

SALFORD TOWNSHIP BOARD OF SUPERVISORS

Work Session Meeting

November 4, 2015

Chairman Styer called the meeting of the Board of Supervisors to order at 7:30 PM with a Pledge of Allegiance. Present were:

Jim Styer, Chairman
Tom Neff, Vice Chairman
Barb Lynch, Supervisor
Robert Iannozzi, Solicitor

Karen Landis, Secretary
Doug Hedrick, Road Superintendent
Wayne Mensinger, Zoning Officer

CONSENT AGENDA – Items 2a through 2b were reviewed; there being no questions **Motion 15-080** by Styer, second by Neff approved the following. Motion carried 3 – 0.

- a. Approval of A/P invoices
- b. Approval of October 21st minutes

OLD BUSINESS:

- A. **PROPOSED ORDINANCE #165** – there being no support of previously proposed burning regulations ordinance, Solicitor re-amended to repeal prior burning Ordinances 9 and 29 and adopt Commonwealth open burning regulation, Section 129.14. **Motion 15-081** by Styer, to authorize advertisement of amended Ordinance #165. No second – Motion fell. Discussion continued on the following: 1) do nothing, 2) repeal 9 and 29, or 3) fix ordinance 29. Solicitor to amend Ordinance #165 again repealing Ordinances 9 and 29 in entirety for review at November 18th meeting.
- B. **PROPOSED ORDINANCE #171** – Given recent concerns of unauthorized trespassing on Township Open Space and Park properties it was requested the Solicitor work with Park Board to amend the current Parks Rules and Regulations Ordinance. Solicitor reported on sections added for further enforcement – Park Board reviewed and recommended approval at their October meeting. **Motion 15-082** by Styer, second by Neff authorized advertisement of proposed Ordinance #171. Motion carried 3 – 0. Approval scheduled for November 18th. Fred Moyer commented on Whites Mill Preserve not classified as a Park. Jim Styer commended the Park Board for the handrail improvement at Whites Mill.
- C. **CELL TOWER SUMMARY** – Jim Styer reported on the history and options of the current cellular leases. The “draft” proposal from Steel In the Air was distributed to BOS for review. Jim advised of three options: (1) Buyout, (2) Prepayment, or (3) leave Current Agreements in place. Since there appears to be additional monies on the table for some of the cell companies it was decided to instruct the Solicitor to negotiate lease extensions to pick up additional revenue and get best deal possible.

D. PRELIMINARY 2016 BUDGET(S) – the Preliminary 2016 Budget(s) have been reviewed by the BOS at three (3) separate meetings. As requested, Sewer Operating Budget is presented to reflect current rate and increased rate with and without administrative and operating expenses included. It was strongly opposed at the October 21st meeting of using General Fund monies to subsidize the Sewer Operating expenses. Jim Styer proposed accepting the sewer operating budget using the option of \$175/quarter with all operating expenses included except for administrative labor and office supplies (\$6000). Jim also reported on five (5) year projections, proposed transferring funds earmarked for capital reserves (Capital Improvements/Purchases, Building renovations, Open Space, and Parks). Reserve funds to include Capital Contingency Fund (\$70,000), Township Facilities Fund (\$15,000) Open Space Fund (\$80,000) Pension (\$10,000). If managed properly, the 5 year projections through 2020 do not reflect a tax increase for approximately 10 years. Tom Neff questioned the Public Works request regarding concern of adequate storage (new salt building) for winter salt and cinders. Doug Hedrick to obtain proposals on various salt building options. Fred Moyer and Barb McMonagle commented on the pole barn availability as an alternative and temporary solution. Marv McKown discouraged use of pole barn for salt storage due to environmental issues. There being no further discussion, **Motion 15-083** by Styer, second by Neff approved **Resolution 15-1743** advertising Preliminary 2016 Budget(s) for General, Liquid Fuels, Sewer Operating, Sewer Capital and Capital Reserve Funds. Motion carried 3 – 0.

NEW BUSINESS:

A. PA TURNPIKE LAND ACQUISITION – as a result of the Northeast Extension improvement project the PA Turnpike Commission (PTC) will require acquisition of a small portion of two (2) township properties (Pin Oak Drive and Badman Road). Discussion was held on the Township considering and independent appraisal to assess the value. Barb Lynch commented on PTC property on Badman Road that may be beneficial to township and felt a full appraisal would be useful. It was agreed to engage an independent appraiser to assess the value of these properties. Barb Lynch proposed considering negotiating with PTC to take all of Pin Oak property in exchange for Badman Road property. A request to Indian Valley Appraisal (Mark Abissi) to conduct a “trial ready” appraisal on Pin Oak and Badman Road parcels.

PUBLIC COMMENT:

Tom Neff commented on Clump Road repairs following Turnpike bridge construction.

Tom Neff emphasized appreciation to Finance Committee for budget preparations and unlike many municipalities the ability to hold the line on raising taxes.

Tom Neff reported Senator Mensch is hosting a Veteran’s Appreciation Breakfast on Saturday, November 7, 2015.

Jim Styer reported three (3) auditing firms were interviewed on Tuesday evening by a few members of Finance Committee. Recommendations to be presented at the next meeting.

NEXT MEETING (NOVEMBER 18TH) AGENDA ITEMS:

- a. Public Hearing – Indian Valley Regional Comprehensive Plan
- b. Public Hearing – Approve Ordinance #171 (Park Rules)
- c. Review/Advertise Ordinance 165 – repealing burning regulations
- d. Finance Committee – Auditor recommendation
- e. Township Building Renovations
- f. King Road bridge

ADJOURNMENT – There being no further business, Motion 15-084 by Styer, second by Neff adjourned the meeting at 8:55 PM. Motion carried 3 – 0.

APPROVED: NOVEMBER 18, 2015

MOTION: 15-087 BY: STYER SECOND BY: NEFF VOTE: 3 - 0

(TOWNSHIP SEAL)

