



MUDDY CREEK TOWNSHIP
Public Hearing – Sourwood Solar Land Development
March 19, 2025
6:00 PM

CALL TO ORDER: The Sourwood Solar Land Development Public Hearing was called to order at 6:01 PM by Mr. Kerr. Mr. Kerr introduced the project by name and turned the hearing over to representatives from Korsail Energy and Kimley-Horn.

ROLL CALL: Board members and Muddy Creek Township employees present included Mr. Dale Hall, Mr. Dale Kerr, Mr. Rick Saunders, Mr. Thomas Smith and Mrs. Abbie Flinger.

NOTICE OF RECORDING POLICY: Mr. Kerr requested for anyone in the meeting to acknowledge the use of a recording device. No one acknowledged a recording device.

VISITORS:

Tom Katelhon – Kimley-Horn (project engineer)
Wesley Purinton – Korsail Energy (project developer)
Cameron Schaler – Korsail Energy (project developer)
Nicole Van Hofen – resident
Larry Coble - resident
Patrick West – Muddy Creek Township SEO (alternate)
Jay Wack – resident
Walt Zacherl – resident
Doug Shymoniak – resident
Connie Domhuff – non-resident visitor
Hunter Muro – Butler Eagle
Erica & Jeremy DeLattre – resident
Jeff Lyons – non-resident visitor
Robert Grubbs – resident
Andrew Gerwig – resident
Devlin Urban – resident
Alexa Urban – resident
Tony Leone – resident
Margie Mackrell – resident
Deb & Scott Schell – resident
Lisa Lema – non-resident visitor

PLAN PRESENTATION:

Mr. Cameron Schaler introduced the team that had come to present at the hearing and gave an overview of the plan. He stated that Sourwood Solar, a subsidiary of Korsail Energy would be leasing approximately 120 acres of land located at 172 Burnside Road, Portersville, PA 16051. Approximately 37 acres of this land will be developed for use as a solar electric system. It was noted that the 4.5 MW DC ground-mounted system would consist of a grouping of solar arrays, access roads, and other necessary improvements that would be enclosed by a large fence with landscaping on the western side.

QUESTION & ANSWER SESSION:

ALL QUESTIONS ANSWERED BY REPRESENTATIVES SOURWOOD SOLAR UNLESS OTHERWISE NOTED

Resident: Why did you stop the development where you did?

Response: We were meeting the required setbacks set forth in the township's alternative energy ordinance.

Resident: What is your plan for maintaining Burnside Road during development?

Response: We are planning on beginning construction in either the last quarter of 2025 or the first quarter of 2026. That is the only time that we would have "semis" on Burnside Road. (The Board added that the developer would be required to bond the road during this part of development in an effort to ensure adequate maintenance/repair of any damage that might occur due to the use of over-posted weight vehicles).

Resident: Do you own the solar panels over at Moraine?

Response: No.

Resident: How is this project subsidized? Are there any tax incentives?

Response: The entire project is paid for by Korsail Energy and their financial partners. There are not any tax incentives.

Resident: Who is doing the project?

Response: Sourwood Solar, which is a subsidiary of Korsail Energy.

Resident: Who is getting the power?

Response: The power that is produced will be sold to West Penn Power.

Resident: How much energy is being produced?

Response: The 4.5 MW system can produce enough energy to power approximately 200-300 homes.

Resident: Who is responsible for cleaning it up if it is not profitable?

Response: (From the Board of Supervisors) They are responsible for decommissioning the project. As part of our alternative energy ordinance, they are required to put money into an escrow fund that is held by the township that would allow for the decommissioning of the project, should the company go under or otherwise fail to follow through with the decommissioning plan.

Resident: Is this the only project in the township?

Response: Yes, at this time, this is the only project in the township.

Resident: How long is the construction process?

Response: Construction is projected to take approximately 6 to 9 months.

Resident: Will you be putting a natural vegetation barrier on Burnside Road?

Response: Not along Burnside Road, but there will be a natural vegetation barrier planted on the western side, where there are adjoining residential properties.

Resident: Have you done any studies on deer movement in the area?

Response: We have not. (Resident expressed concerns regarding deer movement being impeded by the development). There is an easement on the property that would allow for a corridor for wildlife to continue to move through the property.

Resident: Are you planning on utilizing livestock, such as goats or sheep? Have you done it before?

Response: It is a possibility that we are looking into. We have looked into it for other projects but have never done it, as it is not usually financially feasible.

QUESTION & ANSWER SESSION (CONT.):

Resident: What kind of vegetation will be planted on the property?

Response: We use a 12"-18" meadow-style vegetation that helps with stormwater management.

Resident: Are there any concerns about contamination of existing wells? What about wash water coming off of the panels?

Response: There aren't any concerns as we aren't putting anything toxic into the ground. The arrays are held up by steel pipes that will be driven into the ground. The wash water will run through the meadow-type vegetation and into filtration chambers. There is nothing toxic that can run off the panel.

Resident: What permits do you still need to get for this project?

Response: We are still waiting on our NPDES approval from the Butler County Conservation District, as well as a driveway permit that we will need to apply for through the township.

Resident: Are you only selling the power to West Penn Power?

Response: Yes. The power will be fed into an existing West Penn Power subsystem.

Resident: Are you planning to add on to the development?

Response: No.

Resident: How will the development effect property values?

Response: The development will cause property values to decrease until it is decommissioned.

Resident: What is the lifespan of the project?

Response: It is a 30 year lease with the option to renew for up to 50 years. The panels themselves have a 35 year lifespan. (Another resident later questioned this, and the estimated lifespan of a panel was reduced to 20-25 years – the first statement was noted to be "optimistic").

Resident: Will you use local contractors?

Response: Yes, particularly during the construction phase, we are planning on using local contractors as much as possible.

Resident: How many panels are there, and how big are they?

Response: There are approximately 11,000 panels that are each 6'-12' off the ground. They are approximately 4' by 8' in size.

Resident: Are they reflective? Do we have to worry about glare?

Response: A glare study was done that indicated that there may be 3 minutes of glare 2 days out of the year, which will be even less if you are driving. It is considered to be a "green glare".

Resident: Can you provide clarification on the location of the project?

Response: The project is located at 172 Burnside Road. This is down the road from Lake Arthur Estates.

Resident: Will any jobs be created for young adults? Where would these positions be posted?

Response: The construction phase of the project might provide job opportunities, but that would be up to the contractors that are used. The contractor would be the one to post any opening that they would have.

Resident: Where is your main office?

Response: Korsail Energy is out of Denver, Colorado.

Resident: Are there any toxic chemicals in the panels?

Response: There is a little lead in the soldering, but that is of little concern.

QUESTION & ANSWER SESSION (CONT.):

Resident: What is the total cost of the project?

Response: We have already invested several hundreds of thousands of dollars into the development of this project. It is estimated that it will cost \$5 to 10 million overall.

Resident: Are there any restrictions on construction, such as not working during the evening or on weekends?

Response: We are planning for most of the construction to take place Monday through Friday from 8:00 AM to 5:00 PM, and we would try to avoid any construction taking place at night or on weekends. Because of the nature of the construction, we rarely run into delays that would necessitate working on "off hours".

Resident: What about taxes? Can residents expect an increase from West Penn Power?

Response: Korsail will pay property taxes on the leased land. We cannot speak to what West Penn Power will do. We only sell the power to them. That being said, one would hope that an increase in energy production would actually lead to a decrease in cost.

Resident: When driving in the pilons, will we feel the earth move?

Response: No. You shouldn't notice anything like that during construction.

Resident: How far apart will the panels be?

Response: The panels will be 20ft apart

Resident: Will the vegetation prevent erosion?

Response: Yes.

Resident: Are both ponds discharging?

Response: One will discharge, the other filters.

Resident: Are you planning to perform regular maintenance?

Response: Yes, we will remain in compliance with the maintenance and operations agreement, as outlined in the Muddy Creek Township Alternative Energy Ordinance.

Resident: (To the Board of Supervisors) Which came first, the development or the ordinance?

Response: (From the Board of Supervisors) The ordinance was adopted last year.

Resident: Will you be bringing in top soil?

Response: No, we will just be grading the existing land, unless the conservation district deems it necessary during development.

Resident: What will the ecological impact be?

Response: The "meadow mix" that is being planted should actually improve the environment. We are not changing the landcover at all, meaning that we are not adding impervious surface, but we will be adding more robust vegetation to the area.

Resident: Aren't the panels considered to be "impervious surface"?

Response: No, they are "tracking panels", so they tilt, exposing the open ground below.

Resident: How often will the water be tested?

Response: Testing is done every five years. Additionally, NPDES would not issue a permit if they would see and negative impact on water.

Resident: Will you be providing contact information?

Response: Yes, we will be leaving our cards at the window for you to take if you are interested.

QUESTION AND ANSWER SESSION (CONT.):

Resident: Do you have any new sites that you are planning to develop within the township?

Response: Not at this time.

Resident: How long have you been in business?

Response: Between Korsail Energy and Kimley-Horn, 3-4 years.

Resident: How many sites do you have?

Response: There are four in PA, three in Western PA and one in Central PA.

Resident: Why did you pick this specific spot?

Response: Due to the pre-existing infrastructure. There is a preexisting power station close to the location. Additionally, the existing gradually sloping vacant field means less work for development.

Resident: Will you be cutting down any trees?

Response: No.

Resident: How do you get the power to West Penn?

Response: Ideally, we will just build new connections into the existing line; however, there is the possibility that we may need to upgrade the existing electrical infrastructure.

Resident: What kind of noise can we expect from the panels?

Response: There is the possibility that you might be able to hear a low hum (similar to the hum of a refrigerator) if you were within fifty feet of the panels, but residents shouldn't be able to hear anything due to the setbacks established within your ordinance.

Resident: Is this considered a "generating plant"?

Response: Yes.

Resident: Will this be taking the place of coal-fired plants?

Response: Yes and no. While it is an additional source of energy, it will not generate as much power as coal-fired plant would.

Resident: Whose homes will be receiving the energy?

Response: Residents closest to the project.

Resident: What happens if the panels get covered in snow?

Response: Snow will not collect of the panels, as they are "tracking" panels that tilt, so the snow will fall off.

ADJOURNMENT: With the residents having no further questions, the meeting was brought to a close at 6:50 PM by the representatives of Sourwood Solar and Mr. Kerr, as the chairman of the Muddy Creek Township Board of Supervisors.

MUDDY CREEK TOWNSHIP SUPERVISORS

Dale Kerr, Chairman

Abbie M. Flinner, Secretary/Treasurer

Eric "Rick" Saunders

Dale A. Hall

(Seal)



**MUDDY CREEK TOWNSHIP
BOARD OF SUPERVISORS
March 19, 2025
7:00 PM**

CALL TO ORDER: The Muddy Creek Township Board of Supervisors was called to order at 7:02 PM by Mr. Kerr. Pledge of Allegiance was recited.

ROLL CALL: Those present included Mr. Dale Hall, Mr. Dale Kerr, Mr. Rick Saunders, Mr. Thomas Smith and Mrs. Abbie Flinner.

NOTICE OF RECORDING POLICY: Mr. Kerr requested for anyone in the meeting to acknowledge the use of a recording device. No one acknowledged a recording device.

PUBLIC COMMENT/VISITORS:

Ralph Engel – Mr. Engel asked the board why he needs to have his small flow treatment facility inspected annually. Mr. Saunders read the portion of Mr. Engel’s maintenance agreement that states that he will allow a representative from the township to perform an annual inspection. Mr. Engel argued that he should not have to abide by this agreement, as he has applied for a change of permit from the PA Department of Environmental Protection. Additionally, he argued that he gets his system tested regularly for a lower rate than what he is charged by the township. The Board stated that the matter ultimately needed to be deferred to Mr. Doug Duncan, the township’s Sewage Enforcement Officer.

Amy Kleck - accompanied Mr. Engel

Jeff Lyons - representing Suit-Kote

Scott Wiest – representing Weist Asphalt Products & Paving

Larry Coble - resident

Jay Wack – resident

Wesley Purinton – representing Korsail Energy

Tom Katelhon – representing Kimley-Horn

Cameron Schaler – representing Korsail Energy

Margie Mackrell – resident

Robert Grubbs – resident

Andrew Gerwig – resident

BID OPENING:

Paving: A motion was made by Mr. Saunders and seconded by Mr. Hall to table the awarding of the 2025 Paving Project until possible litigation involving the acceptance of the 2025 road bids could be discussed with the Township’s solicitor in Executive Session. All in favor; motion carried.

Road Oil: A motion was made by Mr. Saunders and seconded by Mr. Hall to award the 2025 Road Oil bid to Suit-Kote Corporation, pending review of the bid and receipt of required documents. All in favor; motion carried.

Contractor	Address	MC 70 Road Oil	E3 Emulsion
Midland Asphalt Materials	1525 Millville Road Bloomsburg, PA 17815	\$4.58/gallon (\$22,900.00 Total)	\$3.03/gallon (\$15,150.00 Total)
Russell Standard Corp.	P.O. Box 802 Mars, PA 16046	\$4.93/gallon (\$24,650.00 Total)	\$2.77/gallon (\$13,850.00 Total)
Suit-Kote Corp.	10965 McHenry Street Meadville, PA 16335	\$4.27/gallon (\$21,350.00 Total)	\$2.57/gallon (\$12,850.00 Total)

TREASURER’S REPORT:

A motion was made by Mr. Saunders to accept the treasurer’s report for the month of February, 2025. Second by Mr. Hall. All in favor; motion carried.

ADMINISTRATIVE ACTION (Invoices): Motion made by Mr. Saunders to pay the bills: (General Fund: 14956-14983; Highway Aid: 743-744; VOID: 742); Payroll (2/28/25 & 3/13/25); Electric – 3/13/25 – Storage and Main. Second by Mr. Hall. All in favor; motion carried.

MINUTES:

A motion was made by Mr. Saunders to approve the February 19, 2025 meeting minutes with corrections (a spelling error and the name of Mr. Hall’s business was corrected). Second by Mr. Hall. All in favor; motion carried.

CORRESPONDENCE:

Municipal Notification of Planned Land Development

Prospect Library – 2024 Annual Treasurer’s Report; January 2025 Treasurer’s Report

COMMITTEE UPDATES:

EMERGENCY SERVICES: None

PLANNING COMMISSION:

Sourwood Solar Land Development Final Plan: Mr. Saunders made a motion to approve the Sourwood Solar Land Development Final Plan contingent upon compliance with recommendations set forth in the March 18, 2025 Gannett Flemming letter. This motion was seconded by Mr. Hall. All in favor; motion carried.

ROAD DEPARTMENT REPORT:

2008 Ford F550 – Mr. Saunders made a motion to list the township’s 2008 Ford F550 for sale on MuniBid once a minimum acceptable bid has been established. Mr. Hall seconded the motion. All in favor; motion carried.

249 Sawyer Road – Mr. Saunders made a motion to send a letter to the owner of 249 Sawyer Road, addressing concerns with the driveway washing out onto the roadway during rainy weather. Mr. Kerr seconded the motion. All in favor; motion carried.

PERMITS ISSUED

Septic:

Flinner Road – New

215 West Park Road – Repair

306 Hunters Hill Road – New

NEW BUSINESS:

Aggregate (Per ton): Phone Quotes

A motion was made by Mr. Saunders and seconded by Mr. Kerr to purchase #2a, Sand, R-4, R-5, R-6, and R-7 from McClymonds Supply and Transit. All in favor; motion carried. A second motion was made by Mr. Saunders and seconded by Mr. Kerr to purchase #8 and Anti-Ski from Dale McClymonds, Inc. All in favor; motion carried.

Contractor	Address	#2a	#8	SAND	R-4	R-5	R-6	R-7	Anti-Skid
McClymonds Supply & Transit	PO Box 296 Portersville, PA 16051	\$19.07	\$31.07	\$20.92	\$25.27	\$37.57	\$37.57	\$37.57	\$14.00
Dale McClymonds	1230 W Port. Rd Portersville, PA 16051	\$22.45	\$26.00	\$22.45	\$26.20	\$38.00	\$38.00	\$38.00	\$12.95
Cox Ag Service	NO RESPONSE								

NEW BUSINESS (CONT.):

Tree Trimming (Phone Quotes): Mr. Saunders mad a motion to award the 2025 Tree Trimming Contract to Borty’s Tree Service in the amount of \$19,500.00. This was seconded by Mr. Hall. All in favor; motion carried.

Areas to be trimmed include: Yellow Creek Road from Flinner Road to the township line; 113 Flinner Road to 122 Flinner Road; and 403 Stone Church Road to American Chestnut Lane.

Contractor	Address	Quote
Asplundh Tree Expert, LLC	236 Finley Road, Suite 15 Rostraver Twp., PA 15012	\$94,703.40 (\$98,491.54 w/ credit card surcharge)
Borty’s Tree Service	241 Cornelius Road Portersville, PA 16051	\$19,500.00
Bartlett Tree Experts	109 Kelso Road Imperial, PA 15126	NO RESPONSE
Hazlett Tree Service	14919 Arnold Drive Townville, PA 16360	NO RESPONSE

Crack Fill Proposal – Mr. Saunders made a motion to accept the Crack Fill Proposal submitted by Suit Kote. Mr. Hall seconded this motion. All in favor; motion carried.

EXECUTIVE SESSION:

Mr. Saunders made a motion to enter Executive Session to consult with the Township’s solicitor regarding possible litigation involving the acceptance of the 2025 road bids at 7:45 PM. This motion was seconded by Mr. Kerr. All in favor; motion carried. Mr. Kerr made a motion to exit Executive Session at 7:51 PM. This motion was seconded by Mr. Saunders. All in favor; motion carried.

Following Executive Session, Mr. Saunders made a motion to reject the bid submitted by Shields Paving for the 2025 Paving Project on the grounds that past work performed by Shields Paving for Muddy Creek Township was not up to standards. Mr. Kerr seconded the motion. All in favor; motion carried.

Mr. Saunders made an additional motion to award the 2025 Paving Project to Wiest Asphalt Products and Paving, Inc., pending review of the bid and receipt of the required documents. This was seconded by Mr. Hall. All in favor, motion carried.

Paving:

Contractor	Address	Base Repairs – Unit Price (per s.y. – 9,954 total)	Asphalt Binder Course, 19.0mm – Unit Price (per ton – 3,385 total)	Asphalt Wearing Course, 9.5mm – Unit Price (per ton – 2,649 total)	BID TOTAL
Glenn O. Hawbaker, Inc.	106 Hawbaker Industrial Blvd. Grove City, PA 15052	\$29.30/s.y. (\$291,652.20 TOTAL)	\$87.80/ton (\$297,203.00 TOTAL)	\$101.80/ton (\$269,668.20 TOTAL)	\$858,523.40
Shields Paving	P.O. Box 672 Valencia, PA 16157	\$18.25/s.y. (\$181,660.50 TOTAL)	\$75.00/ton (\$253,875.00 TOTAL)	\$87.00/ton (\$230,463.00 TOTAL)	\$665,998.50
Wiest Asphalt Products & Paving, Inc.	310 Mitchell Hill Road Butler, PA 16002	\$19.77/s.y. (\$196,790.58 TOTAL)	\$78.98/ton (\$267,347.30 TOTAL)	\$78.98/ton (\$209,218.02 TOTAL)	\$673,355.90
Youngblood Paving, Inc	2516 State Route 18 Wampum, PA 16157	\$25.91/s.y. (\$257,908.14 TOTAL)	\$83.18/ton (\$281,564.30 TOTAL)	\$89.98/ton (\$238,357.02 TOTAL)	\$777,829.46

SOLICITOR'S COMMENTS: None.

SECRETARY'S COMMENTS: None

ADJOURNMENT: Motion by Mr. Saunders to adjourn at 8:00 PM. Second by Mr. Hall. All in favor; motion carried.

MUDDY CREEK TOWNSHIP SUPERVISORS

Dale Kerr, Chairman

Abbie M. Flinner, Secretary/Treasurer

Eric "Rick" Saunders

Dale A. Hall

(Seal)