COMMISSIONERS' MEETING MINUTES
OCTOBER 14, 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 Hess, seconded by Commissioner Dunlap and carried unanimously to approve the minutes of September 23, 2026.

PUBLIC COMMENT
Public comment was made by Garnet Fryling, Jessica Jopp, Kathy Eckenrode, Susan Flowers and Jay Walker. All made comments regarding the proposed Data Centers.

EXECUTIVE SESSIONS
There were no executive sessions.

PROCLAMATION…NATIONAL BUSINESS WOMEN'S WEEK
After a proclamation was read, a motion was made by Commissioner Hess, seconded by Commissioner Dunlap and carried unanimously proclaim October 18-24, 2026 as National Business Women's Week.

PROCLAMATION – JUVENILE JUSTICE WEEK
After a proclamation was read, a motion was made by Commissioner Keith, seconded by Commissioner Hess and carried unanimously to proclaim October 4 -10, 2026 as Juvenile Justice Week.

PROCLAMATION…DOMESTIC VIOLENCE AWARENESS MONTH
After a proclamation was read, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to proclaim October 2026 as Domestic Violence Awareness Month.

PROCLAMATION…COMMUNITY PLANNING MONTH
After a proclamation was read, a motion was made by Commissioner Hess, seconded by Commissioner Dunlap and carried unanimously to designate October 2026 as Community Planning Month.

CHANGE ORDER #10 - JIMMY STEWART AIRPORT HANGAR AND PARKING LOT PROJECT / PLANNING

At the request of David Morrow, Office of Planning & Development, and on behalf of the Indiana County Airport Authority, Delta Airport Consultants, Inc., and Stiffler-McGraw Architects, LLC, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to approve Change Order #10 in the amount of $2,773.00 with Francis J. Palo, Inc. for the Jimmy Stewart Airport Hangar and Parking Lot Project. Change Order #10 is to furnish and install geotextile fabric and 26 tons of decorative stone along the north hangar wall along Woody's Way.

The revised contract with Francis J. Palo, Inc. with approval of Change Order #10 will be $2,383,625.56 and the additional cost will be covered by Redevelopment Assistance Capital Program (RACP) grant funds and Commonwealth Finance Authority (CFA) grant funds.

CHANGE ORDER #11 - JIMMY STEWART AIRPORT HANGAR AND PARKING LOT PROJECT / PLANNING

At the request of David Morrow, Office of Planning & Development, and on behalf of the Indiana County Airport Authority, Delta Airport Consultants, Inc., and Stiffler-McGraw Architects, LLC, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to approve Change Order #11 in the amount of $16,756.59 with Francis J. Palo, Inc. for the Jimmy Stewart Airport Hangar and Parking Lot Project. Change Order #11 is to remove and replace 42 feet of depressed concrete curb along Woody's Way.

The revised contract with Francis J. Palo, Inc. with approval of Change Order #11 will be $2,400,382.15 and the additional cost will be covered by Redevelopment Assistance Capital Program (RACP) grant funds and Commonwealth Finance Authority (CFA) grant funds.

CONTRACT AWARDS – ICCAP PATHWAY HOMELESS SHELTER PROJECT / PLANNING

At the request of David Morrow, Office of Planning & Development, and on behalf of the Indiana County Community Action Program (ICCAP), and Young and Associates, requested that the Board of Commissioners approve four prime contract agreements for the ICCAP Pathway Homeless Shelter Project. The combined total for these four contracts is $4,246,405.00.

The requested approvals cover General Construction, Electrical, Plumbing, and HVAC contracts. The project involves constructing a single-story, wood-framed, 12,000-square-foot non-congregate homeless shelter featuring 20 units and 6 administrative offices. Project costs will be covered by HOME-ARP NCS grant funds and 2024 CDBG grant funds.

The lowest responsive bids submitted for individual approval are:

A motion was made by Commissioner Hess, seconded by Commissioner Dunlap and carried unanimously to award the General Construction Contract to CNC Construction, Inc. (Penn Run, PA) for $2,749,900.00. Four bids were received, with a high bid of $3,420,500.00.

A motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to award the Electrical Construction Contract award to Sheesley Electric, Inc. (Indiana, PA) for $476,000.00. Four bids were received, with a high bid of $731,725.00.

A motion was made by Commissioner Hess, seconded by Commissioner Dunlap and carried unanimously to award the Plumbing Contract award to Anderson Plumbing Inc. (Export, PA) for $718,655.00. Two bids were received, with a high bid of $777,500.00.

A motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to award the HVAC Contract: Awarded to Junction Climate Control, Inc. (Cheswick, PA) for $301,850.00. Two bids were received, with a high bid of $327,000.00.

PARTNERSHIP AGREEMENT -LAWRENCE COUNTY SOCIAL SERVICES, INC. AND INDIANA COUNTY / 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 entering into a partnership agreement with the Lawrence County Social Services, Inc. (LCSS) for the PA Regional Lead Hazard Control Grant and the HUD Healthy Homes Initiative. The LCSS is the grantee for the $5 million Lead Hazard Control Grant. Indiana County through the Office of Planning & Development will work with eligible households to remove lead hazard from private homes. The LCSS through the Lead Hazard Control Grant will reimburse Indiana County for costs to assist eligible households. In order to be eligible households must meet income guidelines and there must be a pregnant female and/or a child under the age of 6. The grant will provide with inspections, testing and support costs associated with lead hazard control activities including the removal and/or containment of the lead hazards. The grant provides for relocation costs of the family while the lead removal is underway. This is a five-year contract from HUD. Approval also allows for LuAnn Zak to sign the Partnership Agreement with the LCSS.

AGREEMENT- GIBSON-THOMAS ENGINEERING – PRELIMINARY LAND DEVELOPMENT PLAN REVIEW FOR AWS AT HOMER CITY ENERGY CAMPUS / PLANNING

At the request of Josh Krug, Office of Planning & Development, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to authorize entering into an agreement with Gibson-Thomas Engineering and their proposed subconsultants for engineering and consulting services related to the review of the Preliminary Land Development Plan application for AWS at Homer City Energy Campus. The Indiana County Planning Commission has received a Preliminary Land Development Plan (PLDP) application from Amazon Data Services, Inc. with a Project Name of "PIT100 Masterplan" located at the Homer City Energy Campus in both Center Township and Black Lick Township. The anticipated end-user is Amazon Web Services (AWS). The full plan set as well as a public comment portal is available on our website at www.icopd.org. We have conducted our administrative process of contacting three on-call engineering firms for quotes of time and cost associated with the review of the Plan(s), and, based on the results of that process, we are recommending contracting with Gibson-Thomas for the review of this submission. We have asked for review related to the following items at this time- architecture and building placement, stormwater, potable and

process water, sewage, traffic, noise and vibration, and heat impacts. Gibson-Thomas has proposed two subconsultants for part of the reviews. These are Young and Associates for architecture and building placement and Navarro & Wright Consulting Engineers, Inc. for noise and vibration. The fee will be determined based on work performed and proposed hourly rates for various aspects of the review. Other consultants and agreements may be necessary for this review as deemed reasonable and necessary. The cost of review is to be covered through application review fees received and any additional fees are also to be covered by the applicant.

CHANGE ORDER #3 – CARRIAGE HOUSE AND ESSEX HOUSE ASBESTOS REMOVAL PROJECT / PLANNING

At the request of Byron Stauffier, Office of Planning & Development, and on behalf of the Indiana County Development Corporation and Stiffler McGraw & Associates, Inc., a motion was made by Commissioner Hess, seconded by Commissioner Dunlap and carried unanimously to approve Change Order #3 under the contract agreement with R.L. Abatement, Inc., of Hopewell, PA, for the Carriage House and Essex House Asbestos Removal Project located in Indiana Borough. The change order request of $900.00 is for the removal of additional asbestos that was identified at the Essex House. Black mastic was found on block walls in six apartment units. As a result of this change order, the R.L. Abatement contract will increase to $83,592.90. Project costs for this change order will be covered by Redevelopment Assistance Capital Program (RACP) funds and Keystone Communities Initiative (KCI) funding administered by the Indiana County Development Corporation.

CONTINUING COUNTY ADULT PROBATION AND PAROLE GRANT APPLICATION FY 26-27 / PROBATION

At the request of Amanda Leonard, Probation Office, a motion was made by Commissioner Dunlap, seconded by Commissioner Hess and carried unanimously to approve the submission of the Continuing County Adult Probation and Parole grant application for FY 2026-2027 in the amount of $104,362.00 and these funds will be used to assist with paying officer salaries.

CONTRACT FOR SERVICES…GILA LLC / PROTHONOTARY

At the request of Amanda Vatter, Prothonotary, a motion was made by Commissioner Hess, seconded by Commissioner Dunlap and carried unanimously to approve the contract for services with Gila LLC, d/b/a/ Municipal Services Bureau (MSB) to provide credit services for the Prothonotary & Clerk of Courts Office. All costs associated will be paid by the consumer.

STATE FOOD PURCHASE PROGRAM GRANT AGREEMENT / ICCAP

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 State Food Purchase Program Grant Agreement in the amount of $163,080.52. These funds are provided to county governments, regional food banks or emergency food providers for the purchase, transportation, storage and distribution of food products to eligible program participants.

POLLING PLACE CHANGE…INDIANA #3/4

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 polling place for

Indiana #3/4 from Lifesteps to RCCG Living Spring Community Church, 422 S. 13th Street, Indiana, PA 15701. Post cards will be sent to voters in the precinct alerting them of the change.

ELECTION ANNOUNCEMENTS

Robin Maryai, Chief Clerk, announced the last day to register to be eligible to vote at the November 3, 2026 General Election is October 19, 2026 and the last day to apply for an absentee/mail-in ballot is October 27, 2026.

OTHER BUSINESS

There was no other business.

NEXT REGULAR MEETING…OCTOBER 28, 2026 AT 10:30 A.M.

The next regular scheduled Commissioners' Public meeting will be held on Wednesday, October 28, 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 Hess to adjourn the meeting at 11:30 a.m.

_____ _____

Sherene Hess, Secretary R. Michael Keith, Chairman