

**West Penn Township Board of Supervisors
27 Municipal Road
New Ringgold, PA 17960**

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**Regular Meeting
Monday, July 7, 2025**

Present at the Meeting

Anthony Prudenti – Chair
Glenn Hummel – Vice Chair
James Akins – Supervisor (absent)

Karen Wittig – Treasurer
Katie Orlick – Secretary
Jeremy Frable – Road Master (absent)
Mike Begis – ARRO Consulting, Inc.
Paul Datte – Solicitor

I. General

A. Tony Prudenti called the meeting to order at 6:03PM with the Pledge of Allegiance & Introduction.

B. Public Comments on Agenda Items Only

Brian McQuillen – asked how many panels the proposed Solar Farm would have. Chairman said we will be discussing the Solar Project shortly.

Chairman spoke about the Independence Day Event & Fireworks Display held at the J. E. Morgan Memorial Park. Chairman expressed his gratitude to all the volunteers, Police Department, Fire Company, Fire Police & Penn Mahoning Ambulance for everything they have done for this event. Parking, crowd control and their presence created a safe, well-organized atmosphere. Chairman said Howard Pryda was the gentleman that planned and executed the Fireworks Display. Which was amazing. He is involved in pyrotechs and he has years' experience. The Board of Supervisors thanked him for his donated time and materials to put this show on for us.

C. Review of Minutes – June 2nd & 17th, 2025

Chairman called for a motion to accept the meeting minutes for June 2nd & 17th. Glenn Hummel made the motion to accept. Chairman seconded the motion. All in favor. Motion was carried. 2-0

D. Treasurer's Report

Chairman called for a motion to approve the Treasurer's Report. Glenn Hummel made the motion to approve the Treasurer's report for June 2025. Chairman seconded the motion. All in favor. Motion was carried. 2-0

E. Approval of Bills – June 2025

Chairman called for a motion to pay the bills. Glenn Hummel made the motion to approve the bills for June. Chairman seconded the motion. All in favor. Motion was carried. 2-0

F. Solicitor's Report

Attorney Datte said he prepared the Development Agreement for the Solar. He discussed the Township's Recreation Plan. Chairman asked Attorney Datte if the deed was recorded for Atlas Park. Attorney Datte said yes, but he still owes a certificate of title to Mike Begis.

II. Land Use

A. Ridge Road Solar – Land Development – Final Plan

Mike Begis said we reviewed the Final Plan for the original Solar Project on Ash Circle & Ridge Rd. Mike Begis said they have two projects going, the first one was conditionally approved. Dania Yazbak from Kimley & Horn spoke about the Solar Project. She said the proposed project is around the intersection of Ash Circle & Ridge Rd. It is an approximate a 21 MegaWatt Solar Project which consists of seven interconnected Solar Array Fields. She explained, each Array Field is serviced by its own pad mounted electrical equipment that is next to each Array Field. They are connected through a series of underground electrical conduits. The project has one access road that consists of a driveway along Ash Circle. It will also have three storm water infiltration basins, which are meant to maintain existing drainage patterns within the site. It will manage all the storm water for volume, quality and rate controls.

Chairman asked how many panels would be for this project. Jared Martin from Bollinger Solar said for this project it is just under 33K solar panels, each one is 640 Watt Modules. Chairman asked what type of safety plan do we have in place. Dania Yazbak said there would be an eight-foot fence around the whole perimeter of the property. Chairman asked if there is access for our Fire Dept. Ms. Yazbak said yes, there is a gate along the driveway. Jared Martin said they would make sure the Fire Dept. knows how they could access the property with the solar. When they are ready to will have the Fire Dept. come to the solar site for training. Chairman asked if they have cameras on site. Mr. Martin said they typically do not have a camera system on site, however if the Township would like surveillance on site they could do something. Glenn Hummel asked about the transfer of electric. Mr. Martin said it is within the transformer itself. Glenn Hummel asked if there were electronic and manual shut offs and is it a protected area. Mr. Martin said, yes. Chairman's biggest concern is the decommissioning plan of the solar field. The values of scrap today would not be the same in 20 years from now. Chairman asked who would be responsible for taking the system down. Jared martin said it would be the responsibility of the owner of the system, the owner of the lease of the property. Chairman asked what would happen if the Solar business went bankrupted. Jared Martin said there are conditions in the decommissioning agreement. Chairman understands that they reevaluate the values of scrap every five years. Chairman's concern is liability for the Township. Chairman wants to know who would clean the solar farm up when it is done with its useful life or the company goes bankrupted or something better comes along. He wants to know who is going to take care of it and at what cost. Chairman emphasized that he does not want the Township to have to be responsible for the Solar if it fails. Chairman asked if this system moves with the sun. Jarod Martin said no, they are fixed tilt. The Board discussed the make-up of the solar panels. Attorney Datte said we have to address our Ordinance and what is in it right now. He spoke about the salvage costs of the panels and the cost of decommissioning. Attorney Datte said he assumes that there is financing for the project. Who has dibs on the panels if this project fails? We are looking at this as if we are willing to take a part of the salvage value of the panels against the ultimate cost of decommissioning. If we cannot through the decommissioning agreement or otherwise we may not have access to the salvage of the panels because they would be security for the financing. What is the Township's protection? Attorney Datte said he is looking at this as a practical matter and wanted to know what would happen under those circumstances. Jared Martin said this system is creating electricity and the electricity is being sold. There is an income stream coming from that. That is if they sell it to another company all the obligations they had would revert to the other company. Attorney Datte said the agreement would be binding to the next successor. Attorney Datte said the purpose of the decommissioning agreement is to obligate the developer to decommission the facility that is no longer

being used. The purpose of financial security is to protect the Township. If they do not do it, we have the right to do it if we want. If we do it, we look at the financial security to cover the cost to us. Chairman asked if we had any figures for decommissioning. Chairman, Board of Supervisors, Attorney Datte and representatives from Bollinger Solar discussed decommissioning and everything that goes along with decommissioning the Solar project. A representative from Bollinger explained that if Bollinger Solar would build this Solar Field and would immediately walk away for the panels then the value of salvaging those panels would net the Township a large amount of money. It would inflate based on inflation. The panel value would steadily decline because as time goes on the panel would be less efficient. They would not be able to be sold as much. Every five years they would have to submit valuations based on the current efficiency of what the panels are giving off. Eventually the numbers would start to come together. If the numbers bypass each other and the salvage value is actually lower that would when they would be required to post bond so if there is any chance of leaving the Township in the hole, the bond would cover it. He said the Township would never be exposed. Attorney Datte asked with this kind of project, do they need an agreement with PPL. Bollinger Solar said it is a net meter project so it does not involve power purchase agreements. Attorney Datte asked if there are any negative impacts on the project because of the bill that was passed last week. Jared Martin said that it has some effects on solar but it does not put their project in jeopardy. Chairman opened discussions about the Solar Project to the public.

Brian McQuillen – talked about decommissioning. He understands that they have to update their salvage figures every five years. What is in their agreement if they do not come back. Attorney Datte said he did not prepare the agreement yet. Mike Begis said it is the developer's responsibility to submit new figures every five years. Brian McQuillen said what power does the Township have if they do not submit their figures. Attorney Datte said we could probably shut them down. Brian McQuillen asked if the Township has the right to come on the that should be within the agreement and we should have the property owner sign off on the agreement as well. Brian McQuillen said Bollinger Solar said they would have fire training for our fire department. Mr. McQuillen asked if the Solar company is going to donate the Fire Company. Brian McQuillen does not agree with granting them Conditional Approval without all the comments being satisfied. Bollinger Solar referred to ARRO Consulting's comment letter dated June 19, 2025 and gave the Board an update of the comments and their responses of how they are going to satisfy those comments. Attorney Datte said there are three agreements that would have to be done for this project. He said they would need Land Development Agreement, Storm Water Management Agreement and the Decommissioning Agreement. Attorney Datte said they are conditions for this plan to be satisfied. Last action needs to be done by September 16th as per Mike Begis from ARRO Consulting.

Carl Greves - expressed his concerns about technology and how Solar may not be around as they anticipate it would be and then the Township would be stuck with this project and a field of Solar panels. Attorney Datte said his interpretation of the salvage value of these panels was you take the materials in that panel and you get what you could get for it not a resale value of a used panel. Chairman was under the same impression as Attorney Datte. Glenn Hummel said as long as the government still forces the SRECs they would still be getting money off that. SRECs are Solar reusable energy credits.

Connor Evans – asked Bollinger Solar about Emergency Services at the site. Jared Martin said there would be a walk through and training with Emergency Services incase an Emergency would happen at the site. Connor Evans asked what would their response time be incase Emergency Services would need them at the site. Bollinger Solar is about an hour and fifteen minutes from the site. Jared Martin said there is a 24/7 call line of certified electricians that you could call. They also have worked with local electricians if they would

need someone quicker at the site. Chairman said Connor Evans is with our Fire Company and he is also the Township's Emergency Management Coordinator.

Tim Houser – He has Solar Panels at his home and he likes them. However, his concerns are with the project being this size and wanted to know if there is an Emergency disconnect. He wanted to know how long would it take for the system to de-energize. Jared Martin said there are automatic trips that takes place on any overcurrent. The trips are close to the transformer. Jared Martin from the utilities side to de-energize is immediate whereas, from the solar panel side it depends on the time of day. That information would be part of the training with the Emergency Services. Tim Houser's concern is how quickly and safely our Emergency Services would be able to take action in the case of an Emergency.

Carl Greves – asked if the Solar Panels are designed to handle large hail or any other kind of weather event. Jared Martin said they are designed to handle 1-inch diameter hail at terminal velocity. They are insured. Chairman tabled the decision to conditional approve the Solar Land Development Plan at this time. Chairman would like to see the Agreements in place before the approval. Attorney Datte's concern is the Decommissioning Agreement. He feels we should straighten that part out before we move ahead. Also, we have an issue with payment in lieu of the land, which Attorney Datte said it is addressed in the Township's Recreation Plan.

Chairman called for a motion to approve the Solicitor's Report. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

III. Operations

A. Engineer/Zoning Monthly Report – June 2025

Chairman asked the Board if they had any questions for Mike Begis. Chairman called for a motion to accept the Engineer's Report. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

B. Code Enforcement Monthly Report – June 2025

Chairman asked the BOS if they had any questions about the Code Enforcement Report. Glenn Hummel asked what else the Township could do other than file citations to get these properties cleaned up. Chairman thought by adopting the International Property Maintenance Code it would have corrected these issues and should speed up the process. Attorney Datte said if filing citations is not working then you would have to file an action to compel them to do it. The Board agreed to have Attorney Datte to look into it and give us a quote of what it would cost for him to file the action. Chairman called for a motion to accept the Code Enforcement Officer's monthly report. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

C. Sewage Enforcement Officer's Monthly Report – June 2025

Chairman read the sewage enforcement officer's report. The report consisted of 2 New Permit, 2 Site Evaluations, 1 Test Prob, 1 Final Inspection, 1 Malfunction Inspections, 1 Subdivision Reviews and 2 Interim Inspections. Well Activities consisted of 2 New Permits, 2 Site Evaluations and 2 Design Reviews. The Malfunction was on St. Peter's Rd. Chairman called for a motion to accept the Sewage Enforcement Officer's Report. Glenn Hummel made the motion to accept the Sewage Report for June 2025. Chairman seconded the motion. All in favor. Motion was carried. 2-0

D. Road Department's Monthly Report – June 2025

Chairman read the Road Department's Monthly report. The report consisted of General Maintenance to the Township Building & Equipment, Fixed street signs along Township Roads, Installed 2A Modified on Fort Franklin Rd., Installed Millings and 2A modified on Overlook Rd., Water Wheel and Quarry Rd. Patched

holes with Cold Patch, Installed Culvert Boxes and Pipes on St. Peter's Rd., 2A Modified on Driveway & Parking Lot of the J.E. Morgan Park, Cleaned Pipes and Grates on Township Roads. Cleaned up trees & limbs along Township Roads, and Mowed Shoulders. Ehrlich sprayed our Parks, Bridges and Guiderails. Chairman read the Maintenance Report of the Road Department's Equipment. Chairman called for a motion to accept the Road Departments Monthly Report. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

E. Police Department Report – June 2025

Chairman read the Police Report. The Police Dept. had 5,196 miles patrolled, 73 total citations & warnings, 7 motor vehicle accidents, 0 Criminal Arrest and 58 Total calls. CSI Camp will be June 16th – 20th at the West Penn Township Elementary. The Police Department thanked the Board of Supervisors for allowing it to happen. It was a successful event and the kids really enjoyed it. Chairman and the Board thanked the Police Department for their service and for having this program. Chairman said the Police Department also has a DARE program for the Elementary and Middle School. Chairman said the PD Frequency Report is also attached to the Police Report. Glenn Hummel made a motion to accept the Police Monthly Report. Chairman seconded the motion. All in favor. Motion was carried. 2-0

F. Fire Company Monthly Report – June 2025

Chairman read the Fire Department's Monthly Report. The report consisted of 21 total calls for the month of June. The calls were 5 Motor Vehicle Accident, 5 Wires/Tree Down, 1 Medical Assist, 1 Landing Zone 3 Fire Police Calls, 1 Vehicle Fire, 3 Structure Fire, 1 Brush Fire, and 1 Automatic Fire Alarms, They had their monthly breakfast, meeting and cash bingo. Their training for the month was Equipment Checks & Location, Driver Training, Joint Search & Tactic Training and Joint Pumping Training with New Ringgold & Walker Township. Chairman called for a motion to accept. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

G. Ambulance Monthly Report – June 2025

Chairman read the Ambulance Monthly Report. The Ambulance Report consisted of 216 calls year to date. Unit 935- 32 and 937 -0. June had 32 total calls. 27 West Penn, 2 Tamaqua, 3 East Brunswick. The outcomes of the calls were 5 Treated, Transported BLS, 5 Cancelled, 1 Dead at Scene, 2 Lift Assists, 6 Refused Care, 2 Standby – No Service or Support and 8 Treated, Transported, with ALS. Receiving Hospitals were 3 St. Luke's Miners, 2 St. Luke's Carbon, 5 Lehigh Valley Carbon, 2 LVH Cedar Crest and 1 St. Luke's Geisinger. Chairman said the Ambulance does not have to report the medical categories anymore. The calls consisted of abdominal pain, breathing problems, cardiac arrest, chest pain, fall victims, lift asst., medical alarm, patient evaluation, psychiatric problems, sick, stroke, traffic accidents and unknown problems. Glenn Hummel said that he agrees that they do not have to report the medical categories anymore. He does like the other parts they report on and he said their notes are helpful. The Ambulance Assoc. missed 2 Calls, 1 because they were on another call and the other because they did not have coverage for that shift. Chairman called for a motion to accept the Ambulance Report. Glenn Hummel made the motion to accept the Ambulance Report for June 2025. Chairman seconded the motion. All in favor. Motion was carried. 2-0

IV. Old Business – NONE

V. New Business

A. Chairman called for a motion to adopt Resolution # 21 of 2025 Fair Housing Resolution. Chairman changed the Resolution to # 20 because we Tabled the Solar Resolution. Glenn Hummel made the motion

to adopt Resolution# 20 of 2025 Fair Housing. Chairman seconded the motion. All in favor. Motion was carried. 2-0

B. Municibid – Fire Department’s Vehicle – Chairman called for a motion to allow the Township to put the Fire Departments Vehicle on Municibid. Glenn Hummel made the motion to allow Fire and Ambulance use Municibid for Equipment Sales. Chairman seconded the motion. All in favor. Motion was carried. 2-0 The Board also agreed to allow the Ambulance to do the same if they decide they wanted to put their vehicle they have for sale on Municibid.

VI. Correspondence

A. Run at the Reservoir – 5K Walk/Run at 10AM Owl Creek to benefit the Tamaqua Library.

VII. Business from Anyone on the Board

A. CDBG Will hold their public hearing Tuesday, July 15 at 8:45AM before our morning meeting. Chairman said we need to think about ideas to allocate those funds. ADA, Demo, Housing?

VIII. Public Comments on General Items

Earl Pratt- he said the J.E. Morgan Park is very nice. His only concern was he questions how much was West Penn Township athletics taking into consideration when developing that park. He feels that West Penn has softball not Soccer & Baseball Associations. Glenn Hummel said it was based out of the School District which is Tamaqua School District. Earl Pratt’s concern is that there are not enough softball fields in West Penn Township to use especially when games get canceled and need to be rescheduled. Chairman recommended to Earl Pratt to join The Park Commission for our Atlas Park and recommend putting in a softball field. The Township is just starting to develop the Atlas Park.

Brian McQuillen – said he went to see the Fireworks at the J.E. Morgan Park. He said it was a great show. He said the Police, Ambulance and Fire Company should be commented. They had everything in control. Everything went smoothly. He said it was very well done and he was proud to see it in our Township. The Board of Supervisors discussed different selling projects for the Fire Company that should be approved by the BOS. Brian McQuillen asked the BOS if Mr. Akins sold his house and submitted his resignation. Chairman said not yet.

Chairman read a letter about the County’s Reassessment. If anyone disagrees with they could file a Tax Assessment Appeal. The filing date is August 11, 2025.

Tim Houser wanted residence to know that PPL is regenerating their transmission line right of ways through people’s property. PPL will be putting a line through his yard. One of his concerns is his property value will decrease. Tim Houser said it is looking like he is going to lose 15 acres. Mr. Houser said that PPL is giving the residents no information. They want you to sign a paper acknowledging what they are doing. Then they plan to go on the property to survey then they will give you a monetary offer. They don’t give you how many poles would be on your property. Chairman said when you are dealing with the PUC they will just come in and take as Eminent Domain. Tim Houser said we should have a full time code enforcement officer. Attorney Datte and the Chairman said the PUC is exempt from Municipal Zoning. Chairman said we will be having a meeting with PPL in regards to what they are doing in West Penn Township.

Jay Richards – expressed his concerns about the new Atlas Park that the Township wants to develop near his residence. He spoke about the condition of Park Dr. He also discussed drainage pipes by First Ave. and Park Dr. He feels that more water would be coming off the bank if it is developed. Chairman said there are pre & post Storm Water rates. Chairman said with developments you cannot put more water on any

particular piece of property. Chairman asked if we had a plan about Atlas Park. Chairman told Mr. Richards to go to the Township to review the plans.

Valerie Coombe – spoke about private Lanes. She expressed her concerns of properly displaying house numbers and street signs. It is very important to know where you are going in Medical Emergency Response times.

Connor Evans – asked if we could enforce the green address sign ordinance to ensure properties are labeled correctly. Chairman recommended Connor Evans creates a letter addressing displaying house numbers for Emergency Services. Connor Evans will create a letter for us to send out.

IX. Executive Session:

Chairman called for a motion to go into executive session at 8:10PM. Glenn Hummel made the motion. Chairman seconded the motion. All in favor. Motion was carried. 2-0

X. Adjournment

Chairman called for a motion to adjourn at 8:30PM. Glen Hummel made the motion to adjourn. Chairman seconded the motion. All in favor. Motion was carried. 2-0

Transcribed By:

Katie Orlick - West Penn Township Secretary