

October 7, 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: Dave Walasavage, Engineer
Elizabeth Magovern, Solicitor
Kim Y. Berger, Secretary

Visitors- Chief Jim Keiser (NBRPD), Christie Brown (SVCL), Kai Miller (SVCL), Fred Harrison, Rebecca Veety (Willow Glen), Gwen Salvati (Willow Glen)

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

POLICE DEPARTMENT – August report was submitted

FIRE DEPARTMENT – No Report

BUSINESS FROM FLOOR – Schuylkill Valley Community Library

Kai Miller and Christie Brown were present from the Schuylkill Valley Community Library and handed out flyers showing some of the activities that have happened at the Library. They thanked the Supervisors for the contribution that has been given to the Library in the past. They also gave an update that the new addition is under way and will provide the community with a larger room for meetings and activities.

Fred Harrison, Loose Lane was present to ask questions regarding the apartments that are supposed to come to Ontelaunee Township. He understands that the water and sewer will be coming from Leesport. It was stated that the water was coming from RAWA through Ontelaunee Township and the sewer would be through Ontelaunee Townships pump station #7. The supervisors stated that all the pump stations have been evaluated.

Mr. Harrison asked if the sewer was going to be on its own meter so it can be watched. Solicitor Magovern stated that the project's sewer will be monitored.

The supervisors stated that at this point there have been no plans submitted to the Township. They have been through the Zoning Hearing Board but have not submitted for Land Development.

Mr. Harrison was asked to come to the Planning Commission for any other questions as that is the first place to go when the plans are received.

Mr. Harrison has requested the mowing of the areas along the roads. Are the property owners billed for this? Mr. Hadden stated that it is the Townships responsibility to maintain the areas along the roads.

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Mr. Harrison complained about the lot on Gernants Church Road. This will be checked into.

Rebecca Veety from Willow Glenn was present to discuss a situation that is occurring repeatedly. There are dogs barking all night every night. She, nor her neighbors can sleep. These dogs live on Willow Creek Road. The police have been contacted many times about this. We have a noise ordinance and it appears that the township doesn't want to help with it. The property owner has been cited and then they appealed it to the court of common pleas. The Township did not show up at the hearing.

Solicitor Magovern stated that the Township nor the Solicitors office was notified that there was going to be a hearing. Had we been notified, the Solicitors office would have attend the hearing and defended the ordinance.

Unfortunately the process will have to start over. Ms. Veety was instructed to contact the police again when it occurs and have the police cite the property owner.

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

Real Estate Taxes -	\$ 7,523.18
Real Estate Interims -	\$
Street Light Tax -	\$

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the following exoneration:

16 Trailer	Brent Sankweiler	\$15.39
A full reduction of assessed value		

Vote 2:0

ROADMASTERS REPORT SEPTEMBER 2021

FUEL USED

Tiger – 39.12 gal diesel
Kubota Loader – 23.93 gal diesel

HOURS WORKED

242.25 total hours
8 hours mowing at twp. Building
28.5 hrs for rec A & B

WORK PREFORMED

Mowed at Township Building
Mowed at Rec A & B
Mowed along Roads and intersections
Mowed sewer pump stations
Patched catch basin on Hannibal Lane
Repaired sink hole on N. Calais
Repaired road from tree falling over on S. Riverside Drive

Removed tree on Gernants Church Road
Kubota Loader to Lift for Running problem
Cut up trees on S. Riverside Drive
Took load of brush to Berks Soil and Stone
Barricade roads due to flooding
Open up roads and return cones
Remove branches from Roads
Check roads
Equipment maintenance
Clean off stones and trees on Wiley's Road

SIGNS REPLACED/INSTALLED

Replaced No Parking sign on Oswego

PURCHASES & EXPENSES

Kuzans (invoices for September)	150.21
Telco (Rt. 73 & Ontelaunee Drive)	2,420.84
Lift (Kubota Loader)	324.15
Tractor Supply (weed killer)	127.19
Straub Roofing (concrete walk in Willow Glen)	1,385.00
Straub Roofing (spouting on building)	3,410.00
Arlan Wessner (Catch basin – Hannibal Lane)	3,401.55
Klines pumping (televise line N. Calais)	730.61

Total **\$11,949.55**

Kenneth Stoudt
Roadmaster

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the quotation from Mike Grim's Truck Specialists to repair the 2005 Freightliner in the amount of \$3,877.21. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve the quotation from Mike Grim's Truck Specialists to repair the 2008 GMC in the amount of \$3,264.24. Vote 2:0

ENGINEER REPORT FOR SEPTEMBER 2021

Subdivisions and Land Development Projects

1. McIntosh Farms II

Final conditions review letter was prepared and submitted to the applicant on September 21, 2021. The cost estimate for the improvements has been reviewed and approved. Final agreements and conditions are pending.

Earthmoving activities and utility installation have commenced. ARRO is reviewing submittals and on-site for RPR services.

2. McGrew Dealership (Bobcat)

A response/resubmission to final conditions review correspondence issued for the project on July 27, 2021 was received August 23, 2021 and will be reviewed.

3. **Reitnouer Land Development Plan**

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

A response/resubmission to review correspondence issued for the project on April 14, 2021 was received August 23, 2021 and will be reviewed.

A response/resubmission to review correspondence issued for sanitary sewer aspects of the project were received on August 4, 2021 and are being reviewed.

4. **Crow Holdings Land Development**

Final conditions review letter was prepared and submitted to the applicant on September 13, 2021. A conference call was held with the applicants' attorney regarding agreements and proposing earth moving activities prior to final plan recording. A revision to the NPDES permit for driveway access and stormwater outlets of the adjacent Reitnouer project will need to be provided.

The developer is working to address the PADEP Sewage Facilities Planning Module comment pertaining the PHMC review.

A pre-construction meeting is being held on Wednesday October 6th at 1:30.

5. **Epting Tract**

Inquiries regarding water line locations were received from the developer's consultant. Available information was provided.

6. **Gaspari Tract**

Inquiries regarding the potential development of the tract for single family units was received. A meeting with the developer was held on September 10, 2021 to discuss project and sanitary sewer. Developer has purchased EDU's from previous agreements however project my require additional capacity EDU's for more units. developer is researching additional sewer service.

7. **Harvest Subdivision**

ARRO recommends the Supervisors pass a "Motion to reduce the escrow balance for the Harvest Line of credit #540001851 from \$437,208.63 to \$394,843.88 a difference do \$42,364.75. The Harvest line of credit will be \$394,843.88 for 18 months.

8. **Willow Glen Subdivision**

ARRO recommends the Supervisors pass a “Motion to increase the escrow balance for Willow Glen Line of credit #540001852 from \$314,443.60 to \$354,163.29 an increase of \$39,719.69. The Willow Glen line of credit will be \$354,163.29 for 18 months.

9. UGI – Temple LNG Parking Land Development Plan

ARRO recommends the Supervisors pass a “Motion to release Subdivision Bond number 019071530 in the amount of \$958,291.72, being the full value, for the UGI Temple Truck Rack Expansion Project.”

The following subdivision/land development plans remain active (Items #10 through #16); however, there is no activity since our last report.

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

ARRO is conducting periodic improvement installation observations as necessary.

11. Brassler Parcel (Berks 222) Land Development Plan

ARRO personnel conducted a site review of the improvement installation and forwarded 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.

12. Allan Myers Land Development

The public water tap was completed.

13. Berman Freight Land Development Plan

A discussion was held with a representative of Berman Freightliner (Paul Zydyk) regarding the potential of paving the locations originally presented to be stone. We advised the representative to provide calculations regarding any changes to impervious coverage calculations and stormwater flows.

14. McIntosh Farms – 16 Lots on Adams Road

ARRO recommends the Supervisors pass a “Motion to release the escrow balance line of credit number 540002777 in the amount of \$277,599.15, being the full value, for the McIntosh Farms 16 Lot development.”

15. 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.

16. 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.

17. General Engineering

- a. Comments from PennDOT regarding the June 2021 submission of the Area Wide TIS have been received and forwarded to the Township and Bogia Engineering under separate cover.
- b. ARRO provided review comments for a Stormwater Management plan for UGI regarding the placement of an accessory structure on their parcel on Leesport Avenue. ARRO met with UGI representatives who have agreed to re-grade shoulders of their driveway to direct roadway runoff into the stormwater basins on both sides of the driveway which is currently draining to the Leesport Avenue intersection.
- c. ARRO submitted the pre-application for the 2021 Penn DOT Transpiration Alternatives Set Aside program as a potential funding source for the MS4 required improvements. A conference call with the PennDOT coordinator was held. Final applications are due October 15, 2021.
- d. Discussions were held with the Schuylkill Valley School District consultant regarding the Stormwater Management submission for a proposed driveway the SVSD engineer has indicated they would like to include a small pole building on the site. Project is on the agenda to discuss with the supervisors.

18. Water System Engineering & Reporting

- a. Water meter readings were reviewed and data entered into the PADEP portal.

19. Sanitary Sewer System Engineering

- a. Based on approval of the Board of Supervisors at their May 6th meeting, ARRO has implemented the survey, design and permitting for the Pump Station Modernization and Upgrade project. ARRO is currently preparing the design plans for submission of the Part II Water Quality Management Permit Application. The intent is to make this submission to PA DEP in mid-October. ARRO will be looking toward scheduling a pre-meeting with PennVest in the latter part of October.
- b. Wastewater sampling data was reviewed and additional sampling will be scheduled with MJ Reider for the industrial facilities as needed.
- c. ARRO is compiling a running list of revisions and will provide updates for the Rules & Regulations to Attorney Magovern's office.

- d. *ARRO recommends the Supervisors pass a “Motion to approve the proposal from Emergency Systems Service Company for planned maintenance of the pump stations at a price of \$1,979.25.”*

20. Sanitary Sewer Operations

- a. Services/activities were conducted as identified under the Routine Operations scope of services outline in the Professional Services Agreement between Ontelaunee Township and ARRO.
- b. Operations personnel conducted an I/I investigation on Gernants Church Road and the Leesport Farmers Market collection system. The findings and repair options were discussed with the owner of the market.
- c. The wet wells at all pump stations were cleaned and inspected with Kline’s Services.
- d. Operations personnel performed follow up inspection of 9 Verdun grinder tank with property owner and assessed low-pressure system for potential maintenance issues.
- e. Repaired pressure gauges at Pump Station 4. The ½” hoses were clogged with debris.
- f. Responded to high water alarms at Pump Station 7 and Pump Station 4. Pump Station 7’s alarm was the result of Hurricane Ida’s rain, and Pump Station 4’s was the result of a failed level detection bubbler.

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the proposal from Emergency Systems Service Company for planned maintenance on the pump stations at a price of \$1,979.25 Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve reducing the escrow balance for the Harvest line of credit #540001853 from \$437,208.63 to \$394,843.88 a difference of \$42,364.75. The Harvest line of credit will be \$394,843.88 for 18 months. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve increasing the escrow balance for the Willow Glen line of credit #540001852 from \$314,443.60 to \$354,163.29 an increase of \$39,719.69. The Willow Glen line of credit will be \$354,163.29 for 18 months. Vote 2:0

Discussion was held regarding the SVSD installing an access road between the Elementary School and the High School. This road is not very wide – possibly 12-15 feet and they discussed gating the roadway. Discussion has not turned to the possibility of installing a 50 foot by 25 foot pole building as part of the project.

The information that was presented is very vague and the supervisors stated that more information is needed.

At this point if the SVSD wants only a road, they would just have to go through storm water management, however if it involves a building etc. they should submit plans for land development.

WATER DEPT.: September Report submitted

MS4:

SOLICITOR : Solicitor Magovern

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to authorize the solicitor to advertise an Ordinance vacating a portion of Ida Red Road. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve Resolution #2021-16 amending Resolution #2021-7, dealing with Reitnouer sewer module. Vote 2:0

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to adopt Resolution #2021-17 amending the stormwater management review fee to \$500. Vote 2:0

Discussion was had regarding deeds of dedication for Willow Glen, Harvest and McIntosh I. This will be submitted for the November meeting.

CODE ENFORCEMENT – September report submitted

EMA COORDINATOR – nothing to report

POLICE COMMISSION – nothing to report

PLANNING COMMISSION – No business to report

EXPENDITURES

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to approve expenditures for the month of September in the amount of \$373,154.72. Vote 2:0

General	\$124,561.86
Liquid Fuels	\$163,984.87
Developers A/C	\$ 9,991.59
Water	\$ 35,688.65
Sewer	\$ 38,927.65

BILLS PAID - SEPTEMBER

21st Century Media - Philly Cluster	128.72
ARRO Consulting, Inc.	37,677.07
Checks For Less	58.78
Comfort Pro, Inc	223.30
Cummins Power System, LLC	2,366.10

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Delaware Valley Regional Finance Authori	2,942.40
Envirep Inc	6,080.00
H & K Group Inc.	163,984.97
Hemmigs Plumbing	3,750.00
J.P.Mascaro & Sons	803.60
JB Environmental Services LLC	255.00
Jennifer McGrath	850.00
Kline's Services	730.61
KUZANS HARDWARE	105.99
Leesport Borough Authority	14,441.00
LIFT, Inc.	324.15
M.J. Reider Associates Inc	1,280.00
Met Ed	4,228.21
MET ED	930.97
MILLERS LAWNMOWER SERVICE	267.30
Nester's Sanitation Inc.	98.00
NORTHERN BERKS REGIONAL POLICE DEPT.	75,022.90
OFFICE SERVICE CO.	50.60
Pitney Bowes	886.16
POSTMASTER	301.60
ProAsys	240.00
Reading Area Water Authority	28,889.27
Reading Office Maintenance	340.00
Ready Refresh	82.32
Relief Assoc. Union Fire Co. #1 Leesport	16,363.69
Rhoads Energy Corporation	556.60
Rieck's Printing	1,620.00
SAM'S CLUB	94.47
Schultz Technology Solutions	429.53
Straub Roofing & Concrete Inc.	4,795.00
T. M. Bailey Services, LLC	170.00
The Wire Guys	1,524.45
Tractor Supply Co.	127.19
W. B. Mason Co. Inc.	118.88
Zoom Video Communications Inc.	15.89
Grand total	373,154.72
General	124,561.86
Liquid Fuels	163,984.97
Developer	9,991.59
Water	35,688.65
Sewer	38,927.65

OLD BUSINESS:

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NEW BUSINESS:

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to execute the 2021-2022 HVAC maintenance contract with Comfort Pro at the same price as last year. Vote 2:0

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the Animal Control Contract with Safety Net Sanctuary of Fleetwood for the 2022 year and to give a contribution of \$2,000
Vote 2:0

A motion was made by Kenneth Stoudt and seconded by Gary Hadden to approve the request to install “Hearing Impaired area” signs on Loose Lane, the cost to be borne by the requesting resident. Vote 2:0

UPCOMING MEETINGS/INFO:

October 11 – OFFICE CLOSED

October 11 – 6 p.m. – NBRPD Commission meeting

October 21 – 7 p.m. – Planning Commission

November 4 – 7 p.m. – Supervisors meeting

ADJOURNMENT

A motion was made by Gary Hadden and seconded by Kenneth Stoudt to adjourn the monthly meeting at 7:55 p.m. Vote 2:0

Respectfully

Kim Y. Berger
Secretary