WORK SESSION MINUTES

SHIPPINGPORT BOROUGH COUNCIL CHAMBERS SEPTEMBER 21, 2026

PLEDGE OF ALLEGIANCE

MEMBER ATTENDANCE: ABSENT - Cindy Mortimer. PRESENT – Michelle Erickson, John DePaolis, Josh Ordich, James Wilkinson, President Williams, Joe Hawthorne, Mayor Erickson.

PUBLIC COMMENT – Laura Dengle requested that her comments be included in the minutes verbatim. She commented on the rescheduling and cancellation of the special meeting and asked for clarification on the matter. She also raised concerns regarding the lack of public notice, stating that she believed the rescheduling was in violation. She also brought up comments from the County Planning Commission's review of the Phase 2 submission and asked if there had been a written response from the borough confirming that these items have been addressed and resolved. She also inquired about the approval process that council was using for this project.

Solicitor Rich Urick responded that, although Ms. Dengle was not a borough resident, she would be permitted to address council as a courtesy. He explained that this was a regularly scheduled meeting, not a special meeting, at which borough business could be conducted. He stated that, based on these circumstances, the rescheduling did not violate the applicable notice requirements.

Solicitor Urick also commented that the borough engineer would be able to address the planning commission's comments tonight. He also mentioned that numerous presentations, public sessions, hearings, and meetings have taken place throughout the process.

Solicitor Urick also clarified that if Ms. Dengle wanted her comments reflected in the minutes verbatim, she would need to provide the Borough Secretary with a written statement of the comments she wished to have included.

Jai Ellen St. George asked about safety plans for the data center once it opens. She also asked for clarification on the work session vs special meeting title.

Solicitor Urick stated that the topic had already been addressed at multiple meetings and did not need to be rehashed. He noted that the session had been advertised at the beginning of the year to allow for action to be taken.

James Wilkinson commented that the special meeting had originally been advertised and was later cancelled, with the item subsequently moved to the next advertised work session. He noted that, had the special meeting not been scheduled, the matter would have been discussed at the work session regardless.

DISCUSSION / MOTION TO APPROVE THE PHASE 2 LAND DEVELOPMENT PLAN SUBMITTED ON BEHALF OF ALIGNED DATA CENTERS – Motion by James Wilkinson and seconded by Michelle Erickson to approve the phase 2 land development plans contingent upon approval on outstanding 3rd party permits… motion passed unanimously.

Borough Engineer Jason Stanton stated that his team received the Phase 2 plans in mid-August for compliance with borough ordinances and Phase 1 approvals. Comments were issued in a September 4 letter regarding comments on zoning, drafting revisions, SALDO, and stormwater. Overall, the plans conform to borough ordinances subject to addressing the comments.

James Wilkinson questioned the water source listed on the application and whether the borough could provide water to the project.

Jason Stanton stated that the borough could handle the water demand, with on-site tank storage providing the required fire-flow protection.

Solicitor Urick commented that Aliquippa water Authority was only a back up if the borough couldn't provide water to the project. It was mentioned that this was a mistake on the application.

James Wilkinson requested written confirmation that Shippingport would be the water provider.

Jason Stanton stated that Phase 1 documentation identifies Shippingport as the water supplier and addresses other water comments.

Solicitor Urick asked about comments from outside agencies, including what would be required from the applicant, and whether those items would need to be addressed before the project could move forward if the plans were approved.

Jason Stanton stated that Phase 1 included E&S approval from the Conservation District, with the DEP sewage planning application still in process, as well as building code permits for the walls. For Phase 2, outstanding comments include grading, stream crossings, and environmental items from the Conservation District and DEP, along with a PennDOT permit. He stated that the outstanding third-party approvals would need to be addressed before the project could move forward, even if council approved the plans.

Adele Beaves from Kimley-Horn presented an update on the outstanding items. The E&S Control Plan is under Comment Review 3 with DEP. The Chapter 105 permit has been

reviewed by DEP and the Army Corps, and comments are being addressed. Aligned has paid the deposit for wetland and stream impact mitigation and expects the permits within 2–3 weeks. The Gate 17 driveway HOP from PennDOT has been approved, with temporary roadway widening still required. Approval is expected by October 7. Traffic signals are planned for the main entrance and bridge.

James Wilkinson questioned whether the roadway widening would be on property owned by the company.

Cardell Andrews from Aligned Data Centers confirmed that the widening would be on company owned property. He also suggested adding a bus shelter at Gate 17 to improve safety, as the area is still used as a school bus stop.

Solicitor Urick asked whether all items submitted during the comment periods were available for public review or if any application materials were not made public. He also asked whether any of the data centers would be constructed in Raccoon Township and how many buildings are planned.

Adele stated that everything submitted would be part of the public record and available to the public. Cardell Andrews also commented that with the DEP permits, they hosted an open house for the public at the community building to give the public an opportunity to comment.

Adele also commented on the sewer planning module permit, stating that it would have been approved; however, Raccoon Township needs to submit a letter confirming that the sewage will not be located within their township and will only be located within Shippingport.

Cardell also stated that the data center buildings will be located entirely within Shippingport Borough and not within Raccoon Township. He noted that the site is planned to include three data center buildings, a warehouse, and an onsite generation plant.

Solicitor Urick referenced the Governor's Executive Order addressing several matters related to data centers. He noted that Aligned Data Centers had complied with the provisions outlined in the Executive Order prior to the Executive Order taking effect.

Cardell confirmed that this was correct, stating that grid initiatives, community approvals, on-site power generation, and community involvement have been incorporated into their plans from the beginning. He also mentioned that the Phase 1 building plans have been approved and that the Phase 2 plans are currently being reviewed by the Borough's inspectors at BIU.

MOTION TO AUTHORIZE THE SOLICITOR TO ADVERTISE THE DRAFT ORDINANCE 247: ESTABLISHING NEW ADDRESSES FOR ALIGNED DATA CENTERS – Motion by Joe Hawthorne and seconded by Josh Ordich to authorize the solicitor to advertise the draft ordinance… motion passed unanimously.

MOTION TO APPROVE THE LSSE WATER ANALYSIS AND TO AUTHORIZE THE BOROUGH SECRETARY TO SEND A LETTER TO FRONTIER/ SHIPPINGPORT INDUSTRIAL PARK – Motion by John DePaolis and seconded by Michelle Erickson to approve the water analysis and authorize the borough secretary to send the letter out… motion passed unanimously.

DISCUSS CONTRACTOR PARKING NEAR SEWAGE PLANT / MOTION TO AUTHORIZE THE SOLICITOR TO DRAFT AN AGREEMENT FOR CONTRACTOR PARKING NEAR SEWAGE PLANT – Motion by James Wilkinson and seconded by Joe Hawthorne to authorize the solicitor to draft an agreement… motion passed unanimously.

MOTION TO ADOPT RESOLUTION 463: AMMENDING FEE SCHEDULE FOR BIU – Motion by Josh Ordich and seconded by John DePaolis to adopt resolution 463… motion passed unanimously.

- **$60.00 for the first 125 feet or fraction thereof and $50.00 for each additional 125 feet or fraction thereof.**
- **Appurtenances such as regulators, hydrants, manholes, catch basins and similar features $60.00 each.**

MOTION TO APPROVE THE AWARD OF THE TRASH COLLECTION CONTRACT BY RESOLUTION – No bids were received. The borough secretary is to reach out to companies to get quotes. President Williams suggested extending the community dumpster to use.

TRICK OR TREAT: OCTOBER 29, 2026 AT 6-8 P.M. – Council discussed hosting trick or treat this year.

Public Comment – Vanessa Smith raised a concern about rocks being thrown at her car by Aligned's street sweepers and asked about possible solutions.

Cardell stated that he would look into the incident and possible solutions.

EXECUTIVE SESSION — Motion by John DePaolis and seconded by James Wilkinson that council enter into executive session to discuss matters on the police agreement and property maintenance issue… motion passed unanimously.

RECONVENE — Motion by John DePaolis and seconded by Joe Hawthorne that the executive session end and council reconvene to regular session… motion passed unanimously.

ADJOURN - Motion by James Wilkinson and seconded by Josh Ordich that the meeting adjourn, and it was adjourned at 8:20 p.m. … motion passed unanimously.

Respectfully submitted,

Kayla Wilkinson
Borough Secretary