

BOROUGH OF CONWAY COUNCIL  
REGULAR MEETING MINUTES  
Council Chambers, 801 First Avenue, Conway, Pennsylvania  
January 21, 2026

---

**MEETING** was called to order at 7:00 p.m. with Mr. Scott Levenson presiding. The following members of Council and officials of the Borough were present: Mr. Scott Levenson, Mr. Kevin Atsidis, Joe Bohach, Mr. Chuck Darrah, Mrs. Jocelyn Hertneky, Mr. Mark Hertneky, Mrs. Patty Then, Mayor Debbie Rose, Borough Secretary Margie Nelko, Borough Solicitor Mr. Richard Monti, Borough Engineers Mr. Larry Lennon, Jr. and Mr. Eric Fritz.

**PLEDGE OF ALLEGIANCE**

**RECOGNITION OF VISITORS:**

Warren Jackson of 1924 Aspen Court  
Mr. & Mrs. Michael Bryant of 1701 Sampson Street

**PUBLIC COMMENT (Agenda Items):**

Mr. Bryant was present to inquire his residence is on the agenda. The Borough Secretary explained that documents/correspondence received in the office regarding topics that Council needs to be aware of are placed on the agenda. Mr. Levenson explained that this process places these documents on record as being received by Council.

Mr. Jackson was present to inquire if it is legally zoned for the farm behind him (his residence). The Borough Solicitor reviewed the zoning codes for Industrial Park (IP) vs Restricted Residential (R1). Mr. Jackson inquired if animals are allowed. The Borough Solicitor stated yes, as long as the codes are followed. Mr. Jackson left the meeting at this time. Mr. Bryant followed Mr. Jackson from the meeting to discuss the matter further.

Mayor Rose entered the meeting at this time (7:04pm).

There was some discussion regarding the number of acres in residential vs. industrial, if anyone made sure the animals are in industrial and if there is a survey showing the two zoning districts. Mrs. Bryant stated that she could not answer the acreage questions and that the survey submitted to the Borough was the original (1994). It was determined that other questions would be better asked later in the meeting upon Mr. Bryant's return.

**MAINTENANCE SUPERVISOR'S REPORT:** The Public Works Supervisor was not in attendance. This report was ordered received and filed.

**FIRE CHIEF'S REPORT:** The Fire Chief was not in attendance. No Report received. It was noted that a meeting with the CVFD has been scheduled for February 27, 2026 at 6:30 pm.

**EMA COORDINATOR'S REPORT:** No Report.

Mrs. Hertneky presented Council with an update regarding Mr. Shawn Butter being interested in the position of Assistant EMA Coordinator. **After some discussion, the motion of Mr. Bohach, seconded by Mrs. Hertneky to appoint Mr. Shawn Butter as the Assistant EMA Coordinator was unanimously carried.**

**FINANCE & ADMINISTRATION COMMITTEE REPORT:** Mrs. Hertneky, of the Finance & Administration Committee, presented Council with updates regarding the following issue(s).

1. List of Bills - A list of expenditures for the time period of January 6, 2026, through January 21, 2026, in the total amount of \$81,315.81 from the General Fund, expenditures in the amount of \$2,241.65 from the Liquid Fuels Fund and expenditures in the amount of \$53,218.49 from the Water & Sewer Fund were presented to Council for review. **After some review, the motion of Mr. Hertneky, seconded by Mrs. Hertneky to approve the Lists of Bills as presented was unanimously carried.**
2. Budget Reports – This report were ordered received and filed.
3. Treasurer Report – This report was ordered received and filed.
4. Waterline Replacement Project Payment Discussion – The Borough Secretary presented an update of the Waterline Replacement Project Loan information and the possibility of paying the loan off. **After some review and discussion, the motion of Mrs. Then, seconded by Mrs. Hertneky to authorize the pay off the Waterline Replacement Project Loan by using the Waterline Replacement Project Fund balance and the remaining amount due from the Water & Sewer Fund and authorize the closing of the Waterline Replacement Project Fund was unanimously carried.**
5. Brentwood Bank Discussion – Mrs. Hertneky presented a brief overview of the meeting with the representatives from Brentwood Bank and that a follow-up meeting has been scheduled to review detail options. There was some discussion as to the reasoning for reaching out to another banking institution. Mayor Rose inquired if other banks were considered such as PNC.
6. Quick Books (QBs)Enterprise Software Discussion – The Borough Secretary presented information regarding the QBs Desktop software version is being discontinued and what options are available. The Borough Secretary stated that she is still researching these options for the most efficient and cost friendly.

**COMMUNITY DEVELOPMENT COMMITTEE REPORT:** Mrs. Then, of the Finance & Administration Committee, presented Council with updates regarding the following issue(s).

1. LSA Grant Application Choice Decision Discussion – An email, dated January 14, 2026, was received from the PA Department of Community & Economic Development stating that the application submitted for water meter replacements for \$385,485 and a cold-water jetter for \$77,674 is not considered one cohesive project as required for LSA Statewide. The Borough is able to pursue one or the other by submitting a notice to the PA Department of Community & Economic Development by Thursday, January 22, 2026. **After some discussion, the motion of Mrs. Then, seconded by Mr. Bohach to approve moving forward with the water meter replacement portion of the LSA Grant Application was unanimously carried.**
2. Keystone State Consulting, LLC Discussion – There was some discussion regarding information received for this firm to work on the Zoning Ordinance revisions for the Borough. There was some discussion regarding the current Code Enforcement company having started the revisions and that they could enforce the ordinances and not necessarily write the codes. This matter was postponed.

**PUBLIC SAFETY COMMITTEE REPORT:** No Report.

**PUBLIC WORKS COMMITTEE REPORT:** No Report.

1. Minor Water Leak Repairs (Farragut Street/Hiland Avenue) – An update was provided to Council regarding the recent water line leak repairs and their affects in helping reduce the water usage on the master meter. There was discussion on most of the leaks being related to mainline valves, which is a priority.

**MAYOR'S REPORT:** No Report.

**BVRPD REPORTS:** No Report.

**ENGINEER'S REPORT:**

1. Monthly Report – January 2026 – After the Borough Engineer's review of the items listed on the report, this report was ordered received and filed.

There was discussion regarding the estimated timeline for the acquiring information for the 2026 Roadway Improvement Project. It was noted that Economy Borough should be notified that we are moving forward with our road paving plans.

**SOLICITOR'S REPORT:** No Report.

**CORRESPONDENCE:**

1. PennDOT District 11 Community Stakeholder Meeting Survey - This document was ordered received and filed.
2. Harshman CE Group, LLC Monthly Reports - Dated 01/05/2026 - This document was ordered received and filed.
3. Norfolk Southern Railyard Co. Sample Analysis Report – Dated 12/08/2025 - This document was ordered received and filed.
4. LHT Coraopolis Terminals Downstream Notification – Dated 12/12/2025 – This document was ordered received and filed.
5. LHT Coraopolis Terminals Downstream Notification – Dated 12/12/2025 – This document was ordered received and filed.
6. Union Pacific Corporation Acquisition of Norfolk Southern Railyard Co. Decision No. 8 – This document was ordered received and filed.

**OLD BUSINESS:**

1. Conway Water System Consolidation Update – A background overview of the water system consolidation and the thoughts on moving forward was provided to everyone present. **After some review and discussion, it was the consensus of Council to send a letter of intent not to move forward with the water system consolidation at this time to Ms. Amy Forsha, of RCAP Solutions, Inc., and the Beaver Falls Municipal Authority Board.**

There was also discussion regarding 2027 Budgeting, the need for a water main valve replacement plan with grant research. An overview of information regarding a possible meter replacement project throughout the Borough was also discussed.

2. Pension Plan Investment Management Discussion – No update at this time.
3. Conway-Baden Municipal Authority Sanitary Interconnect – No update at this time.
4. Mult-Municipal Shared Services Discussions - No update at this time. There is interest from several municipalities to set up a meeting for further option discussions.
5. Mapping of Borough Streets – No update at this time.

6. Water Shut Off Valves for Rental Units – No update at this time. The Borough Secretary will discuss this matter further with the Borough Solicitor.
7. Economy Borough regarding Center Street and East Ridge Avenue – No update at this time.
8. Re-Zoning Discussion-VariouS Portions of Conway – No update at this time.

#### **NEW BUSINESS:**

1. Resolution No. 2026-01-America250PA Support – A Resolution supporting the Pennsylvania Commission for the United States Semiquincentennial (America250PA) was presented to Council for review. There was some discussion regarding the grant application requirements and what the Borough could do in support of this matter. **After some review, the motion of Mrs. Then, seconded by Mr. Darrah to adopt Resolution No. 2026-01 as presented was unanimously carried.**
2. Beaver County Conservation District Agricultural (BCCDA) Complaint Insp. Follow-up – 1701 Sampson Street – A letter, dated January 16, 2026, was received from Sara Benzio, of the BCCDA Conservationist, regarding an inspection follow-up on a complaint received. The farming operation was not in compliance with the Pa Regulatory Requirements defined under 25 Pa Code Chapter 91.36. This report was ordered received and filed.

The following is information and discussion is a continuation from the Public Comment (Agenda Items) portion of the meeting after Mr. Bryant returned to the meeting.

Mayor Rose stated that there has been complaints and questioned whether the animals are housed in the industrial side of the property, if a survey has been submitted, burning with aftermath on neighboring properties and construction noise outside of hours of operation. Mr. and Mrs. Bryant verified that the construction noise was for the guest house during the hours of 8am – 5pm at the latest, unless there were deadlines then it maybe later. Mayor Rose stated that another concern is excess traffic in a residential area and asked if there are any plans to have an access road for business purposes. Mr. Bryant stated that he has discussed leasing property from a neighbor who has two (2) parcels in the Industrial zoning district for access. Residents of Conway have expressed of not wanting a farm in their backyard. Mr. Bryant stated that his neighbors had the opportunity to buy the property and in his opinion if it is your land you are allowed to do whatever based on zoning/laws. Mayor Rose inquired if there was validity of getting buffalo, if so they are destructive and that you would be making every effort to keeping them in the Industrial zoning district and out of someone else's backyards. Mr. Bryant said potentially and reviewed the type of fencing, the fence height, the footer depths, the crossings and the double gates and we take this seriously. Mayor Rose inquired if there are farm community or rules/regulations that need to be followed now that you are registered as a farm. Mr. Bryant stated no, not as small as we are. There are certain things with the Beaver County Conservation District and that USDA will be coming so that we can work with them. We would like to host event(s) to see what is going on while charging a small fee for adults and then giving back to the community for fireworks as an example.

Mr. Bryant asked Mayor Rose why she was personally against the farm. Mayor Rose responded that she is not personally against it that she is the one on the other end of the complaining phone calls. Mayor Rose stated that she has stated that Conway is a residential area and we do not allow farm animals, if the farm animals are in the Conway zoned residential area then we will put a stop to that. Mayor Rose also stated that personally when it was zoned Industrial the interpretation to flip it into a farm vs agriculture from an industrial perspective is a difference of opinion and some of your neighbors are not happy. Mr. Bryant stated that the neighbor he spoke to during the meeting told him that when he called the Borough he was told the Borough is going to shut it down and stuff, this is the feedback that I am getting. Mrs. Hertneky and Mr. Levenson stated that our secretaries and the Borough are not out to get you.

Mrs. Then stated that the Borough was not notified that you had a farm. Mrs. Then then asked when did you become a farm. Mr. Bryant stated he does not remember and that he did not have to disclose this to the Council because we did not put in structures. Mrs. Then explained that Borough had no idea it was deemed a farm until resident started calling to complain which made it hard for the Borough to comment on and again asked when did you become a farm. Mr. Bryant stated he did not recall. Mayor Rose pointed out that the Borough was unaware of the assessment change to your property which reduced the real estate taxes and this is Beaver County's fault. There was some discussion regarding clarification that this property is not a dual zone but spans in two (2) different zoning districts.

Mr. Bryant shared knowledge with the Council regarding the Beaver County Conservation District having grants for roads that have under 500 vehicles using.

3. Winter Traffic Services 2024-2025 Evaluation Costs – A letter, dated January 5, 2026, was received from PennDOT District Engineering 11-20 regarding the 2024/2025 severe winter adjustment that derived from the completed evaluation of the winter service costs.
4. PMRS 2026 MMO Bill Summary – The pension plan invoice for calendar year 2026 was ordered received and filed.
5. Planning/Zoning Commission Letter of Interest – S. Butter – A letter was received from Mr. Shawn Butter regarding his interest in joining the Planning and Zoning Commission for a four-year term. **After some discussion, the motion of Mrs. Hertneky, seconded by Mr. Hertneky to appoint Mr. Shawn Butter to the Conway Borough Planning and Zoning Commission was unanimously carried.**
6. MRM Property & Liability Trust Loss Activity Report – January 2026 – The current loss activity report reflecting claims for the Borough from April 30, 2025 through May 1, 2026, was presented to Council for review. This document was ordered received and filed.
7. BFMA 2026 Water Rate Increase Notice – A letter, dated December 29, 2025, was received from Beaver Falls Municipal Authority regarding the decision to raise the 2026 water rates by 4% (\$759.00 monthly minimum charge and \$5.22 per thousand gallons). This document was ordered received and filed.

**OTHER BUSINESS:**

There was some discussion regarding the Borough owned ballfields. Currently the Borough is not reimbursed for water or electric usage, destruction of grass and the property is used for free. Last year there were issues with trash not being contained which posed several problems. There was discussion on reaching out to the groups that use the ballfields to discuss options regarding the possibility of a contract or permit(s). Mrs. Then and Mrs. Hertneky volunteered to work on this matter.

**PUBLIC COMMENT:** None

**EXECUTIVE SESSION:** Mr. Levenson requested Council go into Executive Session regarding a potential litigation matter at 8:55 p.m., as per the motion of Mrs. Then, seconded by Mr. Bohach.

On the motion of Mr. Hertneky, seconded by Mrs. Then to reconvene at 10:18 p.m. was unanimously carried.

There being no further business, the motion of Mr. Hertneky, seconded by Mrs. Then to adjourn the meeting at 10:19 p.m. was unanimously carried.

Margie Nelko  
Borough Secretary

Scott Levenson  
President of Council

Motion(s) made and/or Council consensus decision(s):

1. Appoint Shawn Butter as Assistant EMA Coordinator
2. Approve the List of Bills
3. Authorize Waterline Replacement Project Payoff and Closing of Waterline Replacement Project Fund
4. Approve moving forward with Water Meter Replacement portion of LSA Grant Application
5. Consensus to send a Letter of Intent to Not Move Forward with the Water System Consolidation
6. Adopt Resolution No. 2026-01 America250PA Support
7. Appoint Shawn Butter to the Planning-Zoning Commission