COMMISSIONERS' MEETING MINUTES
AUGUST 26, 2026

Commissioner 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 August 12, 2026.

PUBLIC COMMENT
Public comment was made by Tom Miller, Ralph Ferraro, Lee Schweitzer, Michael Balko, Jessica Jopp, Brad Kapp, Chad Morrison, Carolyn Trimarchi, Richard Stineman, Shawn Steffee and Tamara Leeper. Topics ranging from the pedestrian bridge over the Hoodlebug Trail, NDA's, Flock Cameras, public meeting schedule, SALDO and including comments for and against the proposed Data Centers.

EXECUTIVE SESSIONS
There were no executive sessions.

NON-DISCLOSURE AGREEMENTS AND COUNTY POLICY
Commissioner Hess stated that transparency and accountability are very important to this board and made a motion that the Board of Commissioners explore the development of a policy that would prohibit county employees and elected county officials from entering into non-disclosure agreements (NDAs) with private entities or other parties whose proposed projects or activities may require county approval, permitting, funding, incentives, or other official action. The motion was seconded by Commissioner Dunlap and carried unanimously.

Commissioner Dunlap read a statement opposing an ordinance for Non-Disclosure Agreements (NDA's), citing the legal complexity, permanency, public notice requirements, and enforcement challenges (particularly regarding elected officials). She confirmed that she has not signed an NDA and suggested the public simply ask directly rather than requiring a formal ordinance. Commissioner Keith confirmed that he has not signed an NDA.

She addressed accusations of non-transparency, explaining HCR is a private equity firm with no obligation to share details outside formal Planning Commission submissions. "We had a meeting with HCR in July of 2025 and haven't had a meeting with them since this summer. We had two meetings, at the second meeting we were introduced to the representatives of the potential data center client, AWS. The following week, we were taken on a tour of the gas power plant. That is the extent of our involvement."

Commissioner Dunlap clarified that bi-monthly Commissioner meetings are dedicated to managing core county business (departmental oversight, budgets, hiring, labor negotiations, property management) rather than functioning as public hearings, which is why public comments are not directly answered during sessions.

She also refuted claims of withholding information, cautioning against reliance on social media rumors, and invited residents to meet directly with the Commissioners or utilize the county website and encourage public participation through volunteer county board positions and other civic involvement.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) AMENDMENT AND TIMELINE FOR ADOPTION

Byron Stauffer, Office of Planning Development gave the following timeline for adoption of the Subdivision and Land Development Ordinance (SALDO):

- Phase I – Assessment & Analysis: Complete by August 3, 2026.
    - Governing body (Board of Commissioners) authorizes review and drafting.
    - Review existing SALDO language (adopted 2023), identify gaps in language needed to address large industrial development projects.

- Phase II – Draft Language for Amendment: Complete by August 31, 2026.
    - Staff prepare amendments; interdepartmental and public input sessions are held. [reviewed comments received, part of Phase I. SALDO Committee of the Planning Commission provided input.]
    - Prepare new draft amendments to existing SALDO;

- Phase II-A - Regulatory Review: Complete by September 30, 2026 [Moved up from Phase IV.]
    - If applicable, review by the county planning commission starting September 1, 2026.

- Phase III –Public Input: Complete by November 16, 2026.
    - Advertising on October 2, 2026. 46 days….for a SALDO amendment, 30 days is required, but due to substantial nature going 45+, noting day 45 is a Sunday, thus the additional day….we can do 30-days if desired.
    - Hold public meetings to gather input from advisory bodies and the public. Dates to be determined of Open Office / Outreach efforts, including to municipalities.

- Phase IV – Adoption Process: Complete by November 18, 2026.
    - *Board Authorization*: September 23, 2026 – grant permission to advertise a public hearing. May be out of order….

- *County Planning Commission Act 247 Review*: Submitted September 1, 2026; received September 30, 2026. Will review any tweaks/final in real time along with County and ICOPD staff.
- *Public Hearing*: Opportunity for community and stakeholders to comment; October 21, 2026 or 28th or November 4th. Must advertise two times in two successive weeks. Will need to rent alternative venue (KCAC)….

- Phase V – Implementation: Complete by see proposed adoption and implementation dates below, an ongoing process post adoption.
  - Board or governing body votes to adopt finalized amendments at public meeting; November 18, 2026, unless earlier by Special Meeting. Doubtful that we can make it by October 28, 2026.
  - Effective date set; notice to developers and contractors; Draft is set to take effect, immediately, upon adoption. There will be media coverage, proper notice in newspaper, social media, and on County and ICOPD websites.

GRANT APPLICATION…COMMUNITY AND ECONOMIC ASSISTANCE PROGRAM / DISTRICT ATTORNEY

At the request of Robert Manzi, District Attorney, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to approve that a grant application be submitted to the Department of Community and Economic Develop for the Community and Economic Assistance Program Grant in the amount of $142,633.20. The requested funds will be used for the following technology and equipment upgrades:

- New digital GOVAI Solutions case management system — $91 ,375.00 for five years
- AXON Al Brief one - $28,763.20 for five years
- DataPilot digital forensic tool — $995.00 one-time cost
- Laptops for attorneys and courtroom use — estimated at $10,000
- Digital office calendar system for jury and non-jury trials— $2,500
- Adobe Acrobat Pro licenses for all staff — $3,000 for two years
- Mobile hotspots and service plans — estimated at $6,000

FY 26-27 INDIANA COUNTY HUMAN SERVICES BLOCK GRANT PLAN / BDHP

At the request of Amy Cline, Armstrong Indiana Behavioral Developmental Health Program, a motion was made by Commissioner Hess, seconded by Commissioner Dunlap and carried unanimously to approve the FY 2026-2027 Indiana County Human Services Block Grant Plan.

The agencies that are part of the Block Grant include the Armstrong-Indiana Behavioral and Developmental Health Program, the Armstrong-Indiana-Clarion Drug & Alcohol Commission, the Armstrong County Community Action Program, and the Indiana Department of Human Services. Two advertised public meetings were held for each county. These meetings were held in accordance with these requirements and documentation to support the meetings is included in the plan.

The plan is prepared and submitted annually for both Armstrong and Indiana Counties. It is divided into sections related to the Homeless Assistance Program, HSDF funds, Drug & Alcohol funding and Mental Health and Intellectual Disability funding. Both plans will be sent to the Department of Humans Services following the approval of today's public meeting.

The breakdown of the funds submitted for Indiana County include
    Homeless Assistance Services $296,418.00
    Substance Abuse Disorders Services $381,550.00
    Human Services Development Funds $75,585.00
    Total - $753,553.00
The Mental Health and ID funds included in Armstrong's submission include
    Mental Health $4,931,650.00
    Intellectual Disability $1,901,109.00
    Total - $6,832,759.00
County Match requirement for Indiana related to the block grant is $173,947.00

LEASE RENEWAL…VINTONDALE BOROUGH – GHOST TOWN TRAIL / PARKS & TRAILS
At the request of Ed Patterson, Parks & Trails, a motion was made by Commissioner Hess, seconded by Commissioner Dunlap and carried unanimously to approve a lease renewal with Vintondale Borough to allow the continued use of a location along the Ghost Town Trail known as Eliza Station. The revised lease contains the same terms and conditions as the previous lease, the exception being that the size of the lease area is being reduced from 3-acres to .651-acres. The lease area contains a restroom and a small pavilion provided for the tail users.

FILING RESOLUTION – 2026 HOME PROGRAM APPLICATION / PLANNING
At the request of LuAnn Zak, Office of Planning & Development, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to approve a Resolution authorizing the submission of the application to the Commonwealth of Pennsylvania through the Department of Community & Economic Development for HOME Program funds. The application will request $750,000.00 to continue the County’s housing rehabilitation program, the Existing Owner-Occupied Housing Program (EOOH). All required citizen participation requirements have been completed and no adverse comments have been received. This request also allows for Commissioner Keith to sign all necessary application documents.

CDBG 2025 MODIFICATION #1 / PLANNING
At the request of LuAnn Zak, Office of Planning & Development, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to approve a modification request for the 2025 Indiana County CDBG budget. The modification request will add a Planning Activity line to assist with undertaking the Housing Plan/Land Bank Feasibility Study. The requested modification will reduce the existing administration budget line by $10,000.00 from $43,348.00 to $33,348.00 and add a planning activity budget line for $10,000.00. The required citizen participation requirements have been completed and no adverse comments were received. The request includes approval for Commissioner Keith to sign the requested documents that will be submitted to DCED for final approval.

CHANGE ORDER #2 – YMCA OF INDIANA COUNTY FITNESS ADDITION PROJECT / PLANNING

At the request of David Morrow, Office of Planning & Development, and on behalf of the YMCA of Indiana County, and Thomas R. Harley Architects, LLC, a motion was made by Commissioner Hess, seconded by Commissioner Dunlap and carried unanimously to approve Change Order #2 in the amount of $7,218.00 with Davis Brothers HVAC, Inc. for the YMCA of Indiana County Fitness Center Addition Project. Change Order #2 covers the costs of cutting through the existing concrete slab, excavating, and adding PVC drains to serve the walk-in cooler and sinks in the kitchen area. With the approval of Change Order #2, the revised contract with Davis Brothers HVAC, Inc. will be $141,347.00. This additional cost will be covered by Redevelopment Assistance Capital Program grant funds and YMCA funds.

CHANGE ORDER #4 – OLD COURTHOUSE 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 Hess, seconded by Commissioner Dunlap and carried unanimously to approve Change Order #4 with GW Roofing and Construction, Inc. for the Old Courthouse Roof Replacement Project. Change Order #4 is a no-cost change order for a 30-day extension of the completion date. With approval, the revised substantial completion date will be September 8, 2026.

BOARD APPOINTMENT…TRI-COUNTY WORKFORCE DEVELOPMENT BOARD

At the request of Robin Maryai, Chief Clerk, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to approve the appointment of Mike Worthington to the Tri-County Workforce Development Board; term expires September 30, 2029.

OTHER BUSINESS

Commissioner Keith made note that a resolution and ordinance that was passed on November 26, 2008 and it specifically states in the ordinance that there would be no signage be affixed to any county property including the pedestrian bridge without proper permitting. Permitting was not approved for the signs placed on the bridge over the weekend. This is letting the public know that we truly understand your 1st amendment rights, but without special permitting of this policies and practices to go without the permit will not be tolerated standing forward from this day. The county will enforce this policy moving forward.

NEXT REGULAR MEETING…SEPTEMBER 9, 2026 AT 10:30 A.M.

The next regular scheduled Commissioners' Public meeting will be held on Wednesday, September 9, 2026 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 Keith to adjourn the meeting at 11:25 a.m.

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Sherene Hess, Secretary	R. Michael Keith, Chairman