

I copied and edited Ms. Hawk's finished transcript. It includes only the comments made by Springdale Council members and audience members during their vote on Motion to Adopt Developer's Conditional Use Permit. Tom Bailey 8-10-26

SPRINGDALE BOROUGH COUNCIL MEETING

* * * * *

Verbatim record of public hearing held at
Springdale Borough Council Chambers
325 School Street,
Springdale, Pennsylvania, on
December 16, 2025
at 6:00 p.m.

MEMBERS OF THE BOARD

Michael Ziencik - President

Jeffrey Hartz - Member

Jason Overly - Member

Antoinette Robbins - Member

Dan Copeland - Member

Joseph Kern - Member

Dolly Stephens - Member

ALSO PRESENT:

Craig Alexander, Esquire - Solicitor

Donald Graham, Esquire - Special Counsel

Terry Carcella - Borough Manager

Chief Derek Dayoub

Ben Briston - Gannett Fleming

Gordon Taylor - LSSE Engineering

Hawk Court Reporting 814-661-3153

I also did not include Public Comment. Tom Bailey

Page 30

MR. CARCELLA: Roll call vote. Mr. Hartz?

MR. HARTZ: I just want to say a few things, too. I've lived here all my life, Springdale, for the last
36, 37 years.

I was appointed to this Council this year. Subsequently, I was voted to Council for the next four.

Welcome to small town politics. You know, I've sat here quietly for a couple of months now because that's what I was told to do, being that the role we have as judge and jury, all of us up here.

Now comes the hard part where we've got to make this decision, probably the hardest thing I've done.

It's not just for me and my family, but for all of you. I also sat through a couple of deliberations on the data center. We've all done it. You've done it.

And I watched them attack our antiquated codes and our zoning requirements, basically telling us there's really nothing we can do to stop them.

They did their job. They did a good job.

I certainly hope in the future that Council makes some changes so that these kinds of things don't happen to us in the future.

I don't know if they pulled our financial...

Page 31

situation, but we're not in a good one, nothing that could not be solved by raising taxes. Who wants to hear that? Nobody.

Can the data center help us with that situation? Absolutely. But at what cost? I'll give you a couple of costs.

I'm nervous as shit, I've got to tell you. I mean, in the bit of research that I did, in my opinion, that the 24/7/365 days a year noise factor is by far our biggest concern. I think I can speak for most of you.

The psychological effects can't be determined until it's built and up and running. By then, it's too late.

I, for one, have never been willing to give up my sanity, if you know me, and I never will. If they cannot find a way to contain the noise, then I don't want it.

Yeah, we had the noise from the power plant and we still have the noise from the rest of the industrial complex, but none of it has been 24/7/365 days a year. This will be the first.

Some people here may be in denial. If it goes through, I certainly pray we don't find out otherwise.

I don't recall a discussion if, in fact, that the grid does get overwhelmed, they're going to run their

Page 32

generators, all 116 of them, for as long as necessary. Won't that be fun? That's going to be the loudest part of the whole project, by the way, is the generators. I implore them to use gas generators which are much quieter. There are quick-start generators available right here in Pennsylvania, and I would ask that they put them either in the facility or underground so that we don't have to listen to that in that event.

There's a lot that can be done. Will it get done? I don't know. I'm not completely convinced myself.

I asked a question about how it will affect our autistic members of the community, and I didn't really get an answer on that. It's been documented. The effects of constant noise to autistic people is not good.

Of course, maybe they can pay to have them removed from our community; inconvenience, loss of friendships, a nice gesture, nonetheless. I'm still not 100 percent sure how we move forward should this get approved tonight. As far as I know, we can offer suggestions. It doesn't mean they will get done.

I mean, let's face it, these guys are funded by a

Page 33

hedge fund. They've got billions. The only thing they care about is maximizing profits. And lastly, what I want to say here is that there's no guarantee we'll get any employment opps.

Maybe some menial jobs, maybe not. We don't know.

In closing, I'd like to say it's our job, as elected officials up here, to do what's best for the community and the people. It appears to me that we're forgetting about the people.

I've heard other people talk about, you know, other companies coming here with a bunch of promises that never came to fruition. Could this happen again? Sure.

Am I against data centers? No, not at all. I think there's a lot of good, and there could be a lot of bad.

But here, the public should know that if we do not pass this tonight, we could get sued and lose; and if that happens, they don't have to do any of our conditions, none of them. They can do whatever they want at that point. I think I want you all to understand that.

They did already purchase the property, which ought to tell you something. The property can be sold. I know, because I'm a realtor. I would be happy to sell

Page 34

that piece of property.

We've been threatened from the beginning that we could get sued. Again, I was forced to be silent about it, but the way I look at it is if you have to sue a small community like ours to invade it, then you should probably not come.

(Round of applause.)

MR. HARTZ: I don't know where the court of public opinion comes in; but if we don't pass this tonight, it's up to you all.

I was expecting Brian to be here. Is Brian here?

UNIDENTIFIED MALE: He's afraid.

MR. HARTZ: Well, Brian, if you're listening, should this pass tonight, I pray -- I'm sorry, I pray you have enough compassion to make it work.

My vote is no. (Round of applause.)

MR. CARCELLA: Mr. Kern?

UNIDENTIFIED FEMALE: I love you, Jeff.

MR. KERN: So what Jeff said, he's pretty much right, and they're -- we have been threatened with possibly being sued; and if it went down that route, the town wouldn't get anything.

And with that, I'd have to say yes. That's my vote.

Page 35

UNIDENTIFIED FEMALE: What was your vote?

UNIDENTIFIED FEMALE: You voted "yes"?

MR. KERN: My vote would be yes because I'd be too worried about the legality issues.

MR. CARCELLA: Roll call vote still, please. Ms. Stephens?

MS. STEPHENS: So -- excuse me.

UNIDENTIFIED FEMALE: She'll probably move.

MS. STEPHENS: Excuse me, please.

So with all that being said, I understand what Jeff is saying, I understand what Joe is saying. The community would not survive us being sued....

Okay, in the best interest of the community and all of the residents, we have things outlined, and if we don't vote "yes," we'll lose all that. They'll come in anyway and there will be no regulations in this community....

So with all of that in consideration -- believe me, I've had many sleepless nights. My family has been born and raised in this town.

UNIDENTIFIED MALE: And you'll have plenty of sleepless more.

MS. STEPHENS: My family has been part of this town all of our lives. No one loves Springdale more than me. I am voting yes to save the community.

MR. CARCELLA: Mr. Overly?

MR. OVERLY: I've been born and raised in this town my entire life. My family is from this town, my nieces graduated from here, my brothers, my mother. I love this town. Do I want to see this site, this data center come in? No, I don't.

My daughter has probably done more research than I have. She said, "Dad, you don't want this here." And she's right, I don't.

But unfortunately, like Joe said, we're going to be sued. We can't afford it. We can't afford.

UNIDENTIFIED MALE: Stand up to them.

UNIDENTIFIED FEMALE: That's right, stand up to them.

MR. OVERLY: So I'm going to vote yes because of that.

MR. KERN: Hey, if there's any millionaires that we don't know about in here that's willing to cough up the money and defend the town, then stand up....

MR. CARCELLA: Mr. Ziencik?

PRESIDENT ZIENCIK: Yes.

MR. CARCELLA: Roll call. Mr. Copeland, sir?

UNIDENTIFIED MALE: Because they've got more money, just let them do what they want?

MR. COPELAND: Yes. As other folks have stated, going through all of our deliberations that we've spoke with, advisements from our Borough Solicitor, as well as the fact that we had hired additional legal counsel with Mr. Graham, going through all of the options, they're not easy options.

Like a lot of people have said, they've lived here their whole entire lives. I myself have lived here my whole entire life. I've served this community my whole entire adult life here between the fire department, EMS, and on Council.

I have my home here. I have no plans or intentions of leaving this community. This is my home. And, you know, as stated numerous times, these folks bought this property for \$14 million. With that \$14 million that they purchased this property with, it kind of put them into the driver's seat.

There's conditional uses. We have -- that's our only bargaining chip we have. We have an option of you either have a good neighbor and they follow the conditional uses or we vote "no," and if they take us to court, they are going to win in those court proceedings.

We've had multiple attorneys telling us they will win in this court proceeding against us. And then what's going to happen? They're going to come back and they're going to tell us to take those conditional uses that we have our bargaining chips for and they're going to tell us to shove it.

So with that being said, I vote yes.

MS. TONI ROBBINS: So I was asked at the last meeting to recuse my vote because I made it public that I did not want the data center, and I'm not going to recuse my vote because I have my own opinions.

When I first heard about it, I was for it until I actually started doing the research, and the more I did the research, the more I thought, "Well, crap, I have a bad heart. I have bad lungs. My mother isn't doing good. In fact, I just got her out of the hospital after being in there for a week and a half. Why am I going to let all these people try to convince me that this is a good thing in our town when there are so many people out there that are sick?"

This is not a good thing. And I don't care, if they've got to sue a little town, you don't need to be here. I vote no.

MR. CARCELLA: Five yeses and two no, the motion will carry.