

MINUTES OF THE BIG BEAVER BOROUGH COUNCIL MEETING July 7, 2026.

Held at the Big Beaver Municipal Building, 114 Forest Dr, 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

Jessica Chaney

Eli McCormick (arrived 6:53pm)

Administrator: Jennifer Gasser

Engineer: Dan Martone

Special Council: Donald Graham

Absent: Council Member Karla Myers

Approval of Agenda:

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

Public Comment:

Kathy McClure, a resident of the Borough for more than 40 years and a former member of the Planning Commission, thanked Council for taking steps to develop a BESS ordinance and reestablish the Planning Commission. She commented on the current Zoning Ordinance (No. 245), specifically the use of Special Regulations (SR) as a zoning tool, noting their broad application throughout the ordinance. Ms. McClure stated that a conditional use review should be required for the proposed data center. She also discussed the curative amendment process under the Pennsylvania Municipalities Planning Code (MPC) and explained that Big Beaver Borough could utilize a curative amendment to adopt zoning amendments addressing data center development.

Marty Morris addressed Council regarding Zoning Ordinance No. 245, noting that when it was adopted, data centers were significantly different than today's AI-driven facilities. He discussed the proposed Switch AI colocation data center campus at the former racetrack, including its cooling system and related infrasound technology. Mr. Morris requested that Council amend the Zoning Ordinance to require data centers as a conditional use.

Roz Miller stated that she was speaking as a Borough resident and commented on Zoning Ordinance No. 245, specifically the use of Special Regulations. She stated that large-scale data centers are not comparable to the other uses permitted under Special Regulations and urged Council to utilize the curative amendment process to change data centers from a Special Regulation use to a Conditional Use.

Cindy Evans addressed Council regarding anonymous flyers that had been placed on vehicles and referenced Dan Dennehy. She stated that she believed the flyers were intended to discredit Mr. Dennehy motives by including his personal information. Ms. Evans said that the Big Beaver Alliance's focus is opposing the proposed data center and not making personal attacks. She stated that she had been asked to provide negative information about individuals but declined, explaining that the Alliance does not support such tactics. Ms.

Evans also stated that Mr. Dennehy has provided information to assist the Alliance and expressed disappointment that Council members did not attend the Alliance's town hall meeting.

Laura Weir addressed Council and expressed concerns about the environmental impacts of the proposed data center, including water usage, potential groundwater contamination, and noise. Ms. Weir urged Council to act as good stewards of the community and to deny the proposed data center for the benefit of current and future generations.

Approval of Minutes:

Erin Walter made a motion, seconded by Jessica Chaney to approve the Minutes of June 16, 2026. All in favor, motion carries.

Administrative Reports:

Mayors: No Report

President Report: No Report

Administrator: Jennifer Gasser reported she has been working with the professionals.

Committee Report

A. Administrative – No Report

B. Parks and Recreation – Deborah Eutsler reported the committee was discussing putting a sign at the park acknowledging Lindy Paving's donation. Erin Walter advised New Galilee thanked the Borough for the donation for the Bike Rally.

C. Public Safety – Kim Wagner advised they did not have a meeting.

D. Public Works – Jeff Magee advised the meeting was cancelled.

E. Zoning – Jessica Chaney advised they did not have a meeting but everything they had from the last meeting was moved to this meeting.

F. COG – No Report

Old Business:

A. Jennifer Gasser advised that the ordinance was reviewed at the Planning Committee meeting with Andrew Schwartz, the Planner. She explained that this is a single ordinance addressing both the BESS and Planning Commission. The public hearing is scheduled for August 18th, with the advertisement to be published on July 19th. This ordinance also repeals the current Planning Committee. Erin Walter made a motion, seconded by Deborah Eutsler to approve Resolution 05-2026 to amend Zoning Ordinance #245 to address Battery Energy Storage Facilities and reestablishing the Borough Planning Commission. Roll Call Vote Yes: Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

B. Jessica Chaney made a motion, seconded by Jeff Magee to authorize the Administrator to advertise the proposed ordinance and to transmit the proposed ordinance to the Beaver County Planning Commission and the Big Beaver Borough Planning Committee. Roll Call Vote Yes: Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

New Business

A. Ms. Wagner advised that, when the 2026 budget was prepared, funds were allocated for work on Aley Hill Road, although there was uncertainty regarding how much of the roadway could be completed. The entire roadway was also reviewed for needed improvements. She noted the recent issue on Norwood, which for years had been identified as a West Mayfield responsibility, and the Borough was advised that it was their responsibility. When the bids were prepared, the work was divided into sections. Ms. Wagner explained that the funds budgeted for Aley Hill Road are not sufficient to cover the additional work. However, the Borough does have Real Estate Transfer Tax funds received from the sale of Pitt Race. The Public Works Committee recommends allocating those funds to cover the road project bids, should Council choose to proceed. Dan Martone discussed the bids that were received. Erin Walter made a motion, seconded by Deborah Eutsler to award Contract for the 2026 Road Paving Project for Stone to McClymonds in the amount of \$5,927.60. Roll Call Vote Yes: Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

B. Dan Martone reviewed the bids received and discussed the proposed flexible base paving work. Resident Weir and Mr. Martone discussed whether the roadway would be widened as part of the project. Erin Walter made a motion, seconded by Jeff Magee to Award Contract for the 2026 Road Paving Project for Base Bid – Aley Hill from Norwood to 267 Aley Hill Road to Youngblood Paving. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner. Deborah Eutsler abstained due to living on the road.

C. Erin Walter made a motion, seconded by Jessica Chaney to award Contract for the 2026 Road Paving Project for Alternate no. 1 – From 267 Aley Hill Road to Friendship Road to Youngblood Paving. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner. Deborah Eutsler abstained due to living on the road.

D. Dan Martone discussed the work to be completed. Deborah Eutsler made a motion, seconded by Jeff Magee to award Contract for the 2026 Road Paving Project for Alternate no. 2 – Norwood Drive from Wallace Run Road to Aley Hill Road to Youngblood Paving. Roll Call Vote Yes: Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

Workshop Discussion: No Discussion

Executive Session: Legal 6:41pm to 7:59pm

Eli McCormick made a motion, seconded by Erin Walter to recess the meeting until Thursday July 9 at 6:00pm.

Meeting Recessed 8:00pm

Meeting Reconvened July 9, 2026 at 6:00pm at the Big Beaver Municipal Building, 114 Forest Dr, 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

Administrator: Jennifer Gasser

Council Vice President: Erin Walter

Council Members: Deborah Eutsler

Jessica Chaney

Eli McCormick

Absent: Council Member Karla Myers and Jeff Magee

President Wagner advised the meeting was reconvened.

Approval of Agenda:

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

Public Comment: No Comment.

New Business:

A. Erin Walter made a motion, seconded by Jesscia Chaney to approve Resolution 06-2026 to declare portions of the Zoning Ordinance substantively invalid and to propose a curative amendment. Roll Call Vote Yes: Deborah Eutsler, Jessica Chaney, Eli McCormick, Erin Walter, and Kim Wagner.

Meeting Adjourned: 6:02pm

Jennifer Gasser
Administrator