

**BOARD OF SUPERVISORS**

BUSINESS MEETING

February 28, 2008

**PRESENT ATTENDEES**

- |       |                                        |       |                                           |
|-------|----------------------------------------|-------|-------------------------------------------|
| [ x ] | Charles Loughery,<br>Chairman          | [ x ] | Lillian McLaughlin,<br>Township Secretary |
| [ x ] | Lawrence C. Anderson,<br>Vice-Chairman | [ x ] | Wayne Mensinger<br>Zoning Officer         |
| [ x ] | Barbara Lynch                          | [ x ] | Karen Landis, Treasurer                   |
- Others (See attached list)

Chairman Charles Loughery called the meeting to order at 7:30 p. m.

Larry Anderson gave the following statement: The Treasurer's report given in January was correct and accurate. Mrs. Lynch's comments as to being full of errors and not representing a true picture of the Salford Township financial position were rash and irresponsible. The recent attitude and action taken by Mrs. Lynch to degrade the position of Township Treasurer and question the competency of the current Treasurer by insinuations and half truths, is inexcusable. It is clear that Mrs. Lynch wanted to be treasurer and not getting that opportunity, has decided to wage an unending series of meaningless comments designed to make performing the position of township treasurer as difficult as can be. We do not treat employees that way in Salford Township. Individuals who work here are entitled to perform the job as expected and be given the respect they deserve. Elected supervisors only have the authority granted them by action of the Board of Supervisors. Mrs. Lynch is not the treasurer, and holds no other position of responsibility in the financial management of the Township. She is not the office manager and has no authority to direct any action to any employee. They do not in any fashion report directly to Mrs. Lynch. She may request support from them just as any of the supervisors can. I am tired of wasting time dealing with ego trips. Make no mistake; there isn't any problem with the financial reports, the expenditures to date or anything else.

Subdivision #06-437. Owner: Stewart Webster, 174 Reller Road, Green Lane. Applicant Darin Hayes. Two (2) lot subdivision comprising 42 acres located along Reller Road in the RC District. Tract adjacent to Pa. Turnpike and Marlborough Township's Lake Skymount. Two lots proposed using on-site sewer and water. Lot 1 is proposed as 10 acres. Current features on Lot 1 to be retained include one residence, some accessory buildings, and a pond. Proposed Lot 2 is primarily wooded with no structures and is proposed to be 32

acres. Motion 08-35. Motion by Anderson to approve, second by Loughery. Vote 3-0. Resolution 08-1423.

Minutes of February 21 were approved as submitted. Motion by Lynch, second by Loughery. Vote 3-0. Motion 07-36.

Motion 08-37, Kevin and Shirley Landis. Mr. and Mrs. Landis live at 201 Hill Road, Salford Township, Green Lane. They are requesting a letter of approval from the Board of Supervisors to have a home occupation at their property. They need the approval to forward to Pa Dept of Agriculture to get a license to bake at their home for fund raisers, charity and church functions. Motion by Loughery, second by Anderson. Vote 3-0.

Motion 08-37. Authorizing Walton Yoder, Esquire to represent the township in the Commonwealth Court regarding the appeal of William J. and Marisa R. Lauman and/or BJ Homes, Inc. Application concerns the premise located at 213 S. Allentown Road. Lauman's have an Agreement of Sale to transfer the property to BJ Homes The lot in question is a vacant lot consisting of 1.449 acres with approximately 159' at the building lot line. Lot is not a legal non-conforming lot in that a previous owner, Paul Nase subdivided his larger property on both sides of Allentown Road and on both sides of this lot, leaving this lot undersized. Consequently, the lot was never a legal non-conforming lot. Shortly after the above events, Paul Nase transferred the property to his son, Ray Nase who lives in the property next door to this lot. At that time this lot merged with the house lot and became a legal lot. Consequently, by selling this lot separate from the house lot the owner, William and Marisa Lauman created their own hardship. Variance turned down by Salford Township Zoning Hearing Board on August 21, 2006. An appeal was filed with Court of Common Pleas, Montgomery County and on January 22, 2008, it was ordered and decreed that the August 21 decision is AFFIRMED. Lauman filed another appeal on January 23, 2008. Motion by Loughery, second by Anderson. Vote 3-0.

Mrs. Lynch made the announcement that all public reports from the township meetings are now available for the residents to review. The reports are in a notebook in the meeting room at the Municipal Office. The reports available to the public include the following:

- Budget Performance Report including month, ytd and total yr budget vs. actual expenses
- P&L Detail report: details of monthly income and expenses
- Balance Sheet
- Check Register

Update on Sewer: (Lynch)

Sewer Advisory Board:

- a. Board of Supervisors will vote on members at the 3/13 meeting.
- b. First meeting of the Advisory Board will be 3/20.

## Funding Options:

Barb is continuing to research numerous funding options:

- a. Federal Level Appropriations request submitted FY09.
- b. USDA grants and financing opportunities are available for Tylersport residents. USDA spokesperson is willing to attend meeting with residents to discuss details.
- c. Preparation for Sewer Financing options will necessitate full audit prior to certified financial statements being generated because Salford Township has never had a full audit performed. Timing and years to be audited to be determined as work on sewer project continues.

Discussion re various financial issues for Treasurer follow up:

- Current version of Quickbooks balance sheet does not include \$144,000 of debt which is comprised of two Uninvest Loans:
  - 69,000. due 7/15/09 interest rate 4.5%
  - \$74,675.34 due 5/1/10 interest rate 6.18%
- Balance sheet to be updated to reflect W.B. Homes escrow account.
- Bill Paying frequency-at some point in the future may want to consider paying bills on a bi-monthly cycle. Currently bills are paid as they are received.
- Proposal (Lynch to have Treasurer prepare recommendations for transfers to the coming month to cover payroll and other monthly expenses; thus eliminating the need for multiple transfers throughout the month.

Clarification needed on handling of cash/cash equivalent opening balances being reflected as income on the Profit and Loss Statement. When opening balance is removed as "income" from the 2008 budget, expenses exceed income, resulting in depletion of reserve to cover budgeted expenses.

Chart of accounts will be updated to include income and expense accounts necessary to track sewer related changes.

W.B. Homes will be replenishing Escrow Account which has been depleted.

## Open Space

Larry Anderson and Barbara McMonagle presented the Weibel property application to the Montgomery County Open Space Board today (February 28<sup>th</sup>, 2008). They are reviewing the application and will make a decision at their next meeting March 25<sup>th</sup>, 2008. The Salford Township Open Space Committee and Montgomery County Lands Trust will be making another application next month for a conservation and trail easement for the Halteman, Clemens and Schultz properties. We will also be applying for a Department of Conservation and Natural Resources (DCNR) grant to help fund the easements.

Bills were approved for payment via Motion 08-38. Motion by Anderson, second by Lynch. Vote 3-0.

The issue of full parking lot/township building for meeting attendance was raised. Tylersport Fire Company may be available for future meetings to accommodate a larger audience. Township to check into this possibility.

Motion 08-39, authorizing Road master to advertise for road crew summer help, May thru August, 2008. Lynch recommended the additional person be used to assist with clean up at White Mill Open Space area. Resident concern expressed removal of junk (refrigerator parts, etc.) Motion by Anderson, second by Loughery, Vote 3-0.

There being no further business, the meeting was adjourned at 9:10 p.m. Motion by Loughery, second by Lynch. Vote 3-0. Motion 08-40.