

Borough of Beaver, PA  
Work Session Meeting  
November 28, 2023  
Minutes

- A regular scheduled work session meeting of Beaver Borough Council was held in the Community Room and called to order on Tuesday, November 28, 2023 at 7:00PM by Council President, Alexander Andres.
- Council Representatives in attendance: Alexander Andres, Michael Deelo, Roberta Good, Whitney Learn-Conjeski, Margaret McKean, Jim Perini, Sean Snowden, and Amy Stettler.
- Borough officials in attendance: Mayor Thomas Hamilton, Chief of Police and Borough Manager Dan Madgar, Sergeant Ken McCoy, Finance Manager Andy Kennedy, Debbie Hindman, and Rebecca Phillips.
- Absent: Alex Sebastian
- Public in attendance (signed in): Todd Hindman and Robert Snider.

**Public Participation –**

- Ellen Kretchmar, Ward 2
  - Asked what the biggest line item in the budget is and requested that information regarding the School Resource Officers and renovations to the old pool house be put in a Beaver Life magazine.

**Council Committee Reports**

**Shaw Park / Pool –** Reported by Mr. Andres

- Gave update on fundraising.

**Public Safety / Code Enforcement –**No Report

**Finance –** Reported by Ms. Stettler

- Reviewed the draft 2024 General Fund Budget
  - Discussed the need of a tax increase to maintain the same level of services and keep up with rising costs of materials, equipment, healthcare, insurance, etc.

**Highways –** Reported by Mr. Madgar

- Columbia Gas continues their gas line replacement in town.
- Trench repairs have begun.
- Paving to continue in Spring 2024

**General Government –**

- Ms. McKean suggested that a vacant property fee or tax be added to the fee schedule.

- Mr. Andres suggested that this be discussed and researched further before added to the fee schedule.

**Recreation** – No report

## **Reports**

**Manager/Secretary Report** – Reported by Mr. Madgar

- Night-time parking enforcement will be suspended starting Saturday, December 16<sup>th</sup>.
- Pending approval of the 2024 General Fund Budget, the December 26, 2023 Work Session will be cancelled.
- The Reorganization Meeting will be held on Tuesday, January 2, 2024 at 7:00 p.m.
- Zoning Hearing Board is scheduled to meet on Monday, December 18, 2023 at 7:00 p.m. to review a requested variance for signage at 999 Third Street.
- Mr. Degori was able to submit for a grant through Norfolk Southern and was awarded \$3,000 for equipment.
- Reviewed the need to restructure the current loan with FNB. Additional details will be provided at the December Council meeting.

**Mayor Hamilton** –

- Recognized Beaver Area School District and their hosted Day of Giving
- Reviewed Light Up Night and Tubachristmas

**Police Chief Madgar** –

- Asked that Council review the potential implementation of a penalty once three calls to the police are made for the same rental property for serious incidents. This would help address issues with absentee landlords.
- Mr. McCoy reviewed incidents regarding previous/current residents of the homeless shelter.

**Fire Department** – Reported by Mr. Perini

- Asked Council to consider the draft ordinance provided by the Fire Department to provide a tax credit to residents to volunteer with the Fire Department.
- Mr. Madgar suggested that the yearly contribution to the Fire Department be increased so that all members of the Fire Department can benefit and less clerical work would be involved. A special tax could also be implemented for the Fire Department.

**Emergency Management Coordinator** – No report

**Engineer** – No report

**President** – Reported by Mr. Andres

- Reviewed Light Up Night, Tubachristmas, and Small Business Saturday

## **Motions**

### **Approval of Conditional Use**

*Motion by Ms. Learn-Conjeski, based on the Beaver Borough Planning Commission's recommendation, I move that Beaver Borough Council approve the Conditional Use application from Town Center Associates for the proposed development of the vacant parcel of land at the northwesterly corner of 2<sup>nd</sup> Street and Market Street. Town Center Associates is proposing to construct 8 townhomes on the aforementioned parcel of land via the Traditional Neighborhood Overlay Zoning Ordinance with a side yard setback of 3ft on Market Street. Seconded by Mr. Snowden. Voice vote passed unanimously.*

### **Town Center Associates Lot Subdivision Plan**

*Motion by Ms. Good, based on the Beaver Borough Planning Commission's recommendation, I move that Beaver Borough Council approve the Lot Subdivision Plan submitted by Town Center Associates for the proposed 8-lot subdivision located at the northwesterly corner of 2<sup>nd</sup> Street and Market Street. This approval is conditional upon satisfaction of items and comments appearing in the Borough Engineer's review letter dated October 21, 2023. Seconded by Ms. Learn-Conjeski. Voice vote passed unanimously.*

### **Town Center Associates Land Development Plan**

*Motion by Mr. Snowden, based on the Beaver Borough Planning Commission's recommendation, I move that Beaver Borough Council approve the Land Development Plan submitted by Town Center Associates for the proposed 8-unit townhouse development at the northwesterly corner of 2<sup>nd</sup> Street and Market Street. This approval is conditional upon satisfaction of items and comments appearing in the Borough Engineer's review letter dated October 21, 2023. Seconded by Ms. Good. Voice vote passed unanimously.*

### **Appointment of Temporary Solicitor to Zoning Hearing Board**

*Motion by Mr. Snowden, I move that Beaver Borough Council appoint Attorney Nathan Morgan at a rate of \$120 per hour as temporary solicitor to the Zoning Hearing Board to handle a variance request from Hybrid Global Logistics Services regarding signage scheduled for December 18, 2023. Seconded by Ms. McKean. Voice vote passed unanimously.*

### **Approval of Order from Spurk HVAC**

*Motion by Ms. Stettler, I move that Beaver Borough Council approve proposal number 2373 from Spurk HVAC dated November 14, 2023 in the amount of \$61,416.00 for HVAC materials and installation at the renovated pool house. The amount of \$61,416.00 is to be transferred from the Borough's Capital Fund. Seconded by Ms. Good. Voice vote passed unanimously.*

- Mr. Madgar – This transfer will be from general capital funds, not from the American Rescue Plan funds, to continue work until the loan can be restructured to complete the project.
- Mr. Madgar – Multiple bids were received and this vendor is approved through COSTARS

**Advertisement of 2024 Budget**

*Motion by Ms. Stettler, I move that Beaver Borough Council authorize the Solicitor to advertise the draft 2024 General Fund Budget for adoption at the December 12, 2023 Council Meeting at a 9% increase. Seconded by Ms. Learn-Conjeski. Voice vote passed unanimously.*

**Motion by Mr. Deelo to adjourn. Seconded by Ms. Good. Voice vote passed unanimously.**

**Meeting adjourned at 8:36 p.m.**

Submitted by Rebecca Phillips