

March 28, 2023

**MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES**

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, March 28, 2023, in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

The meeting was called to order at 7:00 PM by Council President Lauren Hauck, followed by a pledge to the flag as well as an observed moment of silence.

**COUNCIL MEMBERS**

Lauren E. Hauck  
Christopher Hubb  
Darlene Eager  
Maggie Weidinger

David T. Aichele, Mayor  
Linda L. Bellile  
Mary Ann Gerber, absent  
Phillis Giberson

**OTHERS PRESENT**

Greg Sahn, Millersville Borough Manager  
Sue Kornfeld, Millersville Borough Finance Officer  
David Sykes, 344 Valley Rd, Millersville  
Dorothy Imel, 1902 Blue Ridge Dr, Lancaster  
Thomas Waltz, Millersville University  
Dave Backer, 553 Oak Ridge Dr., Millersville  
Dan Griest, Millersville University  
Jeff Rambish, 2102 Millersville Pike, Millersville  
Carol Thomas, 170 W. Charlotte St., Millersville  
Eric Calcara, 557 Oak Ridge Dr., Millersville  
Michelle Navickas, 936 Rivergate Ct., Millersville  
Sam Bigler, 17 Wabank St., Millersville  
Jill Kloppman, 327 N. George St., Millersville  
Richard Frantz, 55 N. Duke St., Millersville  
Mary Lyons, 426 Spring Dr., Millersville  
Steve Giberson, 332 Manor Ave., Millersville  
Elaine Walmer, LNP  
Josh Hilbert, 15 Wabank St., Millersville  
Ed McMannes, 321 Manor Ave., Millersville

**MINUTES**

President Hauck made a motion to approve the January 10, 2023 and January 24, 2023 Council Meeting Minutes. Mr. Hubbs seconded the motion. It was approved by unanimous vote.

**CITIZENS' REQUESTS OR CONCERNS**

Carol Thomas, 170 W. Charlotte St., had concerns about fires on neighbors' properties which produced copious amounts of smoke throughout the neighborhood. She also discussed students' trespassing through her and other's backyards. President Hauck advised to call the

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police department regarding the fires since they were less than 50 feet from buildings. Richard Frantz, 55 N. Duke St. inquired about body cameras for local police. Lt. Margevich said that there had been discussions with the Millersville University police department to request a grant for the cameras together.

### NEW BUSINESS

Mayor Aichele awarded Neal Thome, Andrew Eshelman and Robert Checcia for 5 years of service to Millersville Borough. He also awarded Sgt. Cavanaugh for his 10 years with the Millersville Police department.

Mr. Sahd discussed the Rhodes Foundation donation. The Borough was offered 4% of the fund annually to give to the Millersville Business Association to provide concerts in the park for senior citizens. Per the Borough Solicitor, the money would have to be voted to be received every year if the Borough decided to go through with accepting the funds. Ms. Weidinger made a motion to accept the funds. Ms. Giberson seconded the motion. The motion passed with a unanimous vote.

### REPORTS OF BOARDS, COMMITTEES, AND COMMISSIONS

#### PLANNING COMMISSION

President Hauck mentioned that we are still in the process of approving the Comprehensive Plan. There had been a delay, but we have advertised for the Comprehensive Plan hearing to be held on April 25<sup>th</sup> at 7PM. We'll also be having a hearing to approve the traditional overlay coordinates. Committee member Mike Weidinger stated that the plan would be on the website for public review.

#### CIVIL SERVICE COMMISSION

None

### REPORTS OF COUNCIL COMMITTEES

#### FINANCE ADVISORY COMMITTEE

Ms. Weidinger made a motion out of committee to approve the February 2023 financials. The motion passed with a unanimous vote. She also made a motion out of committee to approve the transfer of \$1,000,000 to a Fulton Bank Government Money Market account. The motion passed with a unanimous vote. Ms. Weidinger made a motion out of committee to approve the review of the Police Pension and Non-Uniform Pension Plans 2022 Financial Statements (attached). The motion passed with a unanimous vote.

#### PUBLIC WELFARE AND PUBLIC WORKS ADVISORY COMMITTEE

Ms. Bellile said that the final subdivision plan for Lafayette Pl. was recorded on May 12, 2005. To accept the dedication of the streets, we needed walk-through documents. The documents have been provided to the Borough Manager and our solicitor. Tomorrow is the scheduled walk-

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through with the engineer, our solicitor, our Manager, Grande and herself. A status memo was going out once a month to the neighborhood.

Ms. Bellile said a meeting took place on March 2<sup>nd</sup> at the Millersville station. The February 2023 minutes were approved. An invoice for \$10,000 was received for the replacement of the well pump. Insurance will cover the invoice. Membership at a local credit union was being provided to members. It provides discounts on loans and cell phones. Several municipalities are giving tax incentives, and this was being reviewed as well. The banquet is scheduled for April 29<sup>th</sup>. The board was briefed with a video from a working house fire and pictures of the new rescue vehicle.

Ms. Bellile said that she reviewed the Codes and Zoning Activity report. According to the report there were 236 inspections this month. There was a high fail rate. Mr. Moyer, our Codes and Zoning officer, said that some of the landlords had things out of place. We've been working with them to try to get their properties up to our standards.

Regarding 557 Oak Ridge Drive, Ms. Bellile said there was an appeal for the Notice of Violation by the owner. The owner wrote a letter to Council prior to the meeting to explain why he was appealing. President Hauck made a motion to deny the appeal. There was a roll call vote. Bellile – yes, Weidinger – yes, Hauck – yes, Hubbs – no, Eager – yes, Giberson – yes. The motion passed with 5 yes and 1 no.

Ms. Bellile said there was a proposed Disability Pride parade for April 21, 2023. An assembly/procession permit was being created. She made a motion to have a conditional approval of the parade, dependent on the completion of the permit and obtaining insurance. Mr. Hubbs seconded the motion. It passed with a unanimous vote.

Millersville University requested approval to install taller lights for Cooper Baseball field. Ms. Weidinger made a motion that having spoken to our Zoning officer, having read our ordinance, and sitting at the committee meeting and hearing the 35 vs. 80 feet, that we notify Millersville University that it's our opinion that they need a variance to 35 feet. Ms. Eager seconded the motion. The motion failed with 3 votes in favor and 4 against. Mayor Aichele broke the tie vote.

Ms. Giberson discussed the Banner Project and some changes to the photos that would be on the banners along Manor Ave. and N. George St.

**PERSONNEL ADVISORY COMMITTEE**

Ms. Bellile gave the report for Ms. Gerber. She made a motion out of committee to approve the appointments of Mary Lyons and Deb Sweda as Alternate Commissioners to the Civil Service Commission. The motion passed with a unanimous vote. They would be sworn in during the Civil Service Commission meeting.

**MAYOR'S REPORT**

Mayor Aichele said that the Civil Service Ad was posted, and the online job application was updated. Lt. Margevich gave the Police Report. There were 291 calls for service. There were

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6 ordinance complaints with 3 being disorderly conduct, 1 noise and 2 others. There were 6 ordinance citations, 3 disruptive conduct reports, 19 criminal arrests with 10 adult and 9 juvenile. There were 10 Part I offenses, 7 cleared with a 70% clearance rate. There were 26 Part II offenses, 20 cleared and a 77% clearance rate. There were 11 traffic violations, 7 vehicle accidents, 208 parking tickets and 2,385 vehicle miles patrolled.

**MILLERSVILLE UNIVERSITY REPORT**

Dr. Victor DeSantis spoke. He mentioned that there were some admitted student and preview days. Admitted student days were for students who were admitted at Millersville University. They were given an opportunity to become more familiar with the campus and student life. 388 students and their families attended such an event the previous weekend. The next event already had 350 registrants for April 15th. On April 1<sup>st</sup> they would host a preview day, where Sophomores and Juniors could preview the University campus. These recruitment events were helpful to increase enrollment. The commencement dates would be on May 5<sup>th</sup> and 6<sup>th</sup>. At the end of April, they would be hosting their final vaccination push.

**PENN MANOR REPORT**

President Hauck mentioned that the High School would be having an open house on Friday, Saturday, and Sunday. She also stated that we were still looking for a student representative for Penn Manor.

**PRESIDENT'S REPORT**

President Hauck mentioned that we would be having our next month's Council Meetings on April 11th and 25<sup>th</sup>.

**BOROUGH MANAGER'S REPORT**

Mr. Sahd stated that WeeBee Audio would be in the Borough the next morning as well as Thursday. They'd be updating the sound system and enable us to stream live meetings. He also stated that we were gathering reports and providing them to the auditors.

**UNFINISHED BUSINESS**

None

**EXECUTIVE SESSION**

President Hauck made a motion to go into executive session. Mr. Hubbs seconded the motion. It passed with a unanimous vote. The session ended at 8:33 PM. After the session, she made a motion to advertise the ordinance for the pension joinder. Ms. Eager seconded the motion. It passed with a unanimous vote. President Hauck then made a motion to award the Police Chief contract to Lt. Margevich for \$110,000 annual salary, effective January 1, 2023, pending approval of the pension ordinance. Mr. Hubbs seconded the motion. It passed with a unanimous vote.

**ADJOURNMENT**

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Mr. Hubbs made a motion to adjourn. Ms. Giberson seconded the motion. The motion passed with a unanimous vote. The meeting adjourned at 8:39.



Greg Sahd  
Borough Secretary

GAS/slk

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Notes for Millersville...

Investment numbers of interest

The MRT (Jan 1 2000 - Dec 2021) has an annualized rate of return (Net of investment fees) of 7.29% vs a benchmark of 4.77% - that's a 22 year span over several dramatic market changes.

That's an annualized net positive of 2.52% per year over the benchmark.

Millersville Pension Plans joined the MRT in late 2016. Since that time, the plans have realized double-digit growth every year, except for 2018 and 2022. (See information from TJA Financials)

Including two significant years of market loss, (2018 and 2022) the 5-year average Rate of Return – 2018 through 2022 is 4.34% vs. a benchmark of 3.60%

Prior to the losses in 2022, the MRT's 5-year average annual rate of return was significantly higher.

10.21% (2017 – 2021) vs. a benchmark of 9.87%

Its important to note that the strength of the MRT is its defensive posture in protecting against market volatility and negative return environments. In evidence of this, here are some figures that support that...

The MRT's Net Return in 2008 was – 16.82% vs a benchmark of - 21.16%

Most of our contemporaries (PA Municipal pension plans not in the MRT) lost between - 22% and - 33%

In 2018 the MRT Net return was – 4.97% vs a benchmark of - 5.25%

Other plans averaged losses between -6.00% and – 9.00%

This past year, 2022, the MRT Net return was – 13.13% vs a benchmark of – 15.51%

The borough's internal rate of return was better at – 12.49% (due to timing of deposits during the year)

Based on information that is currently available, Other PA municipal plans lost between -15% and 20%

**As of Feb 28, 2023, the returns are as follows:**

NU Plan has gained 2.9% or about \$95,600.

The PD Plan has gained 2.9% or about \$ 198,600. -