

March 3, 2022

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 Supervisors Rudy Schmehl and Josh Steingraber present.

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

Visitors- Gene Stork, Kenny Stoudt, Kelly Burdick, Nathan Pletscher, Dave Phillips, Rebecca Veety, Gwen Salvati and Rodney Younker

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to approve the minutes from the reorganization meeting of February 10, 2022. Vote 3:0

An executive session was held on February 23, March 1 and March 1 and March 3, 2022 to discuss personnel.

POLICE DEPARTMENT – No written report. Two Chevy Impalas are listed on Municibid and we have gotten some bids on them. We are moving forward with the cameras and hope to have them in service by the end of June.

FIRE DEPARTMENT – January and February report submitted

A plaque from the Leesport Fire Company was presented to the Township in appreciation for the contributions given in 2021.

BUSINESS FROM FLOOR

Mr. Dave Phillips representing Leesport Cemetery was present to discuss Land Development for the building that they would like to construct on the property. There was a waiver of Land Development previously approved by the supervisors. Solicitor Magovern stated that the Land Development waiver approval that was given included connecting to public water and sewer. A new waiver of Land Development would have to be issued that does not include connecting to water and sewer. Mr. Phillips was instructed to contact Kraft Code services for permits.

Rebecca Veety and Gwen Salvati of Calais drive were present to question what is happening with the noise ordinance and violations at the neighboring property on Willow Creek Road. Solicitor Magovern stated that no citations can be issued as the property in is determined to be a farm and are protected.

Ms. Veety and Ms. Salvati are frustrated that the dogs are barking constantly all night long and there are now two dogs barking all night and they and their families cannot sleep.

Solicitor Magovern stated that there is nothing the township could do to help them as the farm is protected.

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Ms. Magovern stated that they should contact the Auditor General's office and speak to them. Solicitor Magovern gave the complainants the person to contact.

Mr. Stork, 5411 Pottsville Pike, questioned if could cut down all the trees on his property. Mr. McMullen suggested he talk to Kraft Code Services for the particulars.

Nathan Phletscher from Forino was present to discuss the street light placement in the McIntosh II, Phase I, II and III of the subdivision. These street lights would be mounted on Met-Ed Poles along the north side of Ida Red Road. This change (a plan was presented) is necessary due to Met-Ed requiring overhead electric in this area. A revision will also need to be placed on the as built plans.

A motion was made by Gary Hadden and seconded by Rudy Schmehl to approve the alteration to the McIntosh II, Phase I, II and III approved subdivision plan to include street lights mounted on Met-Ed poles along Ida Red Road in the area of the single family homes. This alteration is necessary due to Met-Ed requiring overhead electric along Ida Red Road in this area. This will also include the light at Sunglo and Ida Red Road. A revision will need to be placed on the as built plans. Vote 3:0

TAX COLLECTION: A motion was made by Josh Steingraber and seconded by Rudy Schmehl to approve the Tax Collector report for February 2022. Vote 3:0

Real Estate Taxes -	\$ 0.00
Real Estate Interims -	\$4,550.35
Street Light Tax -	\$ 0.00

ROADMASTERS REPORT FEBRUARY 2022

FUEL USED

Ford dump – 11.88 gal diesel
#4M2 – 13.11 gal diesel
#7M2 – 14.57 gal diesel
GMC Utility - 42.29 gal diesel
Kubota Loader – 16.40 gal diesel
#2 Silverado – 6.74 gal diesel

HOURS WORKED

185.75 total hours
15 hours plowing/salting

WORK PREFORMED

Plowed or salted February 5, 13, 26
Washed and clean up trucks spreaders and plows
Empty trucks and spreaders
Replace cutting edges on several plows
Maintenance to plows, spreaders and trucks
Had no electric to shed doors, someone threw the wrong switch
Pick up deicer at Kuzans
Pick up cold patch at Lowes and patch Berkley Road
Maintenance to Tiger Blades
Mark Adams & Ida Red for no parking signs
Barricaded Kern Road for tree down
Number trucks

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Empty Trash at Rec A & B
Met with Jon Fitzimmons on Bridge inspections
Met with Bill McMulleon on Road repairs
Patched sewer lids
Ford to Highland for redundant heater problem
Took two Exmarks to and from Lift for service
Maintenance on Ford Spreader
Had Elk Environmental here to empty oil and water pit
Washed up floor from emptying pit

SIGNS

Replaced Stop sign – Berkley Park and Leesport Avenue
Replaced 25 mph sign Berkley Park Road
Straightened stop sign at Kindt Corner and Ontelaunee Drive

PURCHASES & EXPENSES

Kuzans (invoices for February)	331.43
Lift (service 2 Exmark mowers)	676.53
Overhead Doors (check doors in shed)	379.00
Mainstream Industries (pole sign hardware)	68.00
Miller Municipal (pole sign hardware)	75.00
Highland Auto (replace reductant heater in Ford)	1,627.83
Lowes – (cold patch)	296.38
Elite Fuel (100 gal oil for generator)	395.29
E. M. Kutz (plow for utility & 3 carbide edges)	7,263.00
E. M. Kutz (hold downs)	16.41
E. M. Kutz (carbide cutting edge)	1,155.00
E. M. Kutz (chains and cutting edge)	1,405.61
E. M. Kutz (repair plow & cylinder #4 M2)	1,783.02
Total	\$15,472.50

Kenneth Stoudt
Roadmaster

Mr. Stoudt stated that the bridge inspections were completed. Bowers Bridge which would be the next one to inspect could have a few problems.

Mr. Stoudt was advised to remove the township signs on Wiley's Road.

Engineers Report February 2022

Subdivisions and Land Development Projects

1. Epting Tract Subdivision

The developer's consultant was notified of the Supervisors acceptance of the plan review extension request for the project. ARRO met with the developer on March 1st to discuss questions regarding the plan review comments. The developer is awaiting zoning clarifications as discussed at the meeting.

2. McIntosh Farms II

ARRO is providing on-site for RPR services for improvement installation.

Attorney Magovern's office and the developer's Solicitor have been communicating regarding the water meter pit easement agreements. The agreement revised by Attorney Magovern's office was forwarded to the developers Attorney for review and concurrence.

A proposed street light relocation proposal has been included on the agenda for discussion and approval.

3. McIntosh Farms – 16 Lots on Adams Road

A recommendation to execute the Met-Ed agreements pertaining to six Met-Ed poles mounted street lights along Adams Road (shown on this development and The Harvest) is listed on the agenda.

4. Reitnouer Land Development Plan

An appeal to the PA Environmental Hearing Board has been filed by the developer regarding the condition of approval of the Sewage Facilities Planning Module requiring a WQM Part II permit for the force main.

To our knowledge the Operation and Maintenance Agreement prepared by Attorney Magovern's office and forwarded to developer's representative has not been returned.

Communications between ARRO representatives, RAWA representatives and Attorney Magovern are ongoing regarding a Water Service Area Agreements and tapping fees for the project.

5. Crow Holdings Land Development

A revised final conditions review letter was prepared and submitted to the applicant and their consultant on November 19, 2021.

Communications continue regarding the proposed relocation of the Ontelaunee Township sanitary sewer force main and the RAWA water main by the developer. It is anticipated a representative of the developer's consultant will address the Supervisors at their April meeting to discuss a potential off-hour shut down of the existing 20" RAWA water main being relocated.

Communications between ARRO representatives, RAWA representatives and Attorney Magovern are ongoing regarding a Water Service Area Agreements and tapping fees for the project.

Attorney Magovern's office has been in communications with representatives of Crow Holdings and Reitnouer regarding Crow Holdings desire to record the Land Development Plan. The developers of the parcels have been informed of concerns regarding roadway improvements and sanitary sewer improvements and approvals not currently in place for either project.

6. McGrew Dealership (Bobcat)

All documents required by the Final Conditions correspondence have been satisfied; however, Attorney Magovern has requested clarification regarding language inconsistencies contained in the improvement bond.

The start of earthmoving activities to be conducted under the approved NPDES permit originally scheduled for February 28, 2022 have been postponed until March 4, 2022.

7. Harvest Subdivision

A tentative course of action has been discussed regarding correction of items to be address prior to the Township considering an offer of dedication of the improvements. Communications regarding the course of action has been forwarded to the Township and Solicitor under separate cover.

8. Willow Glen Subdivision

A tentative course of action has been discussed regarding correction of items to be address prior to the Township considering an offer of dedication of the improvements. Communications regarding the course of action has been forwarded to the Township and Solicitor under separate cover.

The following subdivision/land development plans remain active (*Items #9 through #16*); however, there is no activity since our last report.

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

An escrow release request for the project is listed on the meeting agenda.

10. Brassler Parcel (Berks 222) Land Development Plan

A project bond status inquiry was received from the developers bonding agent. A response to the inquiry was provided.

11. Apple Ridge Subdivision

A sketch plan submission was received and reviewed for the Ontelaunee Township Planning Commission meeting held December 16, 2021. No action was taken on the plan by the Planning Commission at their meeting.

12. Braeburn Estates Subdivision

A sketch plan submission was received and reviewed for the Ontelaunee Township Planning Commission meeting held December 16, 2021. No action was taken on the plan by the Planning Commission at their meeting.

13. 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 may require additional capacity EDU's for more units. Developer is researching additional sewer service.

14. **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.

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. ARRO personnel accompanied Roadmaster Stoudt to review potential roads for consideration for the 2022 Road Improvement Project. We will prepare an estimate of probable construction cost for the roads reviewed for review by the Board of Supervisors.
- b. The revisions to the P3 lease reassignment were received and approved.
- c. Communications regarding earth disturbance requirements occurred with Gene Stork, township staff and Kraft Codes.

18. **Water System Engineering & Reporting**

- a. Water meter readings were reviewed and data entered into the PADEP portal.
- b. ARRO is continuing revisions and additions to the water system portion of the Ontelaunee Township Rules and Regulations, both text and standard details.

19. **Sanitary Sewer System Engineering**

- a. The Part II Permit Application was submitted to PA DEP in January 2022. To date, we have not received any comments from the Department. PA DEP has 90 days to review the Part II Permit Applications. Bids for the project are scheduled to open on PennBID prior to the April 7th Supervisors meeting (tentatively April 4th) and will possibly be done so without the Part II permit in hand. The start date for the project would be contingent on timing associated with the receipt of the Part II permit. Once the bids are opened on PennBID, ARRO will review the bids, prepare a bid tabulation, and provide a recommendation of award to the Township for action at their April 7th meeting.
- b. ARRO will prepare and submit an application for partial funding of the PS Upgrade and Modernization project to Berks County.

- c. A letter of support was provided to LBA by Ontelaunee Township staff regarding the application to Berks County for funding for the blower upgrade project at the LBA treatment facility. LBA's consultant is preparing the application.
- d. ARRO and Township staff are coordinating industrial discharge permitting and site visits in association with the 2022 IU Permitting cycle.

ARRO has been in contact with and performed site inspections for the Industrial users to verify proposed IU Testing requirements. Noll's is the only site to not reply to date. ARRO staff will perform a site inspection on March 7th.
- e. ARRO is continuing revisions and additions to the sanitary sewer system portion of the Ontelaunee Township Rules and Regulations, both text and standard details.

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. High wet well alarms were monitored and cleared by ARRO personnel at PS #2 and PS #4 on February 10, 2022.
- c. After several attempts to repair the back up high water alarm float at PS #4 it was removed to eliminate repeated alarms. The float was replaced by Envirep on February 21st.
- d. ARRO was onsite February 21st to grant access and supply keys to Envirep Inc. Envirep performed the semiannual service to all the stations over the week of February 21st to 25th.

A motion was made by Gary Hadden and seconded by Rudy Schmehl to approve the alteration to the McIntosh II approved subdivision plan to include street lights mounted on Met-Ed poles along Ida Red Road in the area of the single family homes. This alteration is necessary due to Met-Ed requiring overhead electric along Ida Red Road in this area. Vote 3:0

Discussion was held regarding a meter pit easement agreement for every property at McIntosh II Phase 1. The agreement has been finalized and will be recorded for each property and will be discoverable.

A motion was made by Gary Hadden and seconded by Rudy Schmehl to execute the Met-Ed agreement for the six Met-Ed pole mounted lights along Adams Road. Vote 3:0

WATER DEPT.: February Report submitted

MS4: Secretary Berger stated that she has been in touch with Dave Kee to set a date for the special presentation regarding illicit discharge. Hopefully July or August. Secretary Berger is working on the Spring / Summer Newsletter.

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SOLICITOR :

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to approve the agreement between Berks 222 LLC., Muhlenberg Township and Ontelaunee Township. Vote 3:0

A motion was made by Gary Hadden and seconded by Josh Steingraber to authorize the Solicitor's office to advertise the following two ordinances:

AN ORDINANCE OF THE ONTELAUNEE TOWNSHIP BOARD OF SUPERVISORS, AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF ONTELAUNEE, CHAPTER 5 ENTITLED "CONDUCT", ARTICLE III ENTITLED "NUISANCE", SECTION 301 ENTITLED "NUISANCE PROHIBITION" TO ADD A LETTER D TO PROVIDE AN EXCEPTION FOR ANY AGRICULTURAL OPERATION CONDUCTED IN ACCORDANCE WITH NORMAL AGRICULTURAL OPERATIONS PROVIDED IT DOES NOT HAVE A DIRECT ADVERSE EFFECT ON THE PUBLIC HEALTH AND SAFETY AND A LETTER E TO PROVIDE AN EXCEPTION FOR LIVESTOCK GUARDIAN DOGS

And the second ordinance:

AN ORDINANCE OF THE ONTELAUNEE TOWNSHIP BOARD OF SUPERVISORS, AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF ONTELAUNEE, CHAPTER 2 ENTITLED "ANIMALS", ARTICLE I ENTITLED "KEEPING AND MAINTAINING PETS", SECTION 102 ENTITLED "DEFINITIONS" TO ADD A DEFINITION FOR DOMESTIC FARM ANIMAL AND LIVESTOCK GUARDIAN DOG AND AMENDING SECTION "CUSTODY, SUPERVISION OR CONTROL" TO ADD A LETTER E AND A LETTER F TO PROVIDE FOR AN EXCEPTION FOR DOMESTIC FARM ANIMALS AND FOR LIVESTOCK GUARDIAN DOGS

Vote 3:0

CODE ENFORCEMENT – February report submitted

EMA COORDINATOR – Nothing to report

POLICE COMMISSION – Mr. Hadden stated that Schuylkill Valley School District has been approached to hold the National Night Out at the school on August 2, 2022. We are awaiting approval.

Mr. Hadden asked Chief Keiser to check into the parking problem that is occurring on Ontelaunee Drive where parents are parking on the roadway in line waiting to pick up their children at the Middle School. Ontelaunee Drive is no parking on both sides of the road.

PLANNING COMMISSION – No meeting was held in February

EXPENDITURES

A motion was made by Rudy Schmehl and seconded by Josh Steingraber to approve expenditures for the month of February in the amount of \$306,221.04. Vote 3:0

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General	\$162,800.11
Water	\$ 46,103.06
Sewer	\$ 97,317.87
21st Century Media - Philly Cluster	62.40
Advanced Auto Parts	133.99
ARRO Consulting, Inc.	46,537.18
Austin and Megan Rogers	66.48
BERKS COUNTY TREASURER	334.96
Berman Freightliner	1,014.92
Clem's Lock and Key Service	179.50
COUNTY PLUMBING & ELECTRIC	250.00
Delaware Valley Regional Finance Authori	2,649.60
E.M.KUTZ, INC.	11,623.04
Elite Fuel Service, LLC	6,247.83
Exeter Supply Co, Inc	4,662.00
Hartman Valeriano Magovern & Lutz P.C.	7,175.00
Hemmigs Plumbing	6,955.00
Highland Auto & Truck Repair	1,627.83
J.P.Mascaro & Sons	803.60
JB Environmental Services LLC	162.50
Kline's Services	6,901.76
KUZANS HARDWARE	219.25
Leesport Borough Authority	50,798.66
Long, Barrell & Co., LTD.	7,966.08
Lowes Home Centers	296.38
M.J. Reider Associates Inc	1,984.80
Maidencreek Township Authority	17,128.56
MET ED	1,534.38
Met Ed	13,277.68
Morales Mechanical LLC	150.00
MSII	68.00
Nester's Sanitation Inc.	98.00
NORTHERN BERKS REGIONAL POLICE DEPT.	75,549.15
OFFICE SERVICE CO.	379.90
Overhead Door Company of Reading	379.00
POSTMASTER	290.00
Reading Area Water Authority	25,236.81
Reading Office Maintenance	170.00
Ready Refresh	41.74
Rhoads Energy Corporation	878.61
Rieck's Printing	198.00
Safety Net Sanctuary	2,000.00

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Schultz Technology Solutions	80.00
Summit Valley Outdoor Solutions	7,670.71
TELCO, INC.	2,275.05
VERIZON	84.40
W. B. Mason Co. Inc.	62.40
Zoom Video Communications Inc.	15.89
TOTAL	306,221.04
General	162,800.11
Water	46,103.06
Sewer	97,317.87

OLD BUSINESS:

NEW BUSINESS:

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to ratify the hiring of Christopher Hadden, after being interviewed as a snow plow driver, at the rate of \$20.00 per hour.
Vote 2:0 – Gary Hadden abstained

Mr. Hadden stated that there will need to be worksession held to discuss the Public Works department in the coming weeks.

Due to a fire that occurred on February 9, 2022 at 1065 Heffner Road, the home has been designated as uninhabitable until repairs are performed on the property.

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to suspend sewer charges to the property until such time the property has been repaired. This is effective February 1, 2022.
Vote 3:0

UPCOMING MEETINGS/INFO:

March 14 – 6 p.m. – NBRPD Commission meeting
March 17 – 7 p.m. – Planning Commission
April 7 – 7 p.m. – Supervisors meeting

ADJOURNMENT

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to adjourn the monthly meeting at 8:10 p.m. Vote 3:0

Respectfully

Kim Y. Berger
Secretary