

**Albion Borough  
Council Meeting  
September 25, 2025**

**PRESENT** President Jason Harayda, Scott Seaton, Nicole Thomas, Rick Irvine, Brittany Johnson, Solicitor David Rhodes, Borough Manager Gary Wells  
Absent: Vice President Jim Vorse, Jacqueline Ksenich, Mayor Will Roger

**CALL TO ORDER** 6:30pm

**PLEDGE OF ALLEGIANCE**

**Approve  
09/25/25  
Agenda** **B. Johnson:** Motion to approve 09/25/25 agenda  
**S. Seaton:** Second motion  
**Vote:** All in favor. Motion passed

**Approve  
of Minutes  
08/28/25** **N. Thomas:** Motion to approve Council Meeting minutes 08/28/25  
**B. Johnson:** Second motion  
**Vote:** All in favor. Motion passed

**Approve  
Purchase  
Order** **N. Thomas:** Motion to approve purchase order listing dated September 25, 2025, for a total of one hundred forty-three thousand six hundred thirty-five dollars and sixty-nine cents (\$143,635.69)  
**S. Seaton:** Second motion  
**Vote:** All in favor. Motion passed

**Trick-or Treat** **Mayor Rogers** set Halloween Trick-or-Treat hours for Friday, October 31, 2025, 6pm to 8pm

**Public Comment** **Amber English, 116 East State Street:** filed a complaint against the Grill n' Chill alleging the violation of multiple Borough ordinances and requesting response from Council why written complaint was not addressed. I have not received any acknowledgment or response. I'd like clarification on the Borough's process for handling complaints, who's responsible and when I can expect a written response regarding the complaint I submitted. **Borough Manager:** Solicitor Betza is handling your complaint and spoke directly with you regarding this at the last meeting on August 28, 2025. Council does not have to respond to at this time, thank you for your time.

**Lou DePalma, 9735 Rte. 18, Cranesville, Deputy Chief Treasurer of Cranesville Fire Department:** I should not be addressing you; my communications should be going through the Multi Municipal Emergency Services Commission (MMESC) and your representative. Unfortunately, your representative has not attended the last few meetings. So, I find myself here expressing concern. You have made decisions that will result in higher costs to the Borough, I can only assume you were misinformed or fail to fully understand emergency services in today's environments and how they operate. This community, our community, and the MMESC is better when we work together. Tonight, I would like to offer each Council member my

time and knowledge regarding these issues. I wholeheartedly believe it would serve you and our community if you fully understand the service concerns. I would be very happy to meet you in a small group or one-on-one, I can assist in providing the necessary knowledge to navigate these critical issues. I look forward to hearing from you.

**Eric Bouley, Gage Rd., Cranesville:** What is going on with Pearl Street? Is it going to get redone? You have a giant patch on Pearl Street that will not last the winter. **President Harayda:** Pearl Street was done 5 years ago.

**Borough Manager:** There is no base on any of these streets, that is what our problem is. It was milled about an inch and a half, and a gas line was hit, there's a lot of haunts in here that you don't know about. **Borough**

**Manager:** We want to take a look at the worst of the worst; we have to be careful because paving is so expensive. We are looking at Pearl Street and other streets. We bid these projects out, we appreciate your input, thank you.

**Adam Irvine, 147 West State Street:** My father and I own Goodfellas Pizzeria. I notice some business owners replacing deals with BYOB at their place of business. I spoke with you yesterday and you told me there were no regulations, no ordinances, or no state regulations on BYOB and then I posted it. Goodfellas is family oriented, you know it's not like any of these other bars. We reserve the right to, you know, not serve anybody. We got the cable, we got the rings, we got the pizza, we got all this stuff to make a great place. And as far as I was concerned, yesterday, when I posted I asked if I needed to be at the meeting or whatever and was told no, there's no problem. So, then you call me today and basically telling me I can't do that and I got to pay \$600.00 and then it's voted on and I don't see where things went south.

**Borough Manager:** I had checked out ordinances, and I missed it. So, when I spoke with you yesterday and I told you I couldn't find anything. Last night I spoke with Attorney Betza he went through our zoning ordinances and found it under the Bars and Taverns and Nightclubs. It takes a special exception from zoning, you don't meet with Council, for you to have BYOB, there's a law, it's an ordinance. I can't change that. You meet with the Zoning Board, and you have to just tell them what you want and it opens it up to the public. We have to advertise it. So, the \$600 pays for the ad and pays for a solicitor's time to come out here because the zoning board has a different solicitor than what council has. We also have to have a stenographer, and it pays for the stenographer and that's at your expense, not at the Borough's expense. If it should come in less than the \$600.00 and you'll be refunded anything for the actual time of those people. And because of the special exception in the law, I'm sorry, I made a mistake, and I said that, and I told your father the same thing. One of the things you told me was going to be for special occasions and things like that, and I didn't know you're going to go right out and put signs in your window that minute. **Adam Irvine:** I was very clear about our intentions and what we planned on doing with the sports and the TVs and all day. I may have mentioned something about possibly doing private parties or something in the future, but I specifically said and I recall telling you, you know, good spirit for everybody, you know, country fairs is going to profit from it, you know, the

beer distributor, whatever, you know, it's and I specifically said that. And I specifically said that it's not going to be a place for rift raft or, you know, any type of just a place to come, enjoy a few beers, watch games, all that.

**Borough Manager:** Adam, thank you. I can't change it. It's an ordinance. I appreciate it. So, we have to go through the process. Thank you.

**Councilman Rick Irvine:** I got one question, that building was a bar or 70 years, maybe even 100 years. I don't know. Then why? Why do we have to get rezoned? **Borough Manager:** You are not getting rezoned. You're asking for a special exception to allow alcohol in your restaurant.

**Councilman Rick Irvine:** I did everything legal when we opened that place up, everything.

Didn't cut no corners, did it, I think very well. And if I get a call from a customer that says, hey, I want to bring my wife. Can I bring a bottle of wine? I don't care what that ordinance says. I'm gonna let them do it. That's where I stand. I'm not actively seeking people to do that. I don't drink at all, but the bottom line is, number one, \$650. By the way, we have insurance.

We've already had insurance for that. You know, if that would happen, you want to be covered no matter what.

**Borough Manager:** You said you've been doing everything legally and done it correctly. This is an ordinance which is a law in Albion. Which legally says if you want to do it, you have to get a special exception. So, if you want to continue to follow the law, then please legally file the exception and go through the process.

**Councilman Rick Irvine:** I'm just saying it'll probably end up in court down the road, but if a customer of mine wants and calls me and says, hey, it's my wife's anniversary, can I bring a bottle of wine and eat some wings and pizzas? I got to be honest, I'm not going to turn them down. just, I won't. I won't turn them down because number one, I'm not supplying that alcohol. Not at all. And I would suggest to them, bring your own glasses. I'm not supplying anything. That being said, leave it alone. Well, we'll do what we got to do, I guess.

**Kellie Ward, 14 Elk Street:** I went to the last council meeting in August and there was a lot going on about West County and the Fire Department. And it's passed that you guys are going to go ahead with ALS and BLS for Albion. What happens to the fire?

**President Harayda:** We have a resolution with Cranesville Fire Department as our fire until they change it on their end. We have a resolution for Albion Borough. They are appointed as fire company.

**Lou DePalma:** Just so you are aware, Cranesville is not aware of any agreement because the agreement is through the MMESC. **President Harayda:** No, each of the four municipalities had to create their own resolution.

**Borough Manager:** Legally, as a municipality, we have to appoint a fire company and Carnesville has been appointed as that fire company. That has not changed. **Lou DePalma:** There are decisions being made without being thoughtful.

**President Harayda:** Well, no, they're thoughtful. The problem is that every MMESC meeting I've ever been to, we've asked numerous times for finances, open finances, we do not get that. We've asked for detailed invoices. So, when we pay each month, we're not just getting a thing that says monthly portion. We want to detail where's the money going, how many hours. When West County had the contract, we have the invoices to that. When West County would have the paid people, they would send that invoice to Cranesville Fire Department who would in

turn send to MMESC. There was a detailed invoice on there. We had to ask numerous meetings for detailed invoice. Your chief said we don't need to give you that. If our taxpayer money, I have to account for that money. I can't just sign a blank check. Every check that I sign in that office with Gary Wells, which I just did, has a detailed invoice and a bill for that so we can look at it. And so there there's a couple check signers that were for MMESC, one Elk Creek and one is Albion Borough. They got off as check signers because they were just handed a check and said sign this. They're like, where's the invoice for it? Oh, we don't have that. Just sign the check. We as elected officials, we don't do that. Nobody should do that. It's not our money. Every dollar has to be accounted for. So, we can't. And we've asked for that numerous times and over a year we can't. I'm not just going to keep giving money to an organization that's not being open with their finances. I have zero problems with the Cranesville Fire department. You guys have been amazing from the beginning. When Albion left us, we wanted them to stay on the EMS. They said we're either going to do both or nothing. You guys jumped in. None of this is me against Cranesville Fire department. I know it seems like it because every MMESC meeting I was getting yelled at for an hour. But the problem is, we're accountable for the money. I'm accountable for what, 1500 residents for Albion Borough? I'm not worried about Cranesville people yelling at me at those meetings. I'm worried about my Albion Borough residents. The problem is when we started this out, it was affordable. originally there was two, two paid people and then we blinked and there was a meeting and I see that we have 5 and we have 7 and our budget went from as four municipalities went from you know might have been \$100,000 to \$300,000. That's why I was upset at these meetings being yelled at. We're providing you guys, from the four municipalities, \$1.2 million over the last three years. That is not sustainable to do every three years. That was my problem.

**Motion to Approve**

**B. Johnson:** Motion to approve Charles and Linda Quay subdivision Kelly Tipton with a retroactive date of September 3, 2025

**N. Thomas:** Second motion

**Vote:** All in favor. Motion passed

**Motion to Approve**

**B. Johnson:** Motion to approve Kafferlin Strategies for Administrative search

**S. Seaton:** Second motion

**Vote:** All in favor. Motion passed

**Motion to Approve**

**N. Thomas:** Motion to approve Resolution 02-2025 setting the 2026 Fee Schedule

**B. Johnson:** Second motion

**Vote:** All in favor. Motion passed

**Motion to Approve**

**N. Thomas:** Motion to approve 2026 Police Pension MMO Schedule

**R. Irvine:** Second motion

**Vote:** All in favor. Motion passed

**Motion to Approve**

**N. Thomas:** Motion to approve 2026 Employee Contribution Plan MMO  
**B. Johnson:** Second motion  
**Vote:** All in favor, **S. Seaton:** Abstain. Motion passed

**Motion to Approve**

**N. Thomas:** Motion to approve 2026 Employee Defined Benefit Plan MMO  
**B. Johnson:** Second motion  
**Vote:** All in favor, **S. Seaton:** Abstain. Motion passed

**Adjourn Meeting**

Motion made by **N. Thomas** seconded by **B. Johnson** to adjourn the meeting at 7:06pm. All in favor.  
Motion carried.  
Minutes submitted by Angela Telega

Angela R. Telega  
Signature

10/24/25  
Date

