

November 6, 2025

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 p.m. by Vice-Chairman Jeremy Hoagland in the Ontelaunee Township building with Supervisor Charles Grebloski present. Josh Steingraber was absent.

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

Visitors- Guy Mohr, Hannibal Lane, Soloman Lausch, Kenny Quell, Sam Wright

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve the minutes from the October 2, 2025 meeting. Vote 2:0

EMERGENCY SERVICES REPORTS:

FIRE DEPARTMENT – October 2025

POLICE DEPARTMENT – September 2025

EMS – September and October 2025

Sam Wright from Leesport Fire Company requested that if anything is needed from the fire company such as attending any events to please put the information in writing via an email. There is also a form on their website to fill out if the township wanted to communicate that way. The fire company is trying keep the lines of communication clear.

BUSINESS FROM FLOOR:

Soloman Lausch, past superintendent of SVSD was present to give a thank you to Sgt. Robert Wood for reaching out to him when there was a concern at his home while he was out of the country.

Guy Mohr of Hannibal Lane was present to make a complaint about the trucks going thru the Willow Glen Development. He was asked to attend the Police Commission meeting on Monday, November 10 at 6 p.m. to voice his concerns.

TAX COLLECTION: A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve the Tax Collector report for October 2025. Vote 2:0

Real Estate Taxes -	\$3,163.05
Real Estate Interims -	\$ 69.49

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve a refund of township taxes in the amount of \$21,243.88 to Ontelaunee Power for the property at 5115 Pottsville Pike, Reading, PA. This would be for tax year 2024 and 2025. This refund is due to a reduced assessed value from \$14,500,000 to 11,877,300. Vote 2:0

October 2025 Public Works Daily Log

October 1, 2025

- Public Works Association Meeting
- Township Check
- PA One Calls

October 2, 2025

- Milling on Bowers
- Milling on S. Canal
- PA One Calls
- Expense Report
- Roadkill Synder Rd
- Cold Patch Delivery to Leesport Borough
- Bowers Road Rockwall Issue
- Reinstalled Street Sign at End of Bowers Rd

October 3, 2025

- PA One Calls
- Boom Mowed Bowers In between Rt 73 & Wiley's Road
- Park Trash/ Debris Check
- Township Check
 - Tire Pick Up
 - Tire Drop Off to Recycling
 - Roadkill Removal
- Shut Off Notices
- Dirt Removal at the End of Bowers Road

October 4, 2025

- Saturday

October 5, 2025

- Sunday

October 6, 2025

- Park Trash/ Debris Check
- Hydrant Fall Flushing
- Payroll
- Truck # 1 Clean Out
- Water Meters Installed
- Township Check
 - Storm drains clean out
 - Debris Removal
- Shop Clean Out

October 7, 2025

- PA One Calls

November 6, 2025

- Hydrant Fall Flushing
- Township Building Mowing
- Bewley Retention Mowed
- Boom Mowing
 - Birch Hill
 - Mohrsville Sight issue
- Home Depot Supply Pick Up
- M.B Glick LLC Supply Pick Up

October 8, 2025

- PA One Calls
- Building Shelf for Plow Blades
- Kuzan's True Value Supply Run
- Fall Hydrant Flushing
- Boom Mowing
 - Well # 5 Area
 - Kindt Corner In between Loose Lane & Apple St
- Leesport Meeting (Snow Dump Sites)

October 9, 2025

- PA One Call
- M.B Glick Supply Run
- Truck # 3 Tailgate Door Servicing
- Boom Mowed
 - S. Riverside
 - Synder Road Hill
- Trimmed Hedges at Township Building
- Picked Up Debris Around Township Building

October 10, 2025

- LTAP Training
- Township Check
- Park Trash/ Debris Check
- PA One Calls
- Indian Manor (UGI issue)
- Shop Clean Up

October 11, 2025

- Saturday

October 12, 2025

- Sunday

October 13, 2025

- Holiday

October 14, 2025

- Park Trash/ Debris Check
- Hydrant Flushing
- Roadkill Synder Road
- Drop of Truck #3 to Leesport for Wielding
- Boom Mower Installed Broom Brush Attachment
- Plow Blade Rack Made
- Training on Freight Liner with Plow Attached
- Broom Debris off Wiley's Road

October 15, 2025

- G.I.S Training
- Hydrant Painting
- Lunchroom Sink Issue/ Cleaned Out
- Pumped Water Vault Pits
- Shop Organization/ Built Bench for Cart
- PA One Calls
- Alarm for Sub Pump/ Plumbing Issue

October 16, 2025

- Hydrant Painting
- Habor Freight Supply Run
- Plumbing Issue/ Plumber Called In
- Wingco Manhole
- Wingco / W. Huller Bent Street Sign/ Fixed
- Water Room Project
 - Removal of shelves
 - Spackled/ Painted
- Kuzan's True Value Supply Run
- Township Building
 - Repairs for Aesthetics
- PA One Call/ Locate/ uncover/ meter pit and curb stop
- Replaced Wheels and Built-up Shop Cart

October 17, 2025

- Park Trash/ Debris Check
- Pump Station Mowing
- Water Room Project
 - Removal of shelves
 - Spackled/ Painted
- Monthly Report Update
- Repaired Shoe on Tractor Broom
- Building Water Jug Holder (Not Finished)
- Building Coffee Bar

November 6, 2025

- PA One Calls
- Broomed with Tractor
 - Ontelaunee Drive
 - Kerns Rd
 - Shoemakersville Rd
- Street Sign Repair Ontelaunee Drive (Hill)

October 18, 2025

- Saturday

October 19, 2025

- Sunday
- O.T Tree Down on Willow Creek Road

October 20, 2025

- Hydrant Flushing
- Park Trash/ Debris Check
- Met Ed Rt 61 Project
- Generator on Rt 61 & Mohrsville Rd
- Township Check
 - Debris Pick up
 - Clean Storm Drains Off
- Broomed with Tractor
 - Wiley's Rd
 - Shoemakers Rd
 - Kindt Corner
- Payroll
- PA One Calls
- Shop Clean Up

October 21, 2025

- PA One Calls
- Picked Up Trash Debris
- Tire Pick Up/ Drop Off
- Cold Patch Pothole on Ontelaunee Rd & Ida Red
- Fixed Street Sign on Willow Creek Rd
- Water Sampling Station Issue
- Water Issue on Ida Red/ R.A.W.A

October 22, 2025

- Township Mowed
- Fixed Plow Blade Stand
- Re-Hydrant Flushing for Chlorine Levels
- Greased all Freight Liner
- Filled all Hydraulic Fluids on all Freight Liner

November 6, 2025

- Tested and weigh our salt drop offs on Freight Liners
- Remove/ Wash salt from Freight Liners Body
- PA One Calls
- Supply Run Kuzan's
- Issue with Freight Liners
- Drove Freight Liners for Fluid Movement
- Flag Street Light Study Intersections

October 23, 2025

- Bewley Pond Mowing
- North Point Mowing
- Flag Street Light Study Intersections
- All Street Light Study in Developments
- Supply Run Harbor Freight
- Caught up on Office Work

October 24, 2025

- Park Trash Debris Check
- Supply Run for Delineators
- GIS Training
- Township Check
- Shop Organization

October 25, 2025

- Saturday

October 26, 2025

- Sunday

October 27, 2025

- Meeting with Arro
- Meeting with S.V School regarding the S.C.M
- Meeting with Resident on Berkley Park Rd
- Road Study
- Install winter markers throughout the township
- PA One Call
- Park Trash Debris Check
- Hydrant Flushing
- Township Building Mowed

October 28, 2025

- Met Ed Project
- Rt 61 & Mohrsville Rd Generator Set Up
- Made a Storage Pallet for the delineators
- Started to Replace Quick Connects off the salt spreaders

November 6, 2025

- Started to Replace Quick Connects on the Trucks

October 29, 2025

- Supply Run replaced hydraulic Hose salt spreader
- Stored Delineators
- PA One Calls
- Pump Station Generator Servicing
- Blinds salesperson meeting
- Continued replacing more quick connections
- Meet with Leesport (Truck #3 Update)
- Retesting for M.J Rieder

October 30, 2025

- TV Set Up into Foreman Office
- Township Check
- Received Truck #3 Back
- EM Kutz Supply Run
- Continued replacing Quick Connects
- Shop Work

October 31, 2025

- Park Trash Debris Check
- Boom Mowing
- PA One Calls
- Empty Boiler Room
- Water Meter Billing Run
- Shop Clean Up/ Organization
- PA One Calls

Foreman Report October 2025

Fuel

- Truck #1- \$230.88
- Truck #2- \$177.89
- Truck #3- \$0.00
- Truck #4- \$0.00
- Truck #5 - \$115.07
- Truck #5 DEF- \$0.00
- Truck #6 – \$0.00
- Truck #7- \$117.19 (07/11/2025)
- Truck #7 DEF- \$0.00
- Truck #8- \$0.00
- Truck #8 DEF- \$0.00
- Gasoline Cans- \$81.83
- Backhoe- \$157.22

- Backhoe DEF- \$6.58
- John Deere Boom Mower-\$150.00
- John Deere Boom Mower DEF- \$0.00
- Woodchipper- \$0.00

Purchases & Expenses

- Kuzan's True Value- \$304.77
- Highland Auto & Truck Repair Inc.- \$777.15
- USA Bluebook- \$209.61
- M.B Glick- \$105.90
- E.M Kutz Inc.- \$230.14
- Mainstream Industries Inc.- \$1,400.00
- Kimball Midwest- \$460.32
- Harbor Freight- \$116.87

Foreman

Israel Santiago

October 2025 Engineer's Report

Subdivisions and Land Development Projects

1. Schuylkill Valley School District Field House Land Development

A preliminary/final plan land development plan was received and will be first heard by the Ontelaunee Township Planning Commission at their meeting to be held November 20, 2025.

2. Snyder Business Park

A final land development plan was submitted and a review correspondence provided to the developer. The developer and their consultant requested the plan review not be placed on the agenda for the Ontelaunee Township Planning Commission meeting of October 16, 2025.

The project Sewage Facilities Planning Module Exemption package was submitted to PADEP for their approval.

3. Crow Holdings Land Development (CHI)

ARRO and the Township staff administered bidding for the SR 0073 and Ontelaunee Drive Traffic Signal Upgrade Project. Bids were received and unopened on October 31st due to the need for revisions to the bid documents as identified by Bowman.

Recommendations for rejection of the bids and rebidding the project are listed on the meeting agenda.

4. St. Luke's Land Development

A recommendation for the full release of the project escrow is listed on the agenda.

5. McIntosh Farms II

ARRO is conducting periodic observations of project improvements.

6. **Miele Group Land Development**

ARRO has reviewed the proposed revision to the lighting plan for the project. Revised lighting meets the ordinance requirements and will be included in the as-built plans.

7. **Reitnouer Land Development Plan**

ARRO is conducting periodic observations of project improvements.

A recommendation for escrow release is listed on the meeting agenda. The value of the release is \$2,496,328.41 with a remaining escrow of \$58,635.96.

8. **Epting Tract Subdivision** – *No change since last report.*

Recommended action regarding the acceptance of an extension for action on the Preliminary Plan to December 4, 2025 is listed on the agenda.

9. **Printz Lot Annexation** – *No change since the last report.*

Plans were sent to the Township for signatures and recording. The applicant should provide proof of recording to the Township.

10. **McIntosh Farms III Development** – *No change since the last report.*

A request for a water will serve correspondence was received from the developer. This correspondence will be held until a definitive resolution to the water supply is arranged.

11. **Willow Creek Farms (Gaspari Tract)** – *No change since the last report.*

An extension grant from the developer is listed on the meeting agenda for action by the Supervisors.

12. **General Engineering**

- a. A request for deferral of plan review to Leesport Borough for the Willamsport Holdings lot line adjustment is listed on the meeting agenda.
- b. Asphalt Maintenance Services was contacted to review the segment of Ontelaunee Drive north of Kindt Corner Road for the viability of adding a surface treatment to increase the skid resistance level (SRL). I have not received a response to my inquiry to date.
- c. A review of Township roads was conducted with Israel. A list was compiled and ARRO is preparing an estimated cost for conducting the road repairs and prioritizing the work.
- d. Road Opening Permits applications have been received from Frontier Communications for the installation of communication cable, pedestals and junction boxes within the Harvest, Beechwood and Willow Glen developments and Wingco Lane, Osterling Drive and Margaret Street.

CI Services provided revised plans. The fees and escrow funds have been recalculated and requested from the applicant. They were informed that the Township would not reduce escrow fees but would release the escrow upon completion of the work applicable under the specific

permits. The requested revised fees and escrow funds have not been received for any of the applications in our possession.

- e. A pre-construction meeting was held for the roof mounted solar panel project at the Township Building with Spotts Brothers on Wednesday, October 8, 2025. Spotts Brothers contacted Met-Ed and the Township regarding the metering at the Township building. Spotts Brothers is in the process of procuring the panels which will be invoiced and stored at the Township building for “safe harboring” of the federal reimbursement.
- f. The update to the Stormwater Management Ordinance for exemptions is on the meeting agenda for adoption.
- g. The work associated with 108 Gernants Church Road was completed and invoiced by Arlan R. Wessner. The owner has provided payment to the Township for the work conducted.
- h. Orchard Lane Swale – ARRO spoke with representatives of Arlan R. Wessner and they indicated that the armoring of the 525 feet of roadside swale along Orchard Lane would commence the end of November - beginning of December.
- i. SR 0073 Speed Study – (No Change Since Last Report)

Bowman completed the speed study from SR 0061 to the Township line on SR 0073 and provided copies to the Township under separate cover. The TE-101 form for signage changes and the periodic placement of a speed indicator sign was submitted to PennDOT. To date no response has been received from PennDOT.
- j. Bowers Road Project – (No change since the last report.) The contractor was directed to remove the silt sock from the project area.

13. Water System Engineering & Reporting

- a. A meeting was held with RAWA regarding the Ashley Booster Station design and water tank referenced in an agreement between Ontelaunee Township and RAWA. The design of the booster station is continuing with RAWA, both Solicitors and Township representative committing to specific tasks. ARRO is to provide a map of existing and future service areas, Kim provided flushing data to RAWA, Ed Stock will be preparing an agreement regarding the water tank and future expansion of the water system and a site meeting may be scheduled regarding potential locations for a water tank on Ida Red Drive identified by RAWA consultants.
- b. M & A Excavation has completed the installation of the air release structure and valve on Ida Red Drive.
- c. ARRO will coordinate the PADEP requested revisions and approvals to the sampling plans and contacts.

14. Sanitary Sewer System Engineering

- a. An agenda item is listed for the conditional approval of the Full Landscape and Tree Service Sewer Facilities Planning Module Exemption.

- b. The Township and ARRO personnel met on September 10th regarding establishing the procedures, process, requirements and responsibilities for the Township Industrial User permitting program and surcharge testing moving forward. The development of a Fat Oil and Grease (FOG) program was discussed and is being implemented.

To date ARRO has researched/reviewed data regarding the IU facilities, prepared a revised non-residential sanitary sewer user questionnaire which has been sent to all current and known industrial users and other facilities that may discharge FOG materials. Sewer system routing is also being completed using GIS to allow for mass balancing and tracing issues that may occur within the system.

- c. A request to core bore onto the bench of a manhole to service 241 Gernants Road was denied due to the request not being considered a special exception based on alternate methods being available.
- d. The recently installed generators at PS 2, 4 and 7 were placed on the yearly maintenance cycle for 2026.
- e. ARRO was authorized at the July Supervisors meeting to schedule a meeting with PADEP, RAWA and Attorney Magovern regarding the exposed sewer and water pipes in Willow Creek. To date, we have not scheduled the meeting.

15. Water System Operations (ARRO Water Services)

There are no operation items to report.

16. Sanitary Sewer Operations (ARRO Water Services)

Services/activities were conducted as identified under the Routine Operations scope of services outlined in the Professional Services Agreement between Ontelaunee Township and ARRO.

17. GIS (Geographic Information Systems)

ARRO met with staff on 10/15 to review the Township's GIS-based work order system. Staff/ARRO reviewed work orders that were entered during October. ARRO added new options to the work order form. ARRO updated the Township's GIS-Based One Call system to include additional ticket information. ARRO also discussed potentially using the Township's GIS system to track and manage FOG compliance related to wastewater operations.

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve the full escrow release of \$1,388,770 for the St. Luke's Land Development. All work has been completed for this project. Vote 2:0

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to reject all bids for the traffic signal project at the intersection of Route 73 and Ontelaunee Drive and approve readvertising the bids for this project. Vote 2:0

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to conditionally approve the Full Landscape and Tree Service Sewer Facilities Planning Module Exemption request due to the reduction of EDU's from 7 to 4. The township has received the will serve correspondence from the Leesport Borough Authority. Vote 2:0

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A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve escrow release #4 for the Reitnouer project in an amount to be provided by the Township engineer. Vote 2:0

Discussion was held regarding a proposed lot line adjustment for the Williamsport Holdings which lies partly in Ontelaunee and partly in Leesport Borough on Pottsville Pike. The owners are proposing to shift the line between lots 3 and 5. No new development is proposed as part of this plan. There will be a separate LD plan submitted to Leesport Borough for development of Lot 5 which lies entirely within the borough. After discussion and no impact to Ontelaunee, a motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve the deferral of review consideration. Vote 2:0

MS4:

Solicitor: Solicitor Magovern

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve Ordinance #2025-4 amending Chapter 21, Stormwater Management to establish requirements for exempt activities. Vote 2:0

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve Resolution #2025-7 to reduce the sewer rate per EDU from \$110 to \$105 per month effective January 1, 2026. Vote 2:0

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve a time extension until March 5, 2026 for municipal decision waiver for the McIntosh Farms III preliminary plan. Vote 2:0

Discussion was held regarding AI data centers and where they fit within the zoning ordinance. Solicitor Magovern was asked if she had prepared ordinances for this type of development.

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland authorizing the solicitor and engineer to coordinate and draft a sample ordinance for review by the supervisors. Vote 2:0

Discussion was held regarding the water tap in fees and if they need to be increased. Secretary Berger will speak with Jamie Schlesinger from PFM and review the rate study that was done. Research of other municipalities will also be conducted.

CODE ENFORCEMENT – October report

EMA COORDINATOR – no report

POLICE COMMISSION – Supervisor Grebloski announced that the Chief of Police will be retiring and they are searching for a new chief. In addition, they are searching for candidates for two full-time officers.

PLANNING COMMISSION - Meeting was cancelled

EXPENDITURES

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve expenditures for the month of October in the amount of \$927,842.41 Vote 2:0

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General	\$220,033.96
Water	\$ 40,203.75
Sewer	\$667,604.70

LIST OF BILLS PAID - OCTOBER

21st Century Media - Philly Cluster	724.04
Arlan R. Wessner, Inc.	4,665.25
ARRO Consulting, Inc.	47,159.39
ARRO Water Services	10,784.00
Borough of Leesport	1,839.90
Capital Blue Cross	2,336.10
COUNTY PLUMBING & ELECTRIC	265.50
Delaware Valley Regional Finance Authori	1,720.80
E.M.KUTZ, INC.	230.14
Elan Financial Services	995.71
Elite Fuel Service, LLC	2,162.42
Envirep Inc	8,306.91
Environmental Systems Research Institute	460.00
First Energy	7,488.63
H. A. Thomson Co.	3,190.00
Hartman Valeriano Magovern & Lutz P.C.	3,741.80
Highland Auto & Truck Repair	864.15
JB Environmental Services LLC	144.00
Jennifer McGrath	654.00
KIM BERGER	64.70
KUZANS HARDWARE	474.63
Leesport Borough Authority	3,385.32
Long, Barrell & Co., LTD.	4,626.47
M.J. Reider Associates Inc	793.50
Met-Ed	1,520.40
Moses B Glick LLC	105.90
MSII	1,400.00
Nationwide	2,993.08
NORTHERN BERKS REGIONAL POLICE DEPT.	92,175.13
OPA's Water Conditioning & Plumbing	125.00
PSATS UC GROUP TRUST	272.67
Reading & Northern Real Estate Co.	3,100.74
Reading Area Water Authority	32,058.39
Reading Office Maintenance	220.00
Republic Services #318	1,117.13
Rhoads Energy Corporation	1,283.92
Rieck's Printing	295.00
Schultz Technology Solutions	507.89
SOS Business Machines	229.26

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T. M. Bailey Services, LLC	260.00
TELCO GROUP LLC	724.00
The Wire Guys	43,616.86
Truist Governmental Finance	12,686.74
USA BLUEBOOK	209.61
VERIZON	39.57
Wilmington Trust Company	625,823.76
TOTAL	927,842.41
General	220,033.96
Water	40,203.75
Sewer	667,604.70

OLD BUSINESS:

NEW BUSINESS:

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to give tentative approval of the 2026 general, water and sewer budget. Vote 2:0

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to approve the following contributions for **2026**:

Contribute \$80,000 to the Union Fire Company No. 1 of Leesport
Contribute \$80,000 to the Northern Berks EMS
Contribute \$8,500 to the Schuylkill Valley Library

Vote 2:0

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to contribute \$250.00 to Berks County Solid Waste Authority for the year 2026. Vote 2:0

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to contribute \$200.00 to Crime Alert Berks County for the 2026 year. Vote 2:0

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to contribute \$200.00 to Center for Excellence in Local Government for the year 2026. Vote 2:0

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland approving the 2026 Holidays for employees Vote 2:0

The following meeting dates for 2026 will be advertised

Reorganization – Monday, January 5, 2026 at 6 p.m. following by regular meeting at 7 p.m.

All other regular Supervisors meetings 1st Thursday at 7 p.m.

Planning Commission – 3rd Thursday at 7 p.m.

Worksessions to be held the Tuesday before the Board of Supervisors meeting at 7 p.m.

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Actual dates were advertised in the newspaper

UPCOMING MEETINGS/INFO:

November 10– 6 p.m. – NBRPD Commission meeting

November 20 – 7 p.m. – Planning Commission

December 4 - 7 p.m. – Supervisors meeting

An executive session was held from 7:50 p.m. until 8:20 p.m.

ADJOURNMENT

A motion was made by Chuck Grebloski and seconded by Jeremy Hoagland to adjourn the monthly meeting at 8:21 p.m. Vote 2:0

Respectfully

Kim Y. Berger
Secretary