

MINUTES OF THE BIG BEAVER BOROUGH COUNCIL MEETING OCTOBER 19, 2021  
Held at the Big Beaver Volunteer Fire Company, 621 Friendship RD, Darlington, PA 16115  
President Michelle Joy called the meeting to order at 7:00 pm  
followed by the Pledge of Allegiance and the Lord's Prayer.

**Roll Call:**

Mayor: Don Wachter

President: Michelle Joy

Vice President: Roz Miller

Council Member: Jason Landsbach

Bart Carr

Luke Taiclet

Kim Wagner

Jeff Magee

Treasurer: Deborah Ahern

Public Works Director: Chad Crawford

Secretary.: Jennifer Gasser

Zoning Officer: Dawna Pella

Zoning Officer: Owen Pella

Chief of Police: David Johnson

Solicitor: Taryn Hardy

Engineer: Emily Palmer

Engineer: Larry Lennon

**Approval of Agenda**

Michelle Joy advised the agenda needs to be amended to add to the Treasurer report to vote to approve the auditor for the coming year. Kim Wagner made a motion, seconded by Roz Miller to approve the agenda as amended. All in favor, agenda is approved as amended.

**Public Comment**

Wish Development - Carl Petrus (Engineer) and Tony Borelli (Architect) addressed Council regarding a Truck Driving Training School (160 Driving Academy) being a new tenant at the Beaver Strip. Council discussed the potential new tenant with Mr. Petrus and Mr. Borelli including 2-3 vehicles would be stored on the vacant lot or behind the building, washing vehicles on the site (no). Owen Pella inquired on any discussion with PennDOT with having the Highway Occupancy Permit amended. They discussed the volume count going from low to medium usage not being on the radar. Michelle Joy advised additional information is needed to determine if they need a new Conditional Use.

Kim Webb inquired on Dawna Pella's findings. Michelle Joy read Dawna Pella's report regarding Ms. Webb's complaint. Council and Ms. Webb discussed her complaint with her neighbor's fence. Ms. Webb and Ms. Deloris Elkins discussed their neighbors retaining wall and flooding issues. After review, from this point Council is not going to require the neighboring property owners do anything additional. Jeff Magee made a motion, seconded by Kim Wagner to leave as it. All in favor, motion carries. Michelle Joy advised Jennifer Gasser will send a copy of Dawna Pella's report to Ms. Webb.

Garrett Shriver inquired if Council would ask the folks (Beaver Strip) if they were going to be parking the semi's on the stone lot, if guard rails are in consideration, lines on the ground, are they black topping and cones and other items for tractor trailers.

**Approval of Minute:**

Kim Wagner requested the employees name for medical reimbursement be removed from the Bill List. Roz Miller made a motion, seconded by Jason Landsbach to approve the Minutes of October 5, 2021, September Financials and October Bill List. All in favor, motion is approved.

**Reports:**

Mayors: Mayor Wachter advised what they were doing in Westgate, they stopped. Chad Crawford advised the

gas company is doing maintenance work on the gas line. In talking with Bob Sapsara, they are working on the first phase with building the warehouse and the second phase will be extending the road.

Police: Chief Johnson advised they had 59 calls for the month of September. In response to residents' complaints, they set up additional traffic monitor for speeding and aggressive driving in the 12 and 1300 block of Shenango Rd. October 28 is designated by the Chief of Police as Halloween and they will have officers out.

Zoning: Dawna Pella reported on the following: there was an Administrative Meeting with the Danny's Motel, Pitt Race is still being reviewed, the variance for the Cell Tower was approved and the next step for them would be going to the Planning Commission, on Norwood Drive Council gave permission to cite but she was holding off until the change in the magistrate is completed, the burned house on Shenango is completely wrapped and it looks as though it is cleaned out, the Plaza nothing new with existing tenants but will have to make decisions on the truck driving school. She had no updates regarding Bit Coin. Dawna Pella advised Crossgates reached out for a temporary occupancy permit with temporary trailers and port a john. She spoke with MDIA, and they will have to do a full application with the temporary occupancy permit (180 days, then they have to reapply). Council, Dawna Pella and Chad Crawford discussed Westgate including what was not done at the warehouse (to need a temporary permit), the manhole and sewer concerns with the lift station (taking on ground water).

Engineer: Larry Lennon advised with the Wessex Corporation development; they need to have a field meeting. Bikop Subdivision #1 the developer requested a time extension, no response. Westgate business Park Road, the gas company is down their working. His last update was they need to execute a developer's agreement and need to have a preconstruction meeting. Zoning Ordinance, Emily and Joanne will be at the next Planning Commission Meeting to go through the numbering, mixed used districts, final edits and making final edits. Discussion ensued about the Zoning Ordinances/Map. Larry Lennon advised they have updated the formatting issues with the SALDO. Valley Waste they are waiting on the Highway Occupancy Permit for the Driveway. Tower Access Group, the variance was approved, and they did submit an E&S adequacy letter from the County. Larry Lennon advised Emily Palmer is the manager of the Beaver County Office and will be attending the meetings moving forward. Mayor Wachter inquired about the Turnpike Bridge. Discussion ensued regarding the Turnpike Bridge. Jennifer Gasser advised on #2 the Bikop Subdivision, Lindy Paving requested an additional 60-days.

Solicitor: Nothing to report.

Public Works Dept: Michelle Joy advised the road crew has been working on the parking lot at the park. Chad Crawford advised the ALRP grant was submitted, and the total amount was \$420,000 for the replacement of Wallace Run lift station and the feasibility study to possible extend sewage up friendship and Hollowview Rd., the borough would be responsible for \$84,000.

Finance Committee: Meeting Notes October 12, 2021. Luke Taiclet advised the Bond Summary was provided.

Treasurers: Turned In – Debbie Ahern advised the QuickBooks conversion is almost done. The budget will have to approved by November 16 so it can be advertised for 10 days, so it can be adopted in December. Shannon Steele will handle the Municipal Authority properties deeds being changed. Roz Miller made a motion, seconded by Jason Landsbach to have the auditing done by Herrmann and Loll. Roll Call Vote Yes: Michelle Joy, Roz Miller, Jason Landsbach, Bart Carr, Luke Taiclet, Kim Wagner and Jeff Magee.

Debbie Ahern advised she attached an updated escrow sheet and at the Finance Committee meeting they discussed sending reminder notices to the individuals who have not paid. Jennifer Gasser requested a copy of the Treasurers report for the Book.

Secretary: Jennifer Gasser advised of the Administrative Meeting on October 29 for the Bikop property at 2pm.

There was discussion regarding the November 2, 2021 meeting being cancelled or moved.

### **New Business**

1. DCED Fire Study Articles of Agreement – Jennifer Gasser discussed the Articles of Agreement. The mayor inquired if this was binding. Jennifer Gasser advised no. Jeff Magee made a motion, seconded by Bart Carr to enter into an agreement with DCED for a fire study. Roll Call Vote Yes: Michelle Joy, Roz Miller, Jason Landsbach, Bart Carr, Luke Taiclet, Kim Wagner, and Jeff Magee. All in favor, motion carries.

2. Street Opening Ordinance – Chad Crawford advised he went through the Street Opening Ordinance and updated it. Council will review the Ordinance.

3. Codification added to the Budget - Jennifer Gasser discussed adding the cost to Codification to the Budget and went over the 3 quotes received and the yearly cost to add the Ordinances online. The cost is subject to change, depending on when the SALDO and Zoning Ordinance are passed. Jennifer Gasser asked for \$11,000 be added to the budget with \$2,000 added yearly for maintenance. Council had no objections.

4. Updated Fee Schedule – Luke Taiclet advised Council needs to review this and it will be approved at the January 1 (2022) meeting.

5. Updated SALDO and Driveway Applications – There was discussion if this will be editable online. These will be adopted at the first meeting of the year.

6. Kim Wagner made a motion, seconded by Roz Miller to approve the Lindy Paving Subdivision 60-day extension request. Roll Call Vote Yes: Michelle Joy, Roz Miller, Jason Landsbach, Bart Carr, Luke Taiclet, Kim Wagner, and Jeff Magee. This extension expires Friday December 17, 2021.

7. Chad Crawford and Council discussed the acquisition of land for the Wallace Run Lift Station and the appraisal received.

### **Old Business Update:**

1. Cameras for Law Enforcement – No new updated.

2. November 2, 2021 Council Meeting – Will leave open ended based on budgeting.

3. Danny's Motel. Dawna Pella advised there was an Administrative Meeting with the owner and his architect, and they want to do a convenient store with a gas station. They want to keep part of the building for the convenient store. They want to keep the house and renovate it and have someone move into it to mind the store. There was discussion regarding the setbacks, building being non confirming, right of ways. After discussion, Council agreed to have the Solicitor send the owner a letter advising he has 7 business days to get

his demo permit in with fee paid. In that permit process, based on the demolition ordinance he will have a certain amount of days to do complete the demolition based on the Ordinance. Council discussed, if allowed, requesting a bond/escrow for \$15,000, for in the event the owner fails to follow through with any of the dates. All of Council was in agreement with full demolition of the building.

Mayor Wachter discussed when the sewer line was put in there was discussion of putting a fifth turning lane on Route 18. Mayor Wachter advised of a shed on 18 by the Beaver Falls Motel, that is caving in.

Jennifer Gasser and Council discussed the letter to be sent to Ms. Webb.

Meeting Adjourned 9:04PM

Respectfully Submitted,

Jennifer Gasser