Borough of Mayfield

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MAYFIELD BOROUGH COUNCIL
Wednesday, June 10, 2026, 6:00 p.m.
PUBLIC HEARING ON THE PROPOSED SOLAR PROJECT
Minutes

The meeting was called to order at 6:00 p.m. by President Diana Campbell followed by the Pledge of Allegiance.

In attendance were Council members Wendy Bochnovich, Diana Campbell, Tom Hartman, Dennis Ross, Jennifer Rossi, and Tiffany Smith. Mary Rosler was absent.

Diana Campbell addressed the audience about questions for the developers. Once the developers were done with their presentation, anyone who had questions had 3 minutes to speak. They needed to state their names and addresses.

Alex Fox from TotalEnergies explained that TotalEnergies is a multi-energy company that works with oil, natural gas, biofuels and other renewables, particularly solar. Starting with the property they undertook a lot of due diligence on the property such as evaluations on endangered species, historical evaluations, cultural evaluations and evaluations of wetlands as well. All that work was done to gain the relevant compliance letters and acknowledgment forms within relevant state agencies to proceed forward with the project.

Chad Lello from TRC explained that he is the environmental consultant. His focus has become the development of renewable energy projects such as this project beginning in Mayfield, which is Solar Star Mayfield One LLC. The proposed solar farm contains 2 proposed 3-megawatt co located projects so the project will have an output of 6-megawatts total. The parcel of land that is being viewed is 45.6 acres and the project proposed 28 acres of disturbed land. The company tested wetland and stream delineation. There will be no runoffs into any wetlands or streams. There are two entries to the site. They will be using the existing road off of route 6 and a new access road will be put in along the southern end of the sight and come up to the north end. The new road will go directly to the electrical equipment for a faster route in case of issues. All the panels will be facing south; there will be a 7-foot fence around the entire site, there will be no proposed lighting on the site. The solar ordinance had specifications for noise and glare. The ordinance stated maximum noise emission cannot exceed 50 decibels at the property line. A test was conducted on April 28th, the results show that if you are standing right next the equipment produces 69 decibels, to the nearest property line which would be around 90 feet away that reaches to be 40 decibels. The equipment doesn't operate at night. The solar panels will be coated with an anti-reflective film. There were numerous tests conducted from different areas including route 6 itself, the businesses along route 6 and other adjoining residences. There was a decommissioning plan

for the borough which ultimately creates a plan for the borough to create a decommissioning bond that would ultimately protect the borough if in any case down the road the project were to be shut down and abandoned, it would give the borough the means of actually being able to move forward with decommissioning the plant. Which means if the solar farm was to shut down, Mayfield Borough would be the new owners. Alex Fox of the Solar Energy project did state that as soon as the project was operational, his company would be contributing to the three volunteer fire companies.

Public comments for the gentlemen who do the presentation.

Mayfield resident Carol Swirdovich asked what the monetary benefits would be from the plant to Mayfield. Where does all the energy being produced from the plant go?
The gentlemen responded that the company will be paying the property tax on the equipment as well as the property tax on the land around $167,000. They will also take care of the permit price as well, which is around $178,000.

Mayfield resident Sophie Galdieri asked if they have a PPA that specifically states the power is going to our town rather than going to the data centers that are being built. Where is the guarantee that the power that is being generated is not going to a grid and being used elsewhere, is it benefiting Mayfield.
The gentlemen responded that the way it works is they are feeding the electricity into the grid here and it goes out and electrifies the lines running along the Scranton Carbondale highway and makes its way back to the Jermyn substation. Anyone that is along that road will get electricity.
Sophie stated there are power agreements that would prevent that from happening if data centers have access to power compared to us having access to power based on the high voltage lines versus regular lines. If there is no agreement, they cannot guarantee that it will go to just Mayfield.
The gentlemen stated they do not have approval from Pennsylvania Public Utility Commission, but they do have approval from PPL to feed electricity into the distribution lines. They aren't tying into the transmission lines.

Mayfield resident Renee Mundy mentioned the residents in Mayfield that live in the floodplain part of town want to make sure that this project does not impact that part of town. Renne asked since the Department of Environmental Protection or DEP is reviewing the plan that was sent in, will the floodplain be addressed and what steps will be taken to manage erosion and stormwater coming down the mountain. The gentlemen stated that there were two different sets of plans submitted to the Lackawanna County Conservation District and the DEP, the plans are for erosion and sediment control plans, and the post construction stormwater plans. They have done infiltration testing to basically design and exhibit trenches to show where the water will drain down into the site and the trenches will minimize any kind of runoff from the site. They tested to make sure they won't have any discharge directly into any stormwater systems either on the site or coming off the site. During the construction of the project, TotalEnergies are required to perform weekly erosion control inspections. They will also be required to do testing after rainfalls. Renee asked what is going to be done in terms of training our volunteer firefighters, what training and equipment will they be provided to ensure they can safely respond to any incidents that may occur. The gentlemen stated that they will meet with the fire department to give them a set of keys to the facility so they can have access and even begin to go through a training process around the project site.

Greenfield resident Sharrie Woody asked, will the board mandate that the power inverters and transformers and the noisy electrical equipment be centralized instead of near the road or near residents. Sharrie also asked about the failure and equipment liability on the solar panels themselves, how often the panels will be monitored for cracks or other damage. The gentlemen responded there is

data monitoring on the site if there is anything that disrupts the output they will be informed about the specific panel and location of where the issue is occurring. Sharrie asked how quickly they would be able to fix a broken panel. The gentlemen responded that within a few days it would be repaired. They will do a routine check on the panels once every quarter which would be 4 times a year. Sharrie asked about contamination in the soil from metals such as cadmium, leads, and other metals. The gentlemen said they aren't sure if there would be ongoing soil testing, but they will be following the requirements from the DEP so if it's there to test the soil they will.

Mayfield Resident Kyle Wirth asked if they planned on using cadmium telluride in the panels. The gentlemen said there are cadmium telluride modules which are highly toxic material in the panels.
Kyle Wirth went on to mention there was a bad hailstorm 2004 in Texas that destroyed thousands of acres of solar panels. The telluride leaked into the surrounding environment and caused a lot of issues; how can they guarantee that it won't happen here. The gentlemen went on to say that there is a very minimal amount of cadmium telluride, it's such a small amount that there is no legitimate concern from the company. Kyle asked about the glare testing, the company tested the glare from route 6 and they tested in Mayfield as well to determine if the panels would have any negative effects with the sun sending a glare into the road or into people's homes. Kyle asked if they tested from the Casey Highway. The gentlemen went on to say the highway was too far away for them to have a concern to even test for glare. They went on to say the FAA is approving the anti-glare that is on the panels. Kyle asked about heat islands which pull the surrounding climate up in temperature. The gentlemen explained that it would not affect our area.

Mayfield resident Gene Paserp asked about how many megawatts they would produce. The gentlemen said that they produce 6 megawatts an hour. Gene asked how it is profitable to us.
The gentlemen said the value of the electricity that is going to be produced is going to be a big step and extremely helpful to business and homes around it in the long run. Gene asked if there were any other solar or any other plants coming into Mayfield. President Diana Campbell answered and said there are no current applications. Gene asked if there was an application for expansion. The gentlemen answered there are no applications for expansion but there are other properties in Mayfield that they are looking into.

Mayfield resident Thomas Cadwalader asked if any of the plans are continuous with Merli Sarnoski Park or Finch Hill State Forest. The gentlemen answered they are not aware of the plans being connected they did mention that they selected their site because it is a commercial zoned area so it can be used for various forms of commercial development. Thomas mentioned that he used to use the golf course and had to stop hitting golf balls because of flocks or turkeys, deer, foxes and other such animals cutting through the course. He called out the fact that the gentlemen mentioned doing studies on endangered wildlife but didn't mention any kind of impact on any other wildlife such as deer, foxes, turkey, our less endangered animals. The gentlemen responded that the area will be fenced in and they do typically leave area around the site for animals to get around from point A to point B.

Mayfield resident Leo Petrokonis asked about the other land the companies are looking into for building on. The gentlemen answered they are looking at the land from the abutting property.

Mayfield resident Isabelle Standford asked since her home is directly under where they are planning to do the destruction which is going to be done over top of coal mines how can they guarantee that none of that is going to destroy her home where her children are supposed to grow up. The gentlemen responded that the plans are designed with the appropriate controls to stabilize anything that they will be working on top of. All the stabilization is to control water runoff from the site, and it has been validated

but the Pennsylvania Department of environmental Protection as well as the Lackawanna County Conservation.

Mayfield resident zoning officer Jason Smith asked if they were going to be storing power in Mayfield. The gentlemen said no.

Mayfield resident Renee Mundy stated there is a requirement for a grading plan that minimizes to the best extent possible, the disturbance or the alteration of the existing topography on the site. She wants to know how the company is complying with that. Mayfield has had flood issues and mine issues in the past, how are they going to prevent worsening those issues. The gentlemen responded that they won't be doing any mass grading on the site. They are proposing the construction of an access road and some grading in the area to accommodate the electrical equipment. There may be fine grading on the site to smooth our divots or slopes but there will be no mass grading on the site.

Greenfield resident Sharrie Woody asked if their companies have done any traffic safety studies with all the equipment that is going to be moving in and out of the site. The gentlemen have an existing highway occupancy permit to go into the site because they are using the existing driveway.

Mayfield resident councilman Tom Hartman mentioned that council did ask if the gentlemen were addressing the highway occupancy permit. The gentlemen responded that there is an existing highway occupancy permit that they plan on using for the entry site. They were under the impression that the Department of Transportation doesn't require one. Tom said that council mentioned there are two other entrances to the site. The gentlemen said it was confirmed with Mayor Chelik that the existing entrance is the entrance they will be using because they have the existing permit already. They said they would be more than happy to apply for another occupancy permit if they needed to or to get a letter from PennDOT to confirm it is okay for them to use that permit with that entrance. The property owner was in the audience. She did confirm to council that they do have permission to enter through the specific permitted entrance.

Upon a request for comment, the mayor stated he reviewed the Mayfield assessments used to prepare the yearly budgets from 2022 to 2025.
In 2022 the assessed value of Mayfield's properties was $11,252,882.00.
In 2023 the assessment decreased to $11,121,568.00 or a loss of $131,296.00.
In 2024 the assessment decreased to $11,109,092.00 or a loss of $12,494.00.
In 2025 the assessment decreased to $11,084,802.00 or a loss of $24,290.00
For a total decrease of $168,080.00 between 2022 and 2025. How many mills is that?

The amount of revenue from the solar farm projected to be for the 25 years is $167,035.00. If Mayfield does not expand its tax base, where does the money come from to provide public services? There are only two options unless you get lucky with a grant. That is to expand the tax base or raise the millage. Allowing development on unused land is one of the options.

The population of Mayfield is 1,766 residents. Of that population
3% or 53 people are 80+ years of age.
5% or 88 people are between the ages of 70-79
15% or 265 people are between the ages of 60-69
23% or 406 people are between the age 0-19

These groups come into a total of 812 residents, so what do we do? Raise the taxes on the group of 406 elderly residents? What does that leave to pay for the borough's budget? Renters as well as homeowners see their taxes going up with a millage increase.

UCC permit fees are estimated to be $35,000.00 in revenue for Mayfield. That's a little over 3 mills. The young couple, owners of the property, who have invested in our town will benefit by the use of their property.

Council will vote on approval of the project at the regularly scheduled meeting on June 10, 2026, at 7:00 p.m.

The meeting was adjourned at 6:53 p.m.