

MINUTES OF THE BIG BEAVER BOROUGH COUNCIL MEETING JUNE 16, 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

Deborah Eutsler

Zoning Officer: William Payne

Administrator: Jennifer Gasser

Engineer: Dan Martone

Chief of Police: David Johnson

Absent: Solicitor Shannon Steele

Approval of Agenda:

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

Public Comment:

Cindy Evans addressed Council and expressed concerns about communication regarding the Pitt Race property, noting that Switch's town hall indicated contact with Council began in the fall. She stated that an RTK response showed no NDA had been signed in the past two years. She raised concerns about data centers, invited Council to a June 29 town hall, and questioned proposed zoning changes allowing multiple lithium-battery storage containers.

Jennifer Calvin addressed Council and asked which Council member left partway through the Switch meeting. Jeff Magee stated that it was him, adding that he was not upset, had not spoken during the meeting, and felt others were assigning feelings to him. Ms. Calvin asked why he left, and Mr. Magee responded that it was not her concern.

Leah Houser addressed Council and referenced Sunshine Act requirements for public deliberation. She stated that a New Beaver Council member reported that Big Beaver had zoning amendments to be voted on, but Borough staff later told her that information was incorrect. She expressed concern that Resolution 05-2026 appeared on the agenda without prior public discussion and said she found no mention of it in posted minutes. President Wagner stated the item came from a Committee meeting, that it would not be acted on at this meeting, and that staff did not yet have documents available when Ms. Houser visited the office.

Marty Morris addressed Council and stated he was supportive of the data center project if handled properly. He noted his past service on the Planning Commission and reviewed Articles 20 and 21 of the revised zoning ordinance, expressing concern that treating a data center as a special regulation could limit the Borough's ability to impose conditions. He suggested considering a conditional use process instead. President Wagner asked Engineer Dan Martone to explain the review process. After discussion between Mr. Morris and Mr. Martone regarding the zoning and SALDO procedures, it was agreed that they would meet separately to continue the conversation.

Approval of Minutes:

Erin Walter made a motion, seconded by Jeff Magee to approve the Minutes of May 19, 2026, May 2026 Financials and June 2026 Bill List. All in favor, motion carries.

Administrative Reports:

Mayor: No Report.

President Report: President Wagner reported that she, Jennifer Gasser, Annie Mako, and Jeff Magee met with members of the Homewood Council, and that she and Ms. Gasser later attended the Homewood Council meeting where Homewood voted to advertise the resolution to create the municipal authority.

Administrator: Jennifer Gasser reported on the limited office next week and the office will be closed this Friday.

Professional Reports:

Fire Department: Turned In. Matt Straub reported 14 calls for the month of May, noted 10 hours of in-house training, and stated that one firefighter is currently enrolled in the Essentials program.

Zoning/Code Enforcement: Turned in. Bill Payne reported he issued 10 permits, closed 3 complaints, and issued 32 citations.

Police Department: Turned in. Chief Johnson reported 74 calls for the month of May and noted that the Police Department and Fire Department will be hosting a two-day youth event in July and August. President Wagner asked if a flyer was available for posting on the Borough's Facebook page, and Chief Johnson confirmed that one was available.

Engineer: Turned in. Dan Martone reported that the road-paving project and stone proposal have been advertised, with bids due June 29. The work includes Aley Hill Road from Norwood to approximately 267 Aley Hill Road, with alternate bids for completing the remaining portion and for an asphalt overlay on Norwood from Wallace Run to Aley Hill. Several storm drains in the area will also be replaced. He also reported that the Mitsubishi site tour went well and the project remains on schedule. Jennifer Gasser reported on recent administrative meetings, including one with ESA regarding battery storage, a prior meeting with AES, a meeting with CalCrop USA, and a follow-up call with Switch. Mr. Martone briefly described CalCrop's process involving conversion of wood products and corn into ethanol and potentially jet fuel.

Paula Cook stated she understood that no Beaver County fire department could handle lithium-battery incidents. Matt Straub responded that this depends on the size, type, and situation. Mr. Martone discussed fire-protection systems associated with battery installations. Ms. Gasser noted that if a land-development application is submitted, the Fire Chief/EMC would be included in the review process.

Solicitor: No Report

Committee Reports:

A. Administrative – Kim Wagner reported that the Pension Audit began last week. She also noted that Dillian and Caleb started last week and that a call was held with a Penn Power representatives.

B. Parks and Recreation – Deborah Eutsler advised the graduation gifts were delivered.

C. Public Safety – No Report

D. Public Works Road and Equipment/Sewer – Dan Martone reported that Norwood Road is currently one lane, the Route 18 sinkhole has been repaired, and that the Homewood lift station pump has been repaired.

E. Zoning – Jessica Chaney advised the Zoning Committee met and they have new business items on the agenda.

F. COG – Michelle Joy advised the next meeting is Thursday of next week.

New Business:

A. Erin Walter made a motion, seconded by Jeff Magee to purchase Parcel 53-008-0124.000 from the repository by Opina May 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 advised the Committee met to discuss the hiring of Environmental Planning and Design to address amendments. Kim Wagner stated they are a professional planning consultant. Jeff Magee made a motion, seconded by Eli McCormick to engage Environmental Planning and Design for Zoning Amendment services. Roll Call Vote Yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

C. Jessica Chaney moved to table. Ms. Chaney advised after reviewing with legal counsel, it was determined the actions on tonight's agenda are premature – we have to have a proposed ordinance first. Resolution 05-2026 to amend Zoning Ordinance 245 to address Battery Energy Storage Facilities and reestablish the Borough Planning Commission.

D. Jessica Chaney moved to table for the same reason. Authorization to advertise the pending Ordinance related to Resolution 05-2026.

Meeting Adjourned 6:30PM

Respectfully Submitted,

Jennifer Gasser
Administrator