

September 1, 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 Supervisor Josh Steingraber and Rudy Schmehl present.**

Additional Meeting Attendees:      Beth Kohl, Solicitor  
   Bill McMullen, Engineer  
   Kim Y. Berger, Secretary

Visitors- Kenny Stoudt, Chief Keiser, Kenny Quell

A motion was made by Rudy Schmehl and seconded by Josh Steingraber to approve the minutes from the meeting of August 4, 2022. Vote 3:0

Executive session – August 4 @ 8:15 p.m. – personnel  
Executive session – August 10 @ 4 p.m. – personnel  
Executive session – August 30 @ 4 p.m. - personnel

**POLICE DEPARTMENT** – July report was received

Chief Keiser stated that the department hopes that the body cameras and the in car cameras are in operation by the end of October.

Sgt. Wood and Chief Keiser viewed new software regarding property room tracking to keep a better handle on the evidence. This would be one of the points for accreditation.

Chief Keiser is looking to hire in early spring.

The ghost car is at Savage receiving a new engine. The vehicle was out of oil and there were other problems – thankfully it is all under warranty.

Parking tickets were discussed. Supervisor Steingraber asked that the tickets be all weather tickets.

**FIRE DEPARTMENT** – no report

Chief Quell announced that bingo will be starting up on September 8.

There will be a corn hole tournament on September 17.

There will be a gun raffle on October 9.

The fire company is looking at a new truck however it will take 3 years to build.

**BUSINESS FROM FLOOR** - nothing at this time.

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

Real Estate Taxes -	\$2,926.47
Real Estate Interims -	\$5,723.39
Street Light Tax -	\$ 0.00

A motion was made by Gary Hadden and seconded by Rudy Schmehl to refund \$2.90 for 2022 taxes to Paul Snyder for the property located at 21 Birch Hill Road due to a reduction in assessed value. The property tax had been paid during the discount period. Vote 3:0

### **ROADMASTERS REPORT AUGUST 2022**

#### **FUEL USED**

Chevy Pick up – 52.779 gal unleaded  
Tiger – 102.553 gal diesel  
Gas cans – 39.403 unleaded gas

#### **HOURS WORKED**

253 total hours  
33.5 hours Rec A and B  
17 hours for Twp. Building

#### **WORK PREFORMED**

Mowed at Township building  
Mowed Rec A & B  
Mowed along Roads and intersections  
Take blades to Stichter and pick up some blades  
Pick up hydraulic oil @ Deere Country  
Mowed state roads per our contact  
Mowed roads and intersections  
Drug Ball field  
Emptied trash at parks  
Removed trees on Ohlinger road and Birch Hill Road  
Removed mattress that was dumped on Willow Creek Road  
Barricaded and removed barricades at sinkhole on Orchard Lane  
Mowed Bewley retention pond  
Maintenance on JD Tiger  
Replaced all blades on Exmarks (3) AND F Kubota MOWERS  
Cleaned up shop  
Repaired leak on tiger  
Removed downed branches on Mohrsville Road  
Check MS4 outfalls  
Washed out pavilion at Rec A

#### **SIGNS**

Replaced Stop sign at Kerns and Ontelaunee Drive  
Install four no parking signs on Koch Rod  
Replace no parking sign at Gernant's church  
Replaced temporary stop sign at 61 and Bellemen's Church Rd.  
Removed stop sign at 61 & Wileys Road

**PURCHASES & EXPENSES**

Kuzans (invoices August)	202.93
Lift (Ex-Mark Blades; anti scalp roller & pin)	137.51
Straub Roofing (repair and cleanout gutters – Twp. Bldg)	650.00
Irish Creek (repair sinkhole on Orchard Lane)	13,843.11
Miller Lawnmower (rebuild carb on weedwacker)	154.63
Stephenson Equipment (repair hydraulic hose, skid shoes & bolts)	2,821.06
Deere County (hydraulic oil)	62.70

**Total** **\$17,871.94**

Kenneth Stoudt  
Roadmaster

Supervisor Hadden stated that the pump stations need to be cut.

**Engineers Report August 2022**

**Subdivisions and Land Development Projects**

**1. St. Luke's Land Development**

A preliminary/final plan was received and will be reviewed by ARRO for the project located at the corner of SR 0061 and Cherry Street. The preliminary/final plan will first be reviewed by the Ontelaunee Township Planning Commission at their meeting to be held September 15, 2022.

**2. Willow Creek Farms (Gaspari Tract)**

A Sketch Plan was reviewed by the Planning Commission at their meeting held on August 18, 2022. A response was provided to the developer's consultant regarding sanitary sewer service requested for the project.

**3. McIntosh Farms II**

ARRO is providing periodic on-site for RPR services for improvement installation. We have reviewed and approved a proposed escrow estimate for the Phase II improvements.

A motion for the second reduction of escrow for the project is listed on the meeting agenda.

**4. Reitnouer Land Development Plan**

A revised final plan was received. The submission is being reviewed for conformance to the Final Plan Conditional approval granted by the Board of Supervisors at their August 6, 2020 meeting.

A list of required information and documents based on the conditional approval was prepared and forwarded to the developer.

**5. Crow Holdings Land Development**

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

The sanitary sewer force main relocation was completed by the developer's excavator.

The developer's contractor is currently installing the new 20" RAWA watermain with tentative tie-in scheduled the evening of September 6<sup>th</sup> into September 7<sup>th</sup>. This schedule is tentative on the completion of the new watermain installation, pressure testing and bacterial testing.

6. **McGrew Dealership (Bobcat)**

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

7. **Epting Tract Subdivision**

The agenda contains a proposed motion accepting an extension for plan review to November 3, 2022 and a public meeting regarding soil remediation on October 24<sup>th</sup> at 7:00 p.m.

The following subdivision/land development plans remain active (*Items #8 through #11*); however, there is no activity since our last report.

8. **Berks 222 - Brassler**

An inquiry was made to the developer regarding a number of on-site ponds holding water. The developer responded that they are investigating the situation.  
*Commission at their meeting held June 16, 2022.*

9. **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.*

10. **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.*

11. **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.*

12. **General Engineering**

- a. ARRO revised the grant request for the Berks County ARP Funds from the original \$492,750.00 to \$230,025.00. The revised grant request represents 25% of the current

estimate project cost of \$920,100.00 based on the awarded bid and quotes received for proprietary equipment.

- b. Martin Paving, Inc. was issued a Notice to Proceed for the 2022 Road Improvement Project and has since completed the base repair and seal coat portion of the project. The final road sweeping, line painting and shoulder grading will be completed in the coming weeks.
- c. TASA Project (MS4 PRP Implementation)
  - 1. A wetlands evaluation is being coordinated for the Willow Creek portion of the project.
  - 2. Permanent and temporary easement plans for both locations have been forwarded to the PennDOT Right-of Way negotiation unit for review and comments. Comments were received on the initial submission with revisions as requested being coordinated for resubmission. To date it appears PennDOT will conduct the necessary appraisals for the project.
- d. The Township Zoning Map was revised based on the Adams Family Farm rezoning approved at the August 4<sup>th</sup> Supervisors meeting.
- e. Stormwater management submissions were received and reviewed and inquiries regarding stormwater management requirements were fielded by ARRO personnel.

**13. Water System Engineering & Reporting**

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

**14. Sanitary Sewer System Engineering**

- a. PS #7 Force Main and PS Upgrade and Modernization Project  
  
Communications between the contractor, Blooming Glen Contractors, and ARRO personnel has begun regarding submittals for the project.  
  
The WQM Permit was received from the PADEP.
- b. ARRO personnel contact a commercial sanitary sewer user to schedule a discussion regarding their high BOD levels.
- c. ARRO is continuing revisions and additions to the sanitary sewer system portion of the Ontelaunee Township Rules and Regulations, both text and standard details.

**15. 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. ARRO personnel replaced the motor battery at PS #2.
- c. Wet well cleaning is being scheduled with Kline's Septic Service.

Discussion was held regarding the Epting tract and the remediation of soil. A tentative date for a joint meeting with Leesport and Ontelaunee is scheduled for October 24, 2022 at 7 p.m. Venue to be decided. A motion was made by Gary Hadden and seconded by Rudy Schmehl to authorize the solicitor to research the procedure for this process of meetings, planning etc. Vote 3:0 After the supervisors know the process the meeting can be held or canceled.

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to approve a 90 day extension to the developer of the Epting Tract until November 3, 2022. Vote 3:0

A motion was made by Gary Hadden and seconded by Josh Steingraber to approve Forino's second request for the reduction of escrow funds in the amount of \$342,690.58 for the McIntosh Farms II Phase 1 under Letter of credit #540003135. Vote 3:0

A motion was made by Gary Hadden and seconded by Rudy Schmehl to approve the purchase and installation of a water sampling station on Wingco Lane at a cost of \$5,850.00. This work will be done by Chris Hemmig. Vote 3:0

**WATER DEPT.:** August Report submitted

**MS4:**

**SOLICITOR :**

A motion was made by Gary Hadden and seconded by Rudy Schmehl to approve Resolution #2022-11 establishing street light district of Nantucket Drive, Solvay Drive, Danbury Court and Edinboro Lane. In the Willow Glen Development Vote 2:1 (Hadden and Schmehl – yes) (Steingraber – no)

A motion was made by Gary Hadden and seconded by Rudy Schmehl to approve Resolution #2022-12 establishing street light district of Adams Road, Bisbee Drive, Fuji Drive, Ida Red Drive, Rome Drive and Sunglo Drive in the Harvest Development. Vote 2:1 (Hadden and Schmehl – yes) (Steingraber – no)

A motion was made by Gary Hadden and seconded by Josh Steingraber to authorize the Solicitor to draft and advertise an ordinance adding Adams Road, Ida Red Drive (to 122 Adams Road) and Sunglo Drive to the list of snow emergency routes. Vote 3:0

**CODE ENFORCEMENT** – August report submitted

**EMA COORDINATOR** – nothing to report

**POLICE COMMISSION** – the budget process has started. Contract negotiations will be happening next year and they hope to start earlier than normal to work on the contract.

**PLANNING COMMISSION** – the Gasperi tract was discussed.

**EXPENDITURES**

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to approve expenditures for the month of August in the amount of \$251,257.16   Vote 3:0

General	\$187,787.38
Water	\$ 34,395.08
Sewer	\$ 29,074.70

**BILLS PAID - AUGUST 2022**

21st Century Media - Philly Cluster	1,864.89
ARRO Consulting, Inc.	37,365.31
Berks 222 LLC	14,035.33
Berman Freightliner	2,239.61
Cardmember Service	603.38
CHIPT Reading Ontelaunee LLC	193.19
Clem's Lock and Key Service	337.00
Comfort Pro, Inc	265.24
Delaware Valley Regional Finance Authori	2,649.60
Hartman Valeriano Magovern & Lutz P.C.	5,075.74
Hemmigs Plumbing	3,890.00
Irish Creek Excavating Inc	13,843.11
J.P.Mascaro & Sons	883.15
JB Environmental Services LLC	97.50
Jennifer McGrath	165.00
Kraft Code Services LLC	23,364.11
KUZANS HARDWARE	282.45
Law Office of Alexander Elliker	1,225.00
LB Water Service, Inc.	1,980.00
LIFT, Inc.	133.51
M.J. Reider Associates Inc	2,888.95
Maidencreek Township Authority	17,128.56
MET ED	1,044.34
Met Ed	4,841.55
MILLERS LAWNMOWER SERVICE	154.63
Nester's Sanitation Inc.	105.00
NORTHERN BERKS REGIONAL POLICE DEPT.	75,549.15
POSTMASTER	300.00
R & F Reading LLC	3,454.63
Reading Area Water Authority	27,897.20
Reading Office Maintenance	190.00
Rutters	132.00

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Schultz Technology Solutions	83.00
Stephenson Equipment Inc.	2,821.06
Straub Roofing & Concrete Inc.	650.00
T. M. Bailey Services, LLC	200.00
TELCO, INC.	1,900.00
Tracylynn McGarvey	8.34
VERIZON	115.57
W. B. Mason Co. Inc.	146.80
Walmart	23.28
Wex Bank	1,129.98
GRAND TOTAL	251,257.16
General	187,787.38
Water	34,395.08
Sewer	29,074.70

**OLD BUSINESS:** Nothing to report

**NEW BUSINESS:**

A motion was made by Rudy Schmehl and seconded by Josh Steingraber to approve the job description for the Public Works Foreman and Public Works Laborer. Vote 3:0

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to approve October 31, 2022 from 6 p.m. to 9 p.m. as the designated Trick or Treat night. Vote 3:0

A motion was made by Gary Hadden and seconded by Josh Steingraber to renew the contract with Safety Net Sanctuary for 2023 at a cost of \$2,000.00. Vote 3:0

A motion was made by Rudy Schmehl and seconded by Josh Steingraber to approve the proposal from Emergency Services in the amount of \$2,587.87 for annual maintenance service on pump stations #1, 3 and 6. Vote 3:0

Due to the retirement of Solicitor Fred Hatt who represents the Zoning Hearing Board, the supervisors would like to recommend Solicitor Alexander Elliker to the Zoning Hearing Board to represent the Board. A motion was made by Gary Hadden and seconded by Rudy Schmehl to make this recommendation to the Zoning Hearing Board.

There will be a public meeting held on October 24, 2022 at 7 p.m. regarding the remediation of soil contamination on the Epting Tract.

**UPCOMING MEETINGS/INFO:**



September 1, 2022

September 12 – 6 p.m. – NBRPD Commission meeting  
September 15 – 7 p.m. – Planning Commission  
October 6 – 7 p.m. – Supervisors meeting

## **ADJOURNMENT**

A motion was made by Josh Steingraber and seconded by Rudy Schmehl to adjourn the monthly meeting at 8:30 p.m. Vote 3:0

Respectfully

Kim Y. Berger  
Secretary