Eaken (Maidencreek Township), Robert Wood (Maidencreek Township), Lisa Unrath (Ontelaunee), Michael Holcombe (Ontelaunee), Tamara Himmelberger (Ontelaunee), Osmer Deming (running for judge), Sean Showalter (NBRPD), Clint Himmelberger (Ontelaunee), Xaviar Torres, Tom Visgarda (Ontelaunee), Tom Unrath (Ontelaunee)

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

An Executive session was held on April 1, 2021 at 6 p.m. to discuss possible litigation.

POLICE DEPARTMENT – No report

FIRE DEPARTMENT – Chief Quell verbally gave his March report

BUSINESS FROM FLOOR –

Osmer Deming addressed the supervisors and the audience regarding his experience thru his career of being an attorney. Mr. Deming is running for Judge and presented his background.

Tamara Himmelberger, 60 Loose Lane, was present to discuss the sewer rates and when they would be reduced as the Harvest is almost built out.

Mr. McMullen addressed the issue that the Township is in regarding debt service, operations and Maintenance and pump station upgrades.

Solicitor Magovern also expanded on the information given by Mr. McMullen regarding the bonds. When the bonds were refinanced, bond counsel reviewed the budget and the rates that are being paid by the customers. The rates must be maintained at the current rate to meet all the sewer obligations that are required.

Solicitor Magovern also mentioned that the developments purchased their EDU's in 2005 or 2006. These EDU's were then held in reserve until the building permits were issued.

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Lisa Unrath, 271 Kindt Corner Road, stated that she was at the Planning Commission meeting and there was discussion regarding EDU's. One of the board members stated that he had it all taken care of and there was nothing to worry about. That same member stated that if the residents wanted to know what is going on in the township, they should come to meetings. Ms. Unrath stated that she attempted to attend the Police Commission meeting but was not permitted in the building to attend as there were too many people in the building including a police officer and his wife who didn't wait outside like everyone else did. Ms. Unrath stated that she wanted everyone to follow the rules. There should have been a zoom link for public comment.

There was discussion regarding the apartments that are being considered for the area off of Loose Lane. It was questioned when the Zoning Hearing Board would be held to address this. It was stated that the Zoning Hearing Board meets when an application is received. The adjoining property owners are notified via letter and the property is posted. It is also advertised two times in the Reading Eagle.

Solicitor Magovern also mentioned that technically this development is permitted by right and the Zoning Hearing Board can put certain conditions on the developer

Tom Visgarda, 260 Gernant's Church Road, stated that he is opposed to apartments being built.

Xavier Torres, 37 Calais Drive, questioned why the township was charging the Tri-Valley YMCA \$3,250 to hold the summer program.

TAX COLLECTION: A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the Tax Collector report for March 2021 as follows: Vote 2:0

Real Estate Taxes -	\$58,805.23
Real Estate Interims -	\$ 15.58
Street Light Tax -	\$ 352.80

ROADMASTERS REPORT MARCH 2021

FUEL USED

Chevy Pick up - 28.798 gal unleaded gas
M2 #4 - 27.31 gal diesel

HOURS WORKED

163.50 total hours
12.75 hours - Rec A & B

WORK PREFORMED

Check roads for no parking to have ordinance prepared
Pick up to Grims for Rhino Liner
Patched Indian Manor/Berkley Road/intersection of Loose and Gernant's church Road
Emptied Garbage @ Rec A & B - twice
Drug Ballfield - twice
Removed tree on Gernants church Road
M-5 Tractor to Lift for upgrades
Bring M-5 Back and take ExMark to Kubota for service
M-2#4 to Kutz for repairs
Brush cut Geigers Hill

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Met with Nate & Bill on street light on Versailles Court
Brought Exmark back from Rec A & B
Plow and equipment maintenance
Check roads after wind storms
Remove Plows & put in storage for all trucks
Removed broken step on rear of Utility GMC
Met with John Fitzsimmons regarding Willow Creek Bridge inspection

Replaced speed limit sign on Ashley Way
Replaced stop sign at Solvay & Nantucket
Replaced stop sign at Ashley Way & Ontelaunee Drive
Replace stop sign at Kindt Corner & Ontelaunee Drive
Removed sign (weight limit – Bowers Bridge – new signs ordered)
Replace street sign at E. Huller and Leesport Avenue

PURCHASES & EXPENSES

Lowes (5 bags cold patch)	65.09
Kuzan's (supplies for March)	255.19
Northern Tool (35 ton jack)	503.48
County Plumbing & Heat (check light on Versailles)	225.00
V & M towing (Tow M2 to Berman)	275.00
Berman (replace fuel lines and Injectors)	1,396.33
Mike Grim (rhino coat pick up bed)	1,384.00
Total	\$4,104.09

Roadmaster Kenneth Stoudt

ENGINEER REPORT FOR MARCH 2021

Subdivisions and Land Development Projects

1. McIntosh Farms II

A final plan submission has been received for the project and will first be reviewed by the Ontelaunee Township Planning Commission at their meeting to be held April 15, 2021.

2. Potts Minor Subdivision

The Sewage Facilities Planning Module was approved by the Planning Commission. The Sewage Facilities Planning Module package was fully executed by the Township and forwarded to PADEP.

A revised plan has been received and will be reviewed for conformance to the conditional plan approval granted by the Board of Supervisors at their meeting on March 4, 2021.

3. Crow Holdings Land Development

A revised plan has been received and will be reviewed for conformance to the conditional plan approval granted by the Board of Supervisors at their meeting on March 4, 2021.

4. McGrew Dealership (Bobcat)

The developer's consultant acknowledged the need to provide a Component 3 Sewage Facilities Planning Module to Leesport Borough Authority related to treatment capacity. The Sewage Facilities Planning Module will then be provided to Ontelaunee Township for review and signature based on the conditional approval granted by the Board of Supervisors at their March 4, 2021 meeting.

5. Reitnouer Land Development Plan

Revised final plans and documents were received February 11, 2021 and are being reviewed for compliance to the conditions of approval.

A revision of the Component 3 Sewage Facilities Planning Module was discussed with the developer's consultant and the consultant for Crow Holdings Industrial. Upon execution of the module package by the Leesport Borough Authority the package will be presented to the Ontelaunee Township Supervisors for their signature based on the conditional approval granted at their March 4, 2021 Supervisors meeting.

The revised design (pump station and force main) for acceptance of the improvements by the Township is under review by ARRO personnel.

The Area Wide TIS study revision dated February 11, 2021 was reviewed and a summary of cost sharing was provided to the Board of Supervisors under separate cover for their review and approval.

6. Adams Subdivision

A subdivision predominantly located in Perry Township will be presented to the Ontelaunee Township Planning Commission at their April 15, 2021 meeting requesting a waiver from review requirements under the Ontelaunee Township Subdivision and Land Development Ordinance.

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

ARRO is conducting conduct periodic improvement installation observations as necessary.

8. Brassler Parcel (Berks 222) Land Development Plan

ARRO personnel recently conducted a site review of the improvement installation and will be forwarding an inquiry to the developer and their consultant regarding water ponding on West Huller Lane. The inlet placed along West Huller Lane is not dewatering correctly and causing the water ponding on the road. To date we have not received any suggestions/resolution from the developer or their consultant.

9. Harvest Subdivision

Improvement observation reports are attached.

10. McIntosh Subdivision – 16 Lots

Improvement observation reports are attached. In addition to the attached, CS 4401 forms were completed for the curb and ramp at Lot #9.

The following subdivision/land development plans remain active (*Items #11 through #17*); however, there is no activity since our last report.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. **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 is being scheduled for opening at the Supervisors meeting.
- b. ARRO personnel reviewed the area of Calais Drive and Versailles Court with Supervisor Stoudt. We are soliciting prices for the installation of conduit, via directional (trenchless) boring, to power a currently inoperable light pole. Please note that we have been informed by a number of contractors that their schedule for doing work, unless there is a cancellation, is 6-8 weeks away.

19. **Water System Engineering & Reporting**

- a. Water meter readings were reviewed.
- b. The annual water report was prepared and forwarded to PADEP via e-mail. A copy of the report was provided to the Township under separate cover.

20. **Sanitary Sewer System Engineering**

- a. Tributary Chapter 94 Report information was prepared and provided to both LBA and MTA.
- b. The requested list of all potential and requested EDU's over the next five years has been developed and forwarded to LBA's Consultant for inclusion in the LBA Chapter 94 Report and Corrective Action Plan (CAP).
- c. 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.
- d. Wastewater sampling data was reviewed. Additional sampling will be scheduled with MJ Reider for the industrial facilities as needed.

- e. ARRO is compiling a running list of revisions and will provide updates for the Rules & Regulations to Attorney Magovern's office.

21. 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.

ARRO is requesting approval for a one-year extension to the Routine Operations contract with Ontelaunee Township that includes a monthly increase of \$265.00.

- b. Operations personnel responded to a dislodged manhole cover on West Huller Lane.
- c. Recommendations for replacement of the Muffin Monster at pump station #4 has been forwarded to the Township under separate cover.
- d. Envirep conducted the semi-annual maintenance for pump stations 2, 3, 6 & 7.
- e. ARRO personnel cleaned and disposed of materials from the bar screens at pump stations 3, 6 & 7.
- f. The reported sewer backup at 5479 Pottsville Pike was investigated and found to be in the building sewer (not a responsibility of Ontelaunee Township).
- g. ARRO will be reviewing options to provide permanent emergency power at PS #8.
- h. The following alarm responses occurred during the period.
 - 1. Communications alarm at PS #6 on March 8th.
 - 2. High water alarm at PS #6 on March 11th (due to air pump failure).

The 2021 Street work Bids were opened.

Construction Masters Services - \$241,754.50

H & K Group Inc. - \$178, 811.49

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to award the bid to the lowest responsible bidder pending approval from the Solicitor and Engineer. Vote 2:0

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to extend Arro Consulting contract operations and maintenance services for one year beginning May 1, 2021. This will include an increase of \$265.00 per month. Vote 2:0

WATER DEPT.: March Report submitted

MS4: Nothing to report

SOLICITOR : Solicitor Magovern

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve Ordinance #2021-2 amending the Stormwater Management Ordinance. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve Ordinance #2021-3 repealing the Plumbing Code. Vote 2:0

CODE ENFORCEMENT – No report submitted

EMA COORDINATOR – Nothing to report

POLICE COMMISSION – Next commission meeting will be April 12, 2021. The commission has received applications for Interim Chief and will be reviewing the applications soon.

PLANNING COMMISSION – No action to be taken

EXPENDITURES

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve expenditures for the month of March in the amount of \$187,999.72. Vote 2:0

General	\$127,581.59
Developers A/C	\$ 10,201.39
Water	\$ 32,277.84
Sewer	\$ 17,938.90

Invoices Paid March 2021

21st Century Media - Philly Cluster	678.03
Alarm Tech Suppression	489.50
American Rock Salt Company, LLC	10,858.22
ARRO Consulting, Inc.	20,315.57
Berks Co. Solid Waste Authority	250.00
Berks County Chiefs of Police Assc.	39.50
Berks County Conservation District	700.00
Berman Freightliner	1,396.33
Comcast 1	84.30
Comfort Pro, Inc	517.97
COUNTY PLUMBING & ELECTRIC	225.00

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Delaware Valley Regional Finance Authori	2,942.40
E.M.KUTZ, INC.	1,367.70
Elite Fuel Service, LLC	2,892.72
Envirep Inc	901.10
Exeter Supply Co, Inc	2,868.00
Frederick K. Hatt, Attorney-at-Law	180.55
Fromm Electric Supply Corp.	188.80
Harry Leininger	1,544.55
Hartman Valeriano Magovern & Lutz P.C.	7,333.00
Hemmigs Plumbing	2,750.00
Highland Auto & Truck Repair	435.61
J.C.EHRLICH	402.00
J.P.Mascaro & Sons	765.33
JB Environmental Services LLC	585.00
Kraft Code Services LLC	9,221.02
Lowe's Home Centers	124.90
M.J. Reider Associates Inc	2,320.00
MET ED	1,537.79
Met Ed	4,053.31
MET ED	1,487.59
Mike Grim's Truck Wreck Specialists, Inc	1,384.00
Nester's Sanitation Inc.	98.00
NORTHERN BERKS REGIONAL POLICE DEPT.	75,022.90
Northern Tool	503.48
Overhead Door Company of Reading	843.00
PA Dept. of Labor & Industry-B	299.92
Pitney Bowes	180.66
POSTMASTER	619.93
ProAsys	240.00
Reading Area Water Authority	24,381.38
Reading Office Maintenance	170.00
Ready Refresh	7.98
Rhoads Energy Corporation	991.13
SAM'S CLUB	67.48
Schultz Technology Solutions	755.55
Tactical Wear LLC	791.61
TELCO, INC.	354.40
V & M Towing	652.50
VERIZON	84.66
WB Mason	190.49
Wex Bank	188.97
Yellow Rose Enterprises LLC	700.00
Zoom Video Communications Inc.	15.89

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Grand Total

187,999.72

OLD BUSINESS:

NEW BUSINESS:

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to contribute \$500 to sponsor the Center for Excellence in Local Government for 2021. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the use of the Willow Glen playground for the 2021 playground program and to issue the payment of \$3,250 on June 1, 2021. Vote 2:0

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to purchase a 2021 Chevrolet Silverado 4WD Work truck complete with snow plow package at the Costars price of \$99,458.00
Vote 2:0

Newsletters should be in resident mailboxes by the weekend.

Flushing hydrants will start April 5 thru April 9 from 8 p.m. to 11 p.m.

ANNOUNCEMENT: ONTELAUNEE TOWNSHIP HAS RECEIVED SECOND PLACE AWARD IN THE PENNSYLVANIA STATE ASSOCIATION OF TOWNSHIPS NEWSLETTER CONTEST. OUR NEWSLETTER WAS CHOSEN OVER ALL OTHER MUNICIPALITIES NEWSLETTER WHO HAVE A POPULATION OF 2,000 AND UNDER.

UPCOMING MEETINGS/INFO:

April 12 – 6:00 p.m. – NBRPD

April 15 – 7 p.m. – Planning Commission

May 6- 7 p.m. - Board of Supervisors meeting

ADJOURNMENT

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to adjourn the monthly meeting at 8:17 p.m. Vote 2:0

Respectfully

Kim Y. Berger
Secretary