

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
783 S. GEYERS CHURCH RD
MIDDLETOWN, PA 17057
NOVEMBER 4, 2024**

Call to Order: 7:00 p.m.

Chairman Bart Shellenhamer called the Regular Meeting to order at 7:00 p.m.

Salute the Flag

Roll Call / Attendance - Members Present

Bart Shellenhamer, Chair
Ron Kopp, Vice Chair
Mike Geyer, Secretary/Treasurer
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 Director
Sam Risteff, Golf Course Manager
Mike Wood, P.E., Engineer
Michelle Phillips, Executive Secretary

Attendees: A list of Residents/Attendees are on file by the Township

Citizens Input on Agenda Items:

Diane Corsello, resident of the Township on Snavelly Road, spoke regarding her concerns about no parking on Snavelly Road. She said that she was not informed of the new Ordinance that was approved by the Board of Supervisors and feels she and the other residents should have been. Ms. Corsello stated she does not feel that there are any issues with emergency vehicles getting around and that the ordinance

is unnecessary. She stated that she feels that this issue is more perceived instead of actual. Both her and her husband work from home and their office face's Snavelly Road and they see what is going on for over 8 hours a day. Ms. Corsello said she and her husband walk on the road and have noticed other community residents drive there just to walk/bike ride on the road, because they feel it is a safe place to do so.

Dillon Giovacchini, Resident of the Township on Snavelly Road, stated his family have lived on Snavelly Road for generations back to when it was called RT Delivery 2. He deeply cares about his community and their safety. He understands that some neighbors may not be thrilled, whether it's the placement of the signs or the inconvenience that may cause them since the signs have been put up. Mr. Giovacchini does not want neighborhood feuds or any personal vendettas, the only thing he is concerned about is safety. He stated he, his wife and family members have almost all been in accidents due to the cars parked in the road. He said he had seen, an accident almost occur with a school bus. Mr. Giovacchini stated he is concerned about the safety of his family and kids on the school bus. There are many residents who walk or drive on the street every day and in the event of an emergency seconds count. He is also concerned that if an emergency vehicle needs to get through, there should not be any delay or negative ramifications. He said he is worried, that it's not a matter of "if" an accident would occur but when. He believes removing the signs and the ordinance could lead to serious issues. Mr. Giovacchini told the Board that there are several blind turns on Snavelly, which if a car was parked there, it would certainly result in an accident. His opinion is to request we keep the ordinance and enforce it to ensure safety.

Kurt Yocum, resident of the Township on Snavelly Road stated he does not feel it's a big deal regarding the parking Ordinance but feels it should have been communicated to the residents of Snavelly Road. He said it is a tight road, and a lot of people fly down the road going over the speed limit. Safety is defiantly a concern and feels the parking Ordinance put in place is a bit extreme, especially with the sign being put in his yard.

Mr. Blechertas stated that the signs were not installed with anyone's property in mind or not in mind. The signs were spaced evenly by the Public Works Department measuring from Steinruck Road going back. They were not intended to be placed in someone's yard because they were an issue or not, they were placed evenly along the road. Mr. Blechertas stated that more signs will be installed once they are available.

James Bauder, resident of the Township on Snavelly Road, stated that at least twice cars had to back out while kids were being loaded onto the 8:40 am School Bus. He sees this as a huge safety issue for kids cannot be replaced. He doesn't like that signs had to go up but if everyone started parking on this narrow road it would create a safety issue.

Steve Corsello, resident of Snavelly Road, stated he is new to the development and does not want any trouble, for he would like unity and peace. He stated he has a big family and from time to time the cars will not fit in the driveway. Mr. Corsello stated he has had some construction on his property, and they have been forced to park on the road due to limited parking. He did not anticipate this would happen, where implicitly or indirectly their freedom to assemble would be restricted.

Carol Hornung, a long-time resident of Snavelly Road, feels this meeting has been good, for now residents are talking. She stated she had never heard of any issues with the bus drivers and feels like no one has ever misused parking. Ms. Hornung stated that she has a big family and always checks to make sure parking will not be an issue.

Executive Session:

Executive Session took place prior to the meeting to discuss a personnel matter. No action was taken.

Approval of Minutes

Chairman Shellenhamer requested approval from the Board for the October 7, 2024, Board of Supervisors Public Hearing & Regular Meeting Minutes.

It was moved by Ms. Dale and seconded by Mr. Hershey that the Board dispense with the reading of October 7, 2024, Board of Supervisors Public Hearing & Regular Meeting Minutes since all members received a transcript. The motion carried unanimously.

Chairman Shellenhamer requested approval from the Board for the October 16, 2024, Board of Supervisors Work Session Meeting Minutes

It was moved by Mr. Kopp and seconded by Ms. Dale that the Board dispense with the reading of October 16, 2024, Board of Supervisors Work Session Meeting minutes. The motion carried unanimously

Manager's Report – David Blechertas

- Motion to advertise the proposed budget and make available for public inspection at the Township Municipal Building during regular business hours from November 5th through December 2, 2024.

Mr. Blechertas stated there will be no tax increase for 2025. Along with that, the residents can expect background work to begin with the Engineers for the replacement of bridges on Zion and Gingrich Road, repairing and repaving of Swatara Creek Road, Sunset Park will get new benches, tables, swings, and equipment shed, the Townships website will be getting a facelift, and Phase 4 of the Conewago Creek improvement project work will begin.

Chairman Shellenhamer requested approval from the Board to advertise the proposed budget and make available for public inspection at the Township Municipal Building during regular business hours from November 5th through December 2, 2024.

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

- Request approval of a proposal by HRG to perform an evaluation of Snavelly Rd parking restrictions in accordance with PennDOT Pub 212 at a cost not to exceed \$1,100.00

Chairman Shellenhamer requested approval from the Board to perform an evaluation of Snavelly Road parking restrictions in accordance with PennDOT Pub 212 at a cost not to exceed \$1,100.00 by HRG.

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

- Motion to accept the resignation of Ruth Jilka from the Planning Commission Board effective October 16, 2024

Chairman Shellenhamer requested approval to accept the resignation of Ruth Jilka from the Planning Commission Board effective October 16, 2024

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

- Motion to accept the resignation of Kevin Hummert from the Zoning Hearing Board effective November 1, 2024

Chairman Shellenhamer requested approval to accept the resignation of Kevin Hummert from the Zoning Hearing Board effective November 1, 2024.

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

- Appoint Richard Swartz to the Planning Commission to fill the alternate member vacancy and complete the remaining term which expires on 12/31/2027

Chairman Shellenhamer requested approval to Appoint Richard Swartz to the Planning Commission to fill the alternate member vacancy and complete the remaining term which expires on 12/31/2027

It was moved by Ms. Dale and seconded by Mr. Geyer 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 10/31/2024.

Fund	Open Purchase Orders
General Fund	\$ 92,409.48
Golf Course Fund	54,468.44
Liquid Fuels Fund	20,055.76
Escrow Fund	7,097.16
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Grand Total	<u><u>\$ 174,030.84</u></u>

It was moved by Mr. Kopp and seconded by Ms. Dale to approve the bills/open purchase orders for October 2024. The motion carried unanimously.

Mr. Marchuck asked the Board if they would consider paying bills electronically. He said the Board will still be provided with the expense reports and the approval process will not change. Mr. Marchuck said that the change will eliminate checks being printed and mailed. This applies to utility and certain other payments only and will not apply to all vendors.

Ms. Dale made the motion to electronically pay certain bills that can be paid electronically. Mr. Geyer seconded the motion. The motion carried unanimously.

Mr. Marchuck said the Liquid Fuels Audit and the Independent Audit for 2023 had no findings. He said he has not received a update on the Pension Audits and is hoping to report any findings at the December's Board meeting.

Zoning and Codes – Duane Brady

Mr. Brady provided the Board with his monthly report for October.

Mr. Brady stated on November 1st the Township had put up a 30-day Burn Ban, for conditions of the state are ripe for forest fires. After 30 days the Burn Ban will be re-evaluated.

MS4 Environmental Department – Monique Dykman

Ms. Dykman provided the Board with her monthly report for October. She asked the BOS for a signature on a landowner agreement to allow Lancaster County Conservation District to utilize and access Londonderry property to manage the installed sonde, a long-term monitoring system that sends data automatically. Mr. Diamond confirmed the agreement has been reviewed.

- Presentation on Draft Park Recreation and Open Space Plan.

Tim Staub, Assistant Vice- President for HRG and the Project Manager for the Townships for the Park Recreation/Open Space stated they are on schedule, and he is hoping to wrap up this plan in the next 2 months. His agenda is to provide a background on the project, what is a Park Recreation/Open space plan, go over the process and schedule, talk about the plan and what the next steps are.

Mr. Staub and Kaitlin Mills from HRG, the Assistant Project Manager for the project, provided a presentation of the Park Recreational/Open Space Plan. Ms. Mills stated that the plan is to have the final version before the Planning Commission in December and then to have it moved to the Board of Supervisors meeting in January.

Public Works – Andy Brandt

Mr. Brandt provided the Board with his monthly report for October.

- Update on flashing light signs on Colebrook and School House Road

Mr. Brandt expects work to begin sometime in November, the lights are designed to slow down traffic approaching the intersection.

Golf Course and Bar & Grill – Sam Risteff

Sam Risteff provided the Board with his monthly report for October.

- Request approval of a 5-year lease with Golf Cart Specialties for the acquisition of 80 Golf Carts at a cost of \$ 337,312.40

Chairman Shellenhamer requested approval of a 5-year lease with Golf Cart Specialties for the acquisition of 80 Golf Carts at a cost of \$ 337,312.40

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

Mr. Blechertas stated the roof at the Sunset Golf Course is in desperate need of a roof replacement. He has worked with Gannett Fleming, and they did a very thorough investigation of the roof. It was determined that the roof will need to be replaced. The roof is over 22 years old and has several leaks causing additional damage to the building. The plan is to combine the roof replacement and the HVAC replacement and have them done at the same time. Mr. Blechertas will be providing the Board with a proposal at the next meeting adding the roof replacement to Gannett Fleming's existing contract. In the meantime, he wanted to give the Board the analysis of what Gannett Fleming had done. He said they provided 3 basic options. One being to replace the metal roof "as is" both with and without insulation, second

option is a rubber roof, and third option would be to coat the existing roof with a product to extend the life of the roof. The third option is not recommended. He said no action is needed but he wanted the Board to know the seriousness of having the roof replaced. Out of a “A” to “F” rating the roof received a “D” rating. Mr. Blechertas stated he has received a quote from Moser Roofing Solution for emergency repair at the club house and get us through the winter until the roof can be replaced.

- Motion to amend the agenda to allow action on approval of the emergency roof patchwork at Sunset Golf Course.

Chairman Shellenhamer requested approval to amend the agenda to allow action on the approval of the emergency roof patchwork at Sunset Golf Course.

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

- Request approval for emergency patchwork of the roof at Sunset Golf Course by Moser Roofing Solutions to not exceed \$3,745.00 contingent to Solicitor approval.

Chairman Shellenhamer requested approval for emergency patchwork of the roof at Sunset Golf Course by Moser Roofing Solutions to not exceed of \$3,745.00 contingent to Solicitor approval.

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

Engineer’s Report – Mike Wood, P.E.

- Mr. Wood, Township Engineer, provided the Board with his monthly report for October.

There was a discussion regarding those who have not started the process of connecting to the public sewer along RT 230, those who have applied for permits and what the next step would be since the 30-day letter was sent to residents that have expired as of November.

The Board approved to move forward with issuing citations through the District Justice.

Solicitor's Report – Jim Diamond, Esq.

Nothing to report

Public Safety – Bart Shellenhamer

Nothing to report

New Business –

Mr. Blechertas stated that there will be a Work Session meeting on November 20, 2024.

Old Business - None

Citizens Input:

Steve Wisniewski, resident of the Township, asked if the \$337,000 for the golf carts would be paid by the Township.

Mr. Blechertas stated that the Golf Course operates without any funding from the Township, no taxpayers are subsidizing the Golf Course unless they decide to be golfers. The golf carts are fully paid for by the revenue generated by the Golf Course.

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. Hershey seconded by Ms. Dale the meeting was adjourned at 8:56pm.

Signature on file
Secretary – Mike Geyer