

January 14, 2020

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, January 14, 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. She thanked all for taking the time to attend tonight's meeting.

COUNCIL MEMBERS

Carrie L. Smith  
Lauren E. Hauck  
Linda L. Bellile  
Brooke G. Magni

David T. Aichele, Mayor  
Dianne M. Bates (absent)  
Mary Ann Gerber  
Daniel P. Ostrowski

OTHERS PRESENT

John D. Rochat, Borough Manager & Millersville Borough Chief of Police  
Jessie L. Ebersole, Millersville Borough Finance Officer  
Steven A. DiGuiseppe, Millersville University  
Lucas Charles, Penn Manor High School Student Advisor  
Elaine Jones, LNP  
Richard Moriarty, 458 Hostetter Drive, Millersville  
W. David Sykes, 344 Valley Road, Millersville  
Erin McFalls, 30 Fresh Meadow Drive, Lancaster  
Teresa Duffy, 14 Fresh Meadow Drive, Lancaster  
Steve Willems, NAI Keystone  
Adam Hagerman, Bennett Williams, Burkentine Builders  
Scott Barnhart, Land Development Mgr, Burkentine Builders  
Joel R. Snyder, RGS Associates  
Ricardo Riethmuller, owner, Rt. 741 and Rt. 999 tracts of land  
Lisa Sanders, with the Riethmuller's

CITIZENS' REQUESTS OR CONCERNS

Mr. Steve Willems from NAI Keystone introduced himself and thanked Council for the opportunity to briefly discuss the conceptual land development plan for the track of land at Route 741 and Route 999 owned by Ricardo Riethmuller. Mr. Willems introduced Joel Snyder, Managing Principal of RGS Associates the Land Planning/Landscape Architecture for the conceptual plan overview. He then introduced Scott Barnhart who proceeded to show the features of 583 units of residential development consisting of multiple Townhouses, multiple 5-story 60-unit Apartments, and multiple 3-story 24-unit Apartments with a clubhouse, some being constructed on the other side of Millersville Road. He further explained keeping the wooded area, with walking paths and showed the extension roadway of Village Green and Locust Lane and gave notation that they would remain private streets. He noted that the signal light connection to Millersville Road would be per PennDOT's designation. Then Mr. Adam Hagerman showed the commercial development area consisting of five separate buildings for a

January 14, 2020

**MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES**

potential bank, pharmacy, a 12,000 square foot retail strip, medical office and a restaurant. They opened the discussions for questions. Mayor Aichele asked if there would be playground area, basketball court, etc. Mr. Barnhart stated that they can incorporate such an area. Mrs. Hauck stated she liked the density and the integration of adjacent neighborhood. She further stated that this is a huge project for the size of Millersville, and it will significantly impact the character of the Borough. She hopes in working with the Planning Commission that they will make this project a little more special and unique, noting that these types of units can be found anywhere. They recognized that this would be a team effort between the Borough and the developer to figure out the right fit and a project that will work for the community. Mrs. Magni asked for communication with the neighbors, especially the ones on Fresh Meadow Drive and Village Green when construction is happening. She would appreciate a lot of transparency. Mr. Moriarty asked for an estimated increase to the Borough's population. At 583 dwelling units with an average of 2.5 per unit, the estimate was given at approximately 1500. He noted that that increase will have an effect on the Police Department, the Fire Department and LEMSA. A resident on Fresh Meadow was concerned with the timing of the project, especially around the buffer area, and a concern with the Stormwater issues in their backyards. She was reassured communication would take place before ripping out any gardens and that there are strict stormwater guidelines that will need to be followed. Mr. Sykes voiced his concerns with the traffic/roadway designated to come out on Millersville Pike at the round church and where the map as not shown, farther down Millersville Pike at Green Hills intersect. Mr. Barnhart stated traffic impact studies would be taken and any traffic lights would be determined by PennDOT. There were further discussions on the timeline, noting that there are many approvals from PennDOT, the Conservation District, the Borough, the County Planning Commission and any zoning issues that may need addressed that could take a couple years. Then the actual construction timeline could be a couple more years. President Smith thanked them for their time and stated she looks forward to working with them.

**EXECUTIVE SESSION**

At 7:36 p.m. Council broke for an executive session to discuss a personnel item. At 7:55 p.m. out of the executive session, Chief Roach asked for Council's action to hire (Adrienne) Andrea Pfortsch to fill the vacancy of Police Secretary I, starting at Step 1 salary and with a starting date of February 17, 2020. Mrs. Gerber made such a motion, seconded by Ms. Bellile. With no further discussions the motion passed by a unanimous voice vote.

**MINUTES**

A motion to approve the minutes for the December 10, 2019 and the January 6, 2020 Council Meetings were made by Mr. Ostrowski and seconded by Mrs. Gerber. Mrs. Hauck asked that the Others Present section of the January 6<sup>th</sup> meeting minutes reflect the correct name of her husband, Mr. Jones. With no further discussions the amended motion passed with the noted correction of Mr. Hauck to Mr. Jones by a unanimous voice vote.

**REPORTS OF BOARDS, COMMITTEES, AND COMMISSIONS**

Ms. Bellile reported on the Blue Rock Regional Fire Commission meeting held January 2<sup>nd</sup> at the Millersville Station. Duane Hagelgans' performance review was provided. Concerns stated minutes and financial deposits are to be timely and he needs to clear up confusion on the

January 14, 2020

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

financials prior to the meetings. Also starting in 2020 there will be a specific sheet for grants that will show grant awards and their balances. Salary raises for Duane, Ann, Brian and Joanie was discussed and decided at 2.5%. She went on to report that there is a challenge for responding to calls in the middle of the night at the Millersville Station. This continued problem is pushing the remodel for live-in accommodations. She also announced an active shooter drill is scheduled on May 12<sup>th</sup> and that there was an executive session held to discuss personnel issues.

MAYOR'S REPORT

Mayor Aichele mentioned that the monthly police report was not ready yet but will have it for the second council meeting to be held in January. He did note that in reviewing the department, the combined years of service is over 200 years and that in the coming years there may be some retirements.

MILLERSVILLE UNIVERSITY REPORT

Mr. DiGuiseppe reported that Winter terms continues through January 19<sup>th</sup> and Spring classes are to resume on Tuesday, January 21<sup>st</sup> with residence halls opening on January 19<sup>th</sup>. He noted "Tis the Season for Giving", as in late December 2019, Millersville University received word that they would be the recipient of the largest gift in history of the University, with a \$3.5 million bequest. This gift was from an alum, Liselotte Wehrheim who passed away in 2019 at the age of 103. This transformational gift will fund a nursing scholarship in her name to help prepare students for jobs in the growing healthcare industry. Mr. DiGuiseppe stated the Board of Governors of Pennsylvania's State System of Higher Education approved two collective bargaining agreements with unions representing faculty and campus professionals at the 14 State-owned Universities in December, each for four years ending in 2023. He announced that at a recent basketball game, they raised more than \$3800 for Lampeter-Strasburg graduate Ryan Smith to help offset medical costs while fighting leukemia. He also announced a project between South Central PaARTners and the Spanish American Civic Association (SACA) will bring community-based arts programming to the Southeast neighborhood of Lancaster City. The project is thanks to a grant from the Pennsylvania Council on the Arts (PCA). Each project will receive \$25,000 annually for a period of four years. MU is planning to bring their faculty in to run pop-up workshops on music, art and history aimed at bridging cultures within the Southeast while building on neighborhood pride and investment.

PENN MANOR REPORT

Mr. Charles mentioned his excitement as a Senior, that today he started his final semester at Penn Manor High School. He reported on the success of some of the winter sports teams and concluded with an update on the construction project. It appears during the Christmas break that there was a lot of progress. The wall that they have been building for the new auditorium is now higher than the hallway windows. Although there is not much to look out at, a block wall, the wall does cut down on the construction noise. Another significant progress that can be seen is on the new STEM building. He looks forward to how that layout will enhance coordinated learning.

January 14, 2020

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

BOROUGH MANAGER REPORT

Chief Rochat asked Council to approve the resolution authorizing the trade of the Borough's personal property, a 2011 Ford F250 4X4 diesel utility body truck with a plow in the acquisition of a new 2020 Ford F250 4X4 diesel utility body truck with a plow. Mrs. Gerber made such a motion, seconded by Mrs. Hauck. With no discussions the motion passed by a unanimous voice vote.

RESOLUTION BOOK  
RESOLUTION NO. 2020-06

Chief Rochat asked Council to approve the resolution to insert an escalator clause in its bidding documents and contracts of road materials specifically for 2020 Highway Aid projects. Mrs. Gerber made such a motion, seconded by Ms. Bellile. With no discussions the motion passed by a unanimous voice vote.

RESOLUTION BOOK  
RESOLUTION NO. 2020-07

PRESIDENT'S REPORT

President Smith thanked everyone for their patience and feedback in the formation of the Standing Committees and especially thanked those that will be taking on a leadership role. She announced for the record the following Advisory Committees:

Personnel Advisory Committee: Chair Dan Ostrowski, Vice Chair Brooke Magni, Mary Ann Gerber and Linda Bellile.

Public Welfare and Public Works Advisory Committee: Chair Lauren Hauck, Vice Chair Dan Ostrowski, Dianne Bates and Linda Bellile.

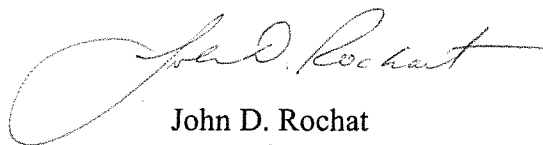
Finance Advisory Committee: Chair Mary Ann Gerber, Vice Chair Brooke Magni, Dianne Bates and Lauren Hauck.

President Smith mentioned a blood drive competition between local police departments, including the Borough and the University, that will run through January 31, 2020. She asked that everyone consider giving blood.

ADJOURNMENT

There being no further business to discuss, Mr. Ostrowski made a motion to adjourn the meeting at 8:12 p.m., seconded by Mrs. Hauck.

Respectfully submitted,



John D. Rochat  
Borough Secretary

JDR/jle