

June 2, 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 Vice Chairman Josh Steingraber, in the Ontelaunee Township building, with Board Supervisor Rudy Schmehl present. Gary Hadden was absent.

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

Visitors- Kenny Stoudt, Kelly Burdick, Nicole Schwenk, Michael Schwenk, Brian Focht (C2C), John Rathon (Metropolitan), Frank Janicek (Metropolitan), Gregg Adelman (Kaplan), Fred Ebert (Ebert Engineering), Lisa Unrath, Tom Unrath, Kenny Quell, Matt Fessler

A motion was made by Rudy Schmehl and seconded by Josh Steingraber to approve the minutes from the meeting of May 5, 2022. Vote 2:0

POLICE DEPARTMENT – no report

FIRE DEPARTMENT – no report

BUSINESS FROM FLOOR

Mr. and Mrs. Michael Schwenk were present to question a line item on their bill for engineering and to discuss their release of the stormwater management escrow.

After discussion, motion was made by Josh Steingraber and seconded by Rudy Schmehl to release the outstanding escrow of \$861 of the stormwater escrow to Nicole Schwenk of 69 Gernant's Church Road. Vote 2:0

TAX COLLECTION: A motion was made by Josh Steingraber and seconded by Rudy Schmehl to approve the Tax Collector report for May 2022. Vote 2:0

Real Estate Taxes -	\$315,450.03
Real Estate Interims -	\$ 2,063.01
Street Light Tax -	\$ 10,409.40

ROADMASTERS REPORT MAY 2022

FUEL USED

Chevy Pick up – 38.761 gal unleaded
Tiger – 59.817 gal diesel
Gas cans – 50.232 unleaded gas

HOURS WORKED

220.75 total hours
37.50 hours Rec A and B
26.5 hours for Twp. Building

WORK PREFORMED

Mowed at Township building
Mowed Rec A & B
Mowed along Roads and intersections
Exmark from Rec A to Lift for clutch
Removed trash Rec A & B
#4 Freightliner at Highland for service and gate latch broken
Barricaded Leesport Avenue May 20 for flooding
Tree and wire down on Ontelaunee Drive May 22 – barricaded part of road
Filled in canal and bowers roads with millings
Cleaned up leaves at building
ExMark at B to Lift for battery problems
Met with Engler Painter at Rec A for price
Met with CertaPro painters at Rec A for price
Equipment maintenance to Tiger and weed wackers
F Kubota to Lift for heater leak
Mowed Bewley Retention pond
Replaced basketball nets at Rec A

SIGNS

Replaced 35 mph sign on Ashley Way
Replaced 5 No parking signs at Auction
Replaced 7 white delineators with red on Mohrsville Road

PURCHASES & EXPENSES

Kuzans (files, grinding wheels, flashlight)	238.58
Lowes (2 plugs; tube cutters, roundup)	882.85
County Plumbing and Electric (poles and lites for Rec A)	3,302.24
Stichter Sharpening (6 Tiger blades)	150.00
Berks Soil and Stone (47 yds millings Canal and Bowers Road)	1,034.00
Lift (replace clutch in Exmark)	748.75
Highland (repairs to tailgate on #4)	989.56
Tractor Supply (liquid weed and feed)	106.98
Dicks Sporting Goods (basketball net)	33.88

Total **\$7,486.84**

Kenneth Stoudt
Roadmaster

Engineers Report May 2022

Subdivisions and Land Development Projects

1. McIntosh Farms II

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

2. Reitnouer Land Development Plan

The Township received notice that a WQM Application for the Reitnouer Pump Station was returned for technical deficiencies. PADEP has requested calculations regarding downstream flow limitations. ARRO is preparing these calculations and will forward them to the Reitnouer consultant for submission to PADEP.

3. **Crow Holdings Land Development**

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

All agreements and escrow funds have been received and the Land Development plans have been released to the developer for recording.

4. **McGrew Dealership (Bobcat)**

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

5. **Harvest Subdivision**

ARRO is providing on-site RPR services for corrective actions to improvements including new curb ramps and resolutions to street lights.

6. **Willow Glen Subdivision**

ARRO is providing on-site RPR services for corrective actions to improvements including new curb ramps and resolutions to street lights.

7. **Epting Tract Subdivision**

The developer's consultant has provided a grant of extension correspondence to the Township until September 1, 2022. The current extension expires June 2, 2022; therefore, the Supervisors must accept the extension request to September 1, 2022 or deny the plan.

The developer was informed that sanitary sewer capacity is currently unavailable for the development due to restrictions in the LBA gravity system. The developer was also informed that future EDU's calculations for the project will be on a per unit basis per Resolution 2005-25.

8. **Brassler Parcel (Berks 222) Land Development Plan**

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

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

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

10. **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. ARRO has recently received inquiries regarding the status of the plans and agreements pertaining to the project.

The following subdivision/land development plans remain active (*Items #11 and #12*); however, there is no activity since our last report.

11. *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.

12. *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.

13. **General Engineering**

- a. ARRO reviewed the proposed Adams Farm rezoning ordinance and provided a map depicting the parcels to Attorney Magovern's office.
- b. A motion regarding adoption of the revised Memorandum of Understanding with the Berks County Conservation District is on the meeting agenda.
- c. An Estimate of Probable Construction cost for a potential 2022 road project is being provided under separate cover for review and discussion with the Supervisors. The estimate includes roadways reviewed with Roadmaster Stoudt. The liquid asphalt index has increased roughly 54% since last year at this time and 15% over the last two months. Seal Coat (Oil & Chip) prices have doubled from 2022-unit prices. Final bid prices for the items listed are anticipated to remain variable.
- d. A number of inquiries were fielded by our office regarding the potential development of the parcel located on Peach Street (parcel containing the stormwater facility).
- e. There will be a TASA kickoff meeting for the BMP improvements on July 15th at 10:00 a.m. (time tentative) at the Township Building.
- f. We have been communicating with DCED regarding the TSA Statewide Grant application for the SR 0073 Corridor Improvement Project. The application guidelines did not take into account instances where maintenance is a responsibility of the applicant but the project roadway is not owned by the applicant. They are reviewing this aspect of the guidelines and provided two options. Withdrawal the application and resubmit it in 2023 under new guidelines or revise the cost estimate and project scope to only include improvements owned and maintained by the applicant. On behalf of the Township I've indicated that we will provide a revised cost estimate and project narrative under the current application.

14. **Water System Engineering & Reporting**

- a. Water meter readings were reviewed and the data entered into the PADEP Greenport site.
- b.
- c. The revise RAWA Reitnouer water service area agreement was reviewed with comments being provided to Attorney Magovern's office. Attorney Magovern has been communicating with the RAWA Solicitor regarding the agreement.
- d. ARRO has commence the preparation of the 2022 Consumer Confidence Report (CCR).
- e. ARRO is continuing revisions and additions to the water system portion of the Ontelaunee Township Rules and Regulations, both text and standard details.

15. Sanitary Sewer System Engineering

- a. A Notice of Intent to Award was issued to Blooming Glen Contractors for the PS #7 Force Main and PS Upgrade and Modernization Project. They were the low bidder at \$590,761.00 for the project and upon receipt of documents required by the NOI will be issued a Notice to Proceed for the project. A copy of the NOI was forwarded to the Township under separate cover.

A technical deficiency letter was received from PADEP regarding the WQM Part II permit for the project. ARRO requested and received information from the LBA consultant to address the correspondence. A revision to the submission is being prepared to reduce the flows to the Leesport Borough Authority (LBA) gravity system segments that have limited additional flow capabilities. Resubmission of the WQM application is anticipated in mid-June. We have requesting additional information regarding the segments with limited flow and will discuss potential resolutions with the LBA consultant.

- b. ARRO is continuing revisions and additions to the sanitary sewer system portion of the Ontelaunee Township Rules and Regulations, both text and standard details.

16. 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. Infiltration was reviewed for the sewer system discharging to PS #8.
- c. ARRO personnel replaced the roof exhaust fan belt at PS #1 & #4 and also replaced the motor for the roof exhaust fan at PS #4.
- d. The gutters were cleaned at PS #1 & #3.

A motion was made by Rudy Schmehl and seconded by Josh Steingraber to adopt the new Memorandum of Understanding for the Berks County Conservation District. Vote 2:0

June 2, 2022

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to release the outstanding escrow of \$861 of the stormwater escrow to Nicole Schwenk of 69 Gernant's Church Road. Vote 2:0

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to release the final outstanding escrow of \$42,282.29 for Berks Storage. Vote 2:0

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to release the final outstanding escrow of \$436,836.79 for Berks 222. Vote 2:0

Epting Tract – discussion was held regarding the request for a 90 day extension (until September 1, 2022) for the Epting Tract.

Discussion was held regarding the sewer capacity and the sewer planning module that must be done.

The developer had been informed that the sewer capacity was unavailable at this time due to some issues with 4 sections of pipe in the Leesport Borough gravity system.

The developer also had been informed that future EDU's calculations for their project would be based on our resolution on a per unit basis.

At this time there is no commitment or written agreement for sewer capacity for the site.

There will have to be more discussions with LBA, DEP and the Township engineer.

After discussion a motion was made by Josh Steingraber and seconded by Rudy Schmehl to give the 90 day extension, until September 1, 2022 to the developer of the Epting tract. Vote 2:0

WATER DEPT.: May Report submitted

MS4: Nothing to report

SOLICITOR :

Regarding the invoice for the special construction invoice for LBA of \$704,775.00, a motion was made by Josh Steingraber and seconded by Rudy Schmehl to authorize the Secretary to transfer \$704, 775.00 from the sewer improvement fund bank account to the pooled cash bank account and to issue the check to LBA by June 27, 2022. Vote 2:0

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to authorize the solicitors office to request the Berks County Planning Commission to remove those areas owned by the Adams located south of Ida Red road) from the future growth area on the Berks County Comprehensive Plan. Vote 2:0

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to appoint: Rudy Schmehl (Chairman), Leah Potts (farmer), Tom Geiger (farmer) Daniel Heffner (farmer) and Ron Schmehl (resident) to the Ag Security Area Advisory Committee. Vote 2:0

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A motion was made by Josh Steingraber and seconded by Rudy Schmehl to authorize the advertisement of the Ag Security Committee meeting to discuss the AG Security application of the Adams Family Farm. Vote 2:0

CODE ENFORCEMENT – May report submitted

EMA COORDINATOR – Nothing to report

POLICE COMMISSION – Next police meeting – June 13, 2022

PLANNING COMMISSION –.

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to accept the resignation of Brandt Welker from the Planning Commission. Vote 2:0

The supervisors have interviewed three applicants for the position.

EXPENDITURES

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to approve expenditures for the month of April in the amount of \$337,394.48 Vote 2:0

General	\$188,704.24
Water	\$ 38,099.08
Sewer	\$110,591.16

21st Century Media - Philly Cluster	496.75
Alarm Tech Suppression	237.50
Albright College, Center for Excellence	500.00
ARRO Consulting, Inc.	55,300.36
Berks Co. of Association of Twp. Off.	75.00
Berks Soil & Stone	1,034.00
Cardmember Service	288.10
County of Berks	19,727.70
COUNTY PLUMBING & ELECTRIC	3,302.24
Delaware Valley Regional Finance Authori	2,649.60
E. R. Paving	8,850.00
E.M.KUTZ, INC.	547.30
Elk Environmental Services	3,292.70
Grainger	200.18
H. A. Thomson Co.	1,103.00
Hartman Valeriano Magovern & Lutz P.C.	6,713.50
Hemmigs Plumbing	7,085.00
Highland Auto & Truck Repair	989.56

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J.P.Mascaro & Sons	803.60
Kraft Code Services LLC	25,993.10
KUZANS HARDWARE	11.99
Leesport Borough Authority	52,662.49
LIFT, Inc.	748.75
M.J. Reider Associates Inc	1,519.50
Maidencreek Township Authority	17,128.56
Met Ed	4,315.30
MET ED	1,285.13
Nester's Sanitation Inc.	105.00
NORTHERN BERKS REGIONAL POLICE DEPT.	75,549.15
Phil's Window Cleaning Service	525.00
Purchase Power	664.98
Reading Area Water Authority	26,616.82
Reading Office Maintenance	190.00
SAM'S CLUB	18.53
Schultz Technology Solutions	83.00
Sign Pros PA Inc.	264.40
Stichter Sharpening & Custom Machining	150.00
T. M. Bailey Services, LLC	210.00
TompkinsVIST Bank	10,721.25
Tri-Valley YMCA	5,000.00
W. B. Mason Co. Inc.	106.42
Wex Bank	329.02

OLD BUSINESS: Nothing to report

NEW BUSINESS:

A motion was made by Rudy Schmehl and seconded by Josh Steingraber to approve the special event permit for the Neighborhood Food Truck Festival in Willow Glen at the Playground on Saturday, September 24, 2022 as well as waiving the fee for this event. Time from set up to clean up will be 3:30 p.m. thru 7 p.m. Vote 2:0

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to approve the pavilion at Willow Glen playground painting proposal from Certapro at the cost of \$4,029.00. This is Costars pricing. Vote 2:0

UPCOMING MEETINGS/INFO:

June 13 – 6 p.m. – NBRPD Commission meeting
June 16 – 7 p.m. – Planning Commission
July 4 – OFFICE CLOSED
July 7 – 7 p.m. – Supervisors meeting

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ADJOURNMENT

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to adjourn the monthly meeting at 8:10 p.m. Vote 2:0

Respectfully

Kim Y. Berger
Secretary