

MINUTES OF THE BIG BEAVER BOROUGH COUNCIL MEETING JANUARY 20, 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: Kim Wagner

Council Vice President: Erin Walter

Council Members: Deborah Eutsler

Jeff Magee

Eli McCormick

Jessica Chaney

Karla Myers

Secretary/Treasurer: Jennifer Gasser

Engineer: Dan Martone

Chief Of Police: David Johnson

Zoning Officer: William Payne

Solicitor: Shannon Steele

Approval of Agenda:

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

Public Comment:

Doug Kost asked if Council minutes could be shared on the Borough's Facebook page. Following discussion, Council had no objection to posting an announcement on Facebook directing residents to the minutes available on the Borough's website.

Approval of Minutes:

Jeff Magee made a motion, seconded by Erin Walter to approve the Minute of January 5, 2026, December 2025 Financials, and January 2026 Bill List. All in favor, motion carries.

Administrative Reports:

Mayor: Mayor Joy reported that a recent Facebook post announced the Borough is serving as a collection site for the PA Turnpike's Homewood Maintenance Shed initiative supporting survivors of human trafficking.

President Report: President Wagner advised she signed the uncollected real estate form, so the tax collector can submit the report to the county and the uncollected taxes for 2025 was \$79,007.49. President Wagner went over the committee list for 2026.

Secretary/Treasurer: Jennifer Gasser reported the year end bond reporting was completed, Council Ethic forms were handed out, generators issues at Eagle Rock and Council has no objections with Generac coming out to troubleshoot the issues.

Professional Reports:

Fire Department: Turned In

Zoning/Code Enforcement: Turned in. Bill Payne advised he is working on outstanding code violations.

Police Department: Turned in. Chief Johnson advised of 65 incidents in December, and the annual report will be available in February.

Engineer: Turned in – Dan Martone reported on the generators at College and Eagle Rock, Foxwood Bridge being damaged and the repair needed. Jennifer Gasser advised the police report was received, and an insurance claim was filed with the trucking company. Dan Martone advised the as built survey for the community park was completed and provided a MEPPi update. Erin Walter inquired if jersey barriers were on the bridge, as no jersey barriers were available, large rocks were used to close off the bridge, as the last road closed signs put up by the Fire Department were stolen over the weekend.

Solicitor: Report turned in.

Unfinished Business:

- A. Resolution 05-2025 Multi-Municipal Beaver County Neighborhood Assistance Program Enterprise Zone designation. Tabled
- B. Advertise Ordinance 247 Amendments to the Public Comment Ordinance. Tabled

New Business:

- A. Erin Walter made a motion, seconded by Jessica Chaney to purchase Parcel 53-009-0600.000 from the repository by Ann Gill, with a tax waiver through 2025. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- B. Jessica Chaney made a motion, seconded by Jeff Magee to purchase Parcel 53-009-0609.000 from the repository by Ann Gill, with a tax waiver through 2025. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- C. Erin Walter made a motion, seconded by Karla Myers to purchase Parcel 53-009-0700.000 from the repository by Ann Gill, with a tax waiver through 2025. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- D. Jeff Magee made a motion, seconded by Karla Myers to purchase Parcel 53-009-0701.000 from the repository by Ann Gill, with a tax waiver through 2025. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- E. Erin Walter made a motion, seconded by Karla Myers to purchase Parcel 53-009-0610.000 from the repository by Ann Gill, with a tax waiver through 2025. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- F. Erin Walter made a motion, seconded by Jeff Magee to transfer funds in the current fiscal year budget, reallocating money from the line items as listed on the agenda to line Item 411.310 Professional Services, in the amount of \$68,000. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- G. Jennifer Gasser discussed the updated Fee Schedule changes. Erin Walter made a motion, seconded by Eli McCormick to approve resolution 01-2026 updated Fee Schedule. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- H. Jeff Magee made a motion, seconded by Erin Walter to approve resolution 02-2026 Disposition of Records. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- I. Council discussed the request. No motion was made. Big Beaver Gas Mart/Fuel Station Land Development 6-month extension request.
- J. Jennifer Gasser discussed retaining Special Counsel. Deborah Eutsler made a motion, seconded by Jeff Magee to retain Dilworth Paxson as Special Counsel for the potential sewer system sale. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner. Jennifer Gasser confirmed Council had no objection with the monthly retainer payment option. Erin Walter made a motion, seconded by Eli McCormick to amend the agenda to add letter K – Deny the Big Beaver Gas Mart Land Development application. All in favor, motion carries.
- K. Erin Walter made a motion, seconded by Jeff Magee to deny the Big Beaver Gas Mart Land Development application due to lack of appropriate response from Engineer review letters. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

Executive Session: Personnel 6:31pm – 7:02pm

Meeting Adjourned 7:02pm

Respectfully Submitted,

Jennifer Gasser
Secretary/Treasurer