

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MEETING MINUTES
783 S. GEYERS CHURCH RD
MIDDLETOWN, PA 17057
September 18, 2024**

Call to Order: 7:00 p.m.

Vice-Chairman Ron Kopp called the Work Session Meeting to order at 7:00 p.m.

Salute the Flag

Roll Call / Attendance - Members Present

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

Absent Members: Bart Shellenhamer, Chairman

Also Present:

David Blechertas, Township Manager
Jim Diamond, Esq., Solicitor
Mike Wood, P.E., Engineer
Michelle Phillips, Executive Secretary

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

Citizens Input on Non-Agenda Items: None

WORK SESSION MEETING:

Executive Session:

No Executive Session took place.

Manager's Report – David Blechertas

- Request approval to amend the agenda due to an urgent situation regarding the PennDOT Winter Maintenance Services Agreement that the Township was only notified of within the last 24 hours.

Vice-Chairman Kopp requested approval from the Board to amend the agenda due to an urgent situation regarding the PennDOT Winter Maintenance Services Agreement that the Township was only notified of within the last 24 hours.

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

- Request approval of an updated Winter Maintenance Services Agreement between Londonderry Township and PennDOT

Vice-Chairman Kopp requested approval from the Board to approve an updated Winter Maintenance Services Agreement between Londonderry Township and PennDOT.

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

- Request approval for the Londonderry Fire Police to provide services for:
 1. Brian Peek Memorial Service in Fairview Township on September 14, 2024
 2. Homecoming Parade in Elizabethtown on September 28, 2024
 3. Halloween Parade in Swatara Township on October 22, 2024

Vice-Chairman Kopp requested approval from the Board for the Londonderry Fire Police to provide services for the events listed above.

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

- Request approval for additional charges for repair services to the tire loader from SOS Heavy Equipment in the amount of \$1,049.71

Vice-Chairman Kopp requested approval from the Board for additional charges for repair services to the tire loader from SOS Heavy Equipment in the amount of \$1,049.71

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

Treasurer’s Report – David Blechertas

- Mr. Blechertas presented the Board to pay the open purchase order report through September 11, 2024.

Vice-Chairman Kopp requested approval from the Board to accept the Open Purchase orders report through September 11, 2024.

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

Continued Manager’s Report – David Blechertas

- Discussion with DTMA & HRG about the future direction of sewer connections on Route 230

In attendance for the discussion:

Justin Mendinsky, HRG
Kim Bloom, DTMA
Scott Winters, DTMA
Mike Stotler, DTMA

Mr. Blechertas started the discussion of the future direction of the sewer connections on RT.230. It has been 2 years since the sewer connection project has started on RT 230, and to date there are 23 properties left to connect, 3 of which have pulled permits. There has been good cooperation from the public so far. He said there has been a series of 3 letters that have been sent to all affected properties. Copies of the letters that were sent to the residents were provided to the Board as well as a spread sheet of the remaining properties still needing to connect.

Mr. Justin Mendinsky, from HRG, stated he has been involved with this project from the beginning. He said there are still a number of connections that are outstanding. Talks about the project started in 2021 by way of public hearings and public notices. In August of 2023, the first written notice along with two others in November 2023 and March 2024 were sent out to the homeowners who are within 150 feet of the sewer mains. He said there were some letters that were not getting to the homeowners due to them not living at the residence. Research was done, and contact has been made with them. Mr. Mendinsky stated that we are at the point where we should ratchet up the efforts. He recommended sending out a final notice with a 30-day window to those who have not connected and possibly adding

the language from the ordinance that stipulates a fine. As of now there has been no language in the letters that stated a potential of a fine.

A discussion was had amongst the DTMA team and the Board regarding what funding that is available to the residents from Pennvest and USDA, the cost of the fees to make the connection, a contractor list and who was left to connect both residential and commercial.

Mr. Blechertas asked if there was an expiration date for the permits that have been issued.

Ms. Bloom stated there is no expiration date for permits and those who have a permit would not have to pay a new rate if it were to change next year.

Supervisor Hershey asked if there was an update on the 442 dwellings at Cedar Manor and Pine Manor.

Ms. Bloom stated she has been in contact with the developer. The agreement has been sent to Pine Manor, and it is being reviewed. There should be a red line version sent back to DTMA by end of September. It will then be reviewed by DTMA and if needed be sent back to the developer. Once the contract is approved the project will then be put out to bid within 60-90 days. After that it will take up to 90 days to review the bids and award the contracts. Once that is completed it will be another 30-60 days to award the contract and mobilize the contractor. She said that would mean they are looking to start in May or June of 2025. Ms. Bloom stated the developer has been good to deal with. Pine Manor is also looking to connect to public water and resolve the location of the meter pit.

Supervisor Hershey asked if the additional dwellings of the parks were included in the agreement.

Ms. Bloom stated that an additional 28 dwellings are included in the agreement.

Ms. Bloom said that Cedar Manor is a little different due to a significant source of iodine that was found in one of the lines under a home with several layers of obstruction. Therefore, they are thinking about doing a bypassing. Due to Pine Manor and Cedar having the same owner it looks like they are going get through the Pine Manor agreement first and then move on to Cedar Manor. She said as of right now there is no agreement in place for Cedar Manor. Ms. Bloom stated that

the Cedar Manor parks are dealing with DEP. When the on-lot systems are being replaced there will need to be a decommissioning that is regulated by DEP.

Mr. Stotler, from DTMA, stated that Pine Manor has been in touch with DTMA about their land developments.

Mr. Blechertas stated that the Township has not received any plans for land development from Pine Manor.

There was a lengthy discussion regarding the last 23 residential/commercial lots that have not connected, what options there are to have them connect, the fines that could be given per the ordinance and how much more time will be allowed with a final notice being sent to residents.

Mr. Blechertas asked if a final letter could be sent out October 1st by the Township with the verbiage regarding the ordinance and the fines that could be accumulated.

Mr. Diamond, Township Solicitor, stated it can be done.

Ms. Bloom stated that DTMA has found that some of the single-family dwellings are now multi-family dwellings, so their connection fees will be different from a single-family. She also noted any multi-family dwelling that is on a well system will need to have their well metered. If the property is single family, no meter is required for their well.

Mr. Blechertas stated that the goal is to have certified letters sent from the Township in the mail October 1st to those who have not connected with a 30-day deadline of obtaining a permit and have it scheduled with a contractor.

Mr. Blechertas next discussed the River House Property. This property has 2 separate lots one for the restaurant the other where septic tank is located. In July of 2021, a letter was sent to the owner advising him to review the location of the stake that DTMA placed suggesting the best place for the lateral to be installed. The owner was given the option to have it moved to a different location, with no advise from the owner the lateral was placed in the spot recommended by DTMA which was at the lower property. He said 3 weeks ago a meeting was held with Mr. Nicholson one of the owners of the restaurant, HRG, DTMA and the Township. In this meeting the restaurant owner asked how the Township could force him to connect with no lateral to the restaurant. He said the meeting went very well and a plan was determined. The plan was to add a new lateral close to the deck area of

the restaurant along the parking lot. After the on-site meeting, DTMA determined the cost would be over \$50,000.00 to add the lateral in that location and that the PennDOT right-of-way work was prohibited, therefore the plan would not work. Mr. Blechertas stated there was some push back from Mr. Nicholason due to the letters being sent to his business partner whose name is on the tax record on file.

Ms. Bloom stated the other alternative would be to use the lateral from the other lot of the restaurant and run it parallel to the road up to the restaurant. This alternative created concern for the owner due to him now having to run 300 feet of lateral when other residents had a more direct lateral installed.

There was a discussion concerning options for the restaurant, the sewer system, and the location of the lateral.

Supervisor Hershey stated that another discussion should take place with the restaurant owner to see what options can be determined to move the project along.

Supervisor Kopp stated that it has been determined that certified letters be sent out to the residents who have not connected by October 1st with a 30-day deadline. The letter will include the stipulation of fines that could occur and the options for financing.

Ms. Bloom suggested that there are a few lots that have changed ownership, and these residents should not be receiving the final notice.

Supervisor Kopp stated that the final letter will be drawn up and it will be reviewed by the Mr. Diamond, DTMA and the Board of Directors prior to being mailed out.

With nothing else to discussion on this matter the meeting moved forward.

Solicitor's Report – Jim Diamond, Esq.

Nothing to report

Public Safety - None

New Business - None

Old Business - None

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 Ms. Dale seconded by Mr. Geyer the meeting was adjourned at 8:30pm.

Signature on file

Secretary – Mike Geyer