

COMMISSIONERS' MEETING MINUTES

APRIL 23, 2025

Commissioner R. Michael Keith called the regular meeting of the Indiana County Commissioners to order at 10:30 a.m. in the Commissioners' Hearing Room.

ROLL CALL

Chairman R. Michael Keith, present
Commissioner Bonni S. Dunlap, present
Commissioner Sherene Hess, present

Also, in attendance were Solicitor Matthew T. Budash and Chief Clerk Robin Maryai.

PLEDGE OF ALLEGIANCE

Commissioner Keith led those present in reciting the Pledge of Allegiance to the American Flag.

APPROVE MINUTES

A motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to approve the minutes of April 9, 2025.

PUBLIC COMMENT

There was no public comment.

EXECUTIVE SESSIONS

There were no executive sessions.

MEDIA PRESENTATION

Commissioner Dunlap introduced students from River Valley School District who made a campaign video for the forensic center for the Coroners Office. The students who worked on the video are Jimmy Mariani, Danica Marsh, Jiorden Micklow, and Skyler Lewber. Also present was their teacher Mr. Martell and superintendent Jeanine Buell.

PROCLAMATION...NATIONAL TRAVEL AND TOURISM WEEK

After a proclamation was read, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to proclaim the week of May 4-10, 2025 as Travel and Tourism Week and urged all citizens to join them in recognizing the critical role this industry plays in Indiana County.

PROCLAMATION...MOTORCYCLE SAFETY AWARENESS MONTH

After a proclamation was read, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to proclaim May, 2025 as Motorcycle Safety and Awareness Month in Indiana County and urged all motorists to join in an effort to improve safety and awareness on our roadways.

OPIOID SETTLEMENT PLAN PROJECT FUND EXPENSE

At the request of Amanda Schroeder, Drug & Alcohol Commission, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to provide funding from the Opioid Settlement Funds in the amount of \$271,400.00 to Armstrong Indiana Clarion Drug & Alcohol Commission who will contract with contract with Nicole Wannett for

the purchase of a recovery house, including renovations, furniture purchases, and operating expenses for 12 months. AICDAC will oversee the project and assist Nicole Wannett with technical assistance.

Amanda Schroeder, Drug & Alcohol Commission requested the board approve funding from the Opioid Settlement Funds in the amount of \$50,000.00 that would be used for an Informational Media Campaign in conjunction with the District Attorney's Office that would be aimed at educating Indiana County residents on how to access treatment for Opiate Use Disorders. A motion was made by Commissioner Hess, seconded by Commissioner Dunlap to table this request for further discussion.

At the request of Amanda Schroeder, Drug & Alcohol Commission, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to provide funding from the Opioid Settlement Funds in the amount of \$68,187.43 that would be used to purchase a transport van for Firetree which is a male halfway house in Indiana County for males. The van would provide essential transportation for residents of the halfway house so they can access employment opportunities, recover and support groups, court, legal appointments, medical and mental health appointments medication-assisted treatment services and other mandated or critical community-based services.

ORDINANCE AMENDMENT...UNIFORM PARCEL IDENTIFIER (UPI) FEE

A motion was made by Commissioner Hess, seconded by Commissioner Hess and carried unanimously to approve an Ordinance Amending ordinance No. 02-1231, the Uniform Parcel Identifier Ordinance of Indiana County, to increase the Uniform Parcel Identifier (UPI) Fee from ten dollars (\$10.00) to twenty dollars (\$20.00) per instrument recorded.

ENGAGEMENT AGREEMENT...SEC POST-ISSUANCE SERVICES

At the request of Lisa Gregersen, Financial Director, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to approve a renewal of the engagement agreement with SEC Post-Issuance Services at the rate of \$2,00 per year. In 2021 the County refinanced 3 major loans into a bond issue. This service monitors the bonds to keep Indiana County compliant and up-to-date with the bond market requirements.

CHANGE ORDER #1 – THE WELCOME CENTER AT THE BANK / PLANNING

At the request of David Morrow, Office of Planning & Development and on behalf of Thomas R. Harley Architects, LLC, a motion was made by Commissioner Hess, seconded by Commissioner Dunlap and carried unanimously to approve Change Order #1 in the amount of \$42,600 with CNC Construction, Inc. for the Welcome Center at the Bank Project. Change Order #1 is to accept two alternate bids that were solicited at the time of the bid opening on March 17, 2025.

Alternate bid #1 at a cost of \$13,600 is to install new solar shades on the windows along the South 6th Street Side of the building. Shades are approximately 9'6" wide x 26' vertical. The top 14' of the shades are to be fixed and lower 12' to be operable with motor, battery and solar charge. Alternate bid #2 at a cost of \$29,000 is to replace the existing front doors with new doors, frame and trim. Doors are to have FOB control and HC assist push button control. The revised contract with CNC Construction, Inc. with approval of Change Order #1 will be \$736,600 and the additional project costs will be covered with State grant funds.

**CHANGE ORDER #1 – THE WELCOME CENTER AT THE BANK ROOF
REPLACEMENT PROJECT / PLANNING**

At the request of David Morrow, Office of Planning & Development and on behalf of Thomas R. Harley Architects, LLC, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to approve Change Order #1 in the amount of \$14,000 with ARK Contracting, LLC on the Welcome Center at the Bank Roof Replacement Project. Change Order #1 is for a thicker 80 mil roof membrane and an additional ten (10) years added to the current 20-year warranty (30 years total). The revised contract with ARK Contracting, LLC with approval of Change Order #1 will be \$135,000. The additional project costs will be covered with State grant funds.

**RESOLUTION – REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)
GRANT APPLICATION – DOWNTOWN INDIANA REDEVELOPMENT PROJECT /
PLANNING**

At the request of Byron Stauffer, Office of Planning Development and in collaboration with First Commonwealth Bank, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to approve a Resolution authorizing the filing of an application to the Pennsylvania Office of the Budget for a \$1,750,000.00 Redevelopment Assistance Capital Program (RACP) grant representing partial funding associated with construction of various exterior and interior improvements of the Old County Courthouse located at 601 Philadelphia Street, Indiana and the former downtown bank branch located at 600 Philadelphia Street, Indiana in order to establish a Welcome Center.

The Indiana County Commissioners shall serve as Grantee and First Commonwealth Bank shall serve as Sub-grantee of the RACP grant related project. First Commonwealth Bank shall be responsible for providing interim funds up to \$1,250,000 and permanent funds, as may be required, assisting in the grant application process, shall be responsible for the design and specifications of each project phase, and shall accept operational control and ongoing maintenance of the completed projects at 601 Philadelphia Street, Indiana. The Indiana County Commissioners shall assume \$500,000 in its role regarding 600 Philadelphia Street, Indiana for the Welcome Center project.

The Resolution also authorizes entering into a Cooperation Agreement with First Commonwealth Bank to manage and administer the RACP grant funding for this project through the Indiana County Office of Planning & Development and also authorizes the Executive Director of the Office of Planning & Development to submit the grant application and for Commissioner Keith, Chairman, to execute any required grant related documents.

**RESOLUTION – REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)
GRANT APPLICATION – HOMER CITY PIPELINE EXTENSION PROJECT /
PLANNING**

At the request of Byron Stauffer, Office of Planning & Development and on behalf of Homer City Redevelopment LLC and Homer City Pipeline LLC, a motion was made by Commissioner Hess, seconded by Commissioner Keith, Commissioner Dunlap abstained from the vote, the motion was carried approve a Resolution authorizing the filing of an application to the Pennsylvania Office of the Budget for a \$5,000,000.00 Redevelopment Assistance Capital Program (RACP) grant representing partial funding associated with construction of a natural gas pipeline as part of the Homer City Energy Campus project.

The Indiana County Commissioners shall serve as Grantee and the Homer City Redevelopment LLC and Homer City Pipeline LLC shall serve as Sub-grantee of the RACP grant related project. The Homer City Redevelopment LLC and Homer City Pipeline LLC shall be responsible for providing both interim and permanent funds, as may be required, assisting in the grant application process, shall be responsible for the design and specifications of each project phase, and shall accept operational control and ongoing maintenance of the completed projects.

The Resolution also authorizes entering into a Cooperation Agreement with Homer City Redevelopment LLC and Homer City Pipeline LLC to manage and administer the RACP grant funding for this project through the Indiana County Office of Planning & Development and also it authorizes the Executive Director of the Office of Planning & Development to submit the grant application and for Commissioner Keith, Chairman, to execute any required grant related documents.

**RESOLUTION – REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)
GRANT APPLICATION – PLATINUM VISUAL SYSTEMS (SOLUTIONS)
DIXONVILLE INDUSTRIAL BUILDING PROJECT / PLANNING**

At the request of Byron Stauffer, Office of Planning & Development and on behalf of Platinum Visual Solutions (formerly Platinum Visual Systems) and its parent company, ABC School Equipment and the property owner, Stell and Dreisohne, LLC, a motion was made by Commissioner Hess, seconded by Commissioner Dunlap and carried unanimously to approve a Resolution authorizing the filing of an application to the Pennsylvania Office of the Budget for a \$600,000.00 Redevelopment Assistance Capital Program (RACP) grant representing partial funding associated with construction various exterior and interior improvements of the Green Township manufacturing facility.

The Indiana County Commissioners shall serve as Grantee and the Platinum Visual Solutions and its parent company, ABC School Equipment and the property owner, Stell and Dreisohne, LLC shall serve as Sub-grantees of the RACP grant related project. Platinum Visual Solutions and its parent company, ABC School Equipment and the property owner, Stell and Dreisohne shall be responsible for providing both interim and permanent funds, as may be required, assisting in the grant application process, shall be responsible for the design and specifications of each project phase, and shall accept operational control and ongoing maintenance of the completed projects.

The Resolution also authorizes entering into a Cooperation Agreement with Platinum Visual Solutions and its parent company, ABC School Equipment and the property owner, Stell and Dreisohne, LLC to manage and administer the RACP grant funding for this project through the Indiana County Office of Planning & Development and authorizes the Executive Director of the Office of Planning & Development to submit the grant application and for Commissioner Keith, Chairman, to execute any required grant related documents.

**RESOLUTION – REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)
GRANT APPLICATION – YMCA OF INDIANA COUNTY FACILITY EXPANSION
AND IMPROVEMENTS II / PLANNING**

At the request of Byron Stauffer, Office of Planning & Development and on behalf of the Young Men's Christian Association (YMCA) of Indiana County, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to approve a Resolution authorizing the filing of an application to the Pennsylvania Office of the Budget for a

\$1,750,000.00 Redevelopment Assistance Capital Program (RACP) grant representing partial funding associated with Phase II of various facility expansion and improvement projects at the White Township complex.

The Indiana County Commissioners shall serve as Grantee and the YMCA of Indiana County shall serve as Sub-grantee of the RACP grant related project. The YMCA of Indiana County shall be responsible for providing both interim and permanent funds, as may be required, assisting in the grant application process, shall be responsible for the design and specifications of each project phase, and shall accept operational control and ongoing maintenance of the completed projects.

The Resolution also authorizes entering into a Cooperation Agreement with the Young Men's Christian Association (YMCA) of Indiana County to manage and administer the RACP grant funding for this project through the Indiana County Office of Planning & Development and authorizes the Executive Director of the Office of Planning & Development to submit the grant application and for Commissioner Keith, Chairman, to execute any required grant related documents.

LEASE AGREEMENT – DEPARTMENT OF HUMAN SERVICES / PLANNING

At the request of Byron Stauffer, of Byron Stauffer, Office of Planning & Development and on behalf of the Department of Human Services and the Indiana County Development Corporation (ICDC), a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to extend a lease agreement to the County of Indiana for office space at the building located at 300 Indian Springs Road, Indiana, in White Township effective January 1, 2025 for a five-year term through December 31, 2029. The rate will be \$16,200.00 per annum.

OTHER BUSINESS

There was no other business.

NEXT REGULAR MEETING...MAY 14, 2025 AT 10:30 A.M.

The next regular scheduled Commissioners' Public meeting will be held on Wednesday, May 14, 2025 at 10:30 a.m. in the Commissioners' Hearing Room.

ADJOURNMENT

With no other business coming before the Board at this time, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess to adjourn the meeting at 11:26 a.m.

Sherene Hess, Commissioner

R. Michael Keith, Chairman