

GENERAL MUNICIPAL AUTHORITY OF THE TOWNSHIP OF MANHEIM
FRIDAY JANUARY 15, 2021 MINUTES

Roll Call:

The regular meeting of the General Municipal Authority of the Township of Manheim was held on Friday, January 15, 2021 at 8:00 a.m. at the Manheim Township Municipal Building, 1840 Municipal Drive, Lancaster, Pennsylvania. Authority members present were Sam Mecum, M. Dale Weaver, Benton Webber, Adam Smith, and Matthew Crème. Mr. Mecum introduced and welcomed Mr. Smith and Mr. Crème to the Authority. Also present were William C. McCarty, Esquire, and Brandon Harter, Esquire, Interim Township Manager Ben Merchant and Jennifer L. Steigelman, Finance Director.

The meeting was called to order by Mr. Mecum. He led all in attendance in the Pledge of Allegiance.

Election of Officers:

Mr. Webber was elected as Chairperson, Mr. Mecum was elected as Vice-Chairperson, Mr. Smith was elected as Secretary, Mr. Weaver was elected as Treasurer and Mr. Crème was elected as Assistant Secretary and Assistant Treasurer.

Public Comment: There was no public comment.

Minutes:

Mr. Mecum moved to approve the minutes of the October 16, 2020 regular meeting. Seconded by Mr. Weaver. Motion carried 4-1. Mr. Crème abstained as he was not present during the October 16, 2020 meeting.

Financial Reports:

Ms. Steigelman presented the final financial reports for July, August & September 2020, and the preliminary financial reports for fourth quarter 2020. Mr. Mecum moved to approve the final and preliminary financial reports. Motions seconded by Mr. Weaver. Motions carried unanimously.

Invoices for Approval for Payment:

On a motion from Mr. Mecum and seconded by Mr. Weaver, the following invoices were approved for payment: Barley Snyder, LLC in the amount of \$522.00, C.S. Davidson in the amount of \$1,821.37 and Manheim Township Commissioners in the amount of \$137,046.92. Motion carried unanimously.

Presentations/Public Hearings:

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2021 Budget Presentation

Ms. Steigelman presented the proposed budget for 2021. There was an increase made to legal fees in expectation of upcoming initiatives. Mr. Weaver moved to adopt the proposed 2021 budget. Seconded by Mr. Smith. Motion carried unanimously. The Authority requested an annual projection of expected available taps from Planning and Zoning Director Lisa Douglas.

Old Business:

Landis Homes Retirement Community's Private Waterline

James Stahl spoke on behalf of himself and his father, Joseph Stahl, co-owners of Harvest Lane Farm Market. The State Department of Environmental Protection (DEP) informed the Stahls the Market's well water supply is not meeting the DEP's water quality requirements. The Stahls must either drill a new well or tap into the existing private water line owned by Landis Homes Retirement Community. To build their private water line, Landis Homes acquired easements from the Stahl property. Landis Homes has agreed to allow the Stahls to tap into their private line. According to the agreement between the Authority and Landis Homes the Authority must also agree to allow the Stahls to tap into this private line.

The Stahls rent greenhouse was constructed a greenhouse and warehouse/workroom in 2012. In 2014, they constructed the current market addition. The well not in compliance with DEP's requirements was drilled for use by the greenhouse and market. To meet the DEP specifications, the cost of drilling a new well would start at approximately \$10,000 to \$12,000.

The Authority requested the Stahls provide a copy of the 1993 agreement between the Stahls and Landis Homes. The Authority requested Township staff to locate and provide a copy of the agreement between the Authority, the Township and Landis Homes regarding this private water line. The Authority has a copy of a letter from the City of Lancaster approving the capacity but not approving the design. To date a design has not been prepared.

Mr. Stahl explained the farm was preserved and the TDRs were sold to the Township as part of the agreement to allow the installation of this water line. The Authority requested Township staff to confirm the sale of the TDRs whether there are any remaining TDRs on the property. The question was raised as to whether the Township, as holders of the TDRs, also has any authority to approve this connection. Township staff was also asked to provide copies of the Township's requirements for the construction of the greenhouse, warehouse/work room and market.

Further they asked Mr. Stahl for documentation from DEP and a markup of the 2012 plans by the Stahls showing the proposed connection. Mr. Stahl explained due to the pandemic the DEP is requiring evidence of progress in complying rather than enforcing a hard deadline.

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There was a brief discussion regarding the payment of the water consumption which would need to be made between the Stahls and Landis Homes.

The Authority will review the requested records and will discuss this matter further at their next meeting.

New Business: There was no new business.

Correspondence/Other Business: There was no correspondence or other business.

The Authority went into executive session at 9:07 a.m. to discuss ongoing litigation and returned to their regular meeting at 9:45 a.m.

Adjournment:

There being no further business, on a motion by Mr. Mecum, seconded by Mr. Weaver, it was moved to adjourn the meeting at 9:46 a.m. Motion carried unanimously.

The next meeting will be Friday, April 16, 2021 at 8:00 a.m.

Respectfully submitted,

Benjamin Marchant
Recording Secretary