

**GENERAL MUNICIPAL AUTHORITY OF THE TOWNSHIP OF MANHEIM**  
**FRIDAY, JULY 31, 2009 MINUTES**

The special meeting of the General Municipal Authority of the Township of Manheim was held on Friday, July 31, 2009 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 and Gary R. Johnson. Ann Krissinger and J. Michael Flanagan were absent. Also present were Solicitor William C. McCarty, Engineer G. Matt Brown, Dale Kopp from ARRO, Dawn Stratchko, Director of Finance and Township Manager-Secretary Michael D. Rimer.

Mr. Lombardo called the meeting to order at 7:36AM. Mr. Rimer started the meeting by explaining the purpose of meeting. First, Penn Township had negotiated a bulk purchase agreement with the City to extend water service in the Township. Similar to the recent agreement with West Earl Township, the General Municipal Authority and the Board of Commissioners must also "sign off" on the agreement as water is being transmitted through the Township. Mr. Rimer indicated that the draft agreement was sent to both the Solicitor and to ARRO for review and comment. Mr. Rimer explained that this item should have been on the last regular meeting and in order to keep the process moving forward the special meeting was necessary. Mr. Rimer also explained that the General Municipal Authority needs to acquire some right-of-ways and temporary construction easements for the water line project. At the last meeting of the General Municipal Authority, the Authority designated Mr. Lombardo and Mr. Flanagan as agents to negotiate the land acquisition from PPL, Inc., but made no mention of any other land acquisition. The previous motion was clear. The second purpose of the special meeting was also to designate an individual who may negotiate right-of-way purchases and/or easement acquisition as may be necessary on behalf of the General Municipal Authority.

Mr. Lombardo requested a comment from Mr. Brown, who indicated that he had reviewed the agreement and noted no issues. Mr. McCarty did find the original agreement in need of minor revision. The agreement had some incorrect references and needed clarity related to references to "equitable owner" and state of the "expiration" of the Township's agreement with the City of Lancaster. There was also some discussion and concern regarding the "engineering review" statements and how the city engineer may perform these reviews. Mr. Lombardo indicated that there may be a conflict of interest in the current language. Mr. McCarty offered a suggestion to minimize or eliminate conflicts of interest and agreed to pursue these changes with the City Solicitor. Mr. Brown did reference the fact that "consultants" may be used to conduct reviews and that this could mitigate any conflicts.

Mr. Lombardo asked if there were any other questions or issues. Mr. McCarty indicated that the agreement could be adopted with the amendments discussed corrected prior to final execution. On a motion from Mr. Johnson, seconded by Mr. Plakans, the Authority agreed to approve the bulk purchase agreement, with the correction to be incorporated into a revised document, with the City of Lancaster, Manheim Township, the General

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Municipal Authority of the Township of Manheim, Penn Township and the Northwestern Lancaster County Authority. Motion carried unanimously.

Mr. Rimer explained that in a recent meeting with Mr. Kopp that the details of the water line project are calling for right-of-way acquisition that may need to be negotiated and purchased. Because the General Municipal Authority meets only a few times a year, the need to make decisions and the timing of the project is dramatically slowed. The Authority needs to assign an individual to work with the property owners between meetings. Mr. Rimer turned the meeting over the Mr. Kopp to go into more detail.

Mr. Kopp presented several survey illustrations of right-of-way areas needed for the project. As more study of the waterline project is being refined the need for right-of-way becomes more clear. Mr. Brown indicated that the vast majority of the project is in the public right-of-way and only several areas cause the need for additional right-of-way area. Mr. Lombardo questioned the timing of these activities in relation to the other parallel activities. Mr. Brown indicated that this will be done simultaneously with the other activities. DEP permitting, for example is administratively complete. The PPL property activities are moving forward. Negotiation of additional right-of-way will go right along with the other tasks. Mr. Lombardo questioned the valuation process and the assessment and certification activities and he recommended that Mr. Rimer assist the Authority in negotiating the various right-of-ways for the project. Mr. Lombardo questioned the overall schedule and timing of the project. Mr. Kopp made an informal prediction that construction would likely commence this winter. He indicated that this would be ideal. Mr. Brown indicated that bidding and pricing of projects has been very favorable to utilities and that the Authority should hopefully see this in the bidding this fall or winter. Mr. Lombardo concluded the discussion. On a motion from Mr. Johnson, seconded by Mr. Plakans, the Authority agreed to authorize Mr. Rimer to secure and/or negotiate right-of-way and easements for the water line and pump station project on behalf of the General Municipal Authority. Motion carried unanimously.

Mrs. Stratchko was in attendance and offered a brief summary of the borrowing and financial activities for the project. She indicated that \$4,005,235.00 has been deposited in the Authority's account for use in this project. Mr. Brown reminded the members that periodic status reports will be coming monthly or similar intervals via e-mail. Mr. Lombardo stressed that this is important since the Authority meets only a few times a year. There being no further business, on a motion by Mr. Plakans, seconded by Mr. Johnson, the meeting was adjourned at 8:02 a.m. Motion carried unanimously.

The next scheduled meeting will be Friday, October 16, 2009 at 7:30 a.m.

Respectfully submitted,

Michael D. Rimer. Manager-Secretary  
Recording Secretary