

COMMISSIONERS' MEETING MINUTES

JUNE 24, 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, absent due to death in the family.

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 Keith and carried unanimously to approve the minutes of June 10, 2026.

PUBLIC COMMENT

Shawn Steffee, Tamara Whited, Lee Schweitzer, Lynda Santos, Garnet Fryling, Sue Flowers, Mary Kay Yarchak, Sandi Waldenville, Leigh Hendrix, Marie Olson made public comment regarding the proposed Data Centers and Gas Power Plant in Center Township. Arlene Wanatosky made public comment regarding the Indiana County Recycling Center.

Commissioner Keith read the following statement:

The Board of Commissioners would like to make a statement to the county residents about the growing interest in large-scale data center developments across Pennsylvania, and to outline how Indiana County is responding responsibly and proactively.

While land use decisions are primarily made at the municipal level under Pennsylvania law, the Indiana County Commissioners, through the Office of Planning & Development and the Indiana County Planning Commission, administer the Subdivision and Land Development Ordinance (SALDO) for 32 municipalities. This gives us the authority-responsibility- to establish safeguards, provide clear guidance, and support our municipalities in making informed decisions. Our approach is guided by a strong commitment to **responsible growth**, the **protection of our natural resources and farmland**, the **safeguarding of residents' health, safety, and welfare**, and the **preservation of the unique character** of our local communities.

To that end, we are currently accepting public comment on a proposed amendment to the Indiana County SALDO through July 20th. This amendment is designed to address potential community impacts associated with large electric load and large-scale industrial projects, including data centers. It will:

- Provide a consistent model framework for review
- Strengthen existing development regulations
- Establish clear, enforceable standards addressing key concerns such as **noise, lighting, water usage, utility costs, and traffic and environmental issues**

It is important to emphasize what a SALDO amendment does **not** do. It does **not** approve any specific project. It does **not** offer incentives to developers. And it does **not** override the authority of our local municipal governments.

We are taking this step now because, while Indiana County has not received any SALDO applications for data centers, these facilities are being proposed throughout Pennsylvania and the country. By setting clear expectations **before** development occurs, we are helping our local municipalities prepare rather than react, and reducing potential risks to our communities and infrastructure.

Under the Pennsylvania Municipalities Planning Code, the County can provide guidance through SALDO, review plans with regional impacts, and share best practices. However, the County **cannot** ban legal land uses, enact moratoriums, or override municipal zoning and land development authority.

We would like to take this opportunity to thank county residents for providing their input and concerns.

EXECUTIVE SESSIONS

There were no Executive Sessions.

EQUIPMENT PURCHASE...BOBCAT OF INDIANA COUNTY / PARKS

At the request of Ed Patterson, Parks & Trails, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to approve the purchase of a Bobcat Toolcat Utility Work Machine at the cost of \$89,021.34 from Bobcat of Indiana County. It is noted that this is being purchased under COSTARS contract #163301.

PRIVATE PROVIDER AGREEMENTS...CYS

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Commissioner Dunlap, seconded by Commissioner Keith and carried unanimously to approve an agreement with Counseling Wellness of Indiana County, LLC, Indiana, PA for FY 26-27 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide non-placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Commissioner Dunlap, seconded by Commissioner Keith and carried unanimously to approve an agreement with Chantall M. Deines, PsyD, Pittsburgh, PA for FY 26-27 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide non-placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to approve an agreement with Carol A. Patterson, Psychologist, Greensburg, PA for FY 26-27 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide non-placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Commissioner Dunlap, seconded by Commissioner Keith and carried unanimously to approve an agreement with Grand Beginnings Children's Center, Indiana, PA for FY 26-27 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide non-placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to approve an agreement with YMCA of Indiana County, Indiana, PA for FY 26-27 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide non-placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Commissioner Dunlap, seconded by Commissioner Keith and carried unanimously to approve an agreement with Cray Youth and Family Services, Inc., New Castle, PA for FY 26-27 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide non-placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to approve an agreement with George Jr. Republic, Grove City, PA for FY 26-27 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide non-placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Commissioner Dunlap, seconded by Commissioner Keith and carried unanimously to approve an agreement with CSI, Corporate Security and Investigations, Monaca, PA for FY 26-27 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide non-placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap carried unanimously to approve an agreement with Strength and Light Counseling Services, LLC, Indiana, PA for FY 26-27 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide non-placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to approve an agreement with Project Point of Light, Shippenville, PA for FY 26-27 to provide services to

Children & Youth Services and Juvenile Probation on an as needed basis. They provide non-placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to approve an agreement with Pathways Adolescent Center, Oil City, PA for FY 25-26 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide non-placement services.

RESOLUTION – RE-CERTIFYING THE REVOLVING LOAN FUNDS / PLANNING

At the request of Angela Campasano, Office of Planning & Development, a motion was made by Commissioner Dunlap, seconded by Commissioner Keith and carried unanimously to adopt a resolution re-certifying that the Indiana County Revolving Loan Funds, including the CARES Act Revolving Loan Fund are being operated consistent with the existing Economic Development Strategy and are being operated in accordance with the policies and procedures contained in the administrative plan. This is a housekeeping item required semi-annually by the Economic Development Administration. Our Economic Development Strategy is embodied within the document, *SmartMoves for a Changing Region* which is developed by the Southwestern Pennsylvania Commission and endorsed by EDA.

GAS PIPELINE EASEMENT AGREEMENT – PEOPLES NATURAL GAS COMPANY LLC – JIMMY STEWART AIRPORT – CONSTRUCT HANGAR PROJECT / PLANNING

Byron Stauffer, Office of Planning & Development, and on behalf of the Indiana County Municipal Airport Authority, Delta Airport Consultants, Inc. and Stiffler-McGraw Architects, LLC are recommended the Board of Commissioners enter into Gas Pipeline Easement Agreement with Peoples Natural Gas Company LLC in order to provide natural gas service for the Construct Hangar Project and future projects at the Jimmy Stewart Airport. The project is necessary in order to assure enough natural gas supply available to the Airport to provide capacity for natural gas fueled back-up generator to serve the new 12,000 sq. ft. Corporate Hangar and future hangar development projects.

A motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to approve the easement on Tax Parcel #: 42-005-117.08I along Becky Drive in White Township. The subject parcel is the Indiana County Coroner's Office / Forensic Center. The easement shall not exceed 20 feet of width, with 10 feet being on either side of the pipeline as laid. Pipeline is approximately 425 feet more or less in length. The consideration is \$1.00.

A motion was made by Commissioner Dunlap, seconded by Commissioner Keith and carried unanimously to approve the easement on Tax Parcel #: 42-012-104 along Woody Way in White Township. The subject parcel is the primary access to the new Corporate Hangar that is currently under construction. The easement shall not exceed 20 feet of width, with 10 feet being on either side of the pipeline as laid. Pipeline is approximately 768 feet more or less in length. The consideration is \$1.00.

REQUEST FOR PROPOSALS (RFP) FOR UPDATE TO THE INDIANA COUNTY HOUSING PLAN AND A LAND BANK FEASIBILITY STUDY / PLANNING

At the request of Byron Stauffer, Planning & Development, a motion was made by Commissioner Dunlap, seconded by Commissioner Keith and carried unanimously to approve issuance of a Request for Proposals (RFP) for an update to the Indiana County Housing Plan as well as a Land Bank Feasibility Study.

Mr. Stauffer explained that the existing Indiana County Housing Plan was adopted in 2014, the Indiana County Comprehensive Plan, overviews Housing issues in Chapter 7, and a Blighted Property Inventory (BPI) has been completed, identifying approximately 225 properties in the most recent update. Additionally, a Blight Remediation Strategy has been developed by the Office of Planning & Development. Both the BPI and Blight Strategy will be key elements in the development of a Land Bank Feasibility Study including an implementation Strategy. A Land Bank is defined as a public or quasi-governmental entity created to acquire, temporarily hold, and revitalize vacant, abandoned, or tax-delinquent properties. The primary goal is to return these "blighted" properties to productive use to stabilize neighborhoods and support community development. Proposals shall be due by 4:00 PM, Friday, August 14, 2026.

The project will ensure the following:

- A. The Housing Plan Update effectively reflects the community development objectives in the Indiana County Comprehensive Plan, Indiana County Housing Plan of 2014, and other adopted plans.
- B. Plan and Study development involves key stakeholders for the development of the update and study, including Indiana County Commissioners, the Indiana County Office of Planning & Development, Redevelopment Authority of Indiana County (RAIC), Indiana County Housing Consortium, Indiana Landlord Association, local municipalities, partners and other stakeholders.
- C. The Land Bank Feasibility study is inclusive and comprehensive in nature with respect to utilization of available data and developing appropriate data and as well as thorough in the analysis and recommendations regarding land banking in Indiana County.

RESOLUTION – FOURTH AMENDMENT TO LOAN AGREEMENT – GENERAL OBLIGATION NOTE – TAXABLE SERIES B OF 2020 – INDIANA COUNTY EDUCATION & TECHNOLOGY CENTER / PLANNING

At the request of Byron Stauffer, Office of Planning & Development, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to approve a Resolution authorizing an amendment to a Loan Agreement entered into with First Commonwealth Bank and S&T Bank that outlines an amendment to the General Obligation Note dated July 15, 2020 for the development of the Indiana County Education & Technology Center (ICETC) project. The amount of the Note is \$4,918,000 and was utilized primarily as interim financing advancing a Redevelopment Assistance Capital Program (RACP) grant through the Commonwealth of Pennsylvania Office of the Budget. The amount of the RACP grant is currently \$4,115,000, however, the County is requesting an additional \$1,000,000 grant amendment for a total of \$5,115,000, of which combined will be utilized to pay off the Note with First Commonwealth Bank and S&T Bank. The resulting Resolution will extend the maturity

date of the General Obligation Note and the Amendment to the Loan Agreement by twelve (12) months to June 15, 2027.

LEASE AGREEMENT EXTENSION...FLUID RECOVERY SERVICES

At the request of Robin Maryai, Chief Clerk, a motion was made by Commissioner Dunlap, seconded by Commissioner Keith and carried unanimously to extend the lease agreement with Fluid Recovery Services to June 30, 2029.

2026 SALLADE SAFETY IMPROVEMENT PROGRAM GRANT APPLICATION

At the request of Robin Maryai, Chief Clerk, a motion was made by Commissioner Keith, seconded by Commissioner Dunlap and carried unanimously to approve the 2026 Safety Improvement Program Grant application be submitted to CCAP in the amount of \$2,813.67. These funds will be used to purchase roadside emergency kits and an AED kit for the Children & Youth Agency.

BOARD APPOINTMENT...INDIANA COUNTY MUNICIPAL EMERGENCY SERVICES AUTHORITY

At the request of Robin Maryai, Chief Clerk, a motion was made by Commissioner Dunlap, seconded by Commissioner Keith and carried unanimously to approve the appointment of James Sadler to the Indiana County Municipal Emergency Services Authority; term expires April, 2029.

COURTHOUSE CLOSED MONDAY, JULY 3, 2026 OBSERVANCE OF THE INDEPENDENCE DAY

Commissioner Keith announced the courthouse will be closed on Friday, July 3, 2026 in observance of the Independence Day Holiday.

OTHER BUSINESS

There was no other business.

NEXT REGULAR MEETING...JULY 10, 2026 AT 10:30 A.M.

The next regular scheduled Commissioners' Public meeting will be held on Wednesday, July 10, 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 11:30 a.m.

Bonni S. Dunlap, Vice-Chairman

R. Michael Keith, Chairman