

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
783 S. GEYERS CHURCH RD MIDDLETOWN, PA 17057
August 3, 2026**

Call to Order: Chairman Geyer, called the Board of Supervisors Regular Meeting to order at 7:00 pm.

Salute the Flag

Roll Call / Attendance - Members Present

Mike Geyer, Chair
Bart Shellenhamer, Secretary
Ron Kopp, Member

Absent Members: Anna Dale, Vice Chair
Scott Merchlinski, Member

Also Present:

David Blechertas, Township Manager
Duane Brady, Zoning & Codes Officer
Brady Bosworth, MS4 Specialist
Andy Brandt, Public Works Director
Sam Risteff, Golf Course Manager
Mike Wood P.E., Township Engineer – HRG
Michelle Phillips, Executive Secretary
Jim Diamond, Eckert Seamans Cherin & Mellott, LLC

Attendees: See attached list for Residents/Guests in attendance.

Executive Session: None

Citizens Input – On agenda items: None

Approval of Minutes

Chairman Geyer requested a motion to approve the July 6, 2026, Regular Board of Supervisors Meeting Minutes.

It was moved by Mr. Shellenhamer and seconded by Mr. Kopp that the

Board approves the July 6, 2026, Regular Board of Supervisors Meeting Minutes. The motion carried unanimously.

Manager's Report – David Blechertas

- Motion to approve a proposal from HRG Engineering for \$4,700 to apply for a Dauphin County Gaming Grant.

It was moved by Mr. Kopp and seconded by Mr. Shellenhamer to approve the request above as stated. The motion carried unanimously.

- Motion to approve the full-time hiring of Jesse Hamilton for the position of Golf Course Manager at a salary of \$105,000 with a four-month probationary period starting August 12, 2026.

It was moved by Mr. Shellenhamer and seconded by Mr. Kopp to approve the request above as stated. The motion carried unanimously.

- Motion to approve the current activity and events schedule for the Londonderry Volunteer Fire Police.

It was moved by Mr. Shellenhamer and seconded by Mr. Kopp to approve the request above as stated. The motion carried unanimously.

- Motion to approve a revised Retainer Agreement between Londonderry Township and Herbert, Rowland & Grubic, Inc to perform duties as the Township's Engineer.

It was moved by Mr. Kopp and seconded by Mr. Shellenhamer to approve the request above as stated. The motion carried unanimously.

Treasurer's Report – Brian Marchuck

- Mr. Marchuck presented the Board with the Treasurers' report and the bills/open purchase order report for August 2026.

Chairman Geyer requested a motion to approve the Treasurers' report and the bills/open purchases as presented for August 2026.

The motion was moved by Mr. Shellenhamer and seconded by Mr. Kopp to approve bills/open purchases as presented. The motion carried unanimously.

- Motion to approve Resolution No. 2026-23 authorizing the payoff of the USDA Fire Station Mortgage in the amount of \$613,649.90, together with

any accrued interest and applicable fees, and authorizing the Township Manager and Finance Director to execute all documents necessary to satisfy and release the mortgage. The Board finds that early retirement of this debt will eliminate approximately \$485,255.82 in future interest expense and strengthen the Township's long-term financial position.

It was moved by Mr. Shellenhamer and seconded by Mr. Kopp to approve the request above as stated. The motion carried unanimously.

- Request approval of the transfer of \$150,000 from the Golf Course Mid Penn Checking Account to the PSDLAF Savings Account.

It was moved by Mr. Shellenhamer and seconded by Mr. Kopp to approve the request above as stated. The motion carried unanimously.

Zoning and Codes – Duane Brady

- Mr. Brady provided his monthly report for July 2026

PC26-03 Lot Add-on Final Plat for Stephens, Graybill and Willard/Matincheck – Multiple Properties, Water St

Doug Herr with Hershey Land Surveyors presented on behalf of Stevens, Graybill and Willard/Matincheck properties. He said the project aims to split an L-shape vacant lot (owned by Stevens) among the 3 adjoining properties which will make them be closer to conforming. Mr. Herr stated all comments have been addressed. He said the lots are approximately 0.89-.09 acres, improving conformity to ordinances and matching existing lot lines.

- Motion to recommend approval of requested waiver for Section 22-303.1 Minor Subdivision Plan to not require a preliminary plan and allow as a final.

It was moved by Mr. Kopp and seconded by Mr. Shellenhamer to approve the request above as stated. The motion carried unanimously.

- Motion to recommend approval of requested deferral for Section 22-506 Curbs and Gutters.

It was moved by Mr. Shellenhamer and seconded by Mr. Kopp to approve the request above as stated. The motion carried unanimously.

- Motion to recommend approval of requested deferral for Section 22-507 Sidewalks.

It was moved by Mr. Kopp and seconded by Mr. Shellenhamer to approve the request above as stated. The motion carried unanimously.

- Motion to recommend conditional approval of PC26-03 Lot Add-on Final Plan for Stephens, Graybill, Williard/Matincheck conditioned on approval of the non-building waiver by the SEO.

It was moved by Mr. Kopp and seconded by Mr. Shellenhamer to approve the request above as stated. The motion carried unanimously.

**PC26-04 Deferment Request to Conewago Township,
Parcel 22-018-001 Beagle Rd, No address**

Thomas Kimmel, Engineer, presented for Jane Erb who owns a parcel in the southeast portion of the Township on Beagle Road, with approximately 63 acres in Londonderry and the remainder in Conewago Township. He said the purpose of this plan is for Jane Erb to convey less than 20 acres (Lot 1, the residential portion) to Nicole Tressler. He said there are no real changes affecting Londonderry Township as all lot line changes are within Conewago Township. The dedication of the Beagle Road portion from the property is also within Conewago. Mr. Kimmel said despite the changes to the property being entirely within Conewago, a deferment by Londonderry is still required.

- Motion to recommend deferment of subdivision plan to Conewago Township, Dauphin County for Parcel 22-018-001 Beagle Rd.

It was moved by Mr. Shellenhamer and seconded by Mr. Kopp to approve the request above as stated. The motion carried unanimously.

MS4 Specialist – Brady Bosworth

- Mr. Bosworth provided the Board with his monthly report for July 2026.

Mr. Bosworth provided the Board with a slide show of Phase 4 of the Conewago Creek Restoration project and the updated Pollinator Garden at Sunset Park.

Public Works – Andy Brandt

- Andy Brandt provided the Board with his monthly report for July 2026.

Golf Course and Bar & Grill - Sam Risteff

- Sam Risteff provided the Board with his monthly report for July 2026.

- Motion to approve the seasonal hire list for the Sunset Golf Course as submitted.

It was moved by Mr. Shellenhamer and seconded by Mr. Kopp to approve the request above as stated. The motion carried unanimously.

- Request approval of various chemicals necessary for golf course maintenance from Fisher & Son Co., under CoStars contract 118461 at a cost of \$7,329.96.

It was moved by Mr. Kopp and seconded by Mr. Shellenhamer to approve the request above as stated. The motion carried unanimously.

- Request approval of the purchase of greens aerification services and materials from Hummer Turf at a cost of \$8,710 for Sunset Golf Course.

It was moved by Mr. Shellenhamer and seconded by Mr. Kopp to approve the request above as stated. The motion carried unanimously.

- Request approval of the purchase of top-dressing services and materials from Genesis Turf at a cost of \$3,506.50 for Sunset Golf Course.

It was moved by Mr. Kopp and seconded by Mr. Shellenhamer to approve the request above as stated. The motion carried unanimously.

Engineer's Report – Mike Wood P.E., HRG

- Mr. Wood provided the Board with his monthly report for July 2026.

Solicitor's Report – Jim Diamond

Nothing to report.

Public Safety Coordinator – Bart Shellenhamer

Mr. Shellenhamer said the Fire Department ran 65 calls for the month of July. He said a meeting with Crane Clean Energy (TMI) indicated that things are headed in the right direction both for the Township and the County. Mr. Shellenhamer said he is looking for volunteers to help with Emergency Management, biannual drills and to look out for Facebook and the website for details.

He said Engine 54-1, which was ordered in 2022 went online two months ago and is expected to be completed in 90-120 day. Mr. Shellenhamer said the annual fund drive letters will be sent out this month.

New Business: None

Old Business: None

Citizens Input:

Thomas Bell, resident of the Township reported he has been dealing with dirt bikes on Land Avenue, Hedge Lane and Dew Avenue. He said they are doing wheelies and reaching a high speed and that it's illegal to ride them on streets. Mr. Bell said the State Police have been out a few times, and nothing has been done.

Mr. Shellenhamer stated he will reach out the State Police.

Mr. Bell also shared that the noise from the Amazon building has been better but is still noisy.

Dave Graybill, resident of the Township commended Township employees for professionalism and responsiveness, especially Andy Brandt for addressing overgrown bushes, assisting with trash and helping with signs blocking areas during water events.

Erica Zinkan, Township Tax Collector asked about the Church on S. Geyers Church Road. Mr. Brady stated there was interior wall that collapsed that left the building unstable. Chairman Geyer stated contractors are working on the structural plans to rehabilitate the church to get it back into solid conditions.

Ms. Zinkan also asked if there were any updates on the Data Center Ordinance.

Mr. Brady stated the Ordinance was approved back in February. He said there have been no plans for Data Centers submitted to the Township.

There was an open discussion regarding Casella Waste Company and the changes that were made to the residents. Mr. Blechertas said the Township does not have a Township wide trash contract, as it is not mandated by state population/density requirements. He said Casella is revamping their trash can design for new trucks with automatic arms.

Executive Session:

"THE BOARD OF SUPERVISORS RESERVES THE RIGHT PURSUANT TO ACT 84 OF 1986 AS AMENDED TO HOLD EXECUTIVE SESSIONS BETWEEN THE TIMES OF THE BOARD'S OPEN MEETING FOR ANY PURPOSE AUTHORIZED BY STATUTE"

Adjournment

There being no further business to bring before the Board, a motion by Mr. Shellenhamer seconded by Mr. Kopp the meeting was adjourned at 8:52 pm.

Signature on file

Secretary – Bart Shellenhamer