

June 3, 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- Lisa Unrath (Ontelaunee Twp.), Michael Holcombe (Ontelaunee Twp.), Joshua Steingraber (Ontelaunee Twp.), Brian Focht (C2C Design Group), Tony Forino (Forino Co.), Karl Lippold (Ontelaunee Twp.), Kenny Quell (Leesport Fire Company), Chief Jim Keiser (NBRPD)

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the minutes from the regular meeting of May 6, 2021. Vote 2:0

POLICE DEPARTMENT – Mr. Stoudt introduced Chief Jim Keiser as the new Police Chief. Chief Keiser spoke a few words and is looking forward to working with the Police Dept.

FIRE DEPARTMENT – No report

BUSINESS FROM FLOOR –

Lisa Unrath asked if there was a plan in place as Mr. Klein (supervisor) has been on medical leave. Also since Mr. Stoudt had his injuries in January, she was worried about only having one supervisor. It was stated that Mr. Stoudt was available by phone. It was also mentioned that if a supervisor resigns, the supervisors have 30 days to appoint another supervisor. There is also a Vacancy Board Chairman who would step in to help appoint another supervisor if needed.

Karl Lippold questioned what the status of his complaint regarding 4 sheds to close to his property line. Secretary Berger will speak to Kraft Code Services regarding the status.

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

Real Estate Taxes -	\$599,884.43
Real Estate Interims -	\$ 978.63
Street Light Tax -	\$ 10,675.80

ROADMASTERS REPORT MAY 2021

FUEL USED

Chevy Pick up - 25.4 gal unleaded

3. **Reitnouer Land Development Plan**

Communications regarding the Area Wide TIS and associated improvement costs and project agreements (Improvement, SWM, and Water Capacity) are or have been prepared and or discussed with the developer's representative.

4. **Crow Holdings Land Development**

Communications regarding the Area Wide TIS and associated improvement costs and project agreements (Improvement, SWM, and Water Capacity) are or have been prepared and or discussed with the developer's representative.

A revised plan addressing the conditions of final plan approval have not been received. The developer is working to address the PADEP Sewage Facilities Planning Module comment pertaining the PHMC review.

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

ARRO is conducting conduct periodic improvement installation observations as necessary.

We recommend the Supervisors approve escrow release #4 in the amount of \$119,181.30 conditioned on a site review by ARRO staff.

6. **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.

We recommend the Supervisors approve bond reduction (escrow release) #1 in the amount of \$2,188,813.00 to a remaining value of \$436,836.79 conditioned on a site review by ARRO staff.

7. **Allan Myers Land Development**

PennDOT HOP information regarding the revised location for the water tap within Leesport Avenue was received from the developer. The developer was directed to contact the Township prior to conducting the water tap.

8. **Harvest Subdivision**

Improvement observation reports are attached.

9. **Willow Glen Subdivision**

Paving preparation is being completed (June 1 and June 2 and will be followed up by conducting final paving on Calais Drive South, Edinboro Lane and Danbury Court on June 3rd and 4th.

10. McIntosh Subdivision – 16 Lots

Improvement observation reports are attached.

The following subdivision/land development plans remain active (*Items #11 through #16*); however, there is no activity since our last report.

11. Potts Minor Subdivision

A final condition review was forwarded to the developer's consultant April 5, 2021.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. General Engineering

- a. H & K was forwarded the Notice to Proceed for the 2021 Liquid Fuel paving work and pipe replacements/abandonment work proposed for Gernants Church Road between Loose Lane and Cedar Mill Run.

To date, the pre-construction conference or the start of work have not been scheduled.

- b. ARRO personnel requested the Calais Drive and Versailles Court boring for the light pole conduit be added to the schedule of L & N Zimmerman Excavating. According to L & N Zimmerman Excavation to work is anticipated for August 2021. When the work schedule is narrowed down, we will coordinate digging the launching and receiving pits and to meet with the Township electrician, and excavator and L & N regarding the methodology and final cost for the project.
- c. Contacts have been made to PennDOT District 5-0 representatives (4/26 & 6/2) regarding the procedure they would like to occur for the submission of the Area Wide TIS. To date no response has been received by the PennDOT representatives.

18. Water System Engineering & Reporting

- a. Water meter readings were reviewed.
- b. Chapter 110 reporting was completed through the PADEP Greenport site.
- c. The 2020 CCR is being prepared by ARRO staff and will be provided to the Township upon completion.

19. Sanitary Sewer System Engineering

- a. ARRO is compiling industrial and commercial system users in cooperation with Ontelaunee staff as requested by LBA's consultant (Entech).
- b. The Chapter 94 Report and Corrective Action Plan (CAP) submitted by LBA was approved by PADEP.
- c. Based on approval of the Board of Supervisors at their May 6th meeting, ARRO has implemented the design and permitting for the Pump Station Modernization and Upgrade project.
- d. Wastewater sampling data was reviewed. Additional sampling will be scheduled with MJ Reider for the industrial facilities as needed.

- e. A pre-treatment facility application and permit for Materion (225 Peach Street) was reviewed by ARRO and LBA. The draft discharge permit has been issued to Materion (225 Peach Street – former Fleetwood Fixtures building).
- f. ARRO is compiling a running list of revisions and will provide updates for the Rules & Regulations to Attorney Magovern’s office.

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. The Muffin Monster replacement at PS #4 will be completed this Friday, June 4th. The replacement motor was delivered on June 1st. Staff also replaced the hydraulic oil and filter on the control box. Information regarding additional replacement parts required has been forwarded to the Township under separate cover.
- c. The air pump at PS #4 was replaced.
- d. The auto start at PS #4 and PS #7 was resolved with Envirep.
- e. The bar screen was cleaned at PS #7.
- f. The following alarms were responded to.
 - i. High water, PS #4 on 5/10 & 17
 - ii. High water, PS #7 on 5/17

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the escrow release #4 requested for Reading Berks Storage in the amount of \$119,181.30 from the LOC #540002831. Vote 2:0

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the bond reduction (Escrow Release) #1 for Brassler Parcel (Berks 222) Land Development Plan in the amount of \$2,188,813.00 to a remaining value of \$436,836.79 conditioned on a site review by ARRO staff. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to authorize the Chairman, Kenneth Stoudt to sign the sewer capacity agreement for Scheler Realty LLC (Five Star Intl.) for 10 EDU’s. The check for \$75,000 was also received. Vote 2:0

WATER DEPT.: May Report submitted

MS4: Nothing to report

SOLICITOR : Solicitor Magovern

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to adopt Ordinance #2021- 4, amending Chapter 16, no parking zones. Vote 2:0

CODE ENFORCEMENT – Report submitted

EMA COORDINATOR – Nothing to report

POLICE COMMISSION – Mr. Hadden stated that the police study is complete and was accepted by the Commission. The municipality percentages will have to be changed for the 2022 budget. Staffing was discussed as well. The staffing needs will have to be discussed to see if we need to hire more officers.

PLANNING COMMISSION –

On the recommendation of the Planning Commission, motion was made by Gary Hadden and seconded by Kenneth Stoudt to grant Conditional Final Plan approval for McIntosh II development based on meeting all requirements of the Arro review letter dated May 20, 2021 and receiving the Conservation District letter. Vote 2:0

Discussion was held regarding the improvements agreement. Mr. Forino asked if the improvements agreement could be combined for McIntosh and McIntosh II. Solicitor Magovern stated that was fine.

EXPENDITURES

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve expenditures for the month of May in the amount of \$357,691.77. Vote 2:0

General	\$127,118.32
Developers A/C	\$ 25,083.45
Water	\$ 37,651.95
Sewer	\$167,838.05

BILLS PAID - MAY

21st Century Media - Philly Cluster	454.43
ADF Cable Construction	2,496.12
ARRO Consulting, Inc.	25,894.91
Berks Co. of Association of Twp. Off.	60.00
Berks County UCC Board of Appeals	300.00
Brittany Steigerwalt	50.00
County of Berks	19,727.70
COUNTY PLUMBING & ELECTRIC	2,057.29
Delaware Valley Regional Finance Authori	2,942.40
Envirep Inc	1,437.86
Exeter Supply Co, Inc	5,957.69

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Hartman Valeriano Magovern & Lutz P.C.	4,733.94
Hemmigs Plumbing	6,755.00
J.C.EHRLICH	3,875.00
J.P.Mascaro & Sons	765.33
Kraft Code Services LLC	5,628.95
KUZANS HARDWARE	322.52
M.J. Reider Associates Inc	2,980.00
Maidencreek Township Authority	17,128.56
Met Ed	4,164.59
Miller Municipal Supply LLC	2,319.20
Nester's Sanitation Inc.	98.00
NORTHERN BERKS REGIONAL POLICE DEPT.	75,022.90
PSATS	99.00
PSATS UC GROUP TRUST	212.65
Reading Area Water Authority	24,440.16
Reading Office Maintenance	170.00
Ready Refresh	4.70
Rhoads Energy Corporation	87.62
Schlouch Inc.	1,808.68
Schultz Technology Solutions	80.00
SCHUYLKILL VALLEY SCHOOL DISTRICT	4,627.01
Stichter Sharpening & Custom Machining	126.00
T. M. Bailey Services, LLC	340.00
TompkinsVIST Bank	14,093.25
Tri-Valley YMCA	3,250.00
UGI Land Development	548.76
Wex Bank	66.90
Wilmington Trust Company	122,548.76
Zoom Video Communications Inc.	15.89
GRAND TOTAL	357,691.77
GENERAL	127,118.32
WATER	37,651.95
SEWER	167,838.05
DEVELOPERS ESCROW	25,083.45

OLD BUSINESS:

NEW BUSINESS:

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to purchase a “Dropshot” for the playground in Rec A with a cost of \$1,667.00. Vote 2:0

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UPCOMING MEETINGS/INFO:

June 14 – 6:00 p.m. – NBRPD

June 17 – 7 p.m. – Planning Commission

July 1- 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 7:40 p.m. Vote 2:0

Respectfully

Kim Y. Berger
Secretary