

MINUTES OF THE BIG BEAVER BOROUGH COUNCIL MEETING MAY 19, 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 (arrived 6:03pm)

Eli McCormick

Deborah Eutsler

Solicitor: Shannon Steele

Administrator: Jennifer Gasser

Engineer: Dan Martone

Police Officer: Josh Wetter

Zoning Officer: William Payne

Special Council: Anthony Cosgrove

Approval of Agenda:

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

Public Comment:

Cynthia Salopik asked Council where tax money is allocated. President Wagner advised she may contact the office to review the budget. She also raised concerns about the Foxwood Bridge repair and the rocks placed along the side; Dan Martone explained the completed work. She then questioned why AI was being brought in, stating it would create sharia law. Council President clarified that this was a question, not a public comment.

Amanda Popik, an 11-year resident, addressed Council regarding prior remarks made by a Planning Committee member and stated that residents will continue to attend meetings and voice their opinions on Borough matters. She emphasized the importance of residents' rights to participate in public discussion. Ms. Popik also raised concerns about the data center zoning ordinance, including noise standards and generator exemptions.

Cindy Evans addressed Council and cited Article I, Section 27 of the Pennsylvania Constitution regarding environmental rights, expressing concerns about potential impacts of a data center. She questioned the adequacy of the zoning ordinance, including resident notification, enforcement, and environmental protections. Ms. Evans requested that the minutes reflect her concerns regarding solicitor appointments. She stated that Council appointed Shannon Steele as solicitor at the January reorganizational meeting, discussed the need for a special solicitor on January 20, and formally appointed that special solicitor on April 4. She stated that residents were repeatedly told Council had no information about a potential data center, yet a special solicitor was being pursued. Additional concerns were raised about water usage, including the potential for contamination in a closed-loop system and the impact of any discharge into the river or water treatment facilities.

Kenneth Howser referenced quotations attributed to Thomas Jefferson and Benjamin Franklin and expressed concern that elected officials are relying on the proposed Switch facility and anticipated tax revenue to justify decisions he believes could affect environmental and community protections. He noted potential impacts on clean air, water quality, noise, and local resources, and also raised concerns about closed-door discussions and non-disclosure agreements related to the project.

Paula Cook requested information regarding emergency preparedness and the hazard mitigation plan. She noted hearing that a warming center had been approved and asked whether Council was also planning for other potential hazards, including those associated with new businesses. She expressed concern about lack of cooperation between Council and the Fire Department with the recent bake sale and stated that public safety issues should be addressed before approving projects that could affect the community. Jennifer Gasser informed her of an upcoming County meeting regarding the Hazard Mitigation Plan. Ms. Cook also questioned

whether the Fire Department is equipped to respond to incidents involving companies that may use gas wells or nuclear-related power sources. President Wagner advised she had been advised by legal counsel that the meeting was not a question-and-answer session. Ms. Cook asked whether special community needs could be incorporated in with the ordinances.

Special Counsel Anthony Cosgrove responded that no formal land development application has been submitted and that issues related to fire safety and emergency preparedness are items Council can consider with an application and potentially add conditions to make sure any potential safety concerns are addressed properly. Mr. Cosgrove advised we do not have any plans.

Cindy Evans inquired why we have special Counsel if we don't know and nothing has been planned, why are we paying for special council. Mr. Cosgrove explained he was brought in to safeguard the community, to help them through the process. Solicitor Steele noted that special counsel had also been retained to assist with the volume of Right-to-Know requests and related appeals.

Paula Cook questioned why an additional person was hired to do nothing in the Ordinance and Planning and expressed concern that taxpayers are paying more as a result. President Wagner responded that taxes have not increased.

Carly Cahill expressed concerns about the potential impact of a data center on electrical infrastructure, electric rates, grid reliability, and the costs of necessary utility upgrades. She referenced the May 4, 2026 North American Reliability Corporation Level Three Alert related to data centers. She questioned how Council intends to protect borough residents when only an analysis has been submitted, with no criteria provided for approval or denial.

Minutes:

Erin Walter made a motion, seconded by Jeff Magee to approve the Minute May 5, 2026, April 2026 Financials and May 2026 Bill List. All in favor, minutes approved.

Administrative Reports:

Mayor: No Report.

President Report: President Wagner reported on the planned Penn Power outage scheduled for May 30 and 31, and noted that the Borough received \$18,087 from PennDOT for the severe winter of 2024–2025.

Secretary/Treasurer: Jennifer Gasser reported that she has been coordinating with the Borough's professionals and noted that, after a concerned resident reached out, she worked with the Parks and Recreation Committee to purchase a wreath for the Veterans Memorial so it will be in place for Memorial Day weekend.

Professional Reports:

Fire Department: Turned In. President Wagner reported that the submitted report noted 17 incidents for the month of April.

Zoning/Code Enforcement: Turned in. Bill Payne reported that nine building permits were issued in April, eight property maintenance complaints were closed, and he continues to address remaining matters through citations and enforcement as needed.

Police Department: Turned in. Officer Wetter reported a total of 65 incidents for the month. Kim Wagner noted another oversized truck traveling on Foxwood/Sherwood and stated that, thanks to recent overweight-vehicle training, officers were able to issue a citation. She reminded residents to contact the Police Department if they observe similar vehicles. Carly Cahill asked about access for the Turf Team and whether an alternate entrance was available; President Wagner responded that none exists while the Sherwood Bridge is closed. Randy O'Hara then inquired about Norwood Drive, and President Wagner advised that public comment had concluded.

Engineer: Turned in. Dan Martone reported that Norwood Drive may be reduced to a one-lane road due to its current condition. The Sherwood Bridge design is complete, and the project will be advertised for bid in the near future. The Aley Hill Road project will also be going out to bid shortly, with the section of Norwood from

Aley Hill to Wallace Run included as an alternate bid. Consolidation plans are on the agenda, work continues on the Homewood Lift Station, and the office portion of the Mitsubishi plant is now fully enclosed. He also has a meeting scheduled with Mitsubishi on Friday.

Solicitor: Shannon Steele reported that the monthly report was submitted and that she handled routine administrative inquiries throughout the month.

New Business:

- A. President Wagner advised this is a recommendation from the Planning Committee. Erin Walter made a motion, seconded by Eli McCormick to approve the Ny Lot Line Consolidation Plan – Combining parcels 53-009-0117.000 and 53-009-0118.000 into a single parcel. All in favor, motion carries.
- B. President Wagner advised this is a recommendation from the Planning Committee. Dan Martone advised the plan is called consolidation plan of Lots 1A and 1B of the Susan Farrelly plan of lots #3. Jennifer Gasser advised Welch is the name of the applicant. Jessica Chaney made a motion, seconded by Jeff Magee to approve Lots 1A and 1B of the Susan Farrelly plan of lots #3 (Welch Consolidation Plan) combining parcels 53-122-0284.008 and 53-122-0284.010 into a single parcel, contingent upon all items outlined in the Engineer's review letter dated May 16, 2026 being addressed. All if favor, motion carries.
- C. Erin Walter made a motion, seconded by Deborah Eutsler to open two Certificate of Deposits at WesBanco. 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 and install a Pitless Adapter for the Homewood Pump Station wet well, including a spare, from RAM Industrial Services Solutions at a cost of \$2,337, to be paid from Bond Funds. 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 hire Caleb Snedeker for summer employment with the Public Works Department, in partnership with Job Training of Beaver County. Roll call vote yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- F. Deborah Eutsler made a motion, seconded by Eli McCormick to hire Dillan Market for summer employment with the Public Works Department, in partnership with Job Training of Beaver County. Roll call vote yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- G. Erin Walter made a motion, seconded by Jessica Chaney to advertise the road improvement bid for Aley Hill and Norwood Drive (lower end near Wallace Run). Roll call vote yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- H. Eli McCormick made a motion, seconded by Jeff Magee to purchase pipe from COSTARS vendor LB Water for culvert repairs on Aley Hill Road, in an amount not to exceed \$5,000. Roll call vote yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.
- I. Jennifer Gasser advised this was budgeted for 2026. Deborah Eutsler made a motion, seconded by Erin Walter to purchase mulch for the Community Park playground, in an amount not to exceed \$2,000. Roll call vote yes: Karla Myers, Eli McCormick, Deborah Eutsler, Jessica Chaney, Erin Walter, Jeff Magee and Kim Wagner.

Meeting Adjourned 6:38pm.

Respectfully Submitted,

Jennifer Gasser
Borough Administrator