

MINUTES OF THE BIG BEAVER BOROUGH COUNCIL MEETING November 18, 2025.

Held at the Big Beaver Municipal Building, 114 Friendship Rd, Darlington, PA 16115

Vice President Jeff Magee 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 (arrived 7:07PM) Secretary/Treasurer: Jennifer Gasser

Council Vice President: Jeff Magee Engineer: Dan Martone

Council Members: Karla Myers Police Sergeant: Ron Hiler

Erin Walter Zoning Officer: William Payne

Garrett Schriver Solicitor: Shannon Steele (arrived 7:22pm)

Jessica Chaney

Bart Carr

Approval of Agenda:

Jeff Magee advised everyone received a copy of the agenda and asked for approval. All approved the agenda.

Public Comment:

Dean Hill addressed Council regarding the Fire Department, property tax breaks, and concerns over Pitt Race potentially closing. Jarrett Svihra had no comment. Paula Cook addressed Council, noting the Borough cannot control property sales but expressed concern over discussions of a data center. Ms. Cook asked if a public group could work with Council to limit what goes in. Jeff Magee advised it can be taken under consideration. Paul Molnar outlined his history with Pitt Race and provided a handout and expressed his concerns regarding data centers. Cindy Evans addressed Council regarding the Fire Department, asking if contingency plans had been considered should Big Beaver close, including potential use of other departments, not just Beaver Falls, and associated costs. She stated that while property owners may sell to whomever they choose, it is Council's responsibility to protect residents and can enact items to stop a data center. Jim Firk expressed his concerns about the loss of the racetrack and the impact of a data center, stating he sees no benefit to the Borough unless heavily taxed. He emphasized his belief that Council has full control through zoning and building permits to prevent such development. Doug Weaver addressed Council regarding his concerns with the zoning changes adopted on September 16. He recommended repealing the changes in their entirety or, at minimum, revising the data center requirements from a special regulation to special exception. He also expressed concern about the meeting minutes, particularly the recording of public comments.

Approval of Minutes:

Garrett Schriver made a motion, seconded by Erin Walter to approve the Minute of November 4, 2025, October 2025 Financials, and November 2025 Bill List. All in favor, so moved.

Administrative Reports:

Mayor: Mayor Joy no report.

President Report: No Report

Secretary/Treasurer: Jennifer Gasser reported that a replacement fuel card for Rick has been received, the park water has been shut off, and she will be working with the Finance and Sewer Committee regarding the PFM information for payment.

Professional Reports:

Fire Department: Turned In

Police Department: Turned in.

Engineer: Turned in – Dan Martone provided an update on the transition of licensed sewer system operators, progress with the park walking trails, and MEPPi.

Zoning/Code Enforcement: Turned in. Bill Payne advised all permits are up to date and outstanding code enforcement complaints have been touched.

Solicitor: Turned In

Unfinished Business:

A. Resolution 05-2025 Multi-Municipal Beaver County Neighborhood Assistance Program Enterprise Zone designation. Continue to table.

New Business:

A. Erin Walter made a motion, seconded by Karla Myers to purchase parcel 53-009-0106.000 from the repository by Lynn and Park Lutton, with a tax waiver through 2024. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, and Bart Carr. Garrett Schriver abstained due to family reasons.

B. Erin Walter made a motion, seconded by Karla Myers to purchase parcel 53-009-0107.000 from the repository by Lynn and Park Lutton, with a tax waiver through 2024. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, and Bart Carr. Garrett Schriver abstained due to family reasons.

C. Karla Myers made a motion, seconded by Jessica Chaney to purchase parcel 53-009-0606.000 from the repository by Michael and Susan MacConnell, with a tax waiver through 2024. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, and Bart Carr. Garrett Schriver abstained due to family reasons.

D. Erin Walter made a motion, seconded by Karla Myers to purchase parcel 53-009-0605.000 from the repository by Michael and Susan MacConnell, with a tax waiver through 2024. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, and Bart Carr. Garrett Schriver abstained due to family reasons.

E. Garrett Schriver made a motion, seconded by Karla Myers to ratify the phone call vote for the contract with Doug Simpson of Simpson Water LLC to serve as Sewer Operator for the lift stations. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, Garrett Schriver and Bart Carr. So moved.

F. Garrett Schriver made a motion, seconded by Bart Carr to approve DCED Letter of Intent for technical assistance for Fire Services. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, Garrett Schriver and Bart Carr. So moved.

G. Dan Martone discussed the waiver with Council. Erin Walter made a motion, seconded by Bart Carr to approve Conflict Waiver Agreement for lot line consolidation for parcel 53-009-0118.000. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, and Bart Carr. Garrett Schriver abstained due to family reasons.

H. Garrett Schriver made a motion, seconded by Karla Myers to Donate \$500 to Lindy Paving Annual Holiday Drive, as a sponsor. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, Garrett Schriver and Bart Carr.

I. Council discussed the installation of security cameras. Erin Walter made a motion, seconded by Garrett Schriver for STS to install security cameras at the Borough Garage for \$5,113.00. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, and Garrett Schriver Roll Call Vote No: Bart Carr. Motion carries.

J. Garrett Schriver made a motion, seconded by Erin Walter for STS to install security cameras at the Borough Office for \$5,113.00. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, and Garrett Schriver. Roll Call Vote No: Bart Carr. Motion carries.

Executive Session: 6:41pm – 8:29pm Legal and Personnel

Meeting Adjourned 8:30pm

Respectfully Submitted,

Jennifer Gasser
Secretary/Treasurer