

BOARD OF SUPERVISORS OF THE TOWNSHIP OF CAMBRIDGE
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REGULAR MEETING

MAY 10, 2021

CALL TO ORDER, MOMENT OF SILENCE, AND SALUTE TO THE FLAG: Chairman Cole called the May 10, 2021 Regular Meeting of the Board of Supervisors to order at 7:00 PM, in the Municipal Building, 22530 Electric Drive, Cambridge Springs, Pennsylvania, followed by a moment of silence and the salute to the flag.

ROLL CALL: Supervisors in attendance were Kevin Cole, Charlie Bauer, and Bernie Blystone. Also present was Secretary/Treasurer/Zoning Officer, Debra E. Merritt; Roadmaster, Dan Klapthor; Residents, Nicole DeFrances, Connie Bullock, Ben Bullock, John Anderson, and Dulcie Anderson; and visitors, Donnie Johnson of Pattern Energy, Lindsey White, and Michael Barron. Ian Evans of Pattern Energy participated via teleconference.

IDENTIFICATION OF RECORDING DEVICES: There were no recording devices identified.

PUBLIC COMMENT PERIOD: There were no comments from the public at this time.

SUPERVISOR COMMENTS: There were no comments from the Supervisors.

PUBLIC REQUESTS BY PRIOR ARRANGEMENT: Ian Evans and Donnie Johnson of Pattern Energy wished to address the Board on the proposed Solar Energy Ordinance. Mr. Evans began by stating that Pattern Energy has reviewed the proposed draft of the ordinance, and felt it was workable from a developer's standpoint. He stated that he would request the Board consider allowing principal solar energy systems as conditional uses in the Residential District, noting the district is adjacent to the Agricultural District, where the PSES project is currently being proposed. Mr. Evans further stated that he would request that the Board review the decommissioning portion of the Ordinance, as it currently requires that the developer not only require a bond with the Township, but also with the property owner. He also noted that the ordinance requires that the decommissioning bond be submitted at the time of application, and he would request the Board consider requiring the bond be submitted prior to the start of construction. Mr. Evans also requested that the required decommissioning estimate allow for the inclusion of the net salvageable value of the facility, noting that there will be value in the components of the system once decommissioned. Mr. Evans offered to answer any questions the Board, or the public had regarding the proposed project.

Connie Bullock stated that she would like to know what type of lighting is being proposed at the facility. Mr. Evans stated that there would be a motion activated light at the substation, should the substation be located in the Township, one light at the gate which is required for security purposes and a one light at each of the inverters that would only be on if needed for maintenance purposes.

Mr. Cole questioned what noise might be expected of the project. Mr. Evans stated that there are three parts to a PSES: the panels, inverters, and a substation. He stated that the tracking panels make up 99% of the project and will not be audible at the property line. He further stated that there is one inverter per approximately 11-12 acres of panels, and they are placed over 300' from any adjoining property with a residence. Mr. Evans reported that these inverters produce roughly 40 decibels, which is the sound of a whisper in a library. Regarding the substation, Mr. Evans reported that the substation is set back further than any of the inverters, but because it collects all the energy, there is more noise associated with it.

John Anderson stated that he would be interested in knowing Pattern Energy's plan for the construction of transmission lines. Mr. Evans stated that Pattern Energy is a private company that has

no power to enforce eminent domain and that any necessary transmission line would require an agreement with the landowner. He further reported that he believed that this project is designed to connect to the existing electrical infrastructure and would not require any new transmission lines being constructed. Mr. Anderson also questioned what Pattern Energy would be doing about the potential of wildlife being caught in the perimeter fencing. He stated that there are fencing options available that allow for wildlife to remove themselves should they be caught in the fence, as well as the option for earthen corridors that would allow for wildlife to move across the perimeter fence. Mr. Evans stated that the perimeter fence is required for security purposes and that Pattern Energy will be employing 1-2 full time employees that will be tasked with monitoring the project for entrapped wildlife, should any be caught within the perimeter fence.

Mr. Anderson also questioned what type of above ground wiring will be included with the project. Mr. Evans stated that there are two types of wiring that will be included in the project, collection lines and high-voltage lines. Mr. Evans stated that collection lines are low voltage that carry the energy collected to the substation. These lines will be placed underground to the greatest extent possible. The only time that he would anticipate a collection will be placed above ground is if the topography would require such, such as traversing a ravine or a stream. These lines would be placed on a pole that is similar to the height of a telephone pole. The high-voltage line would carry the energy from the substation to the electric grid. Mr. Evans stated that with regard to this project, if any transmission line is necessary, he anticipated that it would not be longer than 100'.

Michael Barron questioned how many substations will be constructed in association with this project. Mr. Evans stated that one substation is proposed to be constructed. Mr. Barron then questioned whether the proposed substation will be located in Cambridge Township. Mr. Evans replied that he did not think the substation associated with this project would be located in the Township. Finally, Mr. Barron questioned when the public would be permitted to view the plans in their entirety. Mr. Evans stated that the entire plan would be available to the public when Pattern Energy proceeded with their conditional use applications to the Township.

Nicole DeFrances questioned what Pattern Energy's plan was to utilize a local landscaper for the procurement of the ground cover seeds required. Mr. Evans stated that if any local seed producer were interested in working with Pattern Energy, they could submit their information to the website crawford-solar.com, which had been established for this potential project. Mrs. DeFrances further stated that she would prefer that Pattern Energy utilize the vegetation option for screening, as a chain link fence with barb wire on top would not be aesthetically pleasing to the residents.

Mrs. DeFrances further questioned what type of educational connections Pattern Energy was establishing in association to this project, noting that the area schools should benefit from such a project. Mr. Evans stated that Pattern Energy would be willing to offer an educational experience to the local school districts and would encourage the school districts to reach out to them.

Mr. Anderson questioned whether Pattern Energy uses in house engineers, or a third-party engineering firm for their project needs. Mr. Evans stated that while a lot of the work is conducted with in house engineers, Pattern Energy will be contracting with some third-party engineering firms that also specialize in solar energy. He further stated that all plans associated with the project will be required to be reviewed by the Township's Engineer, as well as the County Conservation District, and the DEP.

Mr. Barron stated that he would like to see a larger setback imposed specifically regarding residential dwellings and parcels. Mrs. DeFrances agreed. Mr. Evans stated that any setback proposed that would be 300' or greater would not be practical from a developer's standpoint. He stated that 100' is workable and noted that imposing an unfair setback would simply restrict development. Mr. Anderson stated that while a 100' setback may be preferred by Pattern Energy, the Township needed to protect the interests of their residents.

Mr. Evans thanked the Board and the public for their time and questions, and encouraged them to reach out to him, or Mr. Johnson, should further questions or concerns arise. Mr. Cole thanked Mr. Evans on behalf of the Board for his participation in tonight's meeting.

BOARDS AND COMMISSIONS:

CAJA – Minutes from the April 6, 2021 were received from CAJA.

- **Planning Commission:** There were no minutes received from the Planning Commission.
- **Zoning Hearing Board:** There were no matters before the Zoning Hearing Board.
- **Zoning Officer:** A written report was submitted by the Zoning Officer.

FRENCH CREEK COUNCIL OF GOVERNMENTS – The next meeting of the French Creek Council of Governments is scheduled for Thursday, July 15, 2021 at 11:30 AM at the Meadville Chamber of Commerce.

TAX COLLECTION COMMITTEE – The next meeting of the Crawford County Tax Collection Committee is scheduled for Thursday, October 21, 2021, at 6:00 PM in the West Mead Township Building.

SEWAGE – There was no report received from Peter Homchenko, Sewage Enforcement Officer.

PROJECTS AND UNFINISHED BUSINESS:

Solar Energy Ordinance. Following the discussion held with Ian Evans and Donnie Johnson of Pattern Energy and the public in attendance, the Board reviewed the Planning Commission recommended changes, as well as Pattern Energy's requested changes. Discussions took place regarding the inclusion of principal solar energy systems in the Residential district as a conditional use, setbacks from residential dwellings and from residential parcels, as well as screening requirements from residential parcels and along road rights-of-way. The Board noted that there were some technical issues that they felt would be better addressed by Solicitor Shaddinger and Engineer Porter. Since the Board agreed to make some revisions to the proposed ordinance, Ms. Merritt stated that she would present the Township Planning Commission with the final draft for their review and final recommendation. Thereafter, she would forward the final draft to Solicitor Shaddinger and Engineer Porter for their final reviews and some technical clarifications.

Quote Consideration for Gravel. Ms. Merritt noted that quotes were requested for 3,732 tons of Aggregate 2A, tailgated to Ball and Walters Roads, a rate of 650 tons per day. Quotes were received from the following: Hillside Stone, at a unit price of \$14.05, totaling \$52,434.60; ACA Sand Gravel at a unit price of \$16.23, totaling \$60,570.36; and IA Construction, at a unit price of \$18.45, totaling \$68,855.40.

Motion by Mr. Bauer to award the quote for 3,732 tons of Aggregate 2A, tailgated to Ball and Walters Roads, a rate of 650 tons per day to Hillside Stone, at a unit price of \$14.05, totaling \$52,434.60. Second by Mr. Blystone.

Cole: Yes

Bauer: Yes

Blystone: Yes

NEW BUSINESS:

Resolution Adoption. Ms. Merritt reported that the Crawford County 2020 Hazard Mitigation Plan has been developed by the Crawford County Office of Emergency Services and the Crawford County Planning and Community Development Office in cooperation with other county departments, local municipal officials, institutional stakeholders, and the citizens of Crawford County. Said plan identifies

natural hazards, risks, and vulnerabilities, and is a prerequisite to receiving post-disaster Hazard Mitigation Grant Program Funds.

Motion by Mr. Bauer to adopt Resolution No. 02 of 2021, a Resolution to Adopt the Crawford County Hazard Mitigation Plan. Second by Mr. Blystone.

Cole: Yes

Bauer: Yes

Blystone: Yes

Discussion - Municipal Building's Heating System. Mr. Klapthor reported that the Township is experiencing an issue with the current heating system, in that there appears to be a significant leak in the underground fuel oil tank. He stated that the options would be having Vogt's install a new, above-ground tank next to the building and utilize the current furnace or alternatively, install a new system which would consist of Reznor heaters and hooking up to natural gas. It was noted that the Board had discussed the latter option in the past. Ms. Merritt stated that Engineer Porter would again need consulted if the Board would opt to move forward with a new system. Mr. Klapthor stated that he believed that the installation of Reznor heaters would be beneficial as the current system barely heats the back garage. Ms. Merritt stated that while she is not certain, it may be possible to allocate funds that the Township is slated to receive under the American Rescue Plan to pay for the heating upgrade since the back garage has been and will be serving as the Township's meeting area during the COVID-19 pandemic. Accordingly, it was agreed to have Ms. Merritt reach out to Engineer Porter to explore new heating options for the Township Building.

ROADMASTER'S REPORT: A written report has been submitted by the Roadmaster.

SECRETARY/TREASURER'S REPORT:

Motion by Mr. Cole to accept the Treasurer's Report and make Payment of the Bills as presented. Second by Mr. Blystone.

Cole: Yes

Bauer: Yes

Blystone: Yes

Motion by Mr. Blystone to accept the minutes of the April 12, 2021 Regular Meeting, as presented. Second by Mr. Bauer.

Cole: Yes

Bauer: Yes

Blystone: Yes

PUBLIC COMMENT PERIOD: There were no additional comments from the public in attendance.

FURTHER BUSINESS: There was no additional business for the Board to address.

ADJOURNMENT: There being no further business, Mr. Cole moved to adjourn, with a second by Mr. Bauer. All were in favor and the meeting was adjourned at 8:20 PM.



Debra E. Merritt, Secretary