

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
783 S. GEYERS CHURCH RD  
MIDDLETOWN, PA 17057  
FEBRUARY 3, 2025 7:00 pm.**

**Call to Order:**

Chairman Ron Kopp called the meeting to order at 7:00 p.m.

**Salute the Flag**

**Roll Call / Attendance - Members Present**

Ron Kopp, Chair  
Mike Geyer, Vice-Chair/Secretary  
Bart Shellenhamer, Member  
Mel Hershey, Member  
Anna Dale, Member

**Absent Members: None**

**Also Present:**

David Blechertas, Township Manager  
Jim Diamond, Esq., Solicitor  
Duane Brady, Codes/Zoning Officer  
Monique Dykman, MS4 Specialist  
Andy Brandt, Public Works  
Sam Risteff, Golf Course Manager  
Mike Wood, P.E., Engineer  
Michelle Phillips, Executive Secretary

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

**REGULAR MEETING**

**Citizens Input –On Agenda Items:**

Kevin Little, Township Resident, asked if the school taxes would be reduced due to TMI reopening and the warehouses?

Supervisor Hershey stated that the Lower Dauphin School Board would be best to answer his question.

### **Executive Session**

An Executive Session took place prior to the meeting to discuss personnel matters. No action was taken.

### **Approval of Minutes**

Chairman Kopp requested approval from the Board for the January 6, 2025, Board of Supervisors Re-Org/Regular Meeting Minutes.

It was moved by Ms. Dale and seconded by Mr. Shellenhamer that the Board approve the January 6, 2025, Board of Supervisors Re-Org/Regular Meeting Minutes. The motion carried unanimously.

### **Manager's Report** – David Blechertas

- Presentation from Viridian Partners

Charlie Courtney, from McNees Wallace & Nurick, Law Firm stated he was here to discuss a concept for the Development of the Zeager Brothers property labeled I1 Industrial. Viridian partners is a developer of warehousing distribution centers and currently has the property under agreement. He said one of the characteristics of the property is the proximity to substantial power lines which provides the opportunity to develop a Data Center. For municipalities, these types of projects present a unique development opportunity. Unique in terms of the low impact meaning no trucks, no impacts to schools and the significant generator of tax revenue due to the nature of the buildings. There are no other types of commercial or industrial development that generates this type of tax revenue.

Michael Cahn, one of four Partners from Viridian Partners, based in Pittsburgh, PA., said they are known for redeveloping environmentally challenged sites and very complex projects. Viridian has a track record of collaborating with communities and is trying to achieve a “win, win” across the board.

He said he has been working with the Zeager Family to redevelop their property and there is a good opportunity with low impact and high yield to the community.

Mr. Cahn gave a presentation to the Board which included several properties Viridian Partners has developed across the country, Strategic Data Center Partner -ASG, an overview of what a Data Center Buildings would look like, annual benefits/impacts of a Data Center compared to warehouses and the low impact a Data Center would have on Londonderry Township.

There was a discussion regarding the impact a Data Center would have vs. a warehouse, the amount of revenue it would provide to the Township, Zoning overlays, noise impacts if any, access points to the building and the demand for power.

- Motion to approve Payment No. 1 from Construction Master Services, LLC in the amount of \$94,072.50 for the Swatara Creek Rd Improvement Project.

Chairman Kopp requested a motion to approve Payment No. 1 from Construction Master Services, LLC in the amount of \$94,072.50 for the Swatara Creek Rd Improvement Project.

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

- Motion to approve Resolution 2025-04 appointing Brian Marchuck as the Londonderry Township Municipal Delegate to the Dauphin County Tax Collection Committee

Chairman Kopp requested a motion to approve Resolution 2025-04 appointing Brian Marchuck as the Londonderry Township Municipal Delegate to the Dauphin County Tax Collection Committee

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

- Motion to approve a proposal from Revize for a new Township Website at a total cost of \$15,000 in year one as part of a four-year agreement with \$5,400 in hosting and support costs each additional year

Chairman Kopp requested a motion to approve a proposal from Revize for a new Township Website at a total cost of \$15,000 in year one as part of a four-year agreement with \$5,400 in hosting and support costs each additional year.

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

- Mr. Blechertas provided several new Township logos that Weber Advertising services designed. He asked the Board for their input on the designs, and it was the opinion of the Board to provide the community with a chance to choose a design and provide their input. Therefore, a survey will be posted on the Township website and Facebook page.
- Motion to approve a proposal from MPE Engineering & CB Network Solutions to install cabling and wireless connectivity in the admin building as part of the renovation project at a cost of \$3,880.00.

Chairman Kopp requested a motion to approve a proposal from MPE Engineering & CB Network Solutions to install cabling and wireless connectivity in the admin building as part of the renovation project at a cost of \$3,880.00.

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

- Motion to advertise a bid for the Sunset Golf Club House HVAC and Roof Project in accordance with the bid specs presented to the Board.

Chairman Kopp requested a motion to approve the advertisement of a bid for the Sunset Golf Club House HVAC and Roof Project in accordance with the bid specs presented to the Board.

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

- Motion to approve Resolution 2025-07, the disposal of records per the Municipal Records Manual:

MS4: Inlet Inspections	2005-2015
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MS4: TWP & Private BMP inspections	2005-2017
MS4: In-House Trainings	2005-2017
MS4: Volunteer Events & Workshops	2005-2017
MS4: Public Works Vehicle Inspections	2005-2017
MS4: PW/GC building inspections	2005-2017
Finance: End of Month Receipts	2017
Finance: Payroll records	2017
Finance: Accounts Payable by Vendor A-M N-Z	2017
Finance: Voucher	2017
Finance: Municipal per capita tax receipt	2017
Finance: Statement of taxes collected	2017
Finance: General Fund/Golf Course receipts by month	2017
Journal Entries	2017
Grant Administration Records	2002-2017

Chairman Kopp requested a motion to approve Resolution 2025-07, the disposal of records per the Municipal Records Manual as listed above.

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

- Motion to approve a contract with R.E. Mundy Maintenance Services to provide janitorial services for the Township Building at a cost of \$9,000.00 per year.

Chairman Kopp requested a motion to approve a contract with R.E. Mundy Maintenance Services to provide janitorial services for the Township Building at a cost of \$9,000.00 per year.

It was moved by Ms. Dale and seconded by Mr. Hershey to approve the request above as stated. The motion carried unanimously.

### **Treasurer's Report** – Brian Marchuck

- Mr. Marchuck presented the Board with the treasure's report and the open purchase order report to the Board for the month ending 01/31/2025

<b>Fund</b>	<b>Open Purchase Orders Total</b>
General Fund	\$ 284,968.34
Escrow Fund	214.99
LVFC Capital Construction Fund	-
Golf Course Fund	321,100.81
Liquid Fuels Fund	34,930.25
Capital Projects Fund	-
<b>Grand Total</b>	<b><u>\$ 641,214.39</u></b>

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

- Mr. Marchuck presented the Board with the 2024 End of Year preliminary results for the Golf Course and the General Fund, the Sunset Golf 2024 end of year inventory report
- Request approval of the year ended December 31, 2024, golf inventory balances

Chairman Kopp requested a motion to approve the year end December 31, 2024, golf inventory balances.

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

- Motion to approve the 2023 Audited Financial Statements from Hamilton & Musser.

Chairman Kopp requested a motion to approve the 2023 Audited Financial Statements from Hamilton & Musser.

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

- Motion to approve Resolution 2025-05, setting the 2025 tax rates for Londonderry Township

Chairman Kopp requested a motion to approve Resolution 2025-05, setting the 2025 tax rates for Londonderry Township

It was moved by Mr. Hershey and seconded by Ms. Dale to approve the request above as stated. The motion carried unanimously.

- Motion to approve Resolution 2025-06, 2025 Budget Amendment 2 to reallocate the Building (carport) funds and Codes Ordinance updates fund to the Building Renovations account.

Chairman Kopp requested a motion to approve Resolution 2025-06, 2025 Budget Amendment 2.

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

### **Zoning and Codes** – Duane Brady

- Duane Brady provided the Board with his monthly report for January 2025.
- Motion to advertise a public hearing on April 7, 2025, for approval of the 2025 Londonderry Township Comprehensive Plan.

Chairman Kopp requested a motion to approve the advertisement for a Public Hearing on April 7, 2025, for approval of the 2025 Londonderry Township Comprehensive Plan.

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

- Motion to approve authorization to engage Traistr LLC for asset and permit management software with a cost not to exceed \$13,400 for the 2025 fiscal year as part of a 4-year contract.

There was a long discussion regarding the different options of the Asset and Permit Management Software, the cost of all the vendors, details of how upgrades are made, different types of access per Township staff and which vendor would benefit the Township the most.

Chairman Kopp requested a motion authorizing engagement with Traistr LLC for asset and permit management software with a cost not to exceed \$13,400 for the 2025 fiscal year as part of a 4-year contract.

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

**MS4 Environmental Department** – Monique Dykman

- Monique Dykman provided the Board with her monthly report for January 2025
- Motion to approve the advertisement of an RFP for development of Site Plans for Sunset Park and Braeburn Park

Chairman Kopp requested a motion to approve the advertisement of an RFP for development of Site Plans for Sunset Park and Braeburn Park contingent on funding.

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

- Motion to approve a proposal from HRG to complete a Letter of Map Revision (LOMR) under FEMA guidelines relevant to the Conewago Creek Project Phase 1-3 at a lump sum cost of \$46,400

Chairman Kopp requested a motion to approve a proposal from HRG to complete a Letter of Map Revision (LOMR) under FEMA guidelines relevant to the Conewago Creek Project Phase 1-3 at a lump sum cost of \$46,400.

It was moved by Mr. Hershey and seconded by Ms. Dale to approve the request above as stated. The motion carried unanimously.

**Public Works** – Andy Brandt

- Andy Brandt provided the Board with his monthly report for January 2025

- Motion to approve the purchase of 160 tons of rock salt from Morton Salt under COG bidding at a cost of 73.77 a ton for a total cost of \$11,803.20

Mr. Brandt requested a motion to approve the purchase 160 tons of rock salt from Morton Salt under COG bidding at a cost of 73.77 a ton for a total cost of \$11,803.20

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

- Motion to approve full-time hire of Justin Hahn for the position of Public Works Maintenance Worker I with a four-month probationary period to begin on February 10, 2025.

Mr. Brandt requested a motion to hire of Justin Hahn as a full-timer for the position of Public Works Maintenance Worker I with a four-month probationary period to begin on February 10, 2025.

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

- Motion to approve the purchase of 150 tons of 2A stone from Byler Quarries at a cost of \$10.95 a ton for a total of \$1,642.50 under COG bid pricing.

Mr. Brandt requested a motion to purchase 150 tons of 2A stone from Byler Quarries at a cost of \$10.95 a ton for a total of \$1,642.50 under COG bid pricing.

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

- Motion to approve the purchase of 60 tons of #57 stone from Pennsy Supply at a cost of \$16.75 a ton for a total of \$1005.00 under COG bid pricing.

Mr. Brandt requested a motion to purchase 60 tons of #57 stone from Pennsy Supply at a cost of \$16.75 a ton for a total of \$1005.00 under COG bid pricing.

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

**Golf Course and Bar & Grill** - Sam Risteff

- Sam Risteff provided the Board with his monthly report for January 2025

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

- Mike Wood provided the Board with his monthly report for January 2025
- Motion to approve Financial Security Reduction request for Core5 Middletown II (Saturday's Market) to reduce the balance from \$120,647.00 to \$0.00

Mr. Wood requested a motion to reduce the balance of Financial Security for Core5 Middletown II (Saturday's Market) from \$120,647.00 to \$0.00

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

- Request approval of Change Order #1 for the Swatara Creek Rd Project in the amount of \$9,350.00 to Miller Soil Solutions for soil sampling and analysis needed for the full depth reclamation design specification.

Mr. Wood requested a motion for Change Order #1 for the Swatara Creek Rd Project in the amount of \$9,350.00 to Miller Soil Solutions for soil sampling and analysis needed for the full depth reclamation design specification to be paid for by HRG.

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

**Solicitor's Report** – Jim Diamond, Esq.

No report

**Public Safety Coordinator** – Bart Shellenhamer

No report

Supervisor Shellenhamer stated he, along with Mr. Blechertas and Mr. Risteff attended a meeting with the Middletown International Airport regarding the Blue Angels Air Show on March 24<sup>th</sup> & 25<sup>th</sup>. He said that the Township should try to facilitate an area of the Sunset Golf Course for customers to watch the show.

Mr. Blechertas stated the airport is expecting over 15,000 participants. He provided a concept for using the Sunset Golf Course as a place for customers to watch the show for a flat rate per vehicle. There will be some internal planning that needs to be done and approval from the Board of Supervisors. He said the idea is to close the golf course on May 24<sup>th</sup> and 25<sup>th</sup> and provide an area for customers to park and bring a chair or blanket to watch the show from the 1<sup>st</sup> and 2<sup>nd</sup> fairways. The club house, bar, deck and restaurant will be open with a full 'Thursday Night Menu.' Included in the concept would be inviting local food trucks, providing sanitation stations and securing full and part-time staff. There was a discussion regarding the various moving parts of the plan and the Board of Supervisors agreed to move forward with more formal plans.

Supervisor Shellenhamer stated that August 1<sup>st</sup> will be Londonderry Fire Department Golf Tournament. He also shared and discussed information that was provided regarding Crane Clean Energy.

**New Business:**

A discussion was held regarding parking around Doc's Roller Rink during their events.

**Old Business: None**

**Citizens Input:**

Joe Sheehan, Township Resident, asked the Board to consider the farmland and the woodland that would be lost regarding the Zeager Brothers property.

Steve Wisniewski, Township Resident asked how data systems make their money.

Mr. Blechertas said they store data for private businesses and make money by doing so.

There was a discussion regarding the presentation from Viridian Partners and the two different types of development: a warehouse or data center at Zeager Brothers property.

**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 Ms. Dale seconded by Mr. Shellenhamer the meeting was adjourned at 10:05pm.

Signature on file

Secretary – Mike Geyer