

MINUTES OF THE BIG BEAVER BOROUGH COUNCIL MEETING **February 18, 2020**  
HELD AT THE BIG BEAVER MUNICIPAL BUILDING, 114 FOREST DRIVE, DARLINGTON, PA 16115

Vice President Rosalind Miller called the meeting to order at 7:00 pm  
followed by the Pledge of Allegiance and the Lord's Prayer.

**Roll Call:**

**Present:**

Mayor: Don Wachter

Vice President: Roz Miller

Councilmen: Dennis Stiteler

Kim Wagner

Jeff Magee

Bart Carr

Jason Landsbach

Admin. Assist.: Jennifer Gasser

Admin./Treas.: Debbie Ahern

Public Works Admin: Chad Crawford

Solicitor: Shannon Steele

Engineer: Emily Palmer

Zoning/ Code Enforcement: Dawna Pella

**Absent:** President Michelle Joy

**Conditional Use Hearing: Pitt Race**

Solicitor Shannon Steele read the Advertisement published in the Beaver County Times on 02/11/2020 into the record and per her understanding the adjacent property owners were provided notice of the hearing and Dawna Pella submitted photographs showing the posting of the hearing. Court reporter swore in Eric Dalpiaz, Architect (Sol Harris Day) on behalf of Jim and Kathy Stout (owners of Pitt Racing) for the 201 Pental Road, Wampum PA Pitt Racing Conditional Usage application. Mr. Dalpiaz provided Council plan drawings for the proposed Administrative Building. Mr. Dalpiaz went over the features of the proposed Administrative building, which includes approximately one acre of development with a 96,000 sq ft two story building with the second floor for staff and the first floor eventually becoming the entry point to the track for visitors. The development includes two parking lots with an area blocked off for an ambulance as their will be a small medical unit in the building, and public restrooms. There was discussion of the pending items being contingent on 3<sup>rd</sup> party approval (PA DEP) and all other items have been completed. Council discussed with Dawn Pella and Mr. Dalpiaz with the area being in a flood plan; however, Mr. Dalpiaz advised the parcel in question is not in the wetlands. There was also discussion regarding contact with the Borough Fire Chief. Mr. Dalpiaz advised those items have been worked out and are on the land development plan (32.301).

Roz Miller confirmed no one had signed in to speak on this hearing. Jeff Magee made a motion to accept the plan as stated contingent on the engineer's recommendations seconded by Dennis Stiteler. All in favor, motion carried.

**Visitors:**

There were no visitors.

**Approval of Minutes:**

Kim Wagner made a motion seconded by Bart Carr to approve the January 21, 2020 and February 4, 2020 minutes. All in favor, motion carried.

**Reports:**

The following reports were turned in: Streets and Roads and Planning Commission. There were no reports submitted for the Fire Department, Parks and Recreations, and Municipal Authority. Council went over Chad Crawford's monthly road report and there were no questions. Planning Commission unapproved minutes were provided to Council. Roz Miller advised Parks and Recreation received a draft for plans for the park and will review this at the Planning Commission before bringing to council.

**Municipal Authority Report:**

Nothing new to report

**Mayor's Report:**

Mayor Wachter reported on the Winter Symposium: People, Place, Policy event in which he and Roz Miller attended. Mayor Wachter advised the seminar discussed how a good comprehensive plan is needed and local Mayor's Association is trying to get a radar bill passed through legislation. Mayor Wachter also discussed a Beaver Dam being built on the retention pond by Westgate by the Shredder, the Mayor is unsure who is responsible for this and talked with Bob Rice who will look into this.

**Administrative Report:**

Jason Landsbach made a motion, seconded by Jeff Magee to approve the January financial report. All in favor, motion carried.

Jeff Magee made a motion, seconded by Bart Carr to approve the February bill list and pay as funds become available. All in favor, motion carried.

**Zoning Report:**

Dawna Pella reported on the following:

Interest on 1142 Shenango Road for a multi lot sub-division.

Two allegations of dumping- one is dumping meat at the park and of an allegation of dumping garbage and a deer carcass on Idlewild Road.

On March 10<sup>th</sup>, 2020 at 7pm a variance hearing will be held for Boulevard Auto.

There is interest in the Hostetter/Global sign building to change the use to a bathtub refinishing company, which will be used to store materials. Per MDIA this changes the classification of the building and the business will need to provide a list of materials and they will have to go through the permit process.

Dawna Pella also discussed she was contacted about a sewage issue in Homewood. She is not mandated as an enforcement officer for sewage in Big Beaver or Homewood.

**Solicitor's Report:**

Shannon Steele reported they are still in the process of getting the bond ready. There will be a ratings call with her, Jason Landsbach (Finance Committee), and Michelle Joy (President). There is concern they will not have the ordinance passed by the March 2020 Council Meeting and may request a special meeting.

**Engineer's Report:**

The Engineer reported drawings were received for Norwood Drive and provided to Chad Crawford.

John and his staff are moving through the zoning ordinance and subdivision land development updates for the Planning Commission.

Pitt Racing- The Conditional use hearing was held tonight, and the Planning Commission recommended the Land Development application be reviewed at the March 3, 2020 Council meeting.

Dominion Gas street opening permits were approved and they have a few resubmission requirements for Driveway permits.

Lindy Paving, they received a resubmission of the Land Development package, which is under review.

They are waiting to hear from the contractor for the schedule to seal cracks.

The tree harvest contract was discussed. Council discussed the concerns regarding where to put the limbs as Dominion does not want the piles placed in the right of way. Council discussed the Stefanick contract.

Jeff Magee made a motion, seconded by Kim Wagner to approve a motion to withdraw the award for timber harvest to Stefanick. All in favor, motion carried. LLSE will prepare the letter for the Borough to sign.

Council discussed the 2020 Roadway Improvement program proposal provided. Chad Crawford will work with Youngblood for a price on the project and will try to fine tune the pricing over the next few weeks.

Council reviewed the Norwood project as Chad Crawford advised he will need to review to see if the road crew can do the work or if a contractor will need to be hired. The main concern is the two telephone poles.

Chad Crawford also advised on the Driveway permits for Dominion. Dominion advised him the Driveways being installed are temporary and will be removed once they are done.

Council will review the roadway improvement program and regroup next month.

**Old Business:**

Planning recommendation to hire LSSE to create the Comprehensive Plan as per previous bid submitted, Council needs one more meeting to discuss.

WL Luke Taiselet resigned from Brady's Run Sanitary Authority Board. Council will look for someone to replace Mr. Taiselet on the Board. The board meets quarterly on the third Monday at 7:30pm.

Chad Crawford has two separate security system coming in to provide bids on a monitoring system for the borough.

**New Business:**

Roz Miller opened 6 sealed BIDS for the sale of the 1997 Dump truck. Bart Carr had a concern if the bidding kept going down to \$150 and Shannon Steele advised they have the right to reject bid. Bart Carr made a motion, seconded by Jeff Magee to accept the highest bid, offered by Mark Zerocich for \$5,200. If Mr. Zerocich does not fulfill the bid offer, the next highest bidder will be contacted.

Blackhawk Baseball Boosters solicitation for advertisement was denied.

Council discussed the consulting service provided by Virginia Binder. Jeff Magee made a motion, seconded by Dennis Stiteler to terminate the contract as of March 1, 2020. In terminating the contract, Council would entertain (if she is interested) in an hourly fee if her services are needed.

Council reviewed the proposed Spring clean up day flyer. Council will review this further at the next workshop meeting.

Debbie Ahern provided council with an emergency contact form, task list and a copy of the Fraud Policy and Procedures.

Dennis Stiteler brought up the concern that the cameras are for security purposes only and Bart Carr advised the cameras are for security not discipline.

**Executive Session:**

There was no Executive Session.

Meeting adjourned at 8:27pm

Submitted by

Jennifer Gasser

