

December 8, 2020
MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, December 8, 2020 in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

The meeting was called to order at 7:00 p.m. by Council President Carrie Smith followed by the pledge to the flag and a moment of silence was then observed.

COUNCIL MEMBERS

Carrie L. Smith	David T. Aichele, Mayor
Lauren E. Hauck (via teleconference)	Brooke G. Magni (via teleconference)
Linda L. Bellile (via teleconference)	Mary Ann Gerber (via teleconference)
Daniel P. Ostrowski (via teleconference)	Jenna L. Erb (via teleconference)

OTHERS PRESENT

John D. Rochat, Borough Manager & Millersville Borough Chief of Police
Jessie L. Ebersole, Millersville Borough Finance Officer (via teleconference)
Lieutenant Jeffrey Margevich, Millersville Borough Police Department
Michael D. Walker, Millersville Borough Planning Commission Chair
Gary G. Hess, Millersville Borough Planning Commission Secretary
Michael J. Weidinger, Millersville Borough Planning Commission (via teleconference)
Dr. Victor DeSantis, Millersville University (via teleconference)
Claire DeVinney, Penn Manor High School Student Advisor
Michael G. Lechliter, Ed.D., Superintendent of Schools, Penn Manor School District
Alex Rohrbaugh, County Planning Commission
Elaine Jones, LPN (via teleconference)
W. David Sykes, 344 Valley Road, Millersville (via teleconference)
Sandra Graham 12 Fresh Meadow Drive, Lancaster
Bob Hershock, 58 Quaker Hills Road, Lancaster

CITIZENS' REQUESTS OR CONCERNS

Ms. Graham from 12 Fresh Meadow Drive voiced her concern with the conceptual plan for the development at Rt 999 and Rt 741. She stated traffic is already an issue with through-traffic on Fresh Meadow and trying to turn left out of the development onto Rt 999. She keeps hearing that there is a housing issue but when do you say enough. Do we have to provide homes for everyone that wants to move to Lancaster County? If you build all those low-income housing on farmland, it isn't going to be Lancaster County anymore. A lot of the citizen's she has spoken with are extremely opposed to it.

President Smith read an email from Mark Eller from 5 Fresh Meadow Drive and Joanne Nitroy from 45 Fresh Meadow Drive. Their email voiced concern for the traffic impact the proposed development will have on their street as well as on Rt 999. It went on to state that the development as proposed will eventually raise taxes in order to cover additional police and maintenance crews. We already have enough banks, convenience stores, and apartments around

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here. They would prefer single family homes only and asked that you consider the constituents instead of the bottom line.

Mr. Hershock from 58 Quaker Hills Road voiced his concern by saying it is going to be a problem and wanted to know where Council was at this point. President Smith stated that there is no official plan submitted. It is strictly a conceptual design that will require much discussion. The property owner does have certain rights to sale and develop the land. The developer is looking for feedback from us at this point; nothing has been decided.

MINUTES

None

REPORTS OF BOARDS, COMMITTEES, AND COMMISSIONS

Ms. Bellile gave a report on the Blue Rock Regional Fire District meeting that was held via Zoom on Thursday, December 3, 2020. Both Duane and Ann are in quarantine with COVID. A review of the Financial Report for November 2020 took place. Because of COVID they remain at 70% of their yearly expenditures and under budget. COVID has helped because stations haven't been open and training has been eliminated for the time being, less heat and water, things of that sort are keeping expenditures down. A new truck will be purchased this year at approximately \$700,000 to replace the existing 2005 Pierce Lance. This will be a cash purchase and will be custom fitted to the department's needs. They will be able to sell the older rig. For informational purposes, Ms. Bellile provide the breakdown of the fire district's vehicles. 1) Engine Company—pours water (they have four). 2) Rescue Company—they have one that all shares. 3) Ladder Company—they have none. Other municipalities provide this style truck. The new vehicle is to replace a Rescue Truck. It will be shorter, have less seats for fire fighters, more LEDs and less hydraulics and electrical at a reduced length. The timeline for going out to bid with the specs is in January. The decision will be made in February and ordered in February. Grants for vehicles will be researched but right now grants are challenging. Another update is that the dehumidifier for the Millersville station that was ordered pre-June has arrived for installation. A radio system change will happen in 2021 and new pagers need to be made that are compatible with the new radio system. The pagers have been purchased via grants.

PERSONNEL ADVISORY COMMITTEE REPORT

None

PUBLIC WELFARE AND PUBLIC WORKS ADVISORY COMMITTEE REPORT

None

FINANCE ADVISORY COMMITTEE REPORT

Mrs. Gerber made a motion, seconded by Ms. Hauck to approve the November 2020 monthly financial statements as presented. With no discussions the motion passed by a unanimous voice vote.

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MAYOR'S REPORT

Mayor Aichele asked Lt. Margevich to provide the November monthly police report. The monthly breakdown is as follows: 301 Calls for Service, 3 ordinance complaints, 4 DCR's, 5 criminal arrests, 3 Part I Offenses with 0% clearance rate for the month, 20 Part II Offenses with 80% clearance rate for the month, 108 traffic violations, 12 vehicle accidents, and 3,940 miles patrolled.

MILLERSVILLE UNIVERSITY REPORT

Dr. DeSantis mentioned the Glorious Sounds of the Seasons is on-going right now. It is a virtual event and details can be found on their website.

PENN MANOR REPORT

Miss DeVinney reported they are back in hybrid learning again. They have had some strengthening in social distancing and wearing masks. Athletics are now required to wear masks and they have re-positioned the lunch area into the hallways for further distancing.

BOROUGH MANAGER REPORT

Chief Rochat requested Council's consideration to advertise the 2021 Annual Meeting Notice as presented. Mr. Ostrowski made such a motion, seconded by Ms. Bellile. Ms. Hauck stated that the Borough Planning Commission would like to change the starting time of their meetings from 7:00 p.m. to 6:30 p.m. Mr. Ostrowski amended the motion to approve the 2021 Annual Meeting Notice with the Planning Commission's request to move the meetings to start at 6:30 p.m. Ms. Bellile seconded the amended motion. With no further discussions the motion passed by a unanimous voice vote.

Chief Rochat stated that he signed the annual engagement letter for Maher Duessel, CPA to perform services related to the 2020 end of year.

PRESIDENT'S REPORT

President Smith on behalf of Borough Council has asked the Borough Planning Commission to review the four amendments relating to the potential development at Rt 741 and Rt 999 and then provide Council a written report with their recommendations. She also wanted to say thank you to an amazing staff in the Borough office. This has been a difficult and unusual year to say the least. She also recognized the police department as well and for fellow council members for hanging in there. Thank you all for your time and commitment.

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NEW BUSINESS

President Smith introduced Mr. Alex Rohrbaugh from the Lancaster County Planning Commission for a presentation on the County's Places 2040 plan.

Mr. Rohrbaugh talked a little about the County's Comprehensive Plan know as Places 2040 and how the conceptual plan for Rt 741 and Rt 999 could fit into the context of the Lancaster Metro Area as well as the Central PA Urban Growth Area (UGA), which he stated Millersville is a part of. He specified the comprehensive plan has 5 Big Ideas, 26 Policies and 7 Catalytic Tools & Strategies to implement Places 2040. He stated Lancaster County is a growing place and during engagement with the public there were concerns voiced for losing that County's special identity. He went on to discussed in detail the 5 Big Ideas: Creating Great Places, Connecting People, Place, & Opportunity, Taking Care of What We Have, Growing Responsibly, and Thinking Beyond Boundaries. He noted that the full Comprehensive Plan could be viewed from the website: www.places2040.com. He also noted that County Planning, since adoption of the Places 2040 plan, have created internal strategies teams and those teams have been hosting 2040 implementation workshops.

President Smith introduced Superintendent Dr. Leichliter from the Penn Manor School District. He stated the School District does not take a position on developments that occur in the school district's five municipalities. Their job is to make sure they have education for all their residents. He would look to Borough Council to make the decisions on what is best for the community. He reviewed a presentation (Enrollment Update) on the capacity and current enrollments. From the school district's seven elementary schools, most interesting to Millersville Borough is Eshelman Elementary which was built in 1960, has two classrooms per grade, and has 350 capacity with 335 enrolled. He noted that Eshelman is almost at full capacity and future development will require looking at where to place those students. The school district desires to maintain an average of 24-25 students per classroom. He noted the secondary school capacities with Manor Middle School being built in 1994 and converting the administration offices into classroom would have 675 capacity with 484 currently enrolled. He stated that both middle schools would have sufficient capacity. The High School has 1678 students and with the current construction, they are looking to increase capacity to approximately 2200 students. He went on to show the mapped boundary of Eshelman Elementary and explain established swing areas that the school district uses to balance their classroom sizes. It showed that some Eshelman Elementary students can be shifted to Hambright, Letort, and Conestoga elementary schools. He also showed other areas within the Penn Manor School District that they are monitoring due to potential future land developments, i.e., the Armstrong property in Manor Township.

Questions and answers followed on definitions of net density, large lot generally being one acre or more and the rationale behind the 9 dwelling units per acre density listed in the Central PA UGA. There was a need for clarity on the types of housing shortage that was discussed in the Places 2040 plan due to Millersville University's enrollment dropping and the Penn Manor presentation showing enrollment has remained basically the same. Mr. Rohrbaugh stated he has no specifics on where the geographic needs are for more housing. They look at it as a county-wide level and within growth areas (UGAs). Per Miss DeVinney's concern of students crossing the intersection of Rt 741 and Rt 999, Dr. Leichliter stated that all children will need to be bused. Students are not allowed to cross a state route. Mr. Ostrowski voiced his concern of having current facts available for the public to have good productive conversations and make good, informed decisions. It was suggested that the public attend the next Borough Planning Commission meeting for further details and discussions.

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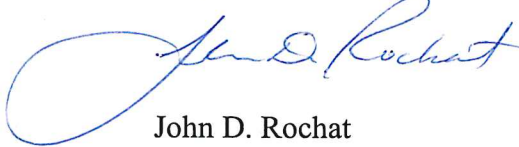
EXECUTIVE SESSION

None

ADJOURNMENT

Having no further business to discuss, Mr. Ostrowski made a motion to adjourn the meeting at 8:46 p.m., seconded by Ms. Bellile.

Respectfully submitted,



John D. Roachat
Borough Secretary

JDR/jle