

Borough of Beaver, PA  
Work Session Meeting  
October 28, 2025  
Minutes

- A regular scheduled work session meeting of Beaver Borough Council was held in the Community Room and called to order on Tuesday, October 28, 2025 at 7:00PM by Council Vice President, Amy Stettler.
- Council Representatives in attendance: Alexander Andres, Robert Bickerton, Michael Deelo, Roberta Good, Todd Hindman, Whitney Learn-Conjeski, Margaret McKean, and Amy Stettler.
- Borough officials in attendance: Mayor Tom Hamilton, Chief of Police and Borough Manager Dan Madgar, Solicitor Garen Fedeles, Sergeant Ken McCoy, Finance Manager Andy Kennedy (via phone 7:35 p.m.), Debbie Hindman, and Rebecca Phillips.
- Absent: Sean Snowden.
- Public in attendance (signed in): Amy Shay, Lew Villotti, Cheryl Hansen, Robert Snider, Steve McGrew, Rebecca Beem, Lincoln Kretchmar, and Ellen Kretchmar.

**Beaver County Neighborhood Assistance Program Enterprise Zone Review – Lew Villotti**

- Mr. Villotti from Beaver County CED spoke about the application for the Neighborhood Assistance Program Enterprise Zone tax credit.
- The program allows improvements made within a specific district to be eligible for the Enterprise Zone tax credit program.
  - Up to \$500,000 in improvements on a property in the designated area can be eligible for a tax credit.
- The current application differs from previous ones as it includes commercial properties in the nine historical river town communities, including Beaver. Previous applications focused on industrial properties only.
- A resolution is needed for the application to the state.
- The state tax credit does not affect local taxes.

**Public Participation –**

- Ellen Kretchmar, Ward 2
  - Concerned about council transparency and committee involvement in budget discussions.
    - Ms. Stettler stated that committees are vocal, such as Recreation around equipment and programs.
  - Believes that the Borough does not apply for park-related grants and stated that Conway got a grant.
    - Ms. Stettler stated that the Borough does apply for grants.
  - Concerned about denied right to know request for quarterly reports and draft five-year plan.
    - Ms. Stettler stated that if there is not a formal document then there is nothing to share. The five-year plan is a draft and projected that is anticipated to change over time.

## **Commissions/Authorities**

**Beaver County Regional Council of Governments (COG)** – No report

**Planning Commission** – No report

**Shade Tree Commission** – No report

**Code Enforcement Officer** –

- October 2025 Code Enforcement Officer report included in the Council packet.

**Historical Architectural Review Board** – Reported by Mr. McGrew

- The July 17, 2025 HARB meeting minutes were included in the Council packet.
- Discussed board vacancies and residency requirements.
- HARB is facing challenges in meeting residency requirements for board members, particularly for a real estate broker position.
- Mr. McGrew mentioned exploring the possibility of using a real estate agent without a broker's license to address the residency issue and asked if qualified candidates could be attracted through the Borough's website.
- HARB wants to educate new property owners, business owners, and realtors about historic preservation.
  - Considering a four-panel brochure to promote the HARB and explain their mission.
  - Mr. Madgar stated that if the HARB needs materials, to contact the Borough office and we can help.
- HARB continues to work jointly with the Beaver Area Heritage Foundation on the Third Street Through the Years project. The project will catalog the business district from the 1800s to present day. The HARB wants public interaction for additional knowledge, photos, and artifacts. The final result will be brass plaques presented to buildings on Third Street that have been there historically for some time.

**Municipal Authority** – Reported by Mr. Deelo

- Two members of the Municipal Authority are leaving at the end of the year, and Council will need to appoint two new members in January.
- The Municipal Authority will provide recommendations for the two openings, one for five years and the other for two years.
- The Municipal Authority is looking at the lead and copper improvements, a mandated program by the EPA administered through the state environmental protection. The goal is to have all lead lines replaced in 10 years. Residents have already received one letter indicated that it is unknown whether they have a lead line.

**Pool Committee** – Reported by Mr. Andres

- October 2025 pool committee report included in the Council packet.
- November 15<sup>th</sup> will be Trivia Night at the Pool House Civic Center.
- Continuing to look into different grants.
- The Pool Committee asked the borough for \$106,000 to go towards a splash pad.
- The end goal is still the pool, but a splash pad would provide a step in the right direction.
- Large and corporate donations have been challenging.

- Burgatory is having a two-day give back on November 1<sup>st</sup> and 11<sup>th</sup>, where they will give 10% of what you spend if you show them a flyer.

## **Council Committee Reports**

### **Finance – Reported by Ms. Stettler and Mr. Hindman**

- Approximately \$100,000 of tax revenue has been received since that last meeting. The budget is trending positive and a transfer will be made to the capital fund.
- Mr. Kennedy reviewed pension information.
  - This number is split between police and highway and the expense was reduced due to a credit.
  - These costs are difficult to identify due to the values being a continuous moving target.
  - The borough underestimated the amount in 2025 and has made the adjustment in the upcoming budget.
  - The state provides pension aid, offsetting the expenditure.
- Mr. Kennedy reviewed accounting change in business permits because Berkheimer doesn't separate licenses and taxes in their report to the Borough. Therefore, the budget is being adjusted to reflect how Berkheimer reports the monies.
  - The business privilege tax is now going into a different line.
- Mr. Kennedy reviewed the major targets within the executive manager expense section including \$360,000 to the Municipal Authority, replenishing savings which was depleted due to the hill slide, and then to build additional savings for future projects or emergencies. The contingency number will go back to a normal value in the 2026 budget.
- Ms. Stettler reviewed the loan for the pool house construction. The outstanding balance is around \$400,000 and this is one of the items suggested to pay down faster.
  - Mr. Kennedy stated that the Borough's cash position is considerably better than it was 12 months ago and there may be an opportunity to put additional monies toward the loan and savings.
- Ms. Stettler reviewed some budget considerations:
  - Hiring a full-time police officer to reduce overtime
  - Streetscape improvements (sidewalks)
  - Equipment upgrades for Road Department
  - Additional FNB loan payment
  - Road signage
- The LSA grant award for the crosswalks is still pending. Another grant for crosswalks is being applied for in conjunction with the schools.
- Overall, the Borough's financial position is in a good spot and the tax revenue is going to help for several years and replenish savings. There is no tax increase included in the draft 2026 budget.
- Mr. Kennedy encouraged Council members to reach out as they have time to review the draft budget with any questions they may have.
- Mr. Kennedy noted that Ms. Stettler is ending the end of her term and thanked her for her dedication and valuable participation, especially in the Finance Committee.

### **General Government – Reported by Ms. Good**

- Mr. Copeland will be speaking at the Heritage Foundation speaker series on November 18<sup>th</sup> about the Beveledere,

- Ms. McKean mentioned a small tree that has fallen into the Ohio River near the sewage treatment plant and suggested removing it from becoming a hazard to river traffic.
- Ms. McKean referenced a discussion about assisting a resident with deteriorating sidewalks, and suggested using accumulated bricks and volunteers to help.

### **Highways – No report**

### **Public Safety / Code Enforcement – Reported by Mr. Bickerton**

- Reviewed motion for body cameras and police vehicle cameras.
- The Borough has applied for a grant for crosswalks near schools and another for body and car cameras.

### **Recreation – Reported by Ms. Learn-Conjeski**

- The Library fundraiser will be held on Saturday.
- Trick or Treat will be held on Saturday.
- Recognized the Chamber of Commerce for their recent work to host a successful Halloween event.

## **Reports**

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

- Paving is now completed. Borough Engineer is working on reimbursements due from Columbia Gas and the Municipal Authority.
- Trick or Treat was rescheduled due to the forecasted weather. Coordinating with various organizations as well as other logistics were taken into consideration.
- TV series production company has completed filming for now. They are expected to be back later this year. They have been utilizing various locations in town and the Pool House Civic Center.
- Justin Quigley and Brian Koslosky were recognized for installing the monument at the Liberty Tree location and for their work with the Municipal Authority.
- Skunk traps have been set on residential property.
- Light Up Night will be held on Friday, November 28<sup>th</sup>. The parade will begin at 6:00 p.m. and the fireworks will be at 8:30 p.m. Mr. Madgar complimented the Beaver Area Chamber of Commerce for their work and partnership with the Borough.
- Right to Know request update:
  - 1734 pages of documents have been provided to one resident (increase of 34 pages since last meeting).
  - Staff continues to fulfill pending requests for 29 additional types of records.

### **Mayor Hamilton –**

- Reviewed scam workshop held at the Pool House Civic Center. State and local officials attended as well as students from Dutch Ridge Elementary School. Another workshop is being scheduled for the future.
- Reviewed the Reclaimed Threads ribbon cutting and that the new business will be a nice addition to the town.
- Reviewed the Beaver Area Chamber's successful Halloween event.
- Reviewed the Liberty Tree Planting near the Fort McIntosh site on River Road. This was in conjunction with the freemasons, who paid for the tree and monument.
- The Veterans Day Parade is scheduled for November 11<sup>th</sup> at 10:30 a.m.

**Police Department** – No report

**Engineer** – No report

**President** – No report

## **Motions**

### **Resolution 2025-03 Beaver County Neighborhood Assistance Program Enterprise Zone Application**

*Motion by Ms. Good, I move that Beaver Borough Council approve Resolution 2025-03 authorizing Beaver County Corporation for Economic Development (CED) to file an application, which includes Beaver Borough, in a proposed multi-municipal Beaver County Neighborhood Assistance Program Enterprise Zone designation application with the Pennsylvania Department of Community and Economic Development (DCED). Seconded by Ms. McKean. Voice vote passed unanimously. Mr. Bickerton abstained.*

### **Resolution 2025-04 Local Share Assessment Grant Application**

*Motion by Mr. Bickerton, I move that Beaver Borough Council approve Resolution 2025-04 authorizing an application for a statewide Local Share Assessment (LSA) grant from the Commonwealth Financing Authority for \$220,238.20 to be used for police body cameras and police vehicle cameras. Seconded by Ms. Good. Voice vote passed unanimously.*

### **2025 Donation to Beaver Area Memorial Library**

*Motion by Ms. Learn-Conjeski, I move that Beaver Borough Council approve the donation of \$28,500 to the Beaver Area Memorial Library. This item is approved in the 2025 budget. Seconded by Mr. Hindman. Voice vote passed unanimously.*

**Motion to adjourn by Ms. Learn-Conjeski. Seconded by Ms. Good. Voice vote passed unanimously.**

Meeting adjourned at 8:08 p.m.

Submitted by Rebecca Phillips