

MINUTES OF THE BIG BEAVER BOROUGH COUNCIL MEETING October 21, 2025.

Held at the Big Beaver Municipal Building, 114 Forest Dr, Darlington, PA 16115

President Kimberly Wagner called the meeting to order at 6:00pm followed by the Pledge of Allegiance and the Lord's Prayer.

Roll Call:

Mayor: Michelle Joy

Council President: Kim Wagner

Council Vice President: Jeff Magee

Council Members: Karla Myers

Erin Walter

Garrett Schriver

Jessica Chaney

Bart Carr

Secretary/Treasurer: Jennifer Gasser

Engineer: Dan Martone

Chief of Police: David Johnson

Zoning Officer: William Payne

Solicitor: Shannon Steele

Absent: Public Works Director: Chad Crawford

Approval of Agenda:

Garrett Schriver requested to add Personnel to the Executive Session. Garrett Schriver made a motion, seconded by Erin Walter to approve the agenda. All in favor, motion carries.

Public Comment:

Sean Sullivan distributed a handout and reviewed its contents with Council outlining the potential impacts of Pitt Race's closure, the effects of Data Centers, and recommended actions for Council consideration. Daniel Dennehy spoke to Council about the consequences of Pitt Race closing and the impacts of Data Centers, asking Council to implement a permanent moratorium until ownership and future plans for the facility can be thoroughly researched. Solicitor Steele advised Council can take things under consideration. Randy Bish addressed Council concerning the possible sale of Pitt Race and the implications of a Data Center. Connie Domhoff shared how her business has grown due to Pitt Race and expressed concern about the negative effects its closure could have on local businesses.

Approval of Minutes:

Erin Walter made a motion, seconded by Garrett Schriver to approve the Minutes of October 7, 2025, September 2025 Financials, and October 2025 Bill List. All in favor, motion carries.

Administrative Reports:

Mayor: Mayor Joy reminded everyone of the Trunk Treat and Eats on October 26<sup>th</sup>.

President Report: No report

Public Works Director: No Report.

Secretary/Treasurer: Jennifer Gasser informed Council that PennDOT will begin conducting a study in response to the School Bus Stop sign request.

Professional Reports:

Fire Department: Turned In

Zoning/Code Enforcement: Turned in. Bill Payne reported that all outstanding matters have been addressed. He has contacted residents regarding code enforcement complaints, and all open building permits are current, with the exception of one permit that has been deferred until next year.

Police Department: Turned in. Chief Johnson reported an additional incident that occurred on September 16th involving a barricaded subject who set fire to a hotel. The fire was successfully extinguished.

Engineer: Turned in – Dan Martone reported that the substation project on Wallace Run Road is governed by the Public Utility Code, and all requested information has been provided. He noted that work will soon proceed with the gas line at Stockman Run. The pathways and grading for the park have been planned and construction is expected to begin within the next few weeks. He also provided an update advising that the Mitsubishi project is progressing.

Solicitor: Shannon Steele advised of the Administrative Work done with Jennifer Gasser regarding the new code officer, RTK requests, Road Bond, Solicitor letter for the explanation of the trails at the park. She addressed community concerns regarding the potential closure of Pitt Race, noting Council has received no formal applications, and explained the need to avoid involvement in private business matters and noted they are currently at a standstill. She added that direct communication with property owners would be more effective, as Council currently has no authority or influence over the status or potential sale of Pitt Race. Dan Martone explained that large projects begin with a Land Development application, followed by Borough review through multiple meetings to ensure compliance with ordinances, along with building and stormwater management plans. Dan Dennehy commented they are here to learn this process and they are here not just to show how valuable Pitt Race is to them as a Community and for the Stouts to see, more so than council.

#### New Business:

- A. Garrett Schriver made a motion, seconded by Jeff Magee to purchase a Wet Well Access Lid for the Homewood Pump Station from RAM Industrial Services Solutions (COSTARS), from Bond Funds, for \$12,285. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, Garrett Schriver, Bart Carr and Kim Wagner.
- B. Hire a Fire Administrator. – Tabled.
- C. Jeff Magee made a motion, seconded by Garrett Schriver to approve the Zoning/Code Enforcement Appointment Agreement. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, Garrett Schriver, Bart Carr and Kim Wagner.
- D. Erin Walter made a motion, seconded by Karla Myers to approve the 2026 Engagement letter for Herrmann & Loll to be Big Beaver Borough's Auditor. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, Garrett Schriver, Bart Carr and Kim Wagner.
- E. Jeff Magee made a motion, seconded by Garrett Schriver to approve the 2026 Engagement letter for Herrmann & Loll to be the Borough Real Estate Auditor. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, Garrett Schriver, Bart Carr and Kim Wagner.
- F. Jennifer Gasser discussed the Certificate of Deposit. Garrett Schriver made a motion, seconded by Erin Walter to open a Certificate of Deposit at Wesbanco. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, Garrett Schriver, Bart Carr and Kim Wagner.
- G. Resolution 05-2025 Multi-Municipal Beaver County Neighborhood Assistance Program Enterprise Zone designation. After discussion, this was tabled.

#### Executive Session Legal and Personnel: 6:45pm – 9:24pm

- H. Garrett Schriver made a motion, seconded by Erin Walter to amend the agenda to add two new items to new business. All in favor, motion carries.
- I. Jeff Magee made a motion, seconded by Erin Walter to approve to condemn 624 Norwood Drive. Roll Call Vote Yes: Jessica Chaney, Erin Walter, Jeff Magee, Karla Myers, Garrett Schriver, Bart Carr and Kim Wagner.

J. Jeff Magee made a motion, seconded by Jessica Chaney to accept the resignation of Chad Crawford effective October 21, 2025. All in favor, motion carries.

B. Erin Walter made a motion, seconded by Garrett Schriver to post a Fire Administrator position. Roll Call Vote Yes: Erin Walter, Garrett Schriver, and Kim Wagner. Roll Call Vote No: Bart Carr, Karla Myers, Jeff Magee, and Jessica Chaney. Motion Failed.

Meeting Adjourned 9:28pm

Respectfully Submitted,

Jennifer Gasser  
Secretary/Treasurer