

SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
August 19, 2026
7:00p.m.

⌘ Call the meeting to order Kerry Jobe, Bob Zundel, and Todd Paulich
Atty. Muscante, Secy. Otto, Asst. Secy. DeHaven

ζ Pledge of Allegiance

ζ Prayer

ζ Introduction

ζ Public discussion from residents and taxpayers taken during the course of the meeting, as each item is brought up for motion

ζ Announcements: No smoking during the meeting;
: Residents please give your name when addressing Supervisors
: Please turn off all cell phones

1. ADMINISTRATION

1A. Motion to approve the minutes of the regular meeting of July 15, 2026.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

1B. Motion to approve the minutes of the special meeting of August 10, 2026 - 2026 Paving Program bid opening.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

1C. Motion to approve expenditures for the month as follows, noting those disclosures filed of record with the Township Secretary, by Supervisors of their routine business dealings with certain of those vendors whose invoices may be paid pursuant to this Motion:

General Fund	\$187,897.55
Payroll Fund	\$68,514.87
Liquid Fuels	\$38,082.83
Machinery	\$3,378.74
Sewer Revenue	\$2,747.00
Special Projects	\$930.00
Street lights	\$507.50

TOTAL \$

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

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- 1D. Motion to award the bid to _____ for the 2026 Paving Project.

Description of work: Baileys Road-9.5mm scratch course (estimated 75 tons) as directed by the Township, 1.5" 9.5mm wearing course (estimated 400 tons. Rock Springs Road-(bridge over Beaver Run to the Delmont Borough Line) Base repair: excavation of deteriorated areas as directed by the Township and installation of 6" 25mm base course (estimated 115 tons), 9.5mm scratch course (estimated 75 tons) as directed by the Township, 1.5" 9.5mm wearing course (estimated 300 tons.

Bids Received as follows:

Bidder #1: Daniels Excavating: \$121,000	Bidder #4: Derry Construction: \$118,414.45
Bidder #2: Expert Paving Co.: \$117,670.65	Bidder #5: Redstone Excavating \$112,475
Bidder #3: El Grande: \$128,275	Bidder #6: Tresco Paving Corp. \$104,025

***Motion was made and passed on August 10, 2026, to hold the bids for award at the August 19, 2026 public meeting.**

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

- 1E. Motion to approve quote# 100002697 for the Managed VoIP Renewal through Ford Office Technologies at a monthly fee of \$278.85 for 36 months. This motion has been tabled since May.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

- 1F. Motion to approve quote# 100002696 for the Managed Compute Renewal through Ford Office Technologies at a monthly fee of \$334.64 for 36 months. The quote includes four management workstations. This motion has been tabled since May.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

- 1G. Motion to approve a **Road Occupancy Permit** for Abbe Wagenblast to make one opening 3' wide by 30' long on Otts Road (T673) to install underground electric lines for a new house. Electrical conduit will be installed & backfilled with 2A modified crushed stone and asphalt will be installed on the ditch line. All fees have been paid by the applicant.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

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- 1H. Motion to approve the Developer's Agreement, as amended, between Cherry Hills, L.P., BAYT Development, LLC and the Township of Salem for the Salem Ridge development. The Developer's agreement was approved by the Supervisor's on October 15, 2025, and amendments were made to the language regarding the dedication of the Sanitary Sewer facilities.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1I. Motion to approve the purchase of a Caterpillar Bucket from the Municipal Authority of Westmoreland County at a cost of \$800.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1J. Motion to accept the Salem Township Service Employees Defined Benefit Pension Plan Financial Requirement and Minimum Municipal Obligation Report for the 2027 Municipal Budget as follows:

SALEM TOWNSHIP SERVICE EMPLOYEE'S PENSION PLAN
FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
FOR 2027 MUNICIPAL BUDGET

A. Normal Cost

1. Normal Cost as a Percent of Payroll	12.267%
2. Estimated 2024 Payroll for Active Participants	\$ 257,064
3. Normal Cost (A1 x A2)	\$ 31,534

B. Financial Requirement

1. Normal Cost (A3)	\$ 31,534
2. Anticipated Insurance Premiums	0
3. Anticipated Administrative Expense	10,025
4. Amortization Payment, if any ^	0
5. Financial Requirement (B1 + B2 + B3 + B4)	\$ 41,559

C. Minimum Municipal Obligation

1. Financial Requirement (B5)	\$ 41,559
2. Anticipated Employee Contributions	0
3. Funding Adjustment, if any	8,517
4. Minimum Municipal Obligation (C1 - C2 - C3)	\$ 33,042

NOTES:

1. 2027 General Municipal Pension System State Aid may be used to fund part or all of the municipal obligation and must be deposited within 30 days of receipt. Any remaining balance must be paid from municipal funds.
2. Deposit into the Plan's assets must be made by December 31, 2027 to avoid an interest penalty.
3. Any delinquent Minimum Municipal Obligation from prior years must be included in the 2027 budget along with an interest penalty.

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I hereby certify that the above calculations, to the best of my knowledge, are true, accurate, and conform with the provisions of Chapter 3 of Act 205 of 1984.

Certified By:

Chief Administrative Officer Date

Prepared using the January 1, 2025 Valuation

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

- 1K. Motion to approve the Payment of \$ \$33,042 for the Township's MMO consistent with the amount set forth in Paragraph C4 of the approved Minimum Municipal Obligation Report for 2027 Township Employees Defined Benefit Pension Plan.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

- 1L. Motion to approve the Salem Township Service Employees Defined Contribution Pension Plan Financial Requirement and Minimum Municipal Obligation Report for 2027 Municipal Budget as follows:

SALEM TOWNSHIP SERVICE EMPLOYEE'S PENSION PLAN (DC)
FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
FOR 2027 MUNICIPAL BUDGET

A. Defined Contribution

1. Employer Defined Contribution as a Percent of Payroll	9.0%
2. Estimated 2026 Payroll	\$ 235,040
3. Total Defined Contribution (A1 x A2)	\$ 21,154

B. Financial Requirement and Minimum Municipal Obligation (MMO)

1. Total Defined Contribution (A3)	\$ 21,154
2. Anticipated Administrative Expense	0
3. Total Financial Requirement and MMO (B1 + B2)	\$ 21,154

NOTES:

1. 2027 General Municipal Pension System State Aid may be used to fund part or all of the municipal obligation and must be deposited within 30 days of receipt. Any remaining balance must be paid from municipal funds.
2. Actual employer obligation for 2027 will depend on actual eligible participants and payroll for 2027
3. Any delinquent Minimum Municipal Obligation from prior years must be included in the 2027

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budget along with an interest penalty.

I hereby certify that the above calculations, to the best of my knowledge, are true, accurate, and conform with the provisions of Chapter 3 of Act 205 of 1984.

Certified By:

Chief Administrative Officer Date

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1M. Motion to approve the Payment of \$21,154 for the Township's MMO for the Township Employees Defined Contribution Pension Plan, consistent with the amount set forth in Paragraph B3 of the approved Minimum Municipal Obligation Report for 2027.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1N. Motion to authorize signing a Waterline Extension Agreement with the Municipal Authority of Westmoreland County to extend water service along Kennan Drive and Cranapple Drive.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1O. Motion to approve a deposit in the amount of \$82,900.00, out of the Special Projects Fund, to MAWC as per the Kennan Drive waterline extension agreement.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1P. Motion to approve the commencement of work for the Kennan Drive waterline extension project.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1Q. Motion to advertise to receive bids for a bypass pump for the Cloverleaf Pumpstation. Bids will be received by 8:00A.M. on September 9th and read at 8:30A.M. and held for award at the September 16th, 2026 public meeting.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1R. Motion to approve the release of professional design services from Fahringer, McCarty, Grey, Inc. for Seanor Farm Park – Baseball Field and PCSM/NPDES Permit plans

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

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- 1S. Motion to approve a proposal from Point Design Group to provide site engineering services at Seanor Farm Park for site improvements. The proposal as outlined below totals \$30,765 plus time & materials for inspections.

Summary of Design Fees:

Project Administration Tasks \$5,570.00

Construction Document Tasks \$19,595.00

Construction Administration Tasks \$5,600 + T&M for inspections.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1T. Motion to approve a reimbursement request from Forbes Road Volunteer Fire Department in the amount of \$_____ for lighting on emergency vehicle(s).

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

- 1U. Motion to approve the following bids from Auctions International:

Lot 0001	5 Traffic lights	\$55.00
Lot 0002	5 Traffic lights	\$55.00
Lot 0004	5 Traffic lights	\$55.00
Lot 0005	5 Traffic lights	\$55.00
Lot 0006	5 Traffic lights	\$55.00
Lot 0007	5 Traffic lights	\$55.00
Lot 0008	5 Traffic lights	\$55.00
Lot 0009	5 Traffic lights	\$55.00
Lot 0014	6 Traffic signs	\$25.00
Lot 0015	Traffic Signal Control Box	\$95.00
Lot 0016	Traffic Signal Control Box	\$95.00
Lot 0017	Traffic Signal Control Box	\$39.00
Lot 0018	Misc. Traffic lights	\$25.00
Lot 0029	60KW Military Generator	\$1,250.00
Lot 0030	Post Pounder	\$260.00
Lot 0031A	X-Treme Vac Trailer	\$2,175.00
Lot 0031B	Asphalt Patch Trailer	\$25.00
Lot 0032	Towed Rotary Sweeper	\$160.00
Lot 0033	1989 Mack Dump Truck	\$9,300.00
Lot 0034	1986 Gradall Excavator	\$4,650.00

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

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1V. Motion to reject the following bids from Auctions International:

		Bid
Lot 0019	30KW Military Generator	\$28.00
Lot 0020	12' Plow	\$25.00
Lot 0023	5' Gradall Bucket	\$25.00
Lot 0024	28" Gradall Bucket	\$25.00
Lot 0025	4' Gradall Bucket	\$25.00
Lot 0026	30" Gradall Bucket	\$25.00
Lot 0027	5' Gradall Bucket	\$25.00
Lot 0028	Profile Bucket	\$25.00
Lot 0035	11' Plow	\$25.00

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

1W. Motion to approve resolution #23-2026 entitled;

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA
REMOVING PROPERTY BEARING WESTMORELAND COUNTY TAX MAP PARCEL
NO. 57-15-00-0-202 FROM ITS AGRICULTURAL SECURITY AREA**

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

1X. Motion to approve the Schlemmer Land Development Plan to construct a wedding venue facility with the required number of parking spaces per Salem Township ordinance. Tax Map Parcel No. 57-12-00-0-087. **Approval is based on the following conditions being met:**

1. A letter requesting removal of parcel 57-15-00-0-202 from Agricultural Security has been submitted to the Township as the Gettysburg Plan of Lots had removal as a condition of approval.

Solicitor Markulin advised the PC of the status of the Ag Security designation. The following language documenting the removal of the land must be indicated on the plan:

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“The 40.00-acre parcel of land bearing Westmoreland County Tax Map Parcel No. 57-15-00-0-202, known and designated as Lot 1 in the Gettysburg Land and Cattle Company, Inc. Plan of Lots, was removed from the Agricultural Security Area in accordance with the written notification dated July 20, 2026.”

2. A Side-Lot and Consolidation Plan to eliminate the parking lot encroachment was approved by the Township. ***The instrument number for the recorded subdivision plan should be included on the land development plan.***
3. Add a signature line and notary for Judith G. Schlemmer to sign off on the Plan.
4. Label the forty-foot (40') front building setback off US Route 22 from the edge of the ROW (Section 412.B).
5. Label the thirty-foot (30') front building setback off Hornock Road from the edge of the ROW (Section 412.A).
6. Show a fifteen-foot (15') side setback from the edge of the ROW on parcel 57-15-00-0-098 for clarity (Section 412.D).
7. A Driveway permit must be approved by the Township. ***A driveway permit has been submitted to the Township and approved August 5, 2026. This condition appears to be satisfied.***
8. The dimensions and area of the proposed building as per Section 307.E.8; ***Partially satisfied. Please check the dimensions and area calculation for accuracy. A parking lot that is 112' x 77' would = 8624. The plan shows 8500 sf.***
9. For consistency, the criteria used to determine the “Off-Street Parking” under the parking chart should be amended to read:

“For uses involving public assembly of groups of people for whatever reason, 1 per every 4 seats based on total capacity.”

10. Township Engineer approval of the Stormwater Management Plan is required. ***Approved.***
11. An ***easement agreement*** will need to be recorded for the stormwater facilities located on an abutting parcel. The instrument number for the recorded easement should be located on the land development plan to satisfy this condition.
12. WCCD approval of the Erosion and Sedimentation Control Plan and NPDES permit is required; ***Approved.***

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13. Sewage Facilities Planning Component 2 approval is required; SEO, Township and DEP approval has been received. *Approved.*
14. MAWC verification letter of the public water availability and tap is required; *Satisfied.*
15. The width of the entrance and access roadway need to be fully described by courses and distances, and located on the Site Plan respect to the multiple tax map parcels implicated by this plan.
16. The instrument number for the Private Road Maintenance and Right Of Way Declaration should appear on the Plan.
17. Sheet SP-2 is not needed.
18. A Revision number and Date must be added to the Plan.

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

- 1Y. Motion to approve the Scopa Subdivision plan to create a side lot addition from tax map no. 57-23-00-0-084 to be added to tax map no. 57-23-00-0-014. **All the conditions that the planning commission recommended at the August 5th, 2026 meeting have been satisfied on the Revision 1 plan dated August 11, 2026.**

Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich_____

2. COMMUNITY DEVELOPMENT

3. SEWAGE

4. COMMITTEE REPORT

- 4A. Solicitor's Report
- 4B. Treasurer's Report - submitted for the month ending July 31, 2026
- 4C. Park Initiative Report

5. OLD BUSINESS

6. NEW BUSINESS

7. ADJOURNMENT

7. Motion to adjourn the meeting with the next meeting being a regular meeting to be held on September 16, 2026, at 7:00 P.M. at the Salem Township Municipal Building.

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Motion_____ Second_____ Vote: Jobe_____ Zundel_____ Paulich _____

Time of adjournment: _____

Bill Sheet for Meeting of:	August 2026	
General Fund		
Advance Auto Parts	parts	\$380.53
Bankosh Sanitation	trash collection	\$151.20
Bobcat of Perryopolis	Hydraulic Fluid	\$279.80
COG Indiana Westmoreland	signs & posts	\$251.12
Comcast	fax/internet	\$167.12
Daniels Concrete	concrete	\$769.31
Dearborn Group	life insurance	\$216.79
Export Fuel	diesel/gasoline	\$6,050.05
First Commonwealth credit card	Office supplies	\$208.58
First Commonwealth credit card	tractor supply - parts	\$249.99
First Net	Emergency Mgt coordinator phone	\$114.69
Ford	Remote workstation support	\$259.98
Ford	phone service	\$278.85
Ford	microsoft 365 monthly licensing	\$33.20
Fotorecord	Emergency Mgt coordinator business cards	\$43.56
Fred Cecchini	Code Enforcement	\$425.00
Fred Cecchini	Tahoe repair	\$95.39
Greg Muffie Window Cleaning	municipal bldg	\$30.00
Heidelberg Materials	#8 - no bid	\$12,740.26
Hoffman	dog control	\$210.00
Jean Downs	janitor municipal bldg /restrooms at park	\$530.00
MBM Law	legal services	\$13,720.00
MBM Law	ESCROW	\$3,255.00
MEIT	insurances/sht.&llog term disabil.	\$758.52
Murray Automotive	parts	\$31.30
Pa Municipal	(2) 2025 Ford F600 UPFITTING	\$109,510.00
Pa Once Call System, Inc	one call service	\$64.24
Regola consulting	consulting	\$2,500.00
Sams Club	2 cases paper/lunchroom supplies	\$121.95
Sargent's Court Reporting Service	Road Vacation Hearing Maple Lodge Rd	\$609.00
Thrift Supply	parts	\$43.40
Traffic Control	call outs rt 22/Hornock & Rt 22/119	\$905.00
Tresco Paving	bituminous material	\$781.74
Tribune Review	advertising	\$1,004.75
UPMC Health Plan	health insurance	\$19,000.00
Vector Security	security system	\$105.58
Victor P. Regola & Assoc.	engineering	\$7,515.95
Victor P. Regola & Assoc.	engineering (ESCROW)	\$1,500.00
West Central	parts	\$271.21
West Penn Power	traffic lights/utilities	\$2,714.49
	TOTAL:	\$187,897.55
Act 13		
Export Fuel	Seanor Park	\$5,148.49
	TOTAL:	\$5,148.49
Liquid Fuels		
Heidelberg Materials	2RC	\$3,320.02
Midland Asphalt	Oil for tar & chip	\$35,549.32
Pa Municipal	signs & posts	\$2,533.51
	TOTAL:	\$38,082.83

Machinery		
Industrial Radiator Works	Ford Tractor radiator	\$630.00
National Hydraulic	Repairs to Hydraulic Cylinder	\$478.00
National Hydraulic	3 Hydraulic Cylinder's	\$1,177.00
Stephenson Equipment	Cylinder	\$661.96
K&R Commercial Tire	Tire	\$431.78
	TOTAL:	\$3,378.74
Sewer Revenue		
Point Design Group	engineering	\$2,097.00
McElhinny Plumbing	Lateral 108 Brush Run 323 Jaclyn	\$650.00
	T O T A L:	\$2,747.00
Special Projects		
Point Design Group	Kennan/Tucker waterline extension	\$930.00
	TOTAL:	\$930.00
Street Lights		
West Penn Power	street lights	\$507.50
	T O T A L:	\$507.50

SALEM TOWNSHIP
Treasurer's Report - General Use
As of July 31, 2026

	<i>Deposist</i>	<i>Debit</i>	<i>Balance</i>
100-160 · Road Project Account			505.85
Total 100-160 · Road Project Account			505.85
100.010 · ACT 13 Funds			187,917.64
Total 100.010 · ACT 13 Funds	49,789.97	3,035.39	234,672.22
100.020 · Emergency Operation Center Acct			22,506.88
Total 100.020 · Emergency Operation Center Acct			22,506.88
100.030 · Fire Protection Fund			71,855.82
Total 100.030 · Fire Protection Fund	3,038.11		74,893.93
100.040 · General Fund			853,443.64
100.046 · SALDO FEES ESCROW-SCHLEMMER			3,250.00
Total 100.046 · SALDO FEES ESCROW-SCHLEMMER			3,250.00
100.047 · SALDO FEES ESCROW-TRESCO			1,750.00
Total 100.047 · SALDO FEES ESCROW-TRESCO			1,750.00
Total 100.040 · General Fund	78,524.96	200,083.61	731,884.99
100.050 · Health Maintenance Account			156,726.33
Total 100.050 · Health Maintenance Account	19,002.66	17,646.60	158,082.39
100.060 · Machinery Fund			121,928.75
Total 100.060 · Machinery Fund	3,038.94	2,010.81	122,956.88
100.070 · Park Initiative Account			19,332.78
Total 100.070 · Park Initiative Account	1,128.42	30.00	20,431.20
100.080 · Payroll Account			45,277.84
Total 100.080 · Payroll Account	50,000.83	50,176.24	45,102.43
100.090 · Petty Cash			165.78
Total 100.090 · Petty Cash		43.13	122.65
100.100 · Recreation Fund			16,479.83
Total 100.100 · Recreation Fund	1,000.28		17,480.11
100.110 · Seanor Park Grant Fund			40,111.99
Total 100.110 · Seanor Park Grant Fund	0.68		40,112.67
			

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Treasurer's Report - General Use
As of July 31, 2026

	<i>Deposist</i>	<i>Debit</i>	<i>Balance</i>
100.120 · Sewage Fund			504,103.03
Total 100.120 · Sewage Fund	459.32	1,414.00	503,148.35
100.130 · Small Stream Discharge Account			12,586.54
Total 100.130 · Small Stream Discharge Account	5,000.25		17,586.79
100.140 · State Fund / Liquid Fuels			601,653.18
Total 100.140 · State Fund / Liquid Fuels	10.21	1,599.80	600,063.59
100.150 · Street Light Account			7,356.25
Total 100.150 · Street Light Account	175.95	500.03	7,032.17
100.160 · Special Projects Account			599,816.42
Total 100.160 · Special Projects Account		4,767.50	595,048.92
100.180 · ESCROW ACCOUNT			6,962.76
Total 100.180 · ESCROW ACCOUNT	13,700.16	732.50	19,930.42
107.000 · Money Market (General Funds)			1,051,546.72
Total 107.000 · Money Market (General Funds)	223.27		1,051,769.99
109.000 · Certificate of Deposit			1,817,083.16
109.001 · 6 Month CD (Sewage Funds)			537,823.08
Total 109.001 · 6 Month CD (Sewage Funds)	1,418.31		539,241.39
109.002 · 3 Month CD (Sewage Funds)			268,724.57
Total 109.002 · 3 Month CD (Sewage Funds)	662.61		269,387.18
109.003 · 3 Month CD (General Funds)			1,010,535.51
Total 109.003 · 3 Month CD (General Funds)	2,539.07		1,013,074.58
Total 109.000 · Certificate of Deposit	4,619.99		1,821,703.15