

## **BOROUGH OF QUARRYVILLE – COUNCIL MINUTES**

### **REGULAR MEETING – February 2, 2026**

Borough Council held its Regular Meeting on the above date at 7:00 PM at the Municipal Building. Council President Brian Braightmeyer called the meeting to order with the following persons present: Council Members Lydia Walton, Susan Noel, Jimmy Kreider, Devin Groff, Diane Hastings and Joy Kemper. Borough Manager Michelle Evans, Mayor Stella McComsey, and Director of Public Safety John Slauch were also in attendance. JCP Parker Boos was absent.

**Amendment of Agenda:** A motion was made by Councilwoman Kemper and seconded by Councilwoman Hastings to amend the agenda to include under New Business: Police Chief search and Police budget rollover. The motion was unanimously approved.

**PUBLIC COMMENT:** No public comment.

**WaWa Presentation – approval of waivers and plan approval:** There were four waivers to consider.

1. Section 355-406 – Preliminary Plan states:

This section of the ordinance requires a Preliminary Plan submission. The applicant is requesting this waiver in order to submit this project directly as a Preliminary/Final Plan. The following justifications have been offered in support of the request: The preliminary/final land development plans were designed and engineered to the final land development plan standards contained in the SALDO. No substantial changes are anticipated to be needed to the preliminary/final land development plans. In consideration of the justifications cited, we recommend approval of the waiver. Councilwoman Hastings made a motion to accept the waiver and Councilman Groff seconded and the motion passed unanimously.

2. Section 355-604 – Right-of-Way states:

This section of the ordinance requires that the roadway right-of-way for collector streets to be 80' and for major streets be 100'. The applicant is requesting this waiver to permit the required right-of-way to be less than 80' for collector streets and less than 100' for major streets. The following justifications have been offered in support of the request: The right-of-way provided along the frontages of West Fourth Street and West State Street varies in width but is consistent with the current required PennDOT right-of-way for the on-going roadway improvements. Additional right-of-way beyond what is required by PennDOT is not offered for dedication as part of this application. In consideration of the justifications cited, we recommend approval of the waiver conditional on the following: PennDOT approval of the proposed roadway improvements, including the required right-of-way. Any required proposed sidewalk outside of the PennDOT right-of-way shall have an executed Pedestrian Easement and Pedestrian Agreement as approved by PennDOT and the Borough Solicitor. Councilman Groff made a motion to

accept the waiver. Councilwoman Hastings seconded and the motion passed unanimously.

The applicant's consultant has requested the following waivers from the standards and criteria contained within the Borough's *Stormwater Management Ordinance*:

### 3. Section 343-307.C.1 - Minimum Pipe Slope

This section of the Ordinance requires that conveyance pipes with vehicular loading that is outside the public street right-of-way have a minimum slope of 1.0% and have one foot of cover to stone subgrade. A modification is requested to allow pipes to have 0.5% slopes. The following justifications have been offered in support of the request: Due to the existing elevation of the site, the location and elevation of the PennDOT conveyance in West Fourth Street and the elevation of the swale to the south of the property, the conveyance needs to be designed at the industry minimum of 0.5% slope. Conveyance calculations are provided to verify adequate capacity is provided. In consideration of the justifications cited, we recommend approval of the waiver. Councilwoman Hastings made a motion to accept the waiver. Councilman Groff seconded and the motion passed unanimously

### 4. Section 343-306 – Riparian Corridor

This section of the Ordinance requires a riparian corridor easement to be created and recorded as part of any subdivision or land development that encompasses a riparian corridor. A modification is requested to permit the proposed riparian corridor to be provided to the limit of the calculated 100-yr floodplain elevation in place of 35' from the top of stream bank. The following justifications have been offered in support of the request: Based on the existing developed condition of the site, a 35' riparian corridor does not exist today. In areas, the existing edge of pavement is within +/-2' of the top of stream bank. The proposed layout has been refined as much as possible to fit within the confines of the site including the PennDOT roadway improvements. A channel analysis has been prepared to determine the 100-yr floodplain elevation which is confined within the channel banks and has been depicted on the plans. Using the 100-yr floodplain elevation helps ensure the buffer provides flood storage capacity to minimize potential downstream flood impacts. Based on discussion with the Borough, flooding in this area has not been observed. Per discussion with PADEP, the channel will be regulated as waters, and as such, the project will be required to obtain a Joint-105 Permit from PADEP for the relocation of the channel headwall. All work will need to be completed in accordance with PADEP regulations. In consideration of the justifications cited, we recommend approval of the waiver. Councilwoman Hastings made a motion to accept the waiver. Councilwoman Walton seconded and the motion passed unanimously.

After discussion Councilman Groff made a motion to have sidewalks not extend beyond the WaWa property lines. Councilwoman Noel seconded. The motion was unanimously approved.

Councilman Groff made a motion to accept the preliminary/final Land development plan with all requirements and suggestions by DEP, PennDOT, ELA and MHCK met. Councilwoman Hastings seconded. The motion passed unanimously.

**APPROVAL OF MINUTES – January 5, 2026 COUNCIL REGULAR MEETING:** It was moved by Councilwoman Walton and seconded by Councilman Groff that the minutes of the January 5, 2026 Council Regular Meeting be approved. The motion passed unanimously.

**APPROVAL OF MINUTES – January 12, 2026 COUNCIL WORK SESSION:** It was moved by Councilwoman Kemper and seconded by Councilman Kreider that the minutes of the January 12, 2026 Council Work Session Meeting be approved. The motion passed unanimously.

**MANAGER'S REPORT:**

**Approval of Ordinance 460:** A motion was made by Councilman Groff and seconded by Councilwoman Walton to approve Ordinance 460 parking setbacks on 3<sup>rd</sup> St. and 5<sup>th</sup> St. and add a stop sign on Chestnut Street. The motion was unanimously approved.

**Approval of event calendar:** A motion was made by Councilman Groff and seconded by Councilwoman Walton to approve the 2026 event calendar. This event calendar is subject to change due to community involvement and sponsorship. The motion was unanimously approved.

**Approval of SIP recommendation – HOP letter for WaWa:** A motion was made by Councilwoman Kemper and seconded by Councilwoman Walton to approve and submit to PennDOT the HOP letter of review for WaWa. The motion passed unanimously.

**Approval of estimate for cell phone booster:** A motion was made by Councilman Groff and seconded by Councilwoman Hastings to accept the estimate with the condition that there are no monthly or annual service charges. The motion passed unanimously.

**Phase 2 ELG Trail Connector - Maintenance:** After discussion council decided to table this and meet with Providence Township to discuss phase 2.

**Southern Lancaster County Intermunicipal Council (SLCIMC):** Council appointed Michelle Evans as the Quarryville Borough's representative for SLCIMC and Devin Groff as the alternate.

**PLGIT Investment:** A motion was made by Councilwoman Kemper and seconded by Councilwoman Hastings to invest the matured monies as follows: \$150,000.00 in a 90-day investment at 3.72% and \$141,000.00 in a 180-day investment at 3.72%. The motion was unanimously approved.

**Rave Alert:** A motion was made by Councilwoman Noel and seconded by Councilwoman Kemper to not renew the Rave Alert robo-call system because our new computer system will have an alert system included. The motion was unanimously approved with the directive to send out a robocall letting residents know to check our website and social media platforms in the event of an emergency for a short period.

**Dolce Vita:** Borough Manager Evans publicly thanked Dolce Vita who contacted her and supplied food for the public works department during the snowstorm. She also sent a thank you card to Dolce Vita.

**FINANCIAL REPORTS AND MONTHLY BILLS – January 31, 2026:** Council received the financial report and the bills for January 2026. It was moved by Councilwoman Walton and seconded by Councilman Kreider that the financial report be received and the monthly bills for January in the amount of \$217,369.20 be ratified. The motion passed unanimously.

**POLICE DEPARTMENT REPORT:** Public Safety Director, John Slauch reviewed the January Police Report.

**ZONING OFFICER REPORT:** Council accepted the January report as submitted.

**QUARRYVILLE BOROUGH AUTHORITY:** The January 20, 2026 meeting minutes were reviewed by Council.

**PLANNING COMMISSION:** The January 19, 2026 meeting minutes were reviewed by Council.

**STREETS/INFRASTRUCTURE/PARKS COMMITTEE:** The January 13, 2026 meeting minutes were reviewed by Council.

**OLD BUSINESS:** None

**NEW BUSINESS:**

- a. **Assignment of Projects for Committees:** Council President Braightmeyer went over the various committee projects that he would like them to work on. SIP (building improvements), SAP (employee handbook), Police committee (police chief search committee). Councilwoman Noel is the chair of the SAP committee. Council President Braightmeyer reported that he has asked business owners in

the community to help with the Police Chief search, they are Brett Holzhauser and Brad Groff. Also on the search committee team is Officer John Garver.

- b. Town Hall Meeting – May 4, 2026:** Council President Braightmeyer reported that we will have a town hall meeting on Monday, May 4, 2026.
- c. Legal services labor and employment matters:** Councilman Groff made a motion and Councilwoman Walton seconded to appoint Jason Hess with Nikolaus and Hohenadel as legal-council for labor and employment matters. The motion was unanimously approved.
- d. Police Budget Rollover:** Councilwoman Noel reported that the police committee would like to roll over from the 2025 budget \$59,897.95 and earmark it for police needs (vests, tasers, radios). A motion was made by Councilman Groff and seconded by Councilwoman Walton. The motion was unanimously approved with the expectation that the money will be held in capital reserve account until the new Chief is hired so that he or she can determine where the money will best serve the department.
- e. Police Chief search committee:** The police chief search committee is asking for approval from council to move forward with the process of hiring a police chief. A motion was made by Councilwoman Hastings and seconded by Councilwoman Walton for the committee to move forward with the police chief search. With the following steps: Our solicitor review of contract, advertising for 45 days in the PA Police Chief magazine. The motion was unanimously approved.

**PUBLIC COMMENT:** Resident Jim Stack commented that he is encouraged about seeing Council engaged. He was also glad that we tabled the ELG Phase 2 project until we speak with Providence. He suggested asking WaWa to pay for a full-time police officer. Jim asked council to consider putting a cop car at or near the firehouse to deter speeders. Jim also asked about the speed control box being set up to deter speeders coming into town.

Resident Ken Yost asked if the fire company has been given the plan for the new WaWa store. He also suggested implementing snow emergency routes in the borough. He stated that he isn't a fan of not having an alert system in the borough even for a short time.

Resident Sandy Slauch commented that she was not happy with the snow plow plowing snow on the sidewalk that they had already cleared off. She also commented that she was told that the snow plow driver was going too fast.

**EXECUTIVE SESSION:** At 9:00 PM, a motion to enter into Executive Session for legal and personnel matters was made by Councilman Groff and seconded by Councilwoman Walton. The motion passed unanimously.

**RETURN TO REGULAR SESSION:** At 9:16 PM, a motion was made to return to regular session by Councilwoman Noel and seconded by Councilman Kreider. The motion was unanimously approved.

**ADJOURNMENT:** At 9:17 PM, Council President Braightmeyer called for a motion to adjourn. It was moved by Councilwoman Noel and seconded by Councilwoman Hastings that the meeting be adjourned. The motion to adjourn was unanimously approved.

Respectfully submitted,

Michelle Evans  
Assistant Borough Manager