

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING AGENDA
MUNICIPAL BUILDING - 7:00 P.M.
244 CONGRUITY RD - GREENSBURG
FEBRUARY 18, 2026**

1. ADMINISTRATION

1A. Motion to approve the Minutes of the January 21, 2026 Supervisor Meeting.
Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

1B. Motion to approve the Minutes of the January 25, 2026 Emergency Meeting.
Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

1C. Motion to approve the Minutes of the February 11, 2026 special meeting.
Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

1D. 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	\$124,177.62
Payroll Fund	\$50,892.53
Sewage	\$825.00
Liquid Fuels	\$21,681.74
Street Lights	\$499.54
Machinery	\$2,273.17

TOTAL \$200,349,60

Motion Second Vote: Jobe Zundel Paulich

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1E. Motion to approve reimbursing the Recreation Board \$2000 out of Act 13 funds for the PORT A JOHN.

Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

1F. Motion to hire _____ as a Full-Time Road Crew employee for Salem Township.

Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

1G. Motion to approve a revised Memorandum of Understanding between the Westmoreland Conservation District and Salem Township.

Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

1H. Motion to approve the **Release of a Bond under an Excess Maintenance Agreement Permit No. 3-2025** with DeNoon Lumber Company LLC, for the use of .12 miles of Porter Run Road. The Township Engineer's post-use inspection report confirmed that no damage has occurred. (all inspection fees have been paid by the vendor). The Bond to be returned is \$1500.

Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

1I. Motion to approve resolution **9-2026** entitled;

**A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND,
COMMONWEALTH OF PENNSYLVANIA APPROVING THE ENTRY OF A GRANT
AGREEMENT WITH THE COMMONWEALTH FINANCING AUTHORITY FOR THE
TOWER LANE AND APPLE LANE WATERLINE EXTENSION PROJECT.**

Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

1J. Motion to approve ordinance **1-2026** entitled;

**AN ORDINANCE OF THE TOWNSHIP OF SALEM, WESTMORELAND COUNTY,
PENNSYLVANIA TO VACATE A CERTAIN UNOPENED ROADWAY EXTENDING
FROM THE WESTERN SIDE OF MARK DRIVE ALONG THE SOUTHERN SIDE OF
WESTMORELAND COUNTY TAX MAP PARCEL NO. 57-12-08-0-013 TO ITS
TERMINUS AT WESTMORELAND COUNTY TAX MAP PARCEL NO. 57-12-00-0-021.**

Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

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1K. Motion to approve a proposal from Gibson-Thomas Engineering to provide traffic engineering services associated with the "Repairs to the 119/22 damaged mast arm assembly" project for the sum of \$_____. This fee will not be exceeded without prior written authorization by the Supervisors.

Motion____ Second____ Vote: Jobe____ Zundel____ Paulich ____

1L. Motion to advertise bid specifications for the permanent repair of the 119/22 intersection for damages resulting from a vehicular accident.

Motion____ Second____ Vote: Jobe____ Zundel____ Paulich ____

1M. Motion to advertise for a Building Code Official to fill the vacancy.

Motion____ Second____ Vote: Jobe____ Zundel____ Paulich ____

1N. Motion to approve the Volunteer Fireman tax credit roster from Slickville and Forbes Road VFD

Motion____ Second____ Vote: Zundel____ Trumbetta ____ Jobe ____

1O. Motion to ratify the advertisement of an Ordinance of the Township of Salem, Westmoreland County, Pennsylvania, Amending the Township's Restricted Roadways Ordinance No. 1-2024 Exhibit A by adding Additional Roadway's to the Weight Restricted Highway, Roadway or Bridge list.

Motion____ Second____ Vote: Zundel____ Trumbetta ____ Jobe ____

1P. Motion to authorize a letter of intent to purchase a 2000 Ford truck at a fee of \$17,000 from the Borough of Homestead through an Intergovernmental Agreement for use by Salem Township's Emergency Management and Code Enforcement Officer.

Motion____ Second____ Vote: Zundel____ Trumbetta ____ Jobe ____

1Q. Motion to authorize Connie Mattei, as Salem Township's Planning Commission Chair, to participate in Westmoreland County's Comprehensive Plan revision project.

Motion____ Second____ Vote: Jobe____ Zundel____ Paulich ____

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1R. Motion to approve (7)modification requests made by Jeffrey L. Demary. Modifications of the minimum requirements of the Township's Subdivision and Land Development Ordinance as follows:

1. Prior to the subdivision, residential Lot 1 was nonconforming for the minimum lot size and frontage requirements. Post-subdivision acreage of .5760 with no frontage is also non-conforming. Therefore, an exemption from Section 414(A)(iii) establishing a minimum of 1 1/4 acre lot with frontage of 150' applying to lots with on-lot sewage facilities and served by public water is recommended.
2. Prior to the subdivision, Lot 2 was nonconforming for the minimum lot size. Post-subdivision acreage of .5461 is non-conforming. Therefore, an exemption from Section 601(B)(2) establishing a minimum 2-acre lot size for non-residential development is recommended.
3. The existing commercial buildings and the holding tank on Lot 2 are not in conformance with the minimum building setback line. Section 412(B) establishes a 40' minimum front building setback line for properties abutting Route 119, therefore an exemption from Section 412-B is recommended.
4. An existing garage on residential Lot 1 encroaches into the minimum 10' side setback. Therefore, an exemption from Section 412(D) is recommended for Lot 1.
5. The existing blacktop parking/turnaround area on commercial Lot 2 encroaches into the minimum 15' side setback and into the isolation distances established for parking/loading areas established by Section 601(B)(3)(a) requiring a distance of not less than 10' from any property line. Therefore, an exemption from Section 412(D) and 601(B)(3)(a) is recommended for Lot 2.
6. An exemption from Section 405-F is recommended to allow for a forty (40) foot private right-of-way for ingress and egress to Lot 1.
7. An exemption from Section 307-B-2 is recommended to allow for the surveyor's preferred scale.

Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

1S. Motion to approve the Crum-Prascus Lot Line revision plan to adjust the boundary line between Lots 21 and 22 in the Totteridge Unit #3 Subdivision Plan to accommodate the existing gravel drive of Lot 22 and provide entrance to the garage for the house on Lot 22. The current driveway for Lot 22 encroaches on Lot 21. Approval is subject to the following conditions being met:

1. Consolidate into one Statement of Purpose the multiple references to the purpose of the Plan (Section 307.A.8).

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2. The proposed side-lot addition should be designated with a lot number and fully described by metes and bounds (Section 502.H.6).
3. The side-lot addition should be joined with Lot 22 and shown with a land hook "Z".
4. The setback lines shown on the Plan are not consistent with the Township's setback requirements, but are consistent with the setbacks imposed for the Totteridge Development in that area. The lots at issue are Nos. 21 & 22. To clarify this on the proposed Plan, the following Note must be added: "The setback lines depicted on the plan reflect those mandated by the Totteridge Unit Number 3 Subdivision, as recorded with the Recorder of Deeds of Westmoreland County at Instrument No. 200608290042465. These setback requirements exceed the minimum setbacks established under the Township's Subdivision and Land Development Ordinance."
5. The locations of the sanitary sewers and water mains serving the lots should be shown on the Plan (Section 307.D.5).
6. Totteridge Drive must be labeled on the Plan as a "Private Road" (Section 502.H.15).
7. Each Owner should have their own separate Certification and notary seal (Section 501.H.22).
8. The following signature nomenclature must be shown on the plan for the Planning Commission review (Section 501.H.5.b):

Reviewed by the Salem Township Planning Commission this _____ day of _____, 20____.

Chairperson

Secretary

9. A typo exists on Note 6: "There are no new utility line connections needed for this plan. Existing underground utility lines are no(t) affected by the adjustment of the existing property line."
10. Although Lots 21 and 22 do not meet the minimum lot size requirements of the Township's SALDO, they were laid out prior to the enactment of the Township's SALDO and are legally nonconforming. To confirm same, the following Note must be added to the Plan:

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“By approval of this Plan the Board of Supervisors acknowledge that both Lot 21 and 22 were laid out and approved prior to the enactment of the Township’s Subdivision and Land Development Ordinance and, accordingly, are legally nonconforming with respect to the Township’s current minimum lot size requirements.”

11. The following Note must be added to the Plan:

"By approval of this plan the Board of Supervisors of Salem Township: (a) acknowledge that the Totteridge Planned Community may have private rules and regulations for encroachments into required setbacks and how they are to be addressed, (b) state that nothing in the Township's approval of this plan shall be deemed or construed as the Township's consent to or authorization of any encroachment into the minimum setbacks required within, or created for, the Totteridge Planned Community, and (c) nothing in the approval of this plan shall be deemed or construed to relieve the Applicants from any requirement to obtain any other private approvals that may be necessary for the encroachments into the setbacks imposed by the Totteridge Unit No. 3 Subdivision Instrument No. 200608290042465."

12. Note #1 under the "Additional Requirements for Minor Subdivisions" of the Drafting Requirement Checklist should be added to the Plan.
13. A Revision Number and Date must be shown on the Plan.

Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

1T. Motion to approve Penn Home and Farm LLC Plan to add Lot 1 (0.1617 acres) to the property of John and Patricia Kilpatrick (57-12-08-0-006) and to add Lot 2 (0.09127) to the property of Penn Home and Farm (57-12-00-0-021) as side lot additions. Approval is subject to the following conditions being met:

1. There must be three Owner's Certifications shown on the Plan with a place for the Notary Seal for each Owner (Section 501.H.22).
2. The following signature nomenclature must be added to the Plan for the Planning Commission review (Section 501.H.22):

Reviewed by the Salem Township Planning Commission this _____ day of
, 20 ____.

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Chairperson

Secretary

3. The following Note needs added to the Plan that indicates the 25' setback line is not in accordance with the Township Ordinances:

"In accordance with the Township's decision to grant a modification for the minimum front building setback requirements in the Township's Subdivision and Land Development Ordinance on January 21, 2026, the 25 foot setback as outlined in the Garden Courts Plan of Lots PBV 41 PG 10 were maintained for the property."

4. Item #1 of the "Additional Requirements for Minor Subdivisions" in the Drafting Requirement Checklist needs added to the Plan.
5. A revision number and date must be added to the Plan.

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 January 31, 2026.
- 4C. Park Initiative Report

5. OLD BUSINESS

6. NEW BUSINESS

7. ADJOURNMENT

Motion to adjourn meeting with the next being a special meeting to be held on February 24th, 2026 at 6:00pm and March 5th at 9:00am, followed by the regular meeting on March 18, 2026, at 7:00 P.M. at the Salem Township Municipal Building.

Motion _____ Second _____ Vote: Jobe _____ Zundel _____ Paulich _____

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MUNICIPAL BUILDING - 7:00 P.M.
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FEBRUARY 18, 2026**

Time of adjournment: _____

OFFICIAL

TOWNSHIP OF SALEM

WESTMORELAND COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

DRAFT

DRAFT

AN ORDINANCE OF THE TOWNSHIP OF SALEM, WESTMORELAND COUNTY, PENNSYLVANIA TO VACATE A CERTAIN UNOPENED ROADWAY EXTENDING FROM THE WESTERN SIDE OF MARK DRIVE ALONG THE SOUTHERN SIDE OF WESTMORELAND COUNTY TAX MAP PARCEL NO. 57-12-08-0-013 TO ITS TERMINUS AT WESTMORELAND COUNTY TAX MAP PARCEL NO. 57-12-00-0-021.

WHEREAS, Penn Home & Farm, LLC. (hereinafter “Penn Home”) is the owner of property located within Salem Township, Westmoreland County, Pennsylvania bearing Westmoreland County Tax Map Parcel No. 57-12-00-0-021; and

WHEREAS, Gerald J. Hutter (hereinafter referred to as “Hutter”) is the owner of property having an address of 52 Mark Drive, Delmont, Pennsylvania 15626 bearing Westmoreland County Tax Map Parcel No. 57-12-08-0-013; and

WHEREAS, the Hutter Property was laid out as Lot No. 1 in the Garden Courts Plan of Lots as recorded with the Recorder of Deeds of Westmoreland County in Plan Book Volume 41, Page 10. A copy of the Garden Courts Plan of Lots is attached hereto and incorporated herein as Exhibit “A”; and

WHEREAS, the Garden Courts Plan of Lots laid out a “Proposed 50’ Street” extending from the western side of Mark Drive along the southern side of the Hutter Property to its terminus at the property of Penn Home; and

WHEREAS, the “Proposed 50’ Street” was dedicated to the Township of Salem but has never been constructed, accepted by the Township, or otherwise opened on the ground for a period in excess of 21 years; and

WHEREAS, Penn Home and Hutter have submitted a subdivision plan to the Township which, if approved, would cause a portion of Penn Home’s property (Lot 3, comprising approximately 4,266 Square Feet or 0.10 Acres) to be conveyed to Hutter, and cause Hutter’s interest in the “Proposed 50’ Street” (Lots 4 and 5, comprising approximately 8,994 Square Feet or 0.21 Acres) to be conveyed to Penn Home. A copy of the proposed subdivision plan is attached hereto and incorporated herein as Exhibit “B”; and

WHEREAS, Penn Home and Hutter have requested the Township to vacate the area of the “Proposed 50’ Street” extending from the western side of Mark Drive along the southern side of the Hutter Property to enable the subdivision plan to proceed; and

WHEREAS, the vacation of the “Proposed 50’ Street” and Hutter’s interest in the same to Penn Home will provide Penn Home with the access necessary to utilize its property bearing Westmoreland County Tax Map Parcel No. 57-12-00-0-021; and

WHEREAS, pursuant to Section 2305(a) of the Second Class Township Code, the Board of Supervisors conducted a public hearing on the request of Penn Home to vacate the “Proposed 50’ Street” on February 18, 2025, with notice of same being sent to all affected property owners and published in a newspaper of general circulation. A copy of the public notice is attached hereto and incorporated herein as Exhibit “C”; and

WHEREAS, certain public stormwater management facilities and other utility easements may run through the area subject to the vacation request; and

WHEREAS, neither Penn Home nor Hutter are requesting the vacation or modification of any such easements, or any other private access easements that may exist for the Owners of the property in the Garden Court Plan of Lots, but merely requesting the Township to vacate any interest it has in opening the area of the “Proposed 50’ Street” for public road, street, or alley purposes; and

WHEREAS, the Township’s vacation of the “Proposed 50’ Street” does not pose a threat to the public health, safety, and welfare and no municipal purpose is served by retaining any rights the Township may have to the aforesaid roadway for public purposes in the future; and

WHEREAS, the areas subject to the foregoing vacation are shown in the Exhibits attached hereto.

NOW, WITH THE FOREGOING RECITALS BEING INCORPORATED HEREIN BY REFERENCE THERETO, BE IT ORDAINED AND ENACTED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM, WESTMORELAND COUNTY, PENNSYLVANIA, AND IT IS HEREBY ORDAINED AND ENACTED BY AUTHORITY OF THE SAME AS FOLLOWS:

1. The “Proposed 50’ Street” extending from the western side of Mark Drive along the southern side of the Hutter Property to its terminus at the property of Penn Home is hereby vacated, in full, by the Township for use as a public road.

2. The vacation of the “Proposed 50’ Street” for use as a public right of way shall not be deemed or construed to affect, alter, vacate, or condemn any other existing stormwater, sewage, or other utility easements, and private easements, rights of way, or other rights that may exist in the Township or any other third party.

3. This Ordinance shall be executed by the Chairman of the Board of Supervisors of Salem Township and shall be filed with the Recorder of Deeds of Westmoreland County and the Clerk of Courts of Westmoreland County in the Westmoreland County Road Docket and indexed under the names of "The Township of Salem," "Penn Home and Farm, LLC," and "Gerald J. Hutter."

4. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provisions had not been included.

5. This Ordinance shall take effect immediately upon adoption.

ORDAINED AND ENACTED by the Board of Supervisors of the Township of Salem, County of Westmoreland and Commonwealth of Pennsylvania, meeting in regular and public session, this _____ day of _____, 2026.

ATTEST:

TOWNSHIP OF SALEM

Kelly Otto, Secretary

Kerry Jobe, Chairman

Bill Sheet for Meeting of:	February 2026	
General Fund		
Arlene Rosatti	quckbooks consulting	\$62.50
Bankosh Sanitation	trash collection	\$140.70
Brodner Technical Services	Retainage	\$65,306.16
Carquest	parts	\$679.75
COG/Indaina-Westmoreland	signs	\$71.04
Comcast	fax/internet	\$184.47
Dearborn Group	life insurance	\$193.97
Derry Construction	skid - DISASTER DECLARATION SUPPLIES	\$2,687.85
Derry Construction	skid - 2/2-2/11 deliveries	\$9,571.27
Export Fuel	diesel/gasoline	\$3,925.31
Export Fuel	diesel/gasoline - DISASTER DECLARATION SUPPLIES	\$1,344.25
First Commonwealth credit card	B. Zundel PSATS registration/seanor park septic insp.	\$417.00
Firstnet	Emergency Mgt coordinator phone	\$152.92
Ford	Remote workstation support	\$259.98
Ford	phone service	\$278.85
Ford	microsoft 365 monthly licensing	\$24.90
Fred Cecchini	Code Enforcement	\$275.00
Fred Cecchini	Mileage Code Enforcment	\$32.63
Fred Cecchini	Mileage Emergency Mgt	\$42.78
Hoffman	dog control	\$210.00
Jean Downes	Municipal bldg cleaning January	\$330.00
Keith Walters	Repari/Rewire heaters in garage	\$500.00
MEIT	insurances/sht.&llong term disabil.	\$674.24
Murray Automotive	parts	\$592.01
PA Municipal	Tool	\$211.78
PA One Call	one call service	\$41.30
Penn Franklin News	advertising	\$214.00
Regola & Assoc.	engineering	\$6,244.57
Regola consulting	consulting	\$2,500.00
Scott Electric	parts	\$449.54
Thrift Supply	parts	\$53.97
Tribune Review	ad for assistant sec/treas	\$598.00
UPMC Health Plan	health insurance	\$19,000.00
Vector Security	security system	\$105.58
West Penn Power	traffic lights/utilities	\$6,801.30
	T O T A L:	\$124,177.62
Liquid Fuels		
American Rocksalt	salt	\$21,681.74
	TOTAL:	\$21,681.74
		➡
Machinery		
Kovac Enterprises	motor oil	\$1,644.39

Smail	parts	\$628.78
	TOTAL:	\$2,273.17
Sewer Revenue		
Morris Knowles	engineering	\$500.00
McElhinny Plumbing	103 Marianna Ct - Sewage lateral	\$325.00
	T O T A L:	\$825.00
Street Lights		
West Penn Power	street lights	\$499.54
	T O T A L:	\$499.54

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

	Deposit	Debit	Balance
100-160 · Road Project Account			505.85
Total 100-160 · Road Project Account			505.85
100.010 · ACT 13 Funds			200,782.37
Total 100.010 · ACT 13 Funds	186.55		200,968.92
100.020 · Emergency Operation Center Acct			22,506.88
Total 100.020 · Emergency Operation Center Acct			22,506.88
100.030 · Fire Protection Fund			6,949.35
Total 100.030 · Fire Protection Fund	1,274.82	3,301.00	4,923.17
100.040 · General Fund			1,510,178.22
100.046 · SALDO FEES ESCROW-SCHLEMMER			3,500.00
Total 100.046 · SALDO FEES ESCROW-SCHLEMMER		1,135.00	2,365.00
100.047 · SALDO FEES ESCROW-TRESCO			
Total 100.047 · SALDO FEES ESCROW-TRESCO	3,500.00		3,500.00
Total 100.040 · General Fund	85,486.97	260,744.76	1,334,920.43
100.050 · Health Maintenance Account			148,975.89
Total 100.050 · Health Maintenance Account	19,135.16	17,175.87	150,935.18
100.060 · Machinery Fund			108,355.08
Total 100.060 · Machinery Fund	1,371.39	1,133.07	108,593.40
100.070 · Park Initiative Account			27,229.43
Total 100.070 · Park Initiative Account	332.24		27,561.67
100.080 · Payroll Account			60,113.15
Total 100.080 · Payroll Account	35,048.57	47,404.24	47,757.48
100.090 · Petty Cash			122.82
Total 100.090 · Petty Cash		9.85	112.97
100.100 · Recreation Fund			16,451.56
Total 100.100 · Recreation Fund	15.28		16,466.84
100.110 · Seanor Park Grant Fund			40,041.23
Total 100.110 · Seanor Park Grant Fund	37.20		40,078.43
			➡

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

	<i>Deposit</i>	<i>Debit</i>	<i>Balance</i>
100.120 · Sewage Fund			522,274.49
Total 100.120 · Sewage Fund	1,193.57	630.00	522,838.06
100.130 · Small Stream Discharge Account			7,573.51
Total 100.130 · Small Stream Discharge Account	7.03		7,580.54
100.140 · State Fund / Liquid Fuels			503,720.77
Total 100.140 · State Fund / Liquid Fuels	468.01	370.55	503,818.23
100.150 · Street Light Account			5,847.36
Total 100.150 · Street Light Account	18.20	493.72	5,371.84
100.160 · Special Projects Account			607,940.92
Total 100.160 · Special Projects Account			607,940.92
107.000 · Money Market			1,042,364.61
Total 107.000 · Money Market	1,610.15		1,043,974.76
109.000 · Certificate of Deposit			793,974.15
109.001 · 6 Month CD			529,416.63
Total 109.001 · 6 Month CD	1,550.87		530,967.50
109.002 · 3 Month CD			264,557.52
Total 109.002 · 3 Month CD	724.13		265,281.65
Total 109.000 · Certificate of Deposit	2,275.00		796,249.15