

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
REORGANIZATION/REGULAR MEETING
MINUTES
783 S. GEYERS CHURCH RD
MIDDLETOWN, PA 17057
January 5, 2026 7:00 pm.**

Call to Order:

Chairman Ronald Kopp called the Reorganization / Regular Meeting to order at 7:00 p.m.

Salute the Flag

Michelle Phillips, Township Notary sworn in the newly Elected Supervisors:

Anna Dale
Scott Merchlinski

Roll Call / Attendance - Members Present

Michael Geyer, Chair
Anna Dale, Vice-Chair
Bart Shellenhamer, Secretary/Treasurer
Ron Kopp, Member
Scott Merchlinski, Member

Absent Members: None

Also Present:

David Blechertas, Township Manager
Duane Brady, Codes/Zoning Officer
Brady Bosworth MS4 Specialist
Andy Brandt, Public Works
Robert Gombac II, Golf Course
Mike Wood, P.E., Engineer
Andy Francos, Eckert Seamans Cherin & Mellott, LLC
Michelle Phillips, Executive Secretary

Attendees: See attached list for Residents/Guests in attendance

RE-ORGANIZATION

Temporary Chair:

Chairman Ron Kopp called for nominations of a Temporary Chair. Mr. Shellenhamer nominated Mike Geyer as Temporary Chair seconded by Ms. Dale. The motion carried unanimously.

Chair:

Temporary Chair Geyer called for nominations for Chair. Mr. Shellenhamer nominated Mike Geyer as Chair seconded by Mr. Merchlinski. The motion carried unanimously.

Vice Chair:

Chairman Geyer called for nominations of Vice-Chair. Mr. Shellenhamer nominated Anna Dale as Vice Chair, seconded by Mr. Merchlinski. The motion carried unanimously.

Secretary:

Chairman Geyer called for nominations of Secretary. Mr. Kopp nominated Bart Shellenhamer for Secretary, seconded by Ms. Dale. The motion carried unanimously.

Appointments of the following:

David Blechertas, Township Manager, called for one motion to cover all appointments as listed below.

Temporary Chair-Michael Geyer

Chair- Michael Geyer

Chair's Bond Amount - \$750,000.00

Vice Chair- Anna Dale

Township Manager –David Blechertas

Township Manager's Bond Amount - \$750,000

Secretary – Bart Shellenhamer

Assistant Secretary – Brian Marchuck

Secretary's Bond Amount - \$750,000.00

Treasurer – Bart Shellenhamer

Board of Supervisors Authorized check signers – Michael Geyer,

Bart Shellenhamer and Anna Dale

Board of Supervisors Bond Amounts - \$750,000 per authorized check signer –
Michael Geyer, Bart Shellenhamer and Anna Dale

Vacancy Board Chairman – Irvin Turpin
Legal Counsel – Eckert Seamans / Jim Diamond, Esq.
Auditors – Musser Hamilton/ Nicholas Shearer
Engineers – HRG / Mike Wood P.E.
Fire Marshall – State Police
Public Safety Coordinator– Bart Shellenhamer
Planning Commission – Patience Basehore, Deborah Weaver
Zoning Solicitor – Stan Laskowski, Esq.
BCO /Zoning Officer – Duane Brady
Floodplain Administrator – Duane Brady
Code Enforcement Officer -Duane Brady
SEO – Tim Wargo, Hoover Engineering
SEO – Chris Hoover, Alternate, Hoover Engineering
Right-To-Know Officer – David Blechertas
Assistant Right-To-Know Officer – Ed Kazlauskas
CAPCOG – Anna Dale
CAPCOG - Alternate – Bart Shellenhamer
Communities That Care – Michael Geyer
PSATS Participation & Voting Delegate – Anna Dale
Depository: Mid Penn Bank – General Fund, Golf Course, Liquid Fuels, Debt Service, Capital Projects, LVFC Capital Construction and Escrow
Depository: PSDLAF- General Fund, Golf Course

Vice-Chair Dale motioned to accept the appointments listed above, seconded by Supervisor Bart Shellenhamer. The motion carried unanimously.

Michelle Phillips swore in the following officials:

Elected Officials:

Erika Zinkan – Tax Collector
Phyllis Gontz – Elected Auditor
Gaye Turpin – Elected Auditor

Appointed Officials:

Irvin Turpin, Vacancy Board Chair
Patience Basehore, Planning Commission Board Member
Deborah Weaver, Planning Commission Board Member

REGULAR MEETING

Executive Session

No executive session took place prior to the meeting.

Citizens Input –On Agenda Items – None

Approval of Minutes

Chairman Geyer requested a motion to approve the December 1, 2025, Board of Supervisors Regular Meeting Minutes.

It was moved by Mr. Kopp and seconded by Ms. Dale that the Board approve the December 1, 2025, Board of Supervisors Regular Meeting Minutes. The motion carried unanimously.

Manager's Report – David Blechertas

- Request approval of Ordinance 2026-01 regarding the Verizon Cable Franchise Agreement.

Mr. Blechertas stated there were no changes to the rate amount and that the agreement is negotiated every five years. He said since the last agreement the number of residents using cable TV have drastically gone down.

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

- Presentation of project update by LSI and a request for authorization to advertise a bid for Phase 4 of the Conewago project in accordance with the bid specs presented to the Board.

Kevin Stough, from Land Studies LLC gave a presentation regarding Phase 4 of the Conewago Creek project. He said Federal and State permit authorizations were received from PA DEP and ACOE, A No-Rise Certification will be provided to FEMA in place of a CLOMR, LandStudies is working with PennDOT to acquire Right-of Entry permit and is currently working to prepare project manual for bidding. Mr. Stough then gave a summary of the bid phase.

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

- Presentation of Site Design drawings for Sunset & Braeburn Parks by JMT Engineering and request approval of the SDD drawings for both parks.

Andy Mears, from JMT Engineering presented site design drawings for Sunset and Braeburn Park. He said public meetings were held to gather input for the design. Mr. Mears stated, with approval of the designs the Township would be able to apply for grant funding.

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

- Request approval of Resolution 2026-01 regarding the disposal of Township property.

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

- Request approval of Resolution 2026-02, Mileage Reimbursement 2026.

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

- Request approval of edit to Section 207 of the Employee Personnel Manual.

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

- Setting a date for the continuation of a Public Hearing for the Data Center Ordinance.

Mr. Shellenhamer motioned to schedule the continued Public Hearing for the Data Center Ordinance at the Londonderry Fire Department on February 11, 2026 at 7:00pm. It was seconded by Mr. Merchlinski. The motion carried unanimously.

- Setting a date for the Public Hearing for the Curative Amendment.

Mr. Blechertas said an extension was given regarding the legal action against the Township in the form of a curative amendment. Therefore, a

public hearing must be held, he recommended having the meeting at the Londonderry Fire Department on February 18, 2026 at 7:00pm.

Mr. Merchlinski motioned to set the date and time as stated by Mr. Blechertas, it was seconded by Mr. Shellenhamer. The motion carried unanimously.

- Motion to cancel the Jan 14, 2026 Public Hearing previously set for the curative amendment.

Mr. Blechertas said this meeting will need cancelled due to the extension the Township was given.

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

- Request approval of Pay App #4 for Garden Spot Mechanical for \$28,022.41 as reviewed and approved by the project engineer.

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

- Request approval of the 2026 Make a Wish Mother's Day Truck Convoy Agreement.

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

- Request approval for Resolution 2026-06 regarding a DCNR grant application by the Londonderry Company.

It was moved by Ms. Dale and seconded by Mr. Merchlinski 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 for January 2026.

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

- Motion to approve Township Manger, David Blechertas as the Pension Plan Chief Administrator.

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

- Motion to approval Resolution 2026-03 - Budget Amendment 1

Mr. Marchuck stated the reason for the Amendment was to move money out of the reserves for the anticipation of cost increase for the Gingrich and Zion Bridge project.

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

- Request approval of Resolution 2026-04, changing all authorized signature on all Township bank and investment accounts.

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

- Request approval of Resolution 2026-05, appointing Brian Marchuck as the Township's Dauphin County Tax Collection Committee Delegate for the 2026 calendar year.

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

Zoning and Codes – Duane Brady

- Request approval of requested waiver to SW25-17, 289 Schoolhouse Rd for Section 28-303.11 Volume and Rate Controls

Mr. Brady stated Landworks Civil Design LLC, the engineering firm on behalf of the property owners, Matt & Amy Wood are seeking a waiver of the section of the Stormwater Ordinance. The project overall is to allow for Stormwater management for a new single-family dwelling to be constructed on a newly crated lot that was approved under PC24-04 last year. He said

HRG and staff have reviewed the plan of the requested waiver and the minor nature of the request has been approved.

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

- Mr. Brady provided his monthly report for December 2025 and the yearly report for 2025.

MS4 Specialist - Brady Bosworth

- Mr. Bosworth provided his monthly report for December 2025.

Mr. Bosworth said there are two Spring Events happening in March. One will be a Native Perennial Garden Seminar at 6:00pm on March 10th at the Golf Course Clubhouse. The second will be a Rain Barrel Workshop at 6:00pm on March 24th at the Golf Course Clubhouse.

Public Works – Andy Brandt

- Andy Brandt provided his monthly report for December 2025.
- Request approval of the purchase of road salt from Morton Salt in the amount of 200 tons at \$79.17 a ton through the CAPCOG bidding.

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

Golf Course and Bar & Grill - Sam Risteff

- In the absence of Mr. Risteff, Robert Gomboc provided the Board with the monthly report for December 2025.
- Motion to pay Eastern Irrigation & Pump Company to replace and install a new pressure tank at the back 9 pump station in the amount of \$ 3,240.00.

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

- Motion to purchase a triplex mower and roller unit in the amount of \$51,212.41 from Lawn & Garden Supply under Costars Contract # 4400028329.

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

- Request approval to pay Grove Flooring, LLC to replace the banquet room flooring at a cost of \$ 16,430.65. (lowest of 3 quotes)

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

- Request approval to pay Key Painting and Decoration Company, LLC to paint the banquet room at a cost of \$5,864.56 (lowest of 3 quotes)

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

- Request approval to purchase Bar & Banquet room furniture from Webstaurant Store at a cost of \$7,871.78. (includes shipping)

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

Mr. Blechertas stated all golf course purchases are fully funded by them and that no tax dollars will be used.

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

- Mike Wood provided the Board with his monthly report for December 2025.

Solicitor's Report – Andy Francos, Eckert Seamans Cherin & Mellott, LLC
Nothing to report

Public Safety – Bart Shellenhamer

Mr. Shellenhamer stated he has sent the Members of the Board and Township Staff his monthly and year end reports. In December, the Londonderry Fire Department ran 46 calls and the total for the years was 410, a large increase from the previous year.

New Business: None

Old Business: None

Citizens Input:

Jake Hitz, from Bright Hope Fellowship Church offered their assistance to anything the Township would need.

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 Ms. Dale the meeting was adjourned at 8:53pm.

Secretary – Bart Shellenhamer