

The regular meeting of the Tioga County Commissioners was called to order this day at 10:04 a.m. with the following members present: Marc Rice, Shane Nickerson, and Sam VanLoon. Also present was Janice Chamberlain, Casey Zuchowski, Jen Cochran, Kera Hackett, Josh Zeyn, Eric Redell, Kaye Aumick, Rachel Courtney, Keriane Chaborek, Lisa Rice, Saira Olson, Joy Childs, Betsy Craig, Chris Perry, Mary Wilson, Scott Zubek, Cindy Alexander, Bob Goodrich, Mike Spencer, Danielle Logue, Kevin Connelly, Mary Connelly, Linda Reese, Vanessa Caswell, Ron Stephens, Nancy Smith, Mark & Monica Cockerham, Cindy Copp, Carrie English, Ashley Dexter, Julie Sticklin, Jennifer McCarthy, Gavin Hermon, Joy Cummings, Marwin Cummings, Lydia MacClaren, Wendy Shattuck, Eric Baldwin, Gayle Morrow, Dave Anderegg, Bryn Hammerstrom, Brian Patten and press representative Natalie Kennedy.

Pledge of Allegiance

For information –

The Tioga County Planning Commission meeting scheduled for tomorrow, December 10<sup>th</sup>, will be held at the courthouse in Judge Repard's courtroom, rather than at the Nypum building.

Public Comments (agenda items) – None

NOTE: comments on the Data Center Ordinance will be taken at the end of the meeting.

Minutes

A motion was made by Sam VanLoon, seconded by Shane Nickerson and unanimously carried upon vote of three ayes and no nays to approve the minutes of November 18, 2025.

Hire M. Rossetti

For information, hired Michelle Rossetti, Office Manager, Sheriff's Office, effective 12/8/25, \$19.00/hr. with benefits.

Hire K.Brown

A motion was made by Shane Nickerson, seconded by Sam VanLoon and unanimously carried upon vote of three ayes and no nays to approve the hire of Kathryn Brown, Caseworker 1, Family Services, \$18.30/hr. with benefits.

Retirement B.Thompson

For information, received retirement notice from Brenda Thompson, Custodial/Maintenance, effective 1/2/26.

A motion was made by Shane Nickerson, seconded by Sam VanLoon and unanimously carried upon vote of three ayes and no nays to adopt the following 2026 budgets:

2026 budgets

General Fund: \$20,978,451  
Human Services: \$22,065,188  
Liquid Fuels: \$ 198,250

A motion was made by Sam VanLoon, seconded by Shane Nickerson and unanimously carried upon vote of three ayes and no nays to approve the following expenses for 2026 be paid from the Act 13 account:

Act 13 – 2026 expenses

Community Appropriations: Develop Tioga - \$60,000; Northern Tier Regional Planning & Development - \$14,700; Libraries - \$100,000; Tioga County Historical Society - \$10,000; Tioga County Fair - \$2,500; Endless Mountains Transportation Authority - \$41,559  
IT-Related: Secureworks (cyber security) - \$54,994  
Barracuda (spam security/archive) - \$61,440 (for 5-yr.)  
Servers for IT and Emergency Services - \$35,000  
Servers for 2 District Justice cameras - \$11,000  
PSU Extension: \$178,110  
Dutch Hill tower upgrades: \$150,000  
Prison yard door: \$28,000  
Battery replacement on all voting machines: \$24,221

A motion was made by Shane Nickerson, seconded by Sam VanLoon and unanimously carried upon vote of three ayes and no nays to adopt the following Resolution:

Adopt Resolution R-21-25

**TAX LEVY RESOLUTION  
R-21-25**

A Resolution of the County of Tioga, Commonwealth of Pennsylvania, fixing the tax rate for the year 2026.

BE IT RESOLVED AND ENACTED, by the Board of County Commissioners of the County of Tioga, Commonwealth of Pennsylvania:

That a tax be and the same is hereby levied on all real property within Tioga County subject to taxation for the fiscal year 2026 as follows: Tax rate for general purposes and debt purposes, 4.07 mills per \$1,000.00.

That any resolution or part of resolution, conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

DULY ADOPTED this 9<sup>th</sup> day of December, 2025 by the Tioga County Board of Commissioners.

/s/ Marc Rice  
/s/ Shane Nickerson  
/s/ Sam VanLoon

- Adopt Ordinance 2025-2 A motion was made by Sam VanLoon, seconded by Shane Nickerson and unanimously carried upon vote of three ayes and no nays to adopt Ordinance 2025-2: Tioga County Non-Residential Solar Energy Systems (as amended). A complete copy of the Ordinance is attached to these minutes.
- Adopt Ordinance 2025-3 A motion was made by Sam VanLoon, seconded by Shane Nickerson and unanimously carried upon vote of three ayes and no nays to adopt Ordinance 2025-3: Adopting the Articles of Agreement Between and Among the Governments of the Northcentral Regional ATV Trail Network Council of Governments by Reference and Joining Said Council of Governments. A complete copy of the Ordinance is attached to these minutes.
- NRAT Articles of Agreement A motion was made by Sam VanLoon, seconded by Shane Nickerson and unanimously carried upon vote of three ayes and no nays to approve Articles of Agreement Between and Among the Governments of the Northcentral Regional ATV Trail Network Council of Governments.
- Court appointed atty rate increase A motion was made by Shane Nickerson, seconded by Sam VanLoon and unanimously carried upon vote of three ayes and no nays to approve increasing the court appointed attorney rate to \$100.00/hr., effective 1/1/26.
- County real estate tax refunds A motion was made by Sam VanLoon, seconded by Shane Nickerson and unanimously carried upon vote of three ayes and no nays to approve the following County real estate tax refunds: Telos Investments LLC, Westfield Borough, \$204.15; Lee & Starla Colvin, Westfield Borough, \$121.88; Kenneth B Schoonover Jr. & Amanda Schoonover, Westfield Borough, \$138.53; Kenneth B Schoonover, Jr., Westfield Borough, \$14.56; Thomas L Miller, Westfield Borough, \$103.19.
- LDG – 2026 services A motion was made by Shane Nickerson, seconded by Sam VanLoon and unanimously carried upon vote of three ayes and no nays to approve a proposal from Larson Design Group for county engineering services in 2026.
- W/D appt of T.Webster, Public Director A motion was made by Shane Nickerson, seconded by Sam VanLoon and unanimously carried upon vote of three ayes and no nays to withdraw the previous appointment of Todd Webster as Public Director on the Tioga County Conservation District Board of Directors.
- Reappoint J.McCarthy Public Director A motion was made by Sam VanLoon, seconded by Shane Nickerson and unanimously carried upon vote of three ayes and no nays to approve the reappointment of Jennifer McCarthy as Public Director on the Tioga County Conservation District Board of Directors for a four-year term, beginning 1/1/26.
- Planning Commission reappointments A motion was made by Shane Nickerson, seconded by Sam VanLoon and unanimously carried upon vote of three ayes and no nays to reappoint the following members to the Tioga County Planning Commission, for three-year terms ending December 2028: Marc Rice, Bill Roosa, and Carol Hoke.
- Revise County Policy 507:1 A motion was made by Sam VanLoon, seconded by Shane Nickerson and unanimously carried upon vote of three ayes and no nays to adopt revised County policy 507:1: Sick Leave – effective 1/1/26.
- Revise County Policy 508:1 A motion was made by Sam VanLoon, seconded by Shane Nickerson and unanimously carried upon vote of three ayes and no nays to adopt revised County policy 508:1: Vacation (applies to 911 Dispatchers only) – effective 1/1/26.
- Set rate in County Policy 805:1 A motion was made by Shane Nickerson, seconded by Sam VanLoon and unanimously carried upon vote of three ayes and no nays, per County policy 805:1: Health Insurance Rebate – setting the rate for 2026 at \$100.00/pay.
- 2026 Meeting Schedules A motion was made by Marc Rice, seconded by Shane Nickerson and unanimously carried upon vote of three ayes and no nays to approve the following 2026 meeting schedule:  
Organizational Meeting – January 5, 10:00 a.m.  
Public Workshop Meeting dates, held at 2:00 p.m.: January 8, February 5, March 5, April 9, May 7, June 4, July 9, August 6, September 3, October 8, November 5, December 3  
Regular meeting dates, 10:00 a.m.: January 13, February 10, March 10, April 14, May 12, June 9, July 14, August 11, September 8, October 13, November 10, December 8
- DHS – 2 agreements A motion was made by Shane Nickerson, seconded by Sam VanLoon and unanimously carried upon vote of three ayes and no nays to approve the following two agreements for the Dept. of Human Services:  
1. 2025/26 Purchase of Service Agreement with Marybeth Bergen-Gallagher for the provision of ASL Services for eligible Tioga County residents. Contract maximum: \$4,500.00, Funding source: Office of Children and Youth.  
2. 2025/26 Letter of Agreement with the Wellsboro Area School District for the provision of Drug and Alcohol Student Assistance Program (SAP) Services. Funding source: Department of Drug and Alcohol.
- November 2025 A/P and Payroll For information:  
November 2025 Payroll & Benefits: \$1,421,891.16  
November 2025 Accounts Payable: \$1,946,048.50
- Adopt Ordinance 2025-1 A motion was made by Shane Nickerson, seconded by Sam VanLoon and unanimously carried upon vote of three ayes and no nays to adopt Ordinance 2025-1: Regulations, Specifications, and Restrictions for the Use and /or Installation of Data Centers in Tioga County.

Public  
Comment

Public Comment –

- Rachel Courtney – parameters need to be in place for data centers in the County
- Marc Rice – goals of the Ordinance; public meeting was held 11/12/25
- Gavin Hermon – guidelines are important; data centers will not improve community as promised; AI consumption will pop soon and county will be left with debt; AI affecting education
- Kevin Connelly – need to be prepared if data center comes in; we don't have the means to stop it, especially with not having zoning; need set of rules/regulations in place; light, sound, energy consumption, water consumption, and landscaping have all been addressed in Ordinance; Ordinance was written by local residents, not an outside organization
- Marc Rice – public input over the next 30 days; changes will be made to the Ordinance in February 2026 and will adopt amended Ordinance in March 2026 meeting
- Joy Cummings – a proposed data center would be potentially placed in her backyard; noise levels a concern; her house would not be protected
- Danielle Logue – not a fan of data centers; recommends everyone read the Ordinance; this is the most amazing, comprehensive Ordinance that she has ever seen; suggests wording on page 13 regarding green building and native plants
- MaryAnn Heston – commends the Planning Commission for their research to put together Ordinance; how will it be enforced
- Dave Anderegg – is a potential power plant to be built to handle data center; has not read Ordinance yet; can it fall under eminent domain (no, per Marc Rice); no intentions on building on County land.
- Bryn Hammerstrom – spoke with SBRC; supports closed loop for water consumption; why is the Planning Commission meeting the day after this board meeting; pushing for use of more fossil fuels
- Jennifer McCarthy – can state sell some of their land for data center development
- Mark Cockerham – Washington State has been negatively impacted by data centers; commends Board for putting protections in place ahead of time
- Cindy Copp – concern for the lack of care of residents by these companies; don't want to look back and regret this decision
- Joy Childs – do municipalities have to adopt the County's Ordinance? (Yes, otherwise county has jurisdiction); individual municipalities that have their own Ordinance will override the County's, whether or not it is stricter than the County's; 10 years a long time in between addressing decommissioning
- Eric Baldwin – minimal job creation
- Shane Nickerson – creation of 25-30 jobs per building
- Josh Zeyn – tax impact of a data center; County has LERTA available for new businesses, with a 5-year tax abatement before going 100%
- Lydia MacClaren – tax breaks available to companies
- Brian Patten – with Next Gen Land Company – spoke to meeting attendees about his role at the company; looking out for the county's and resident's best interests; does not know who the developer or company is

The meeting adjourned at 11:30 a.m.

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Marc Rice

Attest: \_\_\_\_\_  
Janice Chamberlain, Chief Clerk

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Shane Nickerson

\_\_\_\_\_  
Sam VanLoon

The regular meeting of the Tioga County Salary Board was called to order this day at 10:00 a.m. with the following members present: Marc Rice, Shane Nickerson, Sam VanLoon, and Kera Hackett. Also present was Janice Chamberlain, Casey Zuchowski, Jen Cochran, Kera Hackett, Josh Zeyn, Eric Redell, Kaye Aumick, Rachel Courtney, Keriane Chaborek, Lisa Rice, Saira Olson, Joy Childs, Betsy Craig, Chris Perry, Mary Wilson, Scott Zubek, Cindy Alexander, Bob Goodrich, Mike Spencer, Danielle Logue, Kevin Connelly, Mary Connelly, Linda Reese, Vanessa Caswell, Ron Stephens, Nancy Smith, Mark & Monica Cockerham, Cindy Copp, Carrie English, Ashley Dexter, Julie Sticklin, Jennifer McCarthy, Gavin Hermon, Joy Cummings, Marwin Cummings, Lydia MacClaren, Wendy Shattuck, Eric Baldwin, Gayle Morrow, Dave Anderegg, Bryn Hammerstrom, Brian Patten and press representative Natalie Kennedy.

Minutes

A motion was made by Kera Hackett, seconded by Sam VanLoon and unanimously carried upon vote of four ayes and no nays to approve the minutes of November 18, 2025.

A.Perry – 1<sup>st</sup>  
Deputy Proth  
Office

For information, Angela Perry – Clerk, Prothonotary & Clerk of Courts Office: \$1,000/yr. stipend for role as First Deputy (\$500 for Prothonotary; \$500 for Clerk of Courts).

B. Streich –  
rate increase

A motion was made by Kera Hackett, seconded by Shane Nickerson and unanimously carried upon vote of three ayes and no nays to approve an additional \$1.00/hr. for Brady Streich, 911 Telecommunicator, for passing testing and training to be a full-time 911 Telecommunicator, effective 12/1/25.

Dissolve  
position – Proth  
Office

A motion was made by Shane Nickerson, seconded by Sam VanLoon and unanimously carried upon vote of three ayes and no nays to dissolve the second Clerk position in the Prothonotary & Clerk of Courts Office, effective 12/9/25.

The meeting adjourned at 10:02 a.m.

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Marc Rice

Attest: \_\_\_\_\_  
Janice Chamberlain, Chief Clerk

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Shane Nickerson

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Sam VanLoon

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Kera Hackett