

July 14, 2026

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, July 14, 2026, in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

The meeting was called to order at 6:00 PM by Council President (CP) Lauren Hauck. The meeting began with a pledge to the flag as well as an observed moment of silence.

COUNCIL MEMBERS

Lauren Hauck, President	Philip A. Lastowski, Mayor
Joseph Lane, Vice President	W. Michael Miklos, Asst. Secretary – via phone
Gregg Barley	Ryan Hoffman
Angela Cuthbert – absent	Michael Kaufhold

OTHERS PRESENT

Dr. Victor DeSantis, VP of External Affairs and Chief of Staff, Millersville University
Thomas Waltz, Associate Vice President for Facilities, Millersville University
David Haverstick, 136 Oak Knoll Circle, Millersville
Lamar & Cindy Zell, 2201 Stratford Road, Lancaster, Manor Township
John Michener, W. Charlotte Street, Millersville
Randall Snyder, 209 Manor Avenue, Millersville
Dorothy Imel, 1902 Blue Ridge Drive, Lancaster, Millersville Borough
David Sykes, 344 Valley Road, Millersville
Brittani Hoffman, 320 E. Charlotte Street, Millersville
Linda Bellile, 437 Penn View Drive, Millersville
Stephanie Hersh, 72 Blue Rock Road, Millersville
R.A. Frantz, 55 N. Duke Street, Millersville
Kyle Miller, Borough Streets Superintendent
Emma Danae Droz, Borough Administrative Specialist
Rebecca DeSantis-Randall, Borough Manager
Jeffrey Margevich, Borough Chief of Police

APPROVAL OF MINUTES

Council Member (CM) Lane made a motion to approve the June 23, 2026, Council meeting minutes. CM Kaufhold seconded the motion. The motion passed unanimously.

CM Barley joined the meeting at 6:02 PM.

CITIZEN REQUESTS OR CONCERNS:

David Haverstick, 136 Oak Knoll Circle, asked Council to explain their reasons for voting to approve the TND Ordinance at the July 9, 2026, Public Hearing. He expressed that it seemed Council had come to the hearing with a decision already made and that residents' comments at the hearing were not taken into consideration. He also commented on the apparent deviation from the Borough's Comprehensive Plan by approving the TND Ordinance, and on the developer, Garman Builders, laughing at resident comments during the hearing.

July 14, 2026

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

Lamar Zell, 2201 Stratford Road, Lancaster, Manor Township, agreed with Mr. Haverstick's comments, additionally adding that it appeared that the Borough and Garman were in discussions that did not include the public. He also noted how the TND Ordinance appeared to be for purely economic motivations and did not align with the recent alteration of the Borough's comprehensive plan.

Stephanie Hersh, 72 Blue Rock Road, also spoke about the Public Hearing, which she was unable to attend. She reviewed the public polls taken during the Borough's development of the Comprehensive Plan, noting that apartments were not heavily desired by residents compared to single family housing. She also expressed her disappointment in Council's decision.

Randall Snyder, 209 Manor Avenue, asked how many properties were impacted by the TND Ordinance, which Council confirmed were only two, one of which is being developed into a solar field. He also asked about another potential development related to Eshelman Elementary, confirming that such a development would require a separate text amendment for any similar changes. Mr. Snyder then asked Mayor Lastowski about the cost of the new fire house, stating he believed too much money was being spent on the new fire hall where it was not needed. He also asked why the times and locations of the Blue Rock Fire Commission meetings are not advertised, and why the Fire Commissioner was not always in attendance at meetings.

After Citizen Requests or Concerns, Council addressed the comments relating to the TND Ordinance and the July 9, 2026, Public Hearing:

CP Hauck addressed the history of the 741/999 property and the various developer discussions held publicly with the Borough. She noted that Council has the responsibility to look to the best interests of the Borough in the long-term, not merely the current prevailing opinion. She stated that the property was always going to be developed, as it was zoned for a Traditional Neighborhood Development, and she noted that her top concerns related to the impact of the development on traffic and the schools, as well as connections with Quaker Hills and pedestrian safety. She pointed out that standalone apartments would mean a reduced impact on traffic, and that opposition to apartments alone was not grounds for Council to deny a petition for a zoning amendment. She also stated that there would be more opportunities for Council and public review of the actual development down the road. Lastly, she stated that she did not notice any laughing from Garman during the Public Hearing, but that she would be paying closer attention at future meetings.

CM Kaufhold echoed CP Hauck's comments. He stated that he had not made his decision prior to the Public Hearing and that it was a difficult decision for him, but he trusted PennDOT to address traffic concerns. He expressed worry about the east side of the development impacting existing residents, but he ultimately approved because he believes it will be a good development.

CM Lane also restated CP Hauck's comments, adding that the vote was not on a land development plan. He reviewed the prior development options presented by Garman to the previous Council while he was president, and that Council had approved the current plan at that time because of its reduced impacts on traffic and more green space. He noted that Council can only manage the development, not deny it, and that this plan was what everyone agreed best minimized impacts on the Borough.

July 14, 2026

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

CM Hoffman also restated prior comments. He added that Council had not been paid to approve the TND Ordinance, as some online were saying. He also stated that the decision was not made before the Public Hearing. Lastly, he noted that discussion with Garman were always held in public, and that Council had to make the best decision for the whole Borough, not only one part of it.

CM Miklos affirmed prior comments. He noted that he agreed with many of the comments from the public, but that the changes made sense to reduce impacts on the community and restated that there would be more opportunities for public input moving forward.

CM Barley, who voted against the TND Ordinance, emphasized the importance of commercial space to the Borough, believing it would be a good use for the space. He also wanted to see the Borough become more walkable and a destination to visit.

ACTION ITEMS

CP Hauck brought forward approval of escrow reduction request from Murry Construction for Bellaride at Crossgates (Phase II). Manager DeSantis-Randall explained that Murry had requested a much higher reduction amount but the Borough Engineer had concerns and recommended a significantly lower reduction of only \$26,884.33. After discussion, CP Lane made a motion to approve the execution of the reduction of escrow held on the Bellaride at Crossgates project by \$26,884.33, leaving the escrow amount held on the project at \$563,994.09. CM Hoffman seconded the motion. The motion passed unanimously.

CP Hauck then brought forward approval of escrow reduction request from Garman Builders for Wynfield at Millersville Phase II. Manager DeSantis-Randall noted the Borough Engineer was more positive about this request, recommending a reduction of \$490,846.16. After discussion, CP Lane made a motion to approve the execution of the reduction of escrow held on the Wynfield at Millersville Phase II project by \$490,846.16, leaving the escrow amount held on the project at \$297,988.04. CM Barley seconded the motion. The motion passed unanimously.

CP Hauck then brought forward approval of Resolution Authorizing Sale of Unnecessary Personal Property. Manager DeSantis-Randall explained the items included in the resolution included a hydraulic hammer, a mower, a snow plow, and a wheel loader. She stated each item was placed on Municibid and the winning bids brought in a combined revenue of approximately \$40,450, more than the Borough had anticipated. After discussion, CP Lane made a motion to approve the Resolution authorizing sale of unnecessary personal property. CM Barley seconded the motion. The motion passed unanimously.

WORKSHOP ITEMS

Dr. Victor DeSantis, VP of External Affairs and Chief of Staff, and Thomas Waltz, Associate Vice President for Facilities, Millersville University, presented the Millersville University Divestment Plan. Dr. DeSantis noted MU had developed a plan to divest itself of a number of residential properties not in active use. He noted MU's three-part strategy included selling some properties to private buyers to be used as homes (which would reintroduce the properties to the tax rolls); leasing some of the properties to community-focused organizations; and demoing the remaining unviable properties. He noted these properties would contribute to

July 14, 2026

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

both the Borough's and MU's goals, including possibly adding properties to the Business Overlay District in the future.

Mr. Waltz then presented details on the buildings. In line with Governor Shapiro's order to state institutions to improve space efficiencies, MU's properties were inventoried in a 2024 Comprehensive Space Optimization Study funded by PASSHE through the Commonwealth of Pennsylvania. The study recommended the reduction of 236,000 square feet of surplus from MU's existing 1.9 million square feet of space. From the study, MU identified twelve properties to be demolished, eight to be sold, eight to be maintained, and four to be leased (a total reduction of 86,000 square feet). Mr. Waltz noted these reductions would result in approximately \$200,000 in savings for MU each year. He also noted the involvement of the PA Department of General Services (DGS) and Pennsylvania Historical and Museum Commission (PHMC) in the approval process, as well as the Millersville Borough Historic Commission and Zoning Hearing Board.

After the presentation, Council requested a list of the properties showing a breakdown of the square footage. CP Hauck expressed concern about the potential demolition of historic properties. CM Lane also asked how MU would ensure the organizations leasing from the University are community-organizations. Dr. DeSantis and Mr. Waltz noted any organizations they leased to would have to be related to the University's educational mission. CM Barley also asked for the contact person for leasing opportunities.

Manager DeSantis-Randall added that the process moving forward would be first Historic review of the relevant properties, which would provide guidance for the Zoning Hearing Board's approval of any demolition. She noted that the Borough completed a Property Maintenance Inspection Report of the properties proposed for demolition, and she added that all the historic properties are Class 2, meaning they are historic by date only. Lastly, she noted Council would not be the ones to approve the demolition, but they could provide recommendations to the Zoning Hearing Board.

Manager DeSantis-Randall presented the Mid-Year Financial Update. She noted that the Borough was doing very well so far, having received the majority of the revenue it had budgeted for the year, including 95% of all real estate taxes. She noted greater than expected revenues from building permits, PILOTs, and engineering/legal reimbursements. She did note that the Borough was monitoring cable franchise fees, housing licenses, and water tower rent, as each was bringing in less revenue than expected. For expenditures, she noted only 35% of the budgeted amount had been expended, though some significant items were coming up including pension and bond payments. A few unanticipated expenses incurred thus far included replacement of the Police Department furnace and an Administrative Department air conditioner unit. Overall, she stated the Borough was in a good place. After her presentation, CM Lane made a motion to accept the June Financial Report and authorize staff to satisfy the ordinary and routine obligations incurred by the Borough for this month. CM Barley seconded the motion. The motion passed unanimously.

MAYOR'S REPORT:

Mayor Lastowski reported he attended the ribbon cutting for the new Catherine Hershey School. Millersville was in the school's district, which provided free childcare for children aged twelve weeks to five years old.

July 14, 2026

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

Mayor and Chief Margevich also reported they reviewed and approved applications for the Career Development Program for two officers. Chief Margevich explained the program was a fairly unique offering in Pennsylvania, allowing patrol officers to earn monetary bonuses for voluntary self-improvement.

BOROUGH MANAGER'S REPORT

Manager DeSantis-Randall delivered a Valley Road Stormwater Project update, noting the project was nearly completed and had come in significantly under budget thanks to not needing to move the Lancaster City water line. She noted the stormwater pipes were installed just in time for the big storms that came through and were observed by Borough Street Superintendent Kyle Miller to be working well. She noted the Borough was still holding some funds for restoration of the project site.

Manager DeSantis-Randall then brought forward discussion of Street Department dump truck replacement in 2027. She noted her reticence to bring this item to Council, as it asked them to make a 2027 Budget decision ahead of scheduled. She and Borough Street Superintendent Kyle Miller explained that due to upcoming regulation changes, the Borough could save \$66,000 by placing a sales order for a Street Department new dump truck in 2026, which would be fulfilled in 2027. They noted this would also include reusing components from the Department's existing dump truck. They noted this would also require taking a year off of the Borough's paving schedule due to the use of Liquid Fuels funds to purchase the truck. Council asked questions about the condition of the current truck, the reason for skipping a year of paving, and what would be done with the old truck. After discussion, CM Kaufhold made a motion to approve the execution of a sales order for a 2026 Peterbilt Dump Truck for budgeting and payment in 2027. CM Lane seconded the motion. The motion passed unanimously.

PRESIDENT'S REPORT:

CP Hauck thanked Penn Manor High School for allowing the use of their facilities for the July 9, 2026, Public Hearing.

CP Hauck noted the upcoming National Night Out on August 4, 2026 (rain date August 5, 2026). She noted the Borough would have a table and she would be there to see residents.

CP Hauck lastly made a motion to cancel the July 28, 2026, Council Meeting due to a lack of agenda items. CM Lane seconded the motion. The motion passed unanimously.

CITIZEN REQUESTS OR CONCERNS: None

EXECUTIVE SESSION: None

ADJOURNMENT

CP Hauck made a motion to adjourn. CM Lane seconded the motion. The motion passed unanimously. The meeting adjourned at 7:42 PM.

Rebecca DeSantis-Randall
Borough Secretary

RADR/edd