

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS**  
**REGULAR MEETING MINUTES**  
**783 S. GEYERS CHURCH RD MIDDLETOWN, PA 17057**  
**DECEMBER 1, 2025**

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

**Salute the Flag**

**Roll Call / Attendance - Members Present**

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

**Absent Members:** None

**Also Present:**

David Blechertas, Township Manager  
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:**

Executive Session took place after the meeting was adjourned with no action taken.

**Citizens Input – On agenda items:** None

**Approval of Minutes**

Chairman Kopp requested a motion to approve the November 3, 2025 Board of Supervisors Meeting Minutes.

It was moved by Mr. Shellenhamer and seconded by Ms. Dale that the Board approve the November 3, 2025 Board of Supervisors Meeting Minutes. The motion carried unanimously.

**Manager's Report** – David Blechertas

- Motion to adopt the final 2026 Londonderry Township budget.

Mr. Blechertas stated Township residents will not see a tax increase for 2026 and that it is the 10<sup>th</sup> consecutive year without an increase.

It was moved by Mr. Shellenhamer and seconded by Mr. Merchlinski to adopt the final 2026 Londonderry Township Budget.

Discussion: Mr. Shellenhamer said the residents may see an increase in property tax for 2026 which does not come from the Township but from Dauphin County.

The motion carried unanimously.

- Request approval of the Township's 2026 Holiday Schedule.

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 Meeting Calendars.

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 the Township Manager Employment Agreement for 2026-2027, effective January 1, 2026.

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

- Discussion and action to set a date for a public hearing to address a curative amendment filled with the Township regarding a data center ordinance.

Mr. Blechertas states a public hearing date will need to be set for a curative amendment regarding a data center Ordinance from a data center developer.

This is due to the developer filing an amendment, arguing the current Ordinance doesn't provide for data center and proposing their own Ordinance. He said a hearing is suggested for January 14, 2026 to meet the requirement of holding it by January 21, 2026. The applicant has granted a 30-day extension, giving a total of 90 days to hold the hearing.

Township Solicitor, Jim Diamond said, the developer is basically coming with the argument that the current Township Ordinance does not provide for data centers. The developer filed an action against the Township suggesting their own complete data center Ordinance. He said the public will have the opportunity to comment at the public hearing.

It was moved by Mr. Geyer and seconded by Mr. Shellenhamer to set the public hearing to be held at the Londonderry Fire House on January 14, 2026 at 7:00 pm. The motion carried unanimously.

- Request approval of final payment to JMT for the Sunset and Braeburn Park Site Development Drawings in the amount of \$9,367.00.

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

- Request approval to end the probationary period and begin regular full-time employment for Michelle Scheetz effective December 18, 2025.

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 pay application #3 from Garden Spot Mechanical for HVAC work at Sunset Golf course, as approved by the project engineer, at an amount of \$5,564.94.

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 pay application #4 from Lauer Construction for general contracting work at Sunset Golf Course, as approved by the project engineer, at an amount of \$96,305.66.

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

- Request approval of pay application #2 from Lauer Construction for electrical contracting work at Sunset Golf Course, as approved by the project engineer, at an amount of \$11,987.93.

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

- Request approval for the Londonderry Twp. Fire Police to provide services:
  - December 6th, 2025 – Elizabethtown Holiday Parade

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 the Township Safety Manual.

Mr. Blechertas said it's been several years since the Townships safety manual has been updated. Ryan Duignan, from the Public Works department did an exceptional job on updating it. He said the safety committee is state-certified and plans to conduct annual chemical training right-to-know training in the near future.

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 purchase of computer security hardware from Pointsolve Technology at a cost of \$8,025.00

Mr. Blechertas stated the purchase if for additional security hardware that was missed in the initial review. A new contact with Pointsolve is nearing completion after addressing all issues. He said the contact is also being reviewed by the Township Solicitor.

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

- Discussion regarding the rotation of Board Chair.

The Board of Supervisors discussed the rotation of Board Chairs for the year 2026. It was determined that Mr. Geyer will be Chairman, Anna Dale Vice-Chair and Mr. Shellenhamer, Secretary.

- Discussion and possible motion regarding the donation of two 2026 Air Show Tickets to the Seven Sorrows Building Fundraiser.

Mr. Blechertas stated per the Solicitor, the Board is unable to take action on the above request.

**Treasurer's Report** – Brian Marchuck

- Mr. Marchuck presented the Board with the Treasurers' report and the bills/open purchase order report for December 2025.

Chairman Kopp requested a motion to approve the Treasurers' report and the bills/open purchases as presented for December 2025.

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

- Request approval of a proposal from Hamilton and Musser to perform the Township 2025 independent audit at a cost of \$18,200.

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

- Request approval of Resolution 2025-30, setting the 2026 tax rates for Londonderry Township.

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 a proposal for regular accounting services from Brown Plus for 2026 at a cost of \$217,350 to the General Fund and a cost of \$129,000 to the Golf Course Fund.

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

- Request approval of a proposal for annual auditing and reporting services from Brown Plus for 2026 at a cost of \$11,850

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

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

In the absence of Mr. Brady, Mr. Blechertas advised the Board if they have any comments regarding Duane's report he would pass them along. There were no comments from the Board of Supervisors.

- Request approval to Re-approval PC24-05 Lauffer Final Minor Subdivision Plan.

Mr. Blechertas said the re-approval is from the Dauphin County Record of Deeds office regarding the signature dates on the plan.

It was moved by Mr. Geyer and seconded by Ms. Dale to re-approval PC24-05 Lauffer Final Minor Subdivision Plan. The motion carried unanimously.

- Motion to approve Resolution 2025-31: 2026 Fee Schedule to be effective 1/1/26.

Mr. Blechertas said that there are minor updates to the fee schedule for the 2026 year including large scale projects and the Golf Course.

It was moved by Ms. Dale and seconded by Mr. Shellenhamer 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 November 2025.

### **Public Works** – Andy Brandt

- Andy Brandt provided the Board with his monthly report November 2025

- Request approval of new playground parts to repair the Challenger Equipment at Sunset Park from George Ely Assoc at a cost of \$2,721.00.

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

- Discussion on the results from the LTAP study for Route 441 and Red Hill Plaza.

Mr. Brandt said the results from the LTAP study show a School Bus sign is being recommended but only for the North Bound Lane coming from Lancaster. He said he has submitted the results to PennDot and once the Township receives the “OK”, the sign will be bought and installed by the Township.

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

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

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

- Mr. Wood provided the Board with his monthly report for November 2025.

Mr. Wood stated he has received a final update for 1251 Schoolhouse Road and 1444 Round Top Road driveway evaluations. A letter to PennDOT will be sent once we finalize a couple exhibits. He said for the address at 1251 Schoolhouse Road, a hidden driveway sign is being recommended along the southbound approach, but not from the northbound approach. As for 1444 Road Top Road, a driveway sign is being recommended along the northbound approach but not the southbound approach.

#### **Solicitor’s Report** – Jim Diamond

Nothing to report.

#### **Public Safety Coordinator** – Bart Shellenhamer

Mr. Shellenhamer stated he has emailed the year to date statistics to the Township and Board of Supervisors. He also mentioned that he has done a five-year study and their average over five years was 358 calls and as of right now they currently have 360 calls at the end of November, so there was an increase of Fire Services.

**New Business:**

Mr. Blechertas stated the new Township website will go live December 9, 2025.

**Old Business:**

**Citizens Input:** None

**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. Merchlinski the meeting was adjourned at 7:55 pm.

**Signature on file**

Secretary – Bart Shellenhamer