

**MINUTES  
NORTH EAST BOROUGH COUNCIL**

**Monthly Meeting  
May 5, 2025**

**COUNCIL MEMBERS PRESENT:**

Amber Belson, President  
Ryan McGregor, Vice President  
Todd Luke, President Pro Tem  
Nancy Anderson  
Heather Jones  
Bill Beardsley

**OTHERS PRESENT:**

Bobbi Jo Morey, Mayor  
Patrick Gehrlein, Borough Manager  
Dan Miller, Solicitor  
Rebecca Bliss, Administrative Assistant  
Julio Pazmino, Waste Water Supervisor  
Tyler Simmer, Water Supervisor  
Sean Lam, Police Chief  
Emma Scully  
Joseph Schneider  
Nancy Schneider  
Lynda Williams  
Robert Behrens  
Sherry Reed  
Pattie Stempka  
Christian Otto-Smith  
Paul Crowe  
Jennifer Seigworth  
Diana Hanes  
Heather Kelly  
Mike Hamman  
Sam Rizzo  
Cheryl Burgess  
Ethelynne Cunningham  
Sandra Drab  
Matthew Coccarelli  
Stacey Maille  
Steve Marchini  
Jennifer Nam  
Nate Niles  
Jen Kilgas  
Others present, not signed in

The regular monthly meeting of North East Borough Council will be held Monday, May 5, 2025, at 6:00 p.m. in Council Chambers.

**CALL TO ORDER:**

Borough Council President A. Belson called the meeting to order at 6:00 p.m., at which time the Pledge of Allegiance was recited.

**INVOCATION:**

B. Beardsley offered the invocation.

**MINUTES:**

B. Beardsley motioned to approve the April 7, 2025, minutes as presented. T. Luke seconded. After a roll call vote, the motion carried unanimously. The vote was as follows:

Nancy Anderson	<u>Yes</u>	Todd Luke	<u>Yes</u>
Amber Belson	<u>Yes</u>	Heather Jones	<u>Yes</u>
Ryan McGregor	<u>Yes</u>	Bill Beardsley	<u>Yes</u>

H. Jones motioned to approve the April 21, 2025, minutes as presented. B. Beardsley seconded. After a roll call vote, the motion carried unanimously. The vote was as follows:

Nancy Anderson	<u>Yes</u>	Todd Luke	<u>Yes</u>
Amber Belson	<u>Yes</u>	Heather Jones	<u>Yes</u>
Ryan McGregor	<u>Yes</u>	Bill Beardsley	<u>Yes</u>

**EXPENSE REPORT:**

T. Luke motioned to approve the Expense Approval Report as presented. R. McGregor seconded. After a roll call vote, the motion carried unanimously. The vote was as follows:

Nancy Anderson	<u>Yes</u>	Todd Luke	<u>Yes</u>
Amber Belson	<u>Yes</u>	Heather Jones	<u>Yes</u>
Ryan McGregor	<u>Yes</u>	Bill Beardsley	<u>Yes</u>

**CITIZENS TO BE HEARD:**

A. Belson stated that there were no previous requests for Citizens to be Heard, but that she would open a period of Public Comment for anyone who would like to comment on an agenda item.

M. Coccarelli, North East Athletic Club, stated that the clubs give money back to the community. He stated that the town receives 60% of the money they make from gambling.

S. Marzka, 180 First Avenue, representing the VFW Club, stated that he supports the clubs as they donate money to the town as required by the LCB, whereas other organizations don't have to. He told Council to think before they ruin things for themselves and the town.

H. Kelly, 49 Eagle Street, representing the Athletic Club, stated that she agrees with most of the proposed draft ordinance except for limiting the clubs to two games, saying that the limit should be three. She also stated that the Athletic Club gives 90% donations, not 60% as required.

S. Marchini, 11157 East Law Road, stated that the clubs already pay a licensing fee to the LCB and asked why Council thought they had the right to charge another fee.

S. Marzka stated that they are already being charged. He said clubs are private entities with restricted access. He stated that Council should not mess around with a good thing, just make the other people follow the rules.

N. Schneider, 64 Eaton Drive, spoke regarding the proposed property maintenance ordinance. She stated that she was speaking on behalf of her neighborhood in support of the ordinance as some areas of town need more attention and codes need to be updated to keep the town looking nice.

**REPORTS FROM ELECTED OFFICERS:**

There were no Reports from Elected Officers.

**REPORTS FROM APPOINTED OFFICERS:**

There were no Reports from Appointed Officers.

**REPORTS FROM STANDING COMMITTEES:**

There were no Reports from Standing Committees.

**REPORTS FROM SPECIAL COMMITTEES:**

**Borough Council Bylaws Discussion**

A. Belson stated that some proposed changes were submitted to D. Miller, solicitor, for review. R. McGregor stated that he would like more time to review the draft and the solicitor's responses before making a decision. R. McGregor motioned to table the Borough Council Bylaws Discussion until a later meeting. H. Jones seconded. After a roll call vote, the motion carried unanimously. The vote was as follows:

Nancy Anderson	<u>Yes</u>	Todd Luke	<u>Yes</u>
Amber Belson	<u>Yes</u>	Heather Jones	<u>Yes</u>
Ryan McGregor	<u>Yes</u>	Bill Beardsley	<u>Yes</u>

**UNFINISHED BUSINESS:**

There was no unfinished business.

**NEW BUSINESS:**

**Junior Council Person Pledge – Mayor Morey**

Mayor Morey administered the Junior Council Person Pledge to Emma Scully as presented.

**Ordinance No. 935 – Slot Machines**

A. Belson stated that the proposed ordinance would allow for facilities to keep/have two machines that would be registered and monitored. B. Morey asked if a distinction in the registration fee could be made between those with a 501c3 and other businesses. D. Miller stated that there must be a uniform procedure that does not discriminate. S. Rizzo stated that they already pay an Amusement Tax and that other places should be charged a fee of \$500, not the clubs. P. Gehrlein stated that the ordinance must be written in a way that does not discriminate, but that it would also require businesses to have an existing small games of chance license in order to apply for a Borough license. R. McGregor motioned to advertise Ordinance No. 935 – Slot Machines with the change of allowing three games per facility, not two. N. Anderson seconded. After a roll call vote, the motion carried unanimously. The vote was as follows:

Nancy Anderson	<u>Yes</u>	Todd Luke	<u>Yes</u>
Amber Belson	<u>Yes</u>	Heather Jones	<u>Yes</u>
Ryan McGregor	<u>Yes</u>	Bill Beardsley	<u>Yes</u>

**Ordinance No. 936 – Property Maintenance Code**

P. Gehrlein gave a slide presentation reviewing current Code Enforcement purposes, benefits, problems, penalties, and proposed solutions. He stated that the current system often results in fines, but that the Borough would rather see compliance than collect fines. He stated that the International Code Council Property Maintenance Standards are used in 112 municipalities in Pennsylvania, offering improved public health,

enforceability, and increased property values. He stated that the Code Enforcement procedure needs to be clearer and more effective as the Borough is interested in increasing compliance. H. Jones asked how the proposed ordinance will affect the Rental Inspection ordinance. P. Gehrlein stated that the rental inspection checklist is a separate ordinance that will not be affected, although it is already based on the same property standards list. D. Hanes asked if the property standards would also pertain to businesses. P. Gehrlein said yes, it would apply to all buildings within the Borough. E. Cunningham asked how long implementation would take. H. Kelly asked if help is available to people to make improvements to their properties. R. Behrens asked if the Borough would be hiring new employees to do inspections. P. Gehrlein stated that the current Code Enforcement officers would receive Code Inspector training through the International Code Council. N. Anderson motioned to advertise Ordinance No. 936 – Property Maintenance Code as presented. R. McGregor seconded. After a roll call vote, the motion carried 5 to 1. The vote was as follows:

Nancy Anderson	<u>Yes</u>	Todd Luke	<u>Yes</u>
Amber Belson	<u>Yes</u>	Heather Jones	<u>No</u>
Ryan McGregor	<u>Yes</u>	Bill Beardsley	<u>Yes</u>

#### **Resolution 05052025-1: Application for County Aid**

P. Gehrlein stated that the \$10,565 in funding being applied for through the proposed resolution will be used for paving the Wall Street area as part of the larger project involving water line replacement, streetscape improvements, and paving. R. McGregor motioned to approve Resolution 05052025-1: Application for County Aid as presented. B. Beardsley seconded. After a roll call vote, the motion carried unanimously. The vote was as follows:

Nancy Anderson	<u>Yes</u>	Todd Luke	<u>Yes</u>
Amber Belson	<u>Yes</u>	Heather Jones	<u>Yes</u>
Ryan McGregor	<u>Yes</u>	Bill Beardsley	<u>Yes</u>

#### **North East Community Center / GECAC Lease Agreement**

A. Belson stated that the day-to-day operations of the GECAC Senior Center will remain the same as far as the use of the building is concerned, but that the building will be available to community use in the off hours. A. Belson read the Appendix page of the proposed lease detailing some specific responsibilities of each party. P. Gehrlein stated that a facility use agreement will be created after the GECAC lease is finalized, which will allow for other groups to request the use of the building. H. Jones motioned to approve the North East Community Center / GECAC Lease Agreement as presented. B. Beardsley seconded. After a roll call vote, the motion carried unanimously. The vote was as follows:

Nancy Anderson	<u>Yes</u>	Todd Luke	<u>Yes</u>
Amber Belson	<u>Yes</u>	Heather Jones	<u>Yes</u>
Ryan McGregor	<u>Yes</u>	Bill Beardsley	<u>Yes</u>

#### **Gibson: VFW Post 4789 – Memorial Day Ceremony (May 26)**

T. Luke motioned to approve the request for Gibson Park: VFW Post 4789 – Memorial Day Ceremony (May 26) as presented. B. Beardsley seconded. After a roll call vote, the motion carried unanimously. The vote was as follows:

Nancy Anderson	<u>Yes</u>	Todd Luke	<u>Yes</u>
Amber Belson	<u>Yes</u>	Heather Jones	<u>Yes</u>
Ryan McGregor	<u>Yes</u>	Bill Beardsley	<u>Yes</u>

#### **Second Monthly Meeting – May 19, 2025, if needed**

P. Gehrlein stated that there will be a second monthly meeting.

**CORRESPONDENCE:**

Police Chief Report  
Code Enforcement Report  
Departmental Report  
Manager's Report  
Commissions and Authorities  
Erie County Council

**ANNOUNCEMENTS:****4NINE Trail Plan Public Meeting – May 22, 2025**

H. Jones detailed the information regarding the 4NINE Trail Plan Public Meeting scheduled for May 22, 2025.

**PUBLIC COMMENTS:**

R. Behrens, 61 Smedley Street, asked if a sidewalk could be installed on the west side of Route 89, south of the underpass. P. Gehrlein stated that Route 89 is a state road, therefore that decision is up to PennDOT.

R. Behrens, 61 Smedley Street, also stated that it is difficult to hear the council members when they speak. P. Gehrlein stated that they will look into a microphone/speaker system.

J. Nam, 6237 Buffalo Road, asked how the Quilters will reserve the North East Community Center in the future. P. Gehrlein asked that they submit a proposed schedule and they will keep it in mind when working on the facilities agreement.

**ADJOURNMENT:**

At 7:15 p.m. B. Beardsley motioned to adjourn. H. Jones seconded. The motion carried unanimously.

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Rebecca Bliss (May 6, 2025)

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Patrick Gehrlein, Borough Manager