

March 11, 2025

**MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES**

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, March 11, 2025, in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

**COUNCIL MEMBERS**

Marianne Kerlavage  
Phyllis Giberson  
Mary Ann Gerber  
Linda Bellile

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

**OTHERS PRESENT**

Isaac Wakefield, Salzmman Hughes PC, representing Student Lodging Inc.  
Geoff Beers, Student Lodging Inc.  
Bob Sempsey, Student Lodging Inc.  
Justin Curran, MVE Group  
Sam Bigler, 17 Wabank Road, Millersville  
John Michener, W. Charlotte Street, Millersville  
Cindy Kauffman, Circle Road, Millersville  
Herman Ellera, Circle Road, Millersville  
Dorothy Imel, 1902 Blue Ridge Drive, Lancaster  
Richard Frantz, 55 N. Duke Street, Millersville  
David Sykes, 344 Valley Road, Millersville  
Vanessa Acosta, 3502 Lynne Lane, Millersville  
Phil Gerber, 122 Village Drive, Millersville  
Kyle Miller, Borough Streets Superintendent  
Luke Pennington, Borough Finance Officer  
Rob Moyer, Borough Code Enforcement/Zoning Officer & BCO, CCIS  
Sue McCullough, Borough Receptionist and Solid Waste Coordinator  
Rebecca DeSantis-Randall, Borough Manager  
Jeff Margevich, Borough Chief of Police

**PUBLIC HEARING:**

Before the start of the Millersville Borough Council Meeting, a public hearing was held at 6:00 PM relating to an Ordinance to Amend the Millersville Borough Code of Ordinances, Zoning, to Establish the Green Energy Overlay District as Petitioned by Student Lodging Inc. (SLI). The Public Hearing began with a comment from Isaac Wakefield of Salzmman Hughes, representing SLI. He informed Council that the Lancaster County Planning staff had previously recommended approval of the ordinance, but that the Lancaster County Planning Commission had declined the staff's recommendation on Monday due to their desire to see the property developed as a residential use. Mr. Wakefield noted that SLI had shown Council their repeated efforts and inability to use the property for residential purposes. With no public comments and no discussion from Council, Council President (CP) Joseph Lane made a motion to approve the Ordinance to Amend the Millersville Borough Code of Ordinances, Zoning, to Establish the Green Energy Overlay District as Petitioned by Student Lodging Inc. Council Member (CM) Giberson seconded the motion. The motion passed unanimously.

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ORDINANCE NO. 2025-02

Ordinance to Amend the Millersville Borough Code of Ordinances, Zoning, to Establish the Green Energy Overlay District as Petitioned by Student Lodging Inc

**RESOLUTION TO AMEND THE COMPREHENSIVE PLAN**

CP Lane then made a motion to approve the Resolution to Amend the Millersville Borough Comprehensive Plan to Establish the Green Energy Overlay District as Petitioned by Student Lodging Inc. CM Kerlavage seconded the motion. The motion passed unanimously.

**CALL TO ORDER**

The MILLERSVILLE BOROUGH COUNCIL MEETING was then called to order at 6:04 PM by CP Lane. The meeting began with a pledge to the flag as well as an observed moment of silence.

**APPROVAL OF MINUTES**

CP Lane made a motion to approve the February 25, 2025, minutes. CM Bellile seconded the motion. The motion passed unanimously.

**CITIZEN REQUESTS OR CONCERNS:**

Richard Frantz, 55 N. Duke Street, thanked Council for recognizing the Borough's veterans through the Hometown Heroes Banner Program.

**FINANCE ADVISORY COMMITTEE MEETING**

CP Lane took a roll call of the members of the Finance Committee, in which all four members were present (CMs Lane, Giberson, Gerber, and Kerlavage).

CP Lane made a motion to accept the February Financial Reports and authorize staff to satisfy the ordinary and routine obligations incurred by the Borough for this month. CM Gerber seconded the motion. The motion passed unanimously. This item moves out of committee.

Manager DeSantis-Randall brought forward discussion of a Budget Adjustment for Miscellaneous Street Projects in 2025. She explained the original intention of changing out several Borough traffic lights from a loop system to a radar system, but that recent quotes were higher than those received in 2024. Since Cottage Avenue is already up for repaving in 2025, it would receive the new radar system, and the remaining funds in the line item would be applied to a new time sensitive patch on Kauffman Alley. Street Superintendent Kyle Miller also noted new grant opportunities for a change to radar systems which could be available in 2026.

CP Lane then closed out the Finance Committee meeting.

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**PERSONNEL ADVISORY COMMITTEE MEETING**

CM Eager took a roll call of the members of the Personnel Committee, in which all four members were present (CMs Eager, Gerber, Bellile and Kaufhold).

CM Eager opened up the Committee meeting with a continued discussion of Borough adoption of the provisions of Act 49 of 2024 regarding police military service “Buy Back.” Manager DeSantis-Randall noted this request came from the Police Association, and she briefly explained the Act and staff discussion with the Borough’s actuary firm, Thomas J. Anderson and Associates. She noted the state requirement to hold a cost study, that the program could raise the Borough’s Minimum Municipal Obligation (MMO) by three to six times the current cost. She noted that because this is a police negotiation year, staff recommend Council wait to take action until the negotiations begin in the summer. Mayor Aichele asked about pension transfer for an officer vested in another municipality, and Manager DeSantis-Randall noted such an officer would not be eligible for the program.

CM Eager than brought forward discussion and approval to advertise an Ordinance to Dissolve the Educational Service Agency. CM Gerber made a motion to approve the advertising of the Ordinance to Dissolve the Educational Service Agency and the scheduling of the public hearing. CM Kaufhold seconded the motion. The motion passed unanimously. This item moves out of committee.

CM Eager then closed out the Personnel Committee meeting.

**PUBLIC WORKS AND PUBLIC WELFARE ADVISORY COMMITTEE**

CM Giberson took a roll call of the members of the PW&PW Committee, in which all four members were present (CMs Giberson, Bellile, Eager, and Kaufhold).

Borough Code Enforcement/Zoning Officer Rob Moyer presented the February Codes and Zoning Report. The Committee asked about the reported trash problems, which were mainly related to overflowing toters.

Discussion of Subdivision and Land Development Ordinance (SALDO) and Street and Sidewalk Ordinance Revisions was tabled until the next Committee meeting.

CM Giberson then closed out the PW&PW Committee meeting.

**MAYOR’S REPORT:** None

**BOROUGH MANAGER’S REPORT**

Manager DeSantis-Randall brought forward a request for the execution of an Engagement Letter with Barley Snyder for Labor Counsel Services. She explained this would be an agreement to retain the services of their attorneys to support the Borough in any labor related issues, question, or negotiations. CMs Gerber and Bellile noted that Council had previous negative experience with Barley Snyder as labor counsel when a different lawyer was involved who left the firm. CP Lane then made a motion to approve the execution of the engagement letter with

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Barley Snyder for labor counsel services. CM Giberson seconded the motion. The motion passed with six in favor and one opposed (CM Bellile).

PRESIDENT'S REPORT: None

UNFINISHED BUSINESS: None

CITIZEN REQUESTS OR CONCERNS: None

EXECUTIVE SESSION: None

ADJOURNMENT

CM Kerlavage made a motion to adjourn. CM Giberson seconded the motion. The motion passed unanimously. The meeting adjourned at 6:33 PM.

Rebecca DeSantis-Randall  
Borough Secretary

RADR/edd