

COMMISSIONERS' MEETING MINUTES

September 27, 2023

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 Robin A. Gorman, 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...SEPTEMBER 13, 2023

A motion was made by Ms. Gorman, seconded by Mr. Keith, and carried unanimously to approve the minutes of September 13, 2023.

PUBLIC COMMENT

Ejay Fyke from Vesper Energy made public comment regarding his company building a solar plant in Indiana County.

EXECUTIVE SESSIONS

There were no Executive Sessions.

PROCLAMATION...JUVENILE JUSTICE WEEK

After a proclamation was read, a motion was made by Mr. Keith, seconded by Ms. Hess and carried unanimously to proclaim October 1-7, 2023 as Juvenile Justice Week and to call on all to remain committed to raising awareness and understanding of juvenile justice.

PROCLAMATION...DOMESTIC VIOLENCE AWARENESS MONTH

After a proclamation was read, a motion was made by Ms. Gorman, seconded by Ms. Hess and carried unanimously to proclaim the month of October 2023 as Domestic Violence Awareness Month and urged all citizens to work towards the elimination of domestic violence in our community.

PROCLAMATION...MANUFACTURING WEEK

After a proclamation was read, a motion was made by Ms. Hess, seconded by Mr. Keith and carried unanimously to proclaim October 2 – 6, 2023 as Manufacturing Week in Indiana County.

RECOGNITION...CORRECTION OFFICER CIARA DIAZ

After a proclamation was read, a motion was made by Mr. Keith, seconded by Ms. Gorman and carried unanimously to recognize Officer Ciara Diaz who played a pivotal role in saving the life of an inmate under her care at the county jail.

ANNOUNCEMENT...PARKS AND TRAILS COMMISSION (TWO POSITIONS OPEN)

Chief Clerk Robin Maryai announced two vacancies on the Parks and Trails Commission. Anyone interested in serving on this board can forward a letter of interest to the Commissioner's Office.

BOARD APPOINTMENT...TRI-COUNTY WORKFORCE DEVELOPMENT BOARD

A motion was made by Ms. Gorman, seconded by Ms. Hess and carried unanimously to appoint Walter Schroth as a Business Representative to the Tri-County Workforce Development Board; term expires September 30, 2026

A motion was made by Ms. Hess, seconded by Ms. Gorman and carried unanimously to appoint Mike McDermott as a Higher Education Representative to the Tri-County Development Board; term expires September 30, 2026.

BOARD APPOINTMENT...ARMSTRONG-INDIANA BEHAVIORAL AND DEVELOPMENTAL HEALTH PROGRAM

A motion was made by Ms. Hess, seconded by Ms. Gorman and carried unanimously to appoint Brian Gorman to the Armstrong-Indiana Behavioral and Developmental Health Program Board; term expires December 31, 2026.

HUMAN SERVICES BLOCK GRANT PLAN FY 23-24 / BDHP

At the request of Tammy Calderone, Armstrong Indiana Behavioral and Developmental Health Program, a motion was made by Ms. Hess, seconded by Ms. Gorman and carried unanimously to approve the FY 23-24 Human Services Block Grant Plan. The agencies included in the Block Grant include Armstrong Indiana Behavioral and Developmental Health Program, Armstrong-Indiana-Clarion Drug & Alcohol Commission, Armstrong County Community Action Program, and Indiana County Department of Human Services. The plan is submitted annually for Armstrong and Indiana County's and is divided into sections related to the funding received for Homeless Assistance Program, HSDF Funds, Drug & Alcohol Funding and the Mental Health and Intellectual Disabilities Funding. The total of all funds received for these programs is \$7,216,183.00.

NON-PLACEMENT AGREEMENTS FY 23-24 FOR CHILDREN & YOUTH / CYS

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Ms. Hess, seconded by Ms. Gorman and carried unanimously to approve a contract with Attorney William J. Carmella, to represent CYS in all dependency matters, termination proceedings and appeal hearings at the rate of \$150.00 per hour.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Mr. Keith, seconded by Ms. Hess and carried unanimously to approve a contract with Attorney Thomas Kauffman to represent the parents for dependency matters, termination hearings and appeal hearings at the rate of \$75.00 per hour.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Ms. Gorman, seconded by Ms. Hess and carried unanimously to approve a contract with Attorney Zubin Billimoria to provide Guardian Ad Litem services at the rate of \$100.00 per hour.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Ms. Hess, seconded by Ms. Gorman and carried unanimously to approve a contract with Attorney Allen Fiechuk to represent parents for dependency matters, termination hearings and appeal hearings at the rate of \$75.00 per hour.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Ms. Gorman, seconded by Ms. Hess and carried unanimously to approve a contract with Attorney Katherine A. Haberl-Thomas to provide Guardian Ad Litem services at the rate of \$100.00 per hour.

PRIVATE PROVIDER AGREEMENTS FY 23-24 / CYS

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Ms. Hess, seconded by Ms. Gorman and carried unanimously to approve an agreement with Cornell Abraxas Group, Pittsburgh, PA for FY 23-24 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Ms. Gorman, seconded by Ms. Hess and carried unanimously to approve an agreement with Hoffman Homes, Littlestown, PA for FY 23-24 to provide services to Children & Youth Services and Juvenile Probation on an as needed basis. They provide placement services.

At the request of Vicki Weaver, Children & Youth Services, a motion was made by Ms. Hess, seconded by Ms. Gorman and carried unanimously to approve an agreement with Presley Ridge, Pittsburgh, PA for FY 23-

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

CONTRACT AGREEMENT – ENGINEERING SERVICES RELATED TO THE ADMINISTRATION OF THE INDIANA COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) / PLANNING

At the request of Josh Krug, Office of Planning & Development, and on behalf of the Indiana County Planning Commission, a motion was made by Ms. Hess, seconded by Ms. Gorman and carried unanimously to enter into a contract agreement with Sheesley and Associates, LLC, as necessary, in relation to the administration of the Indiana County Subdivision and Land Development Ordinance. The agreement is open-ended with Sheesley and Associates, LLC being one of three firms on-call for these services. The cost is based on the current fee schedule for the firm, which will be monitored year to year for any changes. Fee changes will be reported to the Board of Commissioners for their consideration regarding the agreement.

CONTRACT AGREEMENT – ENGINEERING SERVICES RELATED TO THE ADMINISTRATION OF THE INDIANA COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) / PLANNING

At the request of Josh Krug, Office of Planning & Development, and on behalf of the Indiana County Planning Commission, a motion was made by Mr. Keith, seconded by Ms. Gorman and carried unanimously to enter into a contract agreement with Gibson-Thomas Engineering Co., as necessary, in relation to the administration of the Indiana County Subdivision and Land Development Ordinance. The agreement is open-ended with Gibson-Thomas Engineering Co., being one of three firms on-call for these services. The cost is based on the current fee schedule for the firm, which will be monitored year to year for any changes. Fee changes will be reported to the Board of Commissioners for their consideration regarding the agreement.

CONTRACT AGREEMENT – ENGINEERING SERVICES RELATED TO THE ADMINISTRATION OF THE INDIANA COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) / PLANNING

At the request of Josh Krug, Office of Planning & Development, and on behalf of the Indiana County Planning Commission, a motion was made by Ms. Gorman, seconded by Ms. Hess and carried unanimously to enter into a contract agreement with Stiffler, McGraw and Associates, Inc., as necessary, in relation to the administration of the Indiana County Subdivision and Land Development Ordinance. The agreement is open-ended with Stiffler, McGraw and Associates, Inc. being one of three firms on-call for these services. The cost is based on the current fee schedule for the firm, which will be monitored year to year for any changes. Fee changes will be reported to the Board of Commissioners for their consideration regarding the agreement.

RESOLUTION- FEE SCHEDULE FOR ADMINISTRATION OF THE INDIANA COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

At the request of Josh Krug, Office of Planning & Development, and on behalf of the Indiana County Planning Commission, a motion was made by Ms. Hess, seconded by Ms. Gorman and carried unanimously to adopt the proposed fee schedule for the Indiana County Subdivision and Land Development Ordinance (SALDO). Section 602.1 of the SALDO provides for the assessment of fees. A resolution for the adoption of the Fee Schedule has been prepared and provided by Office of Planning & Development staff and the Indiana County SALDO Committee.

**A RESOLUTION OF THE INDIANA COUNTY BOARD OF COMMISSIONERS
FORMALLY ADOPTING A FEE SCHEDULE FOR THE
INDIANA COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

WHEREAS, the Indiana County Commissioners adopted the Indiana County Subdivision and Land Development Ordinance on April 12, 2023; and

WHEREAS, the Indiana County Subdivision and Land Development Ordinance provides for the assessment of fees; and

WHEREAS, there has not been a Fee Schedule adopted in relation to the administration of the Indiana County Subdivision and Land Development Ordinance; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the County of Indiana Pennsylvania does, hereby, officially adopt the following Fee Schedule for the administration of the Indiana County Subdivision and Land Development Ordinance;

I. Fees for Subdivisions

Class 1-3: Consolidations, Court orders, and Limited/Minor Subdivisions - \$75.00

Class 4: Extensive/Major Subdivisions - \$150.00 + \$10.00 per lot

Applicant shall pay the full cost of any billable expenses from professional consultants (such as mileage, copies, surveying costs, etc.) related to the review and inspection of the applicant's subdivision and/or land development plan and/or stormwater management program.

II. Fees for Land Developments

Class 5: Land Development without Building - Preliminary Review and Approval - \$100.00; Final Review and Approval - \$150.00

Class 6: Land Development with Building - Preliminary Review and Approval

\$200.00 + \$ 0.10 per square foot for buildings less than 10,000 gross square feet

\$200.00 + \$ 0.05 per square foot for buildings greater than 10,000 square feet and less than 50,000 gross square feet

\$200.00 + \$ 0.02 per square foot for buildings greater than 50,000 gross square feet

III. Reapproval Fees

\$50.00 for Subdivisions and Land Developments

IV. Fees for Engineering Services

Applicant shall pay the full cost of any billable expenses from professional consultants (such as mileage, copies, surveying costs, etc.) related to the review and inspection of the applicant's subdivision and/or land development plan and/or stormwater management program.

DULY PASSED AND ADOPTED this 27th day of September, 2023

INDIANA COUNTY BOARD OF COMMISSIONERS

R. Michael Keith, Chairman

ATTEST:

Robin A. Gorman, Commissioner

Robin Maryai, Chief Clerk

Sherene Hess, Commissioner

CONTRACT AWARDS – YMCA OF INDIANA COUNTY LOCKER ROOM RENOVATION PROJECT / PLANNING

David Morrow, Office of Planning & Development, and on behalf of the YMCA of Indiana County and Thomas R. Harley Architects, LLC requested that the Board of Commissioners enter into three prime contract agreements for the YMCA of Indiana County Locker Room Renovation Project. The total of the combined three contracts seeking approval is \$1,035,200.00. The three contracts are: General Construction, Electrical and Plumbing. No bids were received for the HVAC Contract. The work consists of the demolition of the existing locker rooms and the construction of new locker rooms and the installation of new equipment and fixtures.

A motion was made by Ms. Gorman, seconded by Ms. Hess and carried unanimously to approve the General Construction Contract with CNC Construction, Inc., Penn Run, PA in the amount of \$678,000.00. Three eligible bids were received for the General Construction Contract ranging from low bid of \$678,000.00 to high bid of \$1,306,000.00.

A motion was made by Mr. Keith, seconded by Ms. Hess and carried unanimously to approve the Electrical Construction Contract with Sheesley Electric, Inc., Indiana, PA in the amount of \$110,000.00. Three eligible bids were received for the electrical ranging from low bid of \$110,000.00 to high bid of \$208,700.00.

A motion was made by Ms. Hess, seconded by Ms. Gorman and carried unanimously to approve the Plumbing Contract with Vrabel Plumbing Company, LLC., Gibsonia, PA in the amount of \$247,200.00. Four eligible bids were received for the plumbing ranging from low bid of \$247,200.00 to high bid of \$359,200.00.

CHANGE ORDER #1 – YMCA ROOF REPLACEMENT 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 Ms. Hess, seconded by Ms. Gorman and carried unanimously to approve Change Order #1 with CE Davis Contracting, LLC in the amount of \$12,280.00 on the YMCA Roof Replacement Project. Change Order #1 is to provide and install red steel angle iron for the new HVAC unit and to install a new roof curb to support the HVAC unit. Also included is for the contractor to remove the existing curb, patch the decking and install a new roof drain. The revised contract with CE Davis Contracting, LLC Change Order #1 will be \$710,858.00 and the additional cost will be covered with Redevelopment Assistance Capital Program (RACP) Grant Funds and YMCA Funds.

CHANGE ORDER #EC-04 – ICCAP FOOD BANK WAREHOUSE RENOVATION PHASE II / PLANNING

At the request of David Morrow, Office of Planning & Development, and on behalf of the Indiana County Community Action Program (ICCAP) and Stiffler McGraw Associates, Inc., a motion was made by Ms. Gorman, seconded by Ms. Hess and carried unanimously to approve Change Order #EC-04 with Sheesley Electric in the amount of \$940.00 on the ICCAP Food Bank Warehouse Renovation Phase II Project. Change Order #EC-04 is to furnish and install magnetic power door controls for the double doors at Room 113. The revised contract with Sheesley Electric Change Order #EC-04 will be \$172,188.00 and the additional cost will be covered with Multi-Source Grant Funds.

SUBLEASE AGREEMENT – INDIANA COUNTY EDUCATION & TECHNOLOGY CENTER (ICETC) BUILDING PROJECT / PLANNING

At the request of Byron Stauffer, Office of Planning and Development, a motion was made by Ms. Hess, seconded by Ms. Gorman and carried unanimously to approve entering into a Sublease Agreement with the Central Allegheny Challenger Learning Center (CACLC), a 501(c)(3) non-profit public charity related to the operation of the Challenger Learning Center at Indiana County, Pennsylvania.

The proposed Sublease Agreement with CACLC is for approximately 11,166 square feet located at 437 Hamill Road, Indiana, PA in White Township, on the campus of the Indiana County Technology Center (ICTC). The proposed Sublease includes an initial lease term of eight (8) years with an effective date of October 1, 2023 through June 30, 2031 that would include two eight (8) year lease term extensions. Following the completion of extensive tenant improvements at the facility, funded in part with a recently announced \$1.495 million grant through the National Aeronautic Space Administration “NASA”, the Sublease Agreement provides for a formula-based approach including Base Rent and a percentage of revenues each quarter in addition to CACLC’s proportionate share of utilities, operational costs, including preventive maintenance and repairs.

RESOLUTION – REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) GRANT APPLICATION – INDIANA REGIONAL MEDICAL CENTER (IRMC) – BEHAVIORAL HEALTH FACILITY / PLANNING

At the request of Byron Stauffer, Office of Planning & Development and on behalf of the Indiana Regional Medical Center (IRMC), a motion was made by Ms. Gorman, seconded by Ms. Hess and carried unanimously to a Resolution authorizing the filing of an application to the Pennsylvania Office of the Budget for a

\$3,000,000.00 Redevelopment Assistance Capital Program (RACP) grant representing partial funding associated with construction of a Behavioral Health Building on the campus of IRMC.

A RESOLUTION OF THE INDIANA COUNTY COMMISSIONERS AUTHORIZING THE FILING OF
AN APPLICATION TO THE COMMONWEALTH OF PENNSYLVANIA AND AUTHORIZING THE
SIGNING OF A COOPERATION AGREEMENT WITH THE INDIANA REGIONAL MEDICAL
CENTER

WHEREAS, an estimated one in five U.S. adults experience mental illness each year. In Pennsylvania alone, 1,814,000 adults are estimated to have a mental health condition. Roughly one in six American youths aged between 6 and 12 grapples with mental health disorders each year, with 98,000 such cases reported among youths aged between 12 and 17 in the state. Dementia is a growing public health crisis in Pennsylvania. In response to these trends, IRMC intends to address these crises in the region with the construction of a new Behavioral Health Building ; and

WHEREAS, the Indiana Regional Medical Center desires to locate the new Behavioral Health Building on the campus of the Indiana Regional Medical Center, in White Township; and

WHEREAS, the Indiana Regional Medical Center is desirous of obtaining grant funds administered by the Commonwealth of Pennsylvania, Redevelopment Assistance Capital Program (RACP), in the amount of \$3,000,000 for eligible project costs; and

WHEREAS, the Indiana County Commissioners have agreed to serve as Grantee for obtaining State grant funds for the construction of the new Behavioral Health Building for the Indiana Regional Medical Center, and further authorizes the signing of a Cooperation Agreement to deliver the project; and

WHEREAS, Indiana County and the Indiana Regional Medical Center, in conjunction with the Indiana County Office of Planning and Development, seek to satisfy the RACP requirements and to obtain the financial assistance of the grant; and

WHEREAS, the Indiana Regional Medical Center, pursuant to the Cooperation Agreement, shall assume responsibility for documenting a minimum of \$3,000,000 of required local share match of the eligible project costs as well as providing interim financing up to \$3,000,000 from documented sources to be reimbursed via the RACP grant.

NOW, THEREFORE, BE IT RESOLVED, that the County of Indiana does hereby authorize its proper officers, including the Chairman, Chief Clerk and Executive Director of the Office of Planning & Development, to execute the application and submit all documents necessary to obtain Three Million Dollars (\$3,000,000.00) in grant funds through the RACP program.

INDIANA COUNTY BOARD OF COMMISSIONERS

R. Michael Keith, Chairman

ATTEST:

Robin A. Gorman, Commissioner

Robin Maryai, Chief Clerk

Sherene Hess, Commissioner

Mr. Stauffer explained that it is estimated that one in five U.S. adults experience mental illness each year. In Pennsylvania alone, 1,814,000 adults are estimated to have a mental health condition. Roughly one in six American youths aged between 6 and 12 grapples with mental health disorders each year, with 98,000 such cases reported among youths aged between 12 and 17 in the state. Dementia is a growing public health crisis in Pennsylvania. In response to these trends, IRMC wants to address these crises in the region with the construction of a new Behavioral Health Building. IRMC has broken ground on a 31,000 square foot, 44 bed,

mental health facility that is planned to provide treatment for 8 adolescents, 24 adults and 12 geriatric patients. Construction is estimated at approximately \$19+ million. IRMC would be responsible for the \$1 for \$1 matching funds required by the RACP grant program. The benefits will be comprehensive care under one roof, early intervention in mental health care, and reduced emergency room wait times.

The Resolution also authorizes entering into a Cooperation Agreement with the IRMC 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 contracts.

LAST DAY TO REGISTER TO VOTE IS OCTOBER 23, 2023

LAST DAY TO APPLY FOR AN ABSENTEE/MAIL IN BALLOT IS OCTOBER 31, 2023

Chief Clerk, Robin Maryai, announced the last day to register to vote for the upcoming November 7, 2023 Municipal Election is October 23, 2023 and the last day to apply for an absentee/mail-in ballot is October 31, 2023. Voters can visit www.vote.pa.gov to register to vote or to apply for an absentee/mail in ballot or in person at the Voter Registration Office, Basement of the Indiana County Courthouse.

OTHER BUSINESS

There was no other business.

NEXT REGULAR MEETING...OCTOBER 11, 2023 AT 10:30 A.M.

The next regular scheduled Commissioners' Public meeting will be held on Wednesday, October 11, 2023 at 10:30 a.m. in the Commissioners' Hearing Room.

ADJOURNMENT

With no other business to come before the Board at this time, a motion was made by Ms. Gorman, seconded by Mr. Keith to adjourn the meeting at 11:22 a.m.

Sherene Hess, Secretary

R. Michael Keith, Chairman