

July 9, 2024

**MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES**

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, July 9, 2024 in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

The meeting was called to order at 6:03 PM by Council President (CP) Joseph Lane. The meeting began with a pledge to the flag as well as an observed moment of silence.

**COUNCIL MEMBERS**

Marianne Kerlavage - absent  
Phyllis Giberson  
Mary Ann Gerber  
Linda Bellile

David T. Aichele, Mayor  
Darlene Eager  
Joseph Lane  
Michael Kaufhold - absent

**OTHERS PRESENT**

David Rhodes, 25 Wabank Road, Millersville  
Mary Laughman, 139 Oak Knoll Circle, Millersville  
Barbara Frankel, 201 Oak Knoll Circle, Millersville  
Bill Hess, 33 Pilgrim Drive, Lancaster  
Don and Tina Sheaffer, 437 Brookview Drive, Millersville  
Jennifer Jester, 206 N. George Street, Millersville  
Sally Wise, 204 Sawgrass Drive, Millersville  
Rene Sachse, 25 Burr Oak Drive, Millersville  
Lamar and Cindy Zell, 2201 Stratford Road, Lancaster  
Tony Hightower, 210 New Street, Millersville  
Thomas Hyland, 31 Chamberlain Lane, Millersville  
Brandon Williams, Garman Builders  
Jason Garman, Garman Builders  
Susan Guggenheim, 342 Manor Avenue, Millersville  
Sam Bigler, 17 Wabank Road, Millersville  
Pat and Dennis Seibert, 300 E. Charlotte Street, Millersville  
Ken Eckert, 104 Circle Road, Millersville, Civil Service Commission  
Ed Hlubny, 197 Oak Knoll Circle, Millersville  
David Haverstick, 136 Oak Knoll Circle, Millersville  
Peter and Leni Kerekgyarto, 454 Hostetter Drive, Millersville  
Steve Giberson, 332 Manor Avenue, Millersville  
Erin McFalls, 30 Fresh Meadow Drive, Lancaster  
Calcara Family, no address given  
Ken and Donna Weaver, 13 Blue Rock Road, Millersville  
Suzanne Boudreaux, 340 Manor Avenue, Millersville  
Karen Young, 52 Quaker Hills Road, Lancaster  
Margaret Weit, 47 Quaker Hills Road, Lancaster  
Jeremy and Nicki Nafziger, 201 Manor Avenue, Millersville  
Diane and Dan Thomas, 325 Landis Avenue, Millersville  
Jim Murphy, 103 Garrity Road, Millersville  
Patricia Steadman, 533 Oak Ridge Drive,  
Richard Frantz, 55 North Duke Street, Millersville

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Richard and Suzanne Mongeau, 12 Green Hills Drive, Lancaster  
Ed and Stephanie Hersh, 72 Blue Rock Road, Millersville  
Dorothy Imel, 1902 Blue Ridge Drive, Lancaster  
Polly Ariano, 418 Hostetter Drive, Millersville  
Karen DeLong, 126 N. George Street, Millersville  
Reilly Noebel, 126 E. King Street Lane, Lancaster, Garman Builders  
David Sykes, 344 Valley Road, Millersville  
Conor Kilgore, 14 Crimson Lane, Lititz, Garman Builders  
Gary Hess, 453 N. George Street, Millersville, Planning Commission  
Chris Reber, 101 N. Queen Street, Lancaster  
Tom and Irita Evans, 8 Chamberlain Lane, Millersville  
Elaine Pease, 17 Fresh Meadow Drive, Lancaster  
Kyle Miller, Borough Streets Superintendent  
Les McMullen, Borough Sewer Superintendent  
Luke Pennington, Finance Officer  
Rob Moyer, Borough Code Enforcement/Zoning Officer & BCO  
Emma Danae Droz, Millersville Administrative Coordinator  
Rebecca DeSantis-Randall, Millersville Borough Manager

**APPROVAL OF MINUTES**

Council Member (CM) Giberson made a motion to approve the June 25, 2024 minutes. CM Bellile seconded the motion. The motion passed with a unanimous vote.

**CITIZEN REQUESTS OR CONCERNS**

Kenneth Weaver, of 13 Blue Rock Road, spoke about his concerns regarding speeding on Route 999 going toward Washington Borough. He requested enforcing or adjusting the speed limit or adding radar speed detection using his driveway.

**CIVIL SERVICE REQUEST**

Ken Eckert of the Civil Service Commission presented the Commission's request for the Council to approve a resolution to amend the Rules and Regulations in line with new case law regarding the timing of administering the polygraph to new police officer applicants. Motion was made by CM Eager to approve the Resolution to Amend Rules and Regulations, seconded by CM Giberson. The motion passed unanimously.

**RESOLUTION NO. 2024-19**

**Resolution to Amend Rules and Regulations of the Civil Service Commission**

Mr. Eckert also briefly made note of the upcoming National Night Out on August 6<sup>th</sup>, 2024. He requested that all those present try and attend to support the police department and other local businesses.

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**FINANCE COMMITTEE MEETING**

CP Lane did a roll call of the members of the committee, in which three of the four members were present (CMs Lane, Giberson, and Gerber).

CP Lane brought forward the first item on the Finance agenda, which was review and approval of the June Financial Report. With no discussion from the Committee, a motion was made by CM Giberson to approve the June Financial Report, which was seconded by CM Gerber. The motion passed unanimously. This item is moved out of committee.

The second item on the Finance agenda was discussion concerning the documentation of concerns regarding the auditing firm. Borough Manager DeSantis-Randall gave an update that she had had several phone calls with the firm, and that the Borough's 2022 Department of Community and Economic Development (DCED) report had been submitted and approved. She confirmed that she had supplied the firm with a few missing items for the 2022 audit and that she was expecting printed copies from them in the mail soon. She also stated that the firm would be helping close out the 2023 audit in two weeks. Borough Manager DeSantis-Randall noted that documentation of concerns would not be needed until next year when the current contract is complete and the Borough begins seeking bids for a new auditing firm.

CM Gerber asked if the Borough would be receiving all of the figures from the auditing firm, and why there was delay. Borough DeSantis-Randall confirmed that the figures would be in the mailed document, and that high level numbers are already available in the DCED Report. She said the firm stated that the delay was because the Borough was at the "bottom of the pile." CM Gerber stated that any documentation of concern should be related to concerns in receiving the Borough's complete audit in a reasonable amount of time.

With no further agenda items and no further questions, CP Lane closed out the Finance Committee meeting.

**PERSONNEL COMMITTEE MEETING**

CM Eager did a roll call of the members of the committee, in which three of the four members were present (CMs Eager, Bellile, Gerber).

CM Eager brought forward the first item on the Personnel agenda, which was a discussion of crossing guard vacancies. The Chief of Police discussed the Borough's trouble with finding people to staff the crossing guard vacancies due to the increasingly dangerous environment, as well as the shortage of police officers. He shared that he met with the Borough's insurance company, who recommended the Borough leave the crossing guard business due to high liability and to instead contract out crossing guard services. The Chief stated that he looked into contracting out the crossing guard services and received a quote of over \$200,000 compared to the current cost of under \$50,000. He met with the school Superintendent to discuss options, and the safest and most cost-effective option seems to be adding additional bus stops. The Superintendent will be meeting with the School Board and Penn Manor Transportation Department to work out the costs of different options, and the Chief is awaiting further feedback from him. Further discussion on the subject is to continue at the next meeting.

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CM Eager brought forward the second item, which was a discussion of the application for the Parks Commission vacancy from David Sykes. CM Eager made a motion to approve application for the Parks Commission vacancy from David Sykes, with a second from CM Gerber. The motion passed unanimously. This item is moved out of committee.

With no further agenda items and no further questions, CM Eager closed out the Personnel Committee meeting.

**PUBLIC WORKS AND PUBLIC WELFARE COMMITTEE**

CM Giberson did a roll call of the members of the committee, in which three of the four members were present (CMs Giberson, Bellile, and Eager).

Before the Presentation on TND Zoning Draft Text Amendment Ordinance by Garman Builders, CM Giberson reminded everyone that only the PW&PW Committee would be addressing Garman during this portion of the meeting, and that she encouraged the public to take note of any questions they have until the second Citizen Requests or Concerns section of the meeting. She also reminded everyone that no decisions would be made at this meeting.

CM Giberson then asked Garman Builders to present on the TND Zoning Draft Text Amendment Ordinance. Brandon Williams, Director of Land Development of Garman Builders presented a color rendering of the concept drawing for the proposed development along Routes 999 and 741, with a total of 376 units with an approximate total of 40,000 sq. ft. made up of a combination of apartments, single family homes, town homes, and commercial space, as well as 20 acres of open space.

Mr. Williams gave an overview of the proposed text amendments to the Ordinance, stating that the Planning Commission had recommended Garman proceed with the text amendment to the Ordinance as presented. He addressed a number of the proposed text amendments to the Ordinance and stated that the notable suggestions would be allowing apartments to stand alone versus permitting them only above commercial space and the increase from 6 dwelling units to 7 dwelling units per acre.

Mr. Williams stated that the Planning Commission had also recommended no more than 30 percent of the dwelling units be apartment unit, which Garman adjusted down to comply.

Mr. Williams noted that two connection points are proposed along Route 741, and additional sub streets at Locust Point Lane, but exact intersection improvements are not yet known without comments from Borough Council and PennDOT.

Jason Garman of Garman Builders stated that apartments over commercial space is less desirable for both commercial tenants and apartment tenants, but that Garman is willing to put apartments over the commercial space in accordance with the Ordinance.

CM Giberson asked who would be responsible for monitoring any potential apartments. Mr. Williams and Mr. Garman answered that an offsite management company would be responsible for monitoring and maintenance of the apartments.

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The Committee addressed the Garman presentation with questions and concerns relating to the differences between the presented concept plan and the Comprehensive Plan, particularly the presence of standalone apartments versus apartments over commercial space and the increased density of dwelling units. Other concerns and requests for clarification included: an apparent increase in the number of single-family homes in the upper northwest portion of the development; width of the proposed alleys and ensuring the width would permit entry of emergency vehicles; presence of asphalt paths versus sidewalks along the side of the development adjacent to Route 471; and the presence of a fence between existing communities and the proposed development.

At the conclusion of the discussion, Garman offered to draw up a new concept plan within the allowances of the current Ordinance for the Committee to review, to which the Committee agreed. CM Giberson noted that it was possible that the Council may conduct a public forum in order to allow the community to ask questions. She also noted that there must be consideration of the impacts of the proposed development on traffic, schools, police, sewer and other issues.

CM Giberson brought forward the second agenda item, which was discussion of the suggestion to name Pavilion "A" in honor of John Herr and/or a establish Borough naming policy. CM Giberson noted that the Parks Commission had voted not to recommend the naming of Pavilion "A" and had suggested establishing a naming policy for the Borough. Borough Manager DeSantis-Randall read a written statement from Lauren Dissinger, Vice Chair of the Parks Commission, explaining the reasoning behind the Parks Committee's decision. The statement stated that John Herr had not made any significant contributions to the park directly, that John Herr is already widely recognized in the community, and that they wanted to be careful of setting a precedent without a clear standard. The statement continued that the Parks Committee suggested establishing a naming policy that would require a significant monetary contribution for all naming honors in the future.

CM Bellile noted that it did not seem appropriate to require individuals to pay in order to be honored in the community. CM Giberson stated that the Committee would need to discuss this further at the next meeting. This item is tabled until the next meeting.

With no further agenda items and no further questions, CM Giberson closed out the PW&PW Committee meeting.

**MAYOR'S REPORT:**

Mayor thanked those present for their attendance, stating that their concerns are valuable in every aspect of the Borough.

**BOROUGH MANAGER'S REPORT**

Manager DeSantis-Randall brought forward a request to approve of the hiring of Nicole Bushong for the position of Sewer Operator Apprentice, with a start date of July 22<sup>nd</sup> and starting salary of \$49,900. A motion to approve this hire was made by CM Bellile, seconded by CM Giberson, and approved unanimously.

**UNFINISHED BUSINESS:** None

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**CITIZEN REQUESTS OR CONCERNS**

Phil Gerber, 122 Village Drive, asked what happened to the Planning Commission and whether the PW&PW Committee had overstepped.

Don Sheaffer, 437 Brookview Drive, requested that the Council continue to push back and stated that lower density would still bring in profit for Garman Builders.

Susan Guggenheim, 342 Manor Avenue, expressed her surprise that no feasibility studies have yet been conducted regarding the proposed development. She stated her concerns about the development's impact on water, the police, school capacity, fire, and Borough costs.

Jim Murphy, 103 Garrity Road, expressed his concern that the development would change the nature of Millersville, particularly questioning how the development would benefit the community. He asked Garman if they had plans to rent out the commercial space when there are already empty storefronts in Millersville.

Tom Hyland, 31 Chamberlain Lane, asked whether the Garman would receive a tax abatement for the proposed project like a proposed previous project in the area. CM Giberson answered that it was called LERTA and that it had not been applied for with this proposal.

Erin McFalls, 30 Fresh Meadow Drive, expressed concern regarding the need for a privacy barrier between the existing community on Fresh Meadow Drive and the proposed development. She also noted that stormwater management had been a regular issue in the Fresh Meadow community, and wanted to ensure the issue was addressed in the proposal. She also asked if there was a timeline for development.

Richard Mongeau, 12 Green Hills Drive, expressed his concerns regarding the impact of the development on the existing wetlands and other green space. He also expressed concerns over utility access between the proposed and existing communities and the impact of the proposed development on water.

Karen DeLong, 126 N. George Street, suggested establishing an ordinance requiring the owners of the proposed dwelling units to live in them, rather than renting them out.

Dave Haverstick, 136 Oak Knoll Circle, expressed that Oak Knoll is not a rental community and asked the Council and Garman to consider the impact of the development on Oak Knoll.

Elaine Pease, 17 Fresh Meadow Drive, expressed concern that the proposed development would cause Quaker Hills to become a shortcut to Route 999 in bring in excess traffic where people walk.

Jennifer Jester, 206 N. George Street, expressed concerns over the impact of the proposed development on the existing Millersville school and on crime in the community. She stated that rentals bring in increased crime and requested the development not have any apartments.

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Dave Rhodes, 25 Wabank Road, expressed concerns over the existing quantity of traffic on Route 471 and the additional impact of the proposed development.

Ken Eckert, 104 Circle Road, suggested instituting a 10 percent overflow limit in Millersville schools in order to cut back on the impact of the development on school capacity.

Via email, Eric Calcara, Quaker Hills, simply asked Council to “Keep [the proposed development property] a cornfield.”

Via email, Sandra Anjard, Quaker Hills, asked what the plans were to regulate additional traffic, asking if there were plans to install a traffic light and create a clear view for motorists turning onto Route 999. She also asked what the estimated impacts of the proposed development would be for the Penn Manor School District, school taxes, the police force, the Borough's infrastructure, and runoff.

**PRESIDENT’S REPORT:**

CP Lane thanked everyone present for their attendance and for voicing their concerns over the proposed development. He restated that his primary concerns were related to emergency services, sewer and water, schools, and traffic. He stated that he and the Council take all of the community’s concerns seriously.

**EXECUTIVE SESSION:** None

**ADJOURNMENT**

CM Bellile made a motion to adjourn. CM Giberson seconded the motion. The motion passed with a unanimous vote. The meeting adjourned at 7:33 PM.

Rebecca DeSantis-Randall  
Borough Secretary

RADR/edd