

**GENERAL MUNICIPAL AUTHORITY OF THE TOWNSHIP OF MANHEIM  
FRIDAY, APRIL 20, 2012 MINUTES**

The regular meeting of the General Municipal Authority of the Township of Manheim was held on Friday, April 20, 2012 at 7:30 a.m. at the Manheim Township Municipal Building, 1840 Municipal Drive, Lancaster, Pennsylvania. Authority members present were: James J. Lombardo, Edward J. Plakans, Gary R. Johnson, J. Michael Flanagan and Steve O'Donnell. Also present were Solicitor William C. McCarty, Engineer G. Matt Brown, Michael D. Rimer, Recording Secretary and Steve Bussanmas.

Mr. Flanagan called the meeting to order at 7:35 a.m. and led all in attendance in the Pledge of Allegiance to the flag of the United States of America.

Mr. Flanagan opened the meeting with public comment and invited Steve Bussanmas to start the meeting. Mr. Bussanmas introduced himself and explained that he was in attendance on behalf of the Overlook Community Foundation (OCF), and had agreed to meet with the Authority to bring it up to date on certain activities of the OCF in regards to the Overlook Campus. Mr. Bussanmas started by explaining the basic relationship between the Authority and the OCF in that the Authority created the OCF as part of the land acquisition activities and the purchase of the Schwartz Nursery. He explained the transition plan being contemplated by the OCF as it works for some final projects on the campus. Mr. Bussanmas explained that at its meeting on April 17, the OCF discussed a "new lease" version that the Commissioners wanted to see with special stipulations. Mr. Bussanmas noted that he had met with Commissioner Casselbury to go over these principles as part of the lease, which were to: (a) make significant adjustments to the deed restrictions placed on the campus by the OCF, (b) have approval role over projects initiated by the OCF during the transition, and (c) a specific term in which the OCF would transition the property to the Township and conclude its own existence.

Mr. Bussanmas indicated that the OCF has developed a team to look into the deed restrictions adjustments and this team is to come back with some recommendations. The team consists of Mr. Woolley, Mr. Martin, Mr. Johnson and Mr. Bohan. Commissioner Martin was asked to take this information back to the Board of Commissioners to provide it with an update as the team moves forward.

Commissioner Flanagan asked if there were any questions. Mr. McCarty did provide some similar explanation on the creation of the OCF. Mr. Lombardo questioned whether the Commissioners could disband the OCF, and the answer was no, because the Authority created the OCF and it was not a working and functioning non-profit corporation. Commissioner Flanagan also felt that it would not be possible for the Board of Commissioners to disband the OCF due to the corporate limitations to do so. With no further discussion, Mr. Flanagan continued the meeting.

By a motion from Mr. Lombardo, seconded by Mr. Johnson the Authority took action to approve the minutes of the January 20, 2012 meeting. The motion was approved unanimously.

Mr. Johnson motioned to accept the Financial Reports for January, February and March

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2012. The motion was seconded by Mr. Plakans and approved unanimously.

Mr. Lombardo motioned, seconded by Mr. Johnson to pay the following bills and invoices:

1. Payment to ARRO Consulting, Inc. in the amount of \$14,361.11,
2. Payment to C. S. Davidson, Inc. in the amount of \$3,300.00,
3. Payment to Hartman, Underhill & Brubaker LLP in the amount of \$4,662.39,
4. Payment to Lancaster Newspapers in the amount of \$61.75, and
5. Payment to PMAA membership renewal in the amount of \$416.32 - NOT APPROVED.

During the discussion, Mr. Lombardo questioned the need to stay active and incur expense from participation in the PA Municipal Authorities Association. Because this association is focused primary on operating authorities, he felt that the Authority should consider pulling back on this membership.

The motion to pay the bills #1, #2, #3, and #4 were approved unanimously. The Authority did not authorize payment of the PMAA membership fees.

There was no old business.

Under new business, Mr. Brown of ARRO provided the Authority members with an update to the Booster Pump Project and in particular the performance of the project, since it is now complete. He indicated that the performance has been superb and that issues of discolored water and similar problems identified in the early stages of the project have gone away. The Neffsville Tank is being filled very effectively with pressures in most areas working near perfectly. An issue in Brighten was reviewed with pressure metering and similar analysis. Testing at the street was the required 55 psi. However, construction and plumbing design has created lower pressure readings in the homes. The street pressures were good. Mr. Lombardo indicated that the reason for lower in-home pressures was not clearly known at this time. But in terms of the primary purpose of the project, which was to ensure adequate "turnover" from water demands on the system and water tank to improve system water pressures, Mr. Brown indicated that the results have been marvelous.

Commissioner Flanagan questioned whether the area is officially in drought. Mr. Brown indicated that the area is under very dry conditions, but it is not characterized as a "drought."

Mr. McCarty indicated that there is another entity interested in taking advantage of public financing similar to that of Presbyterian Homes and Lancaster Bible College.

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This particular project involves the Landis Homes Retirement Community project being funded through the East Hempfield Township Industrial Development Authority.

There was considerable discussion about these types of financing and whether the Authority should adopt a set of policies to consistently deal with these applications. Mr. Lombardo suggested a policy that could limit financing to local projects, establish a fee for the financings, and/or establish the financial limits of the financings from the current \$10 million limits set by the IRS. Mr. McCarty explained some of the positives and negatives to various policy choices. Commissioner Flanagan also suggested that the notion of agreeing to the limiting tax exemption as a contingency for these financings might have some merit. The Authority members concluded the discussion, and Mr. Flanagan requested Mr. McCarty to put together a policy or policy talking points for the next Authority meeting in July.

In the mean-time, Mr. McCarty and Mr. Rimer indicated to the Authority members that the Landis Homes Retirement Community project needs only Board of Commissioner aka "local approval" at this point in time. This approval will occur at the Board of Commissioners 4/30/12 meeting. No action by the Authority is being sought now and there would be time to set some parameters for public financings over the next several weeks for the July meeting.

With no further discussion, Mr. Flanagan started an Executive Session to discuss legal matters of the Authority at 8:26 a.m.

**EXECUTIVE SESSION**

The Authority ended its Executive Session at 9:05 a.m. There being no further business, on a motion by Mr. Lombardo, seconded by Mr. Johnson, the meeting of the Authority was adjourned at 9:07 a.m. Motion carried unanimously.

The next scheduled meeting will be Friday, July 20, 2012 at 7:30 a.m.

Respectfully submitted,

Michael D. Rimer,  
Recording Secretary