SALEM TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
244 CONGRUITY ROAD GREENSBURG
September 16, 2026
7:00PM

26179

- ⌘ Call the meeting to order Kerry Jobe, Bob Zundel, Todd Paulich
  Atty. Markulin, Secy. Otto, Asst. Secy. DeHaven
- Pledge of Allegiance
- Prayer
- Introduction
- Public discussion from residents and taxpayers taken during the course of 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 Bob Zundel and seconded by Todd Paulich to approve the Minutes of the August 19, 2026, public meeting.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1B. Motion made by Todd Paulich and seconded by Bob Zundel to approve the Minutes of the September 15, 2026, special meeting. (bypass pump bid opening)

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1C. Motion made by Bob Zundel and seconded by Todd Paulich 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	$90,282.38
Payroll Fund	$47,567.27
ACT 13	$2,566.37
Machinery	$2,456.57
Liquid Fuels	$14,537.06
Park Initiative	$34.00
Special Projects	$685.00

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Street Lights	$507.50
Sewer Revenue	$1,580.00

Resident Eric Hageder questioned the sewage revenue charge of $1,580 on the bill sheet. He is asking if it is an expense or income since the account name is sewer revenue. Kerry confirmed that it is an expense. The account name is sewer revenue because that is the account it goes into.

TOTAL	**$160,216.15**

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1D. Motion made by Todd Paulich and seconded by Bob Zundel to make the annual Fire Tax contributions from the Fire Protection Account to the Slickville and Forbes Road Volunteer Fire Departments in the amount of $33,000 each.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1E. Motion made by Bob Zundel and seconded by Todd Paulich to approve the payment from the General Fund to the **Slickville VFD and the Forbes Road VFD of 25% of the LST Tax** Collected in 2025. The total amount available for distribution is $40,590 and each department will receive $20,295.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1F. Motion made by Todd Paulich and seconded by Bob Zundel to approve payment from the General Fund to the Slickville VFD and the Forbes Road VFD for the Commonwealth State Aid allocation that was received in 2026. The total amount available for distribution is $43,074.44 and each department will receive $21,537.22

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1G. Motion made by Bob Zundel and seconded by Todd Paulich to approve Resolution **#24-2026** entitled;

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A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA APPROVING A GRANT APPLICATION FOR A CATEGORY 4 FACILITIES LOCAL SHARE ASSESSMENT GRANT THROUGH THE COMMONWEALTH FUNDING AGENCY FOR THE SEANOR PARK PLAYGROUND EQUIPMENT PROJECT, DESIGNATING AN AGENT TO ACT ON BEHALF OF THE TOWNSHIP IN ALL MATTERS ASSOCIATED WITH THE GRANT AND APPROVING THE EXECUTION AND SUBMISSION OF PRO FORMA DOCUMENTS IN FURTHERANCE OF SAME

Kerry explained that there are two different casino grants. One is bigger one is smaller. This is the smaller of the two. In the past we have received funds for our VFD's for our pump station, the maintenance shed for the park, and a salt shed. The application period is up at the end of the month. In tandem with the $40,000 that CNX donated to us, if we are awarded this grant, we are going to put the pavilion in with new playground equipment on the side of the park between the archery field and the soccer field.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1H. Motion made by Kerry Jobe and seconded by Bob Zundel to table the approval of Resolution **#25-2026** entitled;

A RESOLUTION OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA APPROVING GRANT APPLICATIONS FOR FUNDS SUPPLIED THROUGH THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, DESIGNATING AN AGENT TO ACT ON BEHALF OF THE TOWNSHIP IN ALL MATTERS ASSOCIATED WITH THE GRANT AND APPROVING THE EXECUTION AND SUBMISSION OF PRO FORMA DOCUMENTS IN FURTHERANCE OF SAME

Kerry Jobe said that as of right now we have not identified a good project for this. It is usually income based unless you use it for the park. This program is a 3 year cycle. If you don't apply for it this year, you are still competitive the next two years.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1I. Motion made by Bob Zundel and seconded by Todd Paulich to approve Resolution **#26-2026** entitled;

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A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND, COMMOWNEALTH OF PENNSYLVANIA APPROVING A SEWAGE FACILITIES PLANNING MODULE FOR PROPERTY OWNED BY THE REED COMMERCE LLC LOCATED AT 113 OAK HILL ROAD, GREENSBURG, PA 15601

Kerry explained that this is something that was already approved in the past. Everything is done. There was a question on advertising. It was advertised and is back on the agenda to make sure the dates line up correctly.

Eric Hageder asked where does it discharge to? Kerry said it was approved by our SEO and the Soil Scientist.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1J. Motion made by Todd Paulich and seconded by Bob Zundel to approve and authorize signing an agreement and other necessary documents with Tresco Paving Corporation for the 2026 Paving project.

The winning Bid came in at $104,000 for the paving of a portion of Rock Springs Road and Baily. A total of 6 bids were received and ranged from $128K -$104K

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1K. Motion made by Bob Zundel and seconded by Todd Paulich to approve signing an Excess Maintenance and Repair Agreement with Next LVL Energy, a subsidiary of Diversified Production, for a Gas Well Plugging Project in accordance with Ordinance No. 1-2024, § 3(3). The road to be used under this agreement is .75 miles of Bash Road (T-730). All fees have been paid, and the financial security has been received.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1L. Motion made by Todd Paulich and seconded by Bob Zundel to approve reimbursement to Realty Income Penna Prop Trust for $382.26 from the General Fund, $63.71 from the Machinery Fund,

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and $63.71 from the Fire Prevention Fund for a total of $509.68 for taxes paid on April 20, 2026, due to the reassessment of taxes on its property.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1M. Motion made by Kerry Jobe and seconded by Bob Zundel to table the award for the bid for the Used Diesel-Driven Self-Priming Bypass Pump Package" complete and ready for operation with the following specifications:

Pump Specifications are based on the design of Xylem Godwin Dri-Prime HL125M Critically Silenced Pump Package: Maximum capacity not less than 1,320 GPM, Automatic priming capability to 28 feet of suction lift from dry condition, maximum operating pressure not less than 196 psi, and suitable for continuous duty municipal wastewater bypass pumping service.

Bids Received as follows:

Bidder	Bid Amount
Xlem	$65,495.00
	$
	$

Kerry made the motion to table because more time is needed to discuss our options. New might be the better option. Hookups were not included in the bid, and Bob has concerns because there are some expensive fittings.

This is the pump that has been at our pump station for a while and has 7000 hours on it. Xylem is costars so if they have it, we can just go and buy it.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1N. Motion made by Todd Paulich and seconded by Bob Zundel to approve a Client Agreement with 3 Streams Environmental to install 750 LF of an 18" compost filter Sock at a cost of $5,750.

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Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1O. Motion made by Bob Zundel and seconded by Todd Paulich to approve and authorize signing the 2026 Arts Grant Final Narrative Report.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1P. Motion made by Todd Paulich and seconded by Bob Zundel to approve and authorize signing a letter to the Bureau of Recreation and Conservation Department of Natural Resources requesting a one-year extension to our Community Conservation Partnerships Program 2022 grant, until December 31 of 2027.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1Q. Motion made by Kerry Jobe and seconded by Bob Zundel to accept and approve the following bids from the Auctions International auction that ended on September 15th, 2026.

LOT#	Description	Bid Amt.
3	6 Traffic Lights	$35.00
10	5 Traffic Lights	$55.00
11	8 Traffic Lights	$25.00
12	3 Traffic Lights	$29.00
13	2 Traffic Lights	$25.00
19	30KW Military Generator	$430.00

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1R. Motion made by Kerry Jobe and seconded by Bob Zundel to reject the following bids from the Auctions International auction that ended on September 15th, 2026.

LOT#	Description	Bid Amt.
0020	12" Plow	$25.00
0021	9' Plow	No Bid
0022	9' Plow	No Bid
0023	5' Gradall Bucket	No Bid

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0024	28" Gradall Bucket	No Bid
0025	4' Gradall Bucket	No Bid
0026	30" Gradall Bucket	No Bid
0027	5' Gradall Bucket	No Bid
0035	11' Plow	No Bid

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1S. Motion made by Bob Zundel and seconded by Todd Paulich to scrap or dispose of non-successful used equipment bids from the Auctions International auction that ended on September 15th, 2026.

LOT#	Description	Bid Amt.
0020	12" Plow	$25.00
0021	9' Plow	No Bid
0022	9' Plow	No Bid
0023	5' Gradall Bucket	No Bid
0024	28" Gradall Bucket	No Bid
0025	4' Gradall Bucket	No Bid
0026	30" Gradall Bucket	No Bid
0027	5' Gradall Bucket	No Bid
0035	11' Plow	No Bid

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1T. Motion made by Bob Zundel and seconded by Todd Paulich to approve Resolution **#27-2026** entitled;

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SALEM, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA APPROVING A SEWAGE FACILITIES PLANNING MODULE FOR THE FRYE SUBDIVISION NO. 2 COMPONENT 1 PLAN

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1U. Motion made by Todd Paulich and seconded by Bob Zundel to approve the Frye Subdivision No. 2 plan to to convert parcel "A" of the Frye Subdivision, recorded at Westmoreland County Recorder of Deeds, Instrument No. 201606010016911, tax map No. 57-24-00-0-031 from non-

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buildable to buildable containing 47.2984 acres. **All the conditions that the planning commission recommended at the September 2, 2026, Planning Commission meeting have been satisfied on the Revision 1 plan dated September 8, 2026.**

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1V. Motion made by Bob Zundel and seconded by Todd Paulich to approve the Mignogna Plan No. 2 plan to subdivide parcel "C" from parcel "B" of the Mignogna Plan No. 1 being Westmoreland County Tax Parcel 57-04-00-0-090 instrument No. 202511210032562 as a separate non-buildable lot. **All the conditions that the Planning Commission recommended at the September 2, 2026 Planning Commission meeting have been satisfied on the Revision 1 plan dated September 8, 2026.**

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

1W. Motion made by Todd Paulich and seconded by Bob Zundel to approve the Wayne Homes – Model Center Land Development to demolish and re-construct a model home located at Wayne Homes Pittsburgh Model Center bearing tax map parcel no. 57-13-00-0-013. **All the conditions that the Planning Commission recommended at the September 2, 2026 Planning Commission meeting have been satisfied on the Revision 2 plan dated September 9, 2026, with the exception of one typo: the label for the "Septic Tank" needs labeled as "Holding Tank".**

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

2. COMMUNITY DEVELOPMENT –

a. **Public Outreach – stormwater/MS4 – annual review of educational materials.**

There are things on the website concerning MS4 and educational materials are on the table in the meeting room. DEP is cracking down on some MS4 zones. We will be doing retrofits on the Villa Maria detention pond. There are one or two of the detention ponds that we need to do some enforcement on and clear it so we are in compliance with our sediment reduction requirements.

Eric Hageder asked if it has been determined if Salem Ridge will have a rain garden or pond. That is a question for Doug. Eric also pointed out that Mark Drive needs paved. It is sunk in where the

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water and gas line went in. That whole strip of road needs paved. It will get worse when it is plowed.

Kerry said that we are waiting on a design from our Traffic Engineer to do some painting in front of the stop sign.

3. SEWAGE –

Eric asked about the Crabtree Creek Streambank Stabilization project. Todd said that it is a huge project that will probably take well over a year. It is approved and permitted for two years. There is a massive amount of dirt to move. Kerry said we have to get permitting from the state to install the sawtooth deflectors to move it and pull out some of the sandbank.

4. COMMITTEE REPORT

4A. Solicitor's Report –

Eric asked if there are any open lawsuits. Solicitor Markulin gave a summary of the Wnek's case. Sol. Markulin confirmed that the petitioner bears the entire cost associated with the petition.

4B. Treasurer's Report - submitted for the month ending August 31, 2026

4C. Park Initiative Report

The gas line is being installed and is going very well. Rentals are going through October. Music in the park went well. The soccer program is in the first three Saturdays in October. Trunk or Treat is also being planned.

5. OLD BUSINESS

Eric asked for a status update on the waterline project. Tucker Rd is going out for bid in the next couple months. The hydrant and pressure testing has been done. Apple/Tower – need to do hydrant and pressure testing. We are months away on that. Both projects were funded last year so we are within the timeframe. Todd said Kennan is a go. Materials are paid for. Unfortunately, it probably won't get started until spring. It won't take long once we start. It is going down the end of Cranapple.

6. NEW BUSINESS – RTK Law – Kerry explained that we make the RTK request as easy as possible be accepting "blanket" RTK's. It is not horrible for invoices. We want to make sure from a legal standpoint that we are satisfying the RTK law as far as meeting the deadlines. Some ask for massive amounts of information without submitting a second right to know. If information is needed in the future a second RTK request will need submitted.

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Sol. Markulin said the Office of Open Records doesn't contemplate a standard RTK request. There is supposed to be a specific request for specific documents. It can't request documents that may be generated in the future, that haven't been generated yet, or don't exist.

Eric asked what about documents that aren't in the possession of the township but should be. Sol. Markulin confirmed that there isn't an obligation for the township to create that record.

Kerry would like to see on next month's meeting to codify the policy change.

Resident John Cerro lives on 819 near Forbes Road. He inquired about the Forbes Road Ridella Gas pad. Kerry advised him that permitting is approved by the state we don't have any say and nothing is in our SALDO that governs natural gas. Whatever was in there in 2009 was thrown out by the Supreme Court of Pa. We don't have zoning. We don't have the ability to regulate oil & gas activities. We get notified of what is happening. John Cerro expressed concerns with the health issues and safety issues that it creates. His mentioned that his biggest concern is the data centers that are going in. He asked how many feet from the residence can you put a gas well in. Tom Ridella said 500 feet.

We got notification of 2 grant awards from the 2025 LSA application. We got awarded $169,000 for a new Mack truck and $433,000 for a new stone chipper for the roads.

7. ADJOURNMENT

7. Motion made by Bob Zundel and seconded by Todd Paulich to adjourn meeting with the next meeting being a special meeting to authorize signing the Cramer Plan Project agreement and to authorize paying the Cramer Plan Project invoice followed by the regular meeting to be held on October 21, 2026, at 7:00 P.M. at the Salem Township Municipal Building.

Vote on the motion: Kerry Jobe, Bob Zundel, and Todd Paulich voted for the motion. Motion passed unanimously.

Time of adjournment: 8:35PM

Respectfully submitted,

Kelly Otto

Kelly Otto