

**SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
May 20, 2026
7:00PM
244 CONGRUITY RD GREENSBURG PA 15601**

26179

- ⌘ Call the meeting to order
- ⦿ Pledge of Allegiance
- ⦿ Prayer
- ⦿ Introduction: Kerry Jobe, Bob Zundel(ABSENT), Todd Paulich
Secy. Otto & Asst. Secy. DeHaven
Sol. Muscante
- ⦿ Public discussion from residents and taxpayers taken during the meeting, as each item is brought up for motion
- ⦿ Announcements: No smoking during the meeting.
: Residents, please give your name when addressing Supervisors
: Please turn off all cell phones

1. ADMINISTRATION

- 1A. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the Minutes of the April 15, 2026, public meeting.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1B. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the Minutes of the May 18, 2026, special meeting to open maintenance material and aggregate bids.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1C. Motion made by Todd Paulich and seconded by Kery Jobe 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	\$236,524.59
Payroll Fund	\$64,857.96
Liquid Fuels	\$5,261.39
Machinery	\$1,504.48
Park Initiative	\$11,983.43
Sewer Revenue	\$2,236.00
Special Projects	\$3,487.50
Street Lights	\$500.15

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TOTAL \$326,355.50

Resident Tom Ridella questioned what the First Commonwealth credit card charge for \$1081.57 was for. Kelly Otto responded and said most of it was for attendance at the PSATS convention.

Tom also questioned the Gibson-Thomas charges of over \$16K. Kerry Jobe responded and said they are for accidents that took place last year. Mark Szewcow was authorized to do engineering for replacement and prepare the bid documents. Tom questioned if it will be covered under insurance. He would like to see what we are getting back from the insurance company. Kerry said it will be highlighted on the treasurers report but if he wants a report we can provide one.

Tom also expressed concerns with the quality of the paving job in Forbes Road. He thinks they did a bad job, and he thinks it is mostly due to the material. There is a 6" diameter missing at the seam. You can see the milling underneath and the top is not very thick. The surface is very porous in spots. It will cause problems in the winter with salt and snow. Tom thinks it would be better to go with a higher bid for better quality. Todd said we are always advised to do the opposite. Todd said the majority of the roads Redstone have done are acceptable.

Kerry explained that the Redstone bill for \$162K is \$60K more than what the bid is for. We added an alley, there were roads that went a little further, the widths were more than what was advertised.

Tom said all roads in Forbes road are 50ft. the entire road is not 50 ft. They are not straight. They are narrower than 50ft in certain areas.

Tom also asked for no parking signs in Forbes Road. If there is an emergency, emergency vehicles won't be able to get through.

Tom did commend Todd for a job well done.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1D. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the placement of comprehensive insurance coverage contracts through Assured Partners for 2026-2027 for an estimated annual premium of \$71,020 up from \$58,676.

Kerry explained that our coverage ended 5/18/26. We met with our broker who shops around with different companies and the accidents on the lights crushed us. They are bumping us up to a \$25,000 deductible per incident. They are struggling to get the money back from those that cause the

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accidents. We also lost replacement value with this renewal except for the fire trucks and heavy equipment. The state minimum is \$5000 for property damage. That is what is hurting us.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1E. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the 2026-2027 VFD Workers Compensation annual premium and renewal charges through the State Workers Insurance Fund (SWIF) for an estimated annual premium of \$28,900 up from 25,787.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1F. Motion made by Todd Paulich and seconded by Kerry Jobe to advertise the Township's 2025 audit information is available for public review.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1G. Motion made by Kerry Jobe and seconded by Todd Paulich to approve and award the following bids to **Pleasant Unity Supply for everything but the 18" and award the 18" to Ferguson Waterworks** for approximately 6100 linear ft. (various sizes) of double wall plastic pipe. (all quantities are more or less). Bids were received, opened, and Recorded at a special advertised meeting on May 18, 2026: (Independent Bids)

Bids Received as follows:

All Quantities are per linear foot delivered			
		1	2
12" Plastic Pipe	1000	7.85	7.85
15" Plastic Pipe	1000	11.03	11.03
18" Plastic Pipe	500	16.85	16.83
24" Plastic Pipe	200	27.92	27.92
36" Plastic Pipe	200	48.24	48.24
48" Plastic Pipe	200	83.44	83.44
4 " Rolled Plastic Pipe	2000	.92	1.65
6" Rolled Plastic Pipe	1000	2.33	4.12

Bidder #1: Pleasant Unity Supply

Bidder #2: Ferguson Waterworks

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Solicitor Muscante said if the material is the same, you can chose between the two during a tie bid.

Normally, we Pleasant Unity Supply bids. Since Penn Franklin news is shut down, we advertised in the Tribune-Review and received another bid.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1H. Motion made by Todd Paulich and seconded by Kerry Jobe to approve and award the following bid to **Export Fuel** for approximately 12,000 gal. diesel fuel and approximately 5,000 Gal. regular gasoline(all quantities are more or less). Bids were received, opened, and Recorded at a special advertised meeting on May 18, 2026: (Independent Bids)

Bids Received as follows:

All bids are priced per gallon delivered

BIDDER: EXPORT FUEL	Per Gallon	TOTAL
12,0000-gal Diesel	4.6709	56,050.80
Winter additive	0.03	
5,000 gal 87 octane	3.7885	18,942.50
Margin + base price OPIS	.1399	

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1I. Motion made by Todd Paulich and seconded by Kerry Jobe to **readvertise** for bids for the purchase of:

DUST	500
#8 AGGREGATE Washed (#1B) as per Pub 408 Sec 703.2	1500
#57 AGGREGATE Washed (#2B)as per Pub 408 Sec 703.2	1000
2RC AGGREGATE (#2A Modified)	2000
#1 AGGREGATE (#4)	400
RIP RAP -R5	500
ANTI-SKID	500

All quantities are approximate and more or less may be approved. Bids must be received by 8:00 a.m. on June 15, 2026, and will be opened at a Special Meeting at

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9:00 a.m. on June 15, 2026. Bids will be held for award at the Supervisors' meeting on June 17, 2026. The Township has the right to reject all bids.

A couple months ago we submitted a lower amount from what we would normally submit for materials. The COG submitted last year's higher quantities. Despite the fact that the COG made a correction at the last minute, some vendors used the much higher quantity bid forms. We rejected all stone bids and readvertised. We did not receive any stone bids. We aren't out of anything because we ordered before last years contract ended. We are competing against Homer City power plant for materials.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1J. Motion made by Todd Paulich and seconded by Kerry Jobe to approve Resolution #15-2026 entitled;

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA
APPROVING THE FILING OF A MEMORANDUM OF RECORDING TO INCLUDE A
PORTION OF PROPERTY BEARING WESTMORELAND COUNTY TAX MAP
PARCEL NO. 57-15-00-0-152, 57-15-00-0-167, and 57-15-00-0-063 INTO THE
AGRICULTURAL SECURITY AREA**

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1K. Motion made by Todd Paulich and seconded by Kerry Jobe to transfer two ACH deposits in the amounts of \$46,812.66 and \$3880.00 from the Seanor Park Grant Fund to the General Fund that were reimbursed by the Commonwealth for the Rt 22 upgrade project under the ARLE grant. Funds were inadvertently deposited into the Seanor Park Grant Fund instead of General Fund.

We have a couple different accounts with the state and they continue to put it in the wrong one.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1L. Motion made by Todd Paulich and seconded by Kerry Jobe to **table** quote# 100002697 for the Managed VoIP Renewal through Ford Office Technologies at a monthly fee of \$278.85 for 36 months.

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We have the past agreement but we don't have the new agreement. This motion will be tabled until we receive a new agreement. All phones are managed through FORD via the internet. This is in lieu of a telephone bill.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1M. Motion made by Kerry Jobe and seconded by Todd Paulich to **table** 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.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1N. Motion made by Todd Paulich and seconded by Kerry Jobe to approve Resolution #16-2026 entitled;

**A RESOLUTION AUTHORIZING THE DISPOSAL OF VARIOUS
SALEM TOWNSHIP RECORDS PURSUANT TO THE TERMS OF THE DISPOSITION
SCHEDULES SET FORTH IN THE MUNICIPAL RECORDS MANUAL AS AMENDED
MARCH 28, 2019 AND MUNICIPAL
RECORDS ACT OF 2008**

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1O. Motion made by Todd Paulich and seconded by Kerry Jobe to authorize Bill Utzman at Morris Knowles & Associates to begin a waterline design for the Cloverleaf Pumpstation at a fee not to exceed \$10,000

One of the possible solutions to our ongoing problems with the Cloverleaf Pumpstation is to bring fresh water to it. Water is at Scenic & Brick Hill.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1P. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the request of Bayt Development LLC for a reduction of \$84,226.36 in the Irrevocable Letter of Credit pertaining to the Developer's Agreement for Salem Ridge. After confirming the quantities and observing

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construction of the items listed in request No. 2, by Salem Township Engineer, Victor P. Regola and Associates, Inc. recommendation was made to reduce the ILOC to \$146,415.68 from \$230,642.04 as requested.

Resident Eric Hageder asked for a synopsis of the road issue on Mark Dr. Kerry said the road was shut down on a Wednesday without informing the township. They open cut the road to install the watermain going into the development. The water company was there along with McKinney Excavating. They said they would be done in a couple hours and would backfill with stone. Later that evening it was open. A rainstorm came through a few days later and Mark Dr sunk 8" to a foot where they backfilled. Todd brought the guys out and had it repaired in an hour or so. He kept track of the time. The Developer of Salem Ridge was advised that they will be receiving a bill.

Eric believes an ordinance should be in place so contractors can't cut into the road without notifying the Township.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1Q. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the request of Bayt Development LLC for a reduction of \$69,556.50 in the Irrevocable Letter of Credit pertaining to the O&M Agreement for Salem Ridge. After confirming the quantities and observing construction of the items listed in request no. 2 by Salem Township Engineer, Victor P. Regola and Associates, Inc, recommendation was made to reduce the ILOC to \$128,519.02 from \$198,075.52 as requested.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1R. Motion made by Todd Paulich and seconded by Kerry Jobe to terminate probationary Public Works Employee No. 1236, effective immediately.

Eric wants to know if it is acceptable to know the names of the people the residents pay. Kerry informed him that it is acceptable.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1S. Motion made by Todd Paulich and seconded by Kerry Jobe to authorize Township Engineer, Doug Regola, to prepare bid documents for the Construction of and improvement to stormwater

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management facilities in the Cramer Plan. Bids are due at 8:00A.M. and will be opened at 9:00 A.M. on Monday, June 15th, 2026 in the Salem Township Municipal Building at 244 Congruity Road, Greensburg Pa. 15601 and held for review at that time. Bids will be considered for award at the public meeting of the Board of Supervisors to be held on Wednesday June 17, 2026, at 7:00 p.m. in the Salem Township Municipal Building, 244 Congruity Road, Greensburg, PA 15601.

Kerry explained that several years ago we got a few grants to take care of Stormwater issues in the Cramer Plan. It has been an ongoing process of getting the engineering together, the details of where the water is going to go, and utilities were added. The goal is to get the water off the roads because there is a lot of pooling. The county gave us a grant for \$238K and the state gave us \$250K plus an additional \$80K. Those grants are coming to an end in the fall and the end of the year.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1T. Motion made by Todd Paulich and seconded by Kerry Jobe to amend condition #3 of the May 8, 2026, Planning Commission memo to the supervisors to include adding a non-buildable waiver form for Lot 2R (remaining tract) to be signed by the owners and submitted to the township for Township and DEP approval.

This was missed at the last planning meeting and wanted to get it added for approval. This is for the Robert & Alice Brinker Plan No. 4.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1U. Motion made by Todd Paulich and seconded by Kerry Jobe to **grant final approval** for the Robert & Alice Brinker Plan No. 4 to subdivide a portion of Lot 2R remaining tract which is to be consolidated with Lot #1 in the plan of subdivision Robert J. and Alice M. Brinker plan as recorded in Instrument No. 200105250026271 tax map parcel # 57-08-00-0-004.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

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- 1V. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the following modification request dated May 12, 2026, submitted by Kimley Horn for the Clean Express Auto Wash:

1. Exception to SALDO Section 602.F.1 for the minimum parking space size of 9' by 12' for the existing 13 parking spaces along the front of the building to remain 9' by 18'.

Correction: there is a typo. It should be 9' X 20' instead of 9' X 12'

"To allow for the thirteen (13) parking spaces along the US-22 side of the building to maintain their existing non-conforming dimensions of 9' X 18'. Due to the project being a redevelopment, the intent is to disturb the existing site as little as possible. The existing parking spots in this location are already non-conforming and in order to maintain the ordinance required 24' turning aisle and maintain the same curb location along US-22, these thirteen parking spaces would have to remain 18' in length".

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1W. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the following modification request dated May 12, 2026, submitted by Kimley Horn for the Clean Express Auto Wash:

2. Exception to SALDO Section 601.B.2 for the 2-acre minimum lot size for a non-residential development.

"From the 2.0 acres minimum lot size requirement as the project is a redevelopment of an existing site that is already below the acreage requirement. The project will include site improvements to the already non-conforming site while applying as little disturbance as possible to existing features".

The lot is 1.62 acres. Jeff Holzer from Kinley-Horn was present to describe the project.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

- 1X. Motion made by Todd Paulich and seconded by Kerry Jobe to approve the following modification request dated May 12, 2026, submitted by Kimley Horn for the Clean Express Auto Wash:

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3. Exception to Section 307 of the Stormwater Management Ordinance

“To allow for 100% release rate for stormwater management. The proposed project will take place on a previously developed site and will decrease impervious land coverage by 21% (.80 acres to .62 acres). This reduction in impervious land coverage results in a decrease in stormwater runoff, both peak rate and volume, for each of the 24-hour storms identified in the township’s stormwater management ordinance. A Stormwater Management Report has been included with this submission that details the reductions”.

Vote on the motion: Kerry Jobe and Todd Paulich voted for the motion. Motion passed by majority vote.

2. **COMMUNITY DEVELOPMENT**

3. **SEWAGE – We are still running on the bypass pump**

4. **COMMITTEE REPORTS**

4A. Solicitor's Report -

Solicitor Muscante said we received a new petition for the vacation of Maple Lodge Road. Hopefully we will take action in June.

4B. Treasurer's Report - submitted for the month ending April 30, 2026

4C. Park Initiative Report –

Todd said the Job Corp. is back at the park moving dirt for the ballfield and for the relocation of gas lines.

4. **OLD BUSINESS**

Kennan Dr. resident Char Neiport inquired about the Kennan Dr. waterline expansion project. Kerry said we have the plans for the project. Todd said the water pressure test was not good. If it doesn’t have the right pressure, they won’t let us go as far as we want to go. There should be enough to go to Cranapple and down. Two part time employees were hired for this project and will be hired for 4 months. They are starting on June 1.

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Todd said the houses will have plenty of pressure. The problem is the volume.

Resident Jack Dunaway advised of issues he heard on Oak Hill Road of residents sharing drainage fields for a private sewage system with houses at the next street up. There is an application for a Small Flow Treatment Facility on Oak Hill Rd that may be part of this.

5. NEW BUSINESS

The Township received a road vacation request for Maple Lodge Rd. We haven't heard anything from them in 6-8 months or longer and they filed a request to hold a hearing. We will have a public hearing for public comment soon.

Church Street Bridge will be closed for 30 days. When CNX bought out Apex they met with us and said they would put the bridge in. They got their permitting and showed us design specs.

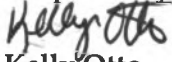
Soon to be Salem resident, Julie Zeyzus asked if anyone approached the Township about data centers. Is there an ordinance in place? Salem is a good place for data centers due to the amount of pipelines. Having gas available to a data center is inviting to developers interested in putting in data centers. There are negative effects of data centers. The residents could end up paying more for electricity, listening to noise, and having adverse costs. There is a conservation organization called Protect PT that covers Westmoreland County that can help develop ordinances so there are guidelines so the residents are protected. Resident Adam Bayura said they need average 5 million gallons/day to operate. We aren't capable of providing the amount of water needed.

7. ADJOURNMENT

- 7A. Motion made by Todd Paulich and seconded by Kerry Jobe to adjourn meeting with the next meeting being a regular meeting of the Board of Supervisors to be held on July 15, 2026, at 7:00 P.M. held at the Salem Township Municipal Building.

Time of adjournment: 9:00pm

Respectfully submitted,


Kelly Otto