

**REGULAR MEETING OF THE
UPPER BURRELL SUPERVISORS
WEDNESDAY, JUNE 3, 2026
MEETING ROOM, 3735 - 7TH STREET ROAD**

Board of Supervisors, Chairman, Ross Walker III, called the regular meeting of the Upper Burrell Township Supervisors to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL: The following members of the Council responded to roll call:

Present: Ross G. Walker, III, Chairman -
Kenneth R. Slahtovsky, Vice Chairman
Scott Brown, Supervisor

Also present: Michael Moore, Engineer
Melissa A. Cortilesio, Secretary
Steve Yakopec, Solicitor

Opening of Bids - None

OPEN TO THE FLOOR –

Joyce Ewing, 201 Stoney Hill Road, asked about the correspondence for the appeal hearing of the Oak Lake Road property. Ewing asked who represents the township and that Schoepke had 45 days to appeal and will the magistrate get a copy of the appeal. Solicitor Yakopec replied yes, the magistrate will get a copy and will need to turn over her findings to the court.

Dan Myers, 200 Barnview Drive, stated that the township solicitor should step aside from representing the township in the Schoepke appeal. Myers feels there is a conflict of interest with the solicitor and the defendant's attorney. Yakopec stated he will get someone else to cover the hearing. Chairman Walker agreed.

Allen Uhler, 2213 Turkey Ridge Road, asked about the draft ordinance for the data center. Walker stated that the Planning Commission reviewed the proposed ordinance and thought a good job was done. Uhler asked when the public can review the ordinance and can the public comment on it.

Dan Myers, 200 Barnview Drive, stated to get the ordinance right, work on the generator issue, how far they can expand, and the use of electricity. Supervisor Slahtovsky stated they are adding into the ordinance about having to use their own power when expanding. Myers stated should the new data center be in an Industrial zoned area or Commercial zoned area. Myers stated generator in Industrial and data center in Commercial. Slahtovsky stated in today's world data is industrial.



Roseanne Dombroski, 444 Hillview Drive, asked if you knew how many different data centers will be going in at the site, how many turbines, and how you can make an ordinance when you don't even know what is going on. It was stated that there will be multiple turbines with all-natural gas with battery back-up.

Allen Baxter, 244 Irwin Road, asked about grandfathered in and when they expand the property.

It was asked when TECfusion bought the property and never brought it in front of the Planning Commission for existing permit.

Sue Baxter, 244 Irwin Drive, asked about Phase II of the TECfusion permit and if it has been discussed. Baxter stated how do you write an ordinance when you don't know what they are doing. It was asked if the solicitor had help with the ordinance. Yakopec stated he looked over the London Derry Township ordinance which is located by 3-mile island and he also received info from Representative Cooper. It was asked if the 180-day moratorium could be extended. Yakopec replied, no.

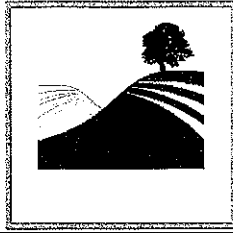
Megan Koscianski, 103 Stewart Lane, stated there is a data center meeting tomorrow evening. Koscianski asked if they could clarify if this would be an all-AI data center or a run of the mill data center. Walker replied either or, it would depend on who they lease to. Koscianski stated there would be a significant difference in kilowatts being used from AI to regular.

Allen Uhler, 2213 Turkey Ridge Road, asked if the board is considering who is opposed to the data center. Uhler stated that at the informational meeting the board did a good job. Uhler asked the board if they could attend the meeting on June 4, 2026.

Megan Koscianski, 103 Stewart Lane, asked if when the 180-day moratorium would be done, will the board then vote yes or no to pass the ordinance. Koscianski also asked if it was possible to get a referendum on the ballot about the data center. Yakopec replied you would have to go to the courthouse and find out the legal way to do it. Yakopec also stated that by law you are limited to what can go on the ballot and he does not believe that would be allowed. Yakopec stated that the DCED has a referendum handbook.

Allen Baxter, 244 Irwin Drive, asked how much land TECfusion purchased. Walker replied 1400 acres. Walker stated that Arconic and Alcoa each still have 1 building located on the property and yes, they will work with Washington Township on this.

Allen Uhler, 2213 Turkey Ridge Road, stated that back when he was on the board Arconic applied for a 10-year tax exemption. Walker stated as far as he knows TECfusion has not asked for any exemption. Uhler also stated that TECfusion may not be using the gas wells and use Homer City. Uhler also asked if PT Protect helped with the ordinance. Yakopec replied yes. Uhler stated why not attend the June 4, 2026, meeting. Uhler stated he put the moratorium together and the information he provided is good information.



Dan Myers, 200 Barnview Drive, stated someone from the township should be at the June 4, 2026, meeting they may learn something.

APPROVAL OF THE MINUTES -

Motion made by Walker, seconded by Brown to approve the minutes of the Regular Meeting held on Wednesday, May 6, 2026. Motion passed 3-0.

CORRESPONDENCE –

Chairman Walker asked Mrs. Cortileso, to review the correspondence from the month.

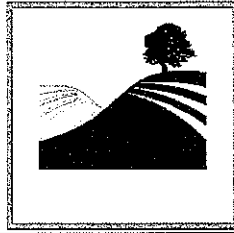
ROAD REPORT -

Supervisor Slahtovsky stated he and the Road Department did attend the Dirt and Gravel Road seminar for grants and the DEP and Westmoreland County were present. Slahtovsky stated that next week the drains on Lower Drennen Road should be completed then the Road Department will start with the hot patch. Walker stated that EQT donated \$45,000 for the purchase of the hot box. Uhler asked if the township could purchase a curb maker. Slahtovsky stated this was discussed at the seminar he attended, and it was not recommended to make curbs. Slahtovsky stated that the Road Department has also started mowing, working on the cross drains on Lower Drennen and going out at all hours to clean up debris from the wind. Slahtovsky stated that they are chasing some applicants and have a college student starting.

POLICE REPORT – Chief Pate reported there were 77 calls for service for the month of May. Chief Pate stated that District 9 consists of Upper Burrell, Lower Burrell, Arnold and New Kensington and the county is currently working on getting those other municipalities systems encrypted. Pate stated that the pilot program worked seamless and this is for police only, this way the public would not have access to be able to listen to police calls. Pate also stated that 2 days after the final phase of paving near 1500 Menk Road someone decided to paint their own traffic lines on the road. Pate stated with newly paved roads comes speeding. Pate stated please do not paint any lines on the road. Pate stated had a meeting a few weeks ago in Lincoln Beach and the township did purchase SLOW and STOP decals that will be placed on the road. Allen Uhler asked if the department would send an officer over to the data center meeting on June 4, 2026, at PSNK. Pate replied, "No, this is not a sanctioned township event, if the police are needed call 911.

EMC REPORT – No report

ENGINEERS REPORT – Mike Moore stated they did send a letter of recommendation for payment #1 for Tresco Paving and will retain 5% for paperwork and shoulder backing.



PLANNING COMMISSION –

Discussion on the Draft Data Center Ordinance

Supervisors Ken Slahtovsky and Scott Brown attended the meeting to answer any questions the Commission members had regarding the new ordinance.

After reviewing the ordinance, the Commission members thought it was very thorough in setting regulations regarding the construction of the new Data Center proposal for the Alcoa site.

Commission's general comments regarding the ordinance are as follows:

- Good that development is restricted to the Industrial Zone as a Conditional Use.
- Is 1,000 feet adequate distance that Data Center equipment and building can be constructed from residential property.
- Will Data Center development be allowed on Alcoa property at the south side of Route 780.
- Will sound barriers constructed around facilities be for both visual blocking and reducing noise from electric turbine engines.
- Who will monitor noise levels for the township.

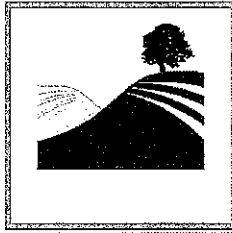
ZONING HEARING BOARD – None

SOLICITORS REPORT –

Solicitor Yakopec stated nothing to report already discussed the data center and Schoepke appeal. Dan Myers asked if Item B on the agenda will be sealed bids. It was replied yes.

NEW BUSINESS

- A. A motion was made by Walker seconded by Slahtovsky to hire Stephen Hasson as a part-time/seasonal/summer help with the Road Department at \$15.00/hr. Motion passed 3 – 0.
- B. A motion was made by Walker seconded by Brown to advertise the sale of the 1997 Case 580 Super L Series Loader Backhoe at a minimum bid price of \$20,000.00. Motion passed 3 – 0.
- C. A motion was made by Walker seconded by Slahtovsky to pay Tresco Paving Co. Periodic Estimate for Payment No.1 for the Menk Road 2-Inch-thick WMA 9.5 mm Wearing Course Overlay – 1,160 Tons (9,700 S.Y.) Contract No. 26-1 in the amount of \$127,551.90 based on the Engineer's recommendation. Motion passed 3 – 0.
- D. A motion was made by Brown seconded by Slahtovsky to pay and ratify all the bills and accept the financial report for the month of May 2026.



11. Pay all bills and Financial Report

GENERAL FUND

Beginning Balance	\$ 1,148,070.60
Receipts	320,539.57
Expenditures	156,087.08
Closing Balance	\$ 1,312,523.09

CAPITAL RESERVE FUND

Beginning Balance	\$ 604,089.11
Receipts	951.25
Expenditures	0
Closing Balance	\$ 605,040.35

FIRE HYDRANT TAX

Beginning Balance	\$ 2,321.55
Receipts	3,700.03
Expenditures	0
Closing Balance	\$ 6,021.58

STATE AID FUND

Beginning Balance	\$ 348,885.50
Receipts	548.48
Expenditures	1,644.62
Closing Balance	\$ 347,789.36

Open to the Floor

Carol Howard, 705 Lower Drennen Road, asked the Board if any effort was made to review the grants that are out there for paving of Lower Drennen Road. Mike Moore stated that a lot of the programs have not opened yet. The Statewide LSA will open in November, a lot of the grants all have different opening dates, and some require 20 – 25% matching funds. Slahtovsky stated that he is trying to work numbers and start where left off down to Hunter Hill. It was stated, start where you left off, Slahtovsky stated you can't start in the middle.

Sally Wise, 1033 Lower Drennen Road, asked if the whole length of Lower Drennen Road will be done with hot patch. Slahtovsky stated hopefully next week the cross drains will get completed. Wise stated at the May meeting he talked about scratch coat and what is that. Slahtovsky stated he is concerned it will get plowed off. Slahtovsky stated the cross drains need completed, the road needs graded and the edges need cleaned out. It was stated there is standing water. Slahtovsky stated the Road Department will get that cleaned out. Dan Spiering stated there will be 300' of French drain installed. Wise asked if there has been a date set for the visit to the TECfusion site in the township. It was replied, not yet. Wise asked if Lower Drennen Road will be fixed enough that the school buses can use the road. It was asked how many children live above Hunter Hill Road. It was stated around 5 to 10, not certain below. It was asked if a sign could be placed on Upper Drennen Road letting residents know that there is only 1 lane open.

Gloria Butler, 1201 Oak Lake Road, asked if there was any news on the condition of Oak Lake Road. Slahtovsky stated he will revisit this again with PennDot.

Motion to Adjourn

Motion to adjourn was made by Walker seconded by Brown at 8:03 p.m.

The next monthly meeting will be held on Wednesday, July 1, 2026, beginning at 7:00 p.m.