

MINUTES OF THE BIG BEAVER BOROUGH COUNCIL MEETING APRIL 21, 2026

Held at the Big Beaver Municipal Building, 114 Friendship Rd, Darlington, PA 16115

President Kim Wagner called the meeting to order at 6:00 pm followed by the Pledge of Allegiance and the Lord's Prayer.

Roll Call:

Mayor: Michelle Joy

Council President: Kimberly Wagner

Council Vice President: Erin Walter

Council Members: Karla Myers

Jeff Magee

Jessica Chaney

Eli McCormick (arrived 6:28pm)

Deborah Eutsler

Solicitor: Shannon Steele

Secretary/Treasurer: Jennifer Gasser

Engineer: Dan Martone

Chief of Police: David Johnson

Zoning Officer: William Payne

Kim Wagner advised Council met for an Executive Session on April 20, 2026 from 5:00-6:40pm regarding Emergency Preparedness.

Approval of Agenda:

Erin Walter made a motion, seconded by Deborah Eutsler to approve the agenda. All in favor, motion carries.

Public Comment:

Randy O'Hara stated residents lack clarity on professional reports and objected to being required to file a Right-to-Know request for financial information. Solicitor Steele explained that reports are presented at meetings and some contain materials that cannot be released without a Right-to-Know review. Mr. O'Hara also questioned police incident reporting; Ms. Gasser referenced prior minutes noting 54 January incidents.

Cindy Evans asked whether verbal complaints remain anonymous. Shannon stated anonymity is common to prevent neighbor conflict. Ms. Evans also expressed concerns about potential impacts of a data center, including property values, utilities, noise, and well water. She felt recent ordinance changes made it easier for a data center to locate in the Borough. Solicitor Steele noted many municipalities have adopted zoning rules to prevent data centers from locating in inappropriate areas.

Paula Cook asked Council about the recent Executive Meeting on emergency preparedness and what decisions were made. Kim Wagner stated she could not report the details but noted discussions are ongoing and include the Fire Department. Ms. Cook also asked whether the Beaver County Hazard Mitigation paperwork had been completed. Ms. Gasser explained the Borough previously worked with the County on the mitigation plan.

Randy O'Hara asked how closely the Borough works with the Fire Department on these matters. Ms. Gasser stated she worked with the EMC, who previously served as assistant chief and is now the fire chief. He also asked about the status of communications with the Fire Department. Kim advised that the parties are in mediation and she cannot make public statements without the Fire Chief's agreement and suggested he contact the Chief directly.

Ms. Cook then raised concerns about rezoning decisions and what precautions were taken. Ms. Gasser noted that the standards for Data Centers are included in the Borough's ordinances, which are available on the website. Further discussion from residents continued regarding data centers and related concerns.

Paul Molnar addressed Council and advised the Borough needs stronger language in its ordinances to prevent data centers before an application is submitted, as there may be no recourse afterward.

Kathy McClure questioned the repeal of the logging ordinance and asked what would replace it. She said residents should receive notice of logging activity and that the Borough should ensure best management

practices. Ms. Gasser stated Borough roads would still require bonding, but the current ordinance does not require property-owner notification.

Approval of Minutes:

Jeff Magee made a motion, seconded by Erin Walter to approve the Minute April 7, 2026, March 2026 Financials and April 2026 Bill List. All in favor, minutes approved.

Administrative Reports:

Mayor: No Report.

President Report: President Wagner reported that the Borough received the real estate transfer tax from the sale of Pitt Race. She noted that the timing is helpful, as the Borough is looking at a lot of road repairs and maintenance projects that were not in the budget this year.

Secretary/Treasurer: Jennifer Gasser reported she has been working with the professionals.

Professional Reports:

Fire Department: Turned In. President Wagner advised no one was present to speak on the report.

Zoning/Code Enforcement: Turned in. Bill Payne reported that he has been working on outstanding code enforcement matters and zoning questions, noting that much of this work involves confidential resident information. Jennifer Gasser stated that he issued 10 permits in March. She also reported that Bill has been assisting with the roof leak at the Borough Garage. Bill Payne added that the roofing company returned to address the leak, replaced insulation, and he will follow up with Rick to ensure the repairs were properly sealed.

Police Department: Turned in. Chief Johnson reported there were 61 calls for the month of March 2026 and reported on the neighbor watch meeting.

Engineer: Turned in. Dan Martone reported on the repair of the Foxwood Bridge, the replacement of the lid at the Homewood Pump Station, and discussed the Aley Hill Road repairs. Ms. Evans noted that the previous road crew had worked diligently to reduce runoff from Aley Hill onto her property. Mr. Martone also reviewed the Swagelok performance bond and recommended its release. He reported that an administrative meeting was held on April 13 regarding an application submitted by the law firm Strassburger McKenna Gutnick & Gefsky for property located at 201 Penndale Road. If a land development plan is received regarding this property it will be reviewed by the Borough Engineer as well as reviewed at a public meetings of the Borough Planning Committee and those reviews will then be presented to the Council, who will entertain those reviews at a public meeting for consideration of approval. He also met with Turnpike officials regarding the Homewood facility, which plans to add a larger storage building, solar panels, and a truck wash bay; a land development plan will be required. The Planning Committee will meet on Thursday to review two consolidation plans.

Randy O'Hara asked for updates on Norwood Drive. Mr. Martone reviewed prior repairs and stated the issue appears water-related, requiring drainage work and a detailed study. Mr. O'Hara asked about the guardrails that have washed down the hill and whether the Borough would be liable if an accident occurred. Mr. Martone said he would discuss the matter with Shannon. It was noted that warning signs are posted. President Wagner stated that the upcoming Public Works meeting would be an appropriate time to discuss the issue further.

Solicitor: Shannon Steele reported that her written report was provided to Jennifer Gasser and noted that she reviewed the ordinances listed under New Business.

New Business:

A. Erin Walter made a motion, seconded by Jeff Magee to approve the Job Training of Beaver County Worksite Agreement, for up to two employees for summer help. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

B. Kim Wagner advised all ordinances on the agenda were discussed at the March workshop meeting. Eli McCormick made a motion, seconded by Erin Walter to approve Ordinance #247 adopting Rules and Regulations for Public Comment at all Borough Council Meetings. Roll Call Vote Yes: Eli McCormick,

Deborah Eutsler, Jessica Chaney, Erin Walter and Jeff Magee. Roll Call Vote No: Karla Myers and Kim Wagner.

C. Jennifer Gasser discussed the PMC. Erin Walter made a motion, seconded by Karla Myers to adopt Ordinance #248 adopting the 2024 Edition of the International Property Maintenance Code. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

D. Jessica Chaney made a motion, seconded by Karla Myers to approve Ordinance #249 repealing Ordinance #242, which established a standalone Ordinance for the removal of Timber. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, and Jeff Magee. Roll Call Vote No: Kim Wagner.

E. Jeff Magee made a motion, seconded by Deborah Eutsler to accept the resignation of Zoning Hearing Board Attorney George Patterson. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

F. Kim Wagner advised this recommendation was from George Patterson and Jennifer Gasser advised Shannon Steele also recommended Nate Morgan. Jeff Magee made a motion, seconded by Erin Watler to appoint Nate Morgan as the Zoning Hearing Board Attorney. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

G. Kim Wagner stated that this item was discussed at the workshop meeting earlier in the month. The only change made was updating the title from Borough Manager to Borough Administrator, as creating a Borough Manager position requires adoption of an ordinance. She noted that the individuals who previously performed Jennifer Gasser's duties held the title of Borough Administrator. Erin Walter made a motion, seconded by Eli McCormick to approve the Employee Manual. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

H. Jennifer Gasser discussed this change. Erin Walter made a motion, seconded by Jeff Magee to revise the Borough's complaint process to permit verbal complaints for Uniform Construction Code matters, in compliance with state requirements. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

I. Kim Wagner stated that this recommendation came from the attorney handling the sewer system. Deborah Eutsler made a motion, seconded by Jessica Chaney to authorize to advertise the notice of intent to organize a Joint Municipal Authority. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

J. Dan Martone confirmed this was built in compliance with what was approved and he does recommend releasing the bond. Erin Walter made a motion, seconded by Karla Myers to release the Swagelock Performance Bond. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

Executive Session: Legal 7:00pm-8:15pm

Meeting Adjourned 8:15pm.

Respectfully Submitted,

Jennifer Gasser
Secretary/Treasurer