

# **EXETER BOROUGH SPECIAL COUNCIL MEETING**

**Monday, September 15, 2025  
11:30 a.m.**

## **MEETING MINUTES**

Chairman Pizano called the meeting to order at 11:30 a.m., the Pledge was recited. Roll Call was taken.

Present: Chairman Pizano, Vice Chairman Morgan; Councilmen Balent, DeAngelo, Murawski.

Absent: Councilmen Esposito and Marranca.

Also present, Mayor Adams, Amy Huntington; Harold Ash and Tim Holden, PennEastern.

### **AGENDA ITEMS:**

1. Mr. Tim Holden of PennEastern Engineers proceeded to opening and read the three bids received for FY24 CDBG Pave Project:
  - American Asphalt: \$530,345.75
  - Pennsy Supply: \$946,477.50
  - Stell Enterprises: \$552,657.50
2. Vice Chairman Morgan made a motion to accept the lowest bidder, American Asphalt \$530,345.75. pending Borough Engineer and Borough Solicitor review; seconded by Councilwoman DeAngelo; motion passed unanimously.

**PUBLIC COMMENT :** No public comment was made.

Vice Chairman Morgan made a motion to adjourn, seconded by Councilman Balent; passed unanimously. Meeting adjourned at 11:40 a.m.

*Respectfully Submitted by Amy Huntington, Borough Manager, September 16, 2025.*



165 North Wilkes-Barre Boulevard  
Wilkes-Barre, Pennsylvania 18702

Phone: (570) 823-4712

Fax: (570) 823-4727

September 15, 2025

Exeter Borough Council  
1101 Wyoming Avenue  
Exeter, PA 18643

Re: 2024 FY CDBG Pave Project

Dear Members of Council:

Please be advised that we have reviewed the bid documents submitted by **American Asphalt Paving Co., Inc.**, the apparent low bidder, and have found them to be in order. We have also reviewed and tabulated the other bids submitted by Stell Enterprises, Inc. and Pennsy Supply, Inc. and have enclosed the bid tabulation sheet for your reference along with a bid summary.

The Borough Council awarded the contract to **American Asphalt Paving Co., Inc.** at the September 15, 2025 Special Council meeting for a total contract price of **\$530,345.75, the total project cost bid**. Our review has confirmed the amount of the bid and the completeness of the submitted bid. Therefore, as directed by Council, we will send **American Asphalt Paving Co., Inc.** notification of the award of contract and request that they submit all required documents as provided within the Contract Document Package.

The Borough Council may sign the Agreement following the satisfactory review of the submitted bonds, documents and insurance certificates.

The Borough should hold the bids until a contract is executed for the project. The bids can be held by the Borough for a period of 60 days after the bid opening date of September 15, 2025, unless the time period is extended for 30 days, if agreed to by **American Asphalt Paving Co., Inc.** We recommend executing the contract as soon as possible, once the above-noted items are submitted and reviewed by our office, so that the project can be completed this autumn before the end of the paving season, weather permitting.

Should there be any questions, please don't hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Harold Ash". The signature is written in a cursive, flowing style.

Harold Ash  
PennEastern Engineers

Cc: Mark Hurst, Luzerne County Office of Community Development  
Attorney Ray Hassey, Exeter Borough Solicitor  
Thomas E. Barna, P.E.  
Paul J. Pasonick, P.E., P.L.S.  
File

PENNEASTERN ENGINEERS, LLC  
165 NORTH WILKES-BARRE BOULEVARD  
WILKES-BARRE, PA 18702  
PHONE (570) 823-4712 FAX (570) 823-4727

PROJECT: 2024 FY CDBG PAVE PROJECT

BID OPENING: 9/15/2025 at 11:30 AM

BID TABULATION SUMMARY

Bidders Name & Address	Total Amount of Base Bid	Bid Bond 10%		Remarks
		Yes	No	
PENNSY SUPPLY 300 Armstrong Rd Pittston, PA 18640	\$946,477.50	Yes		3rd
<b>AMERICAN ASPHALT</b> <b>500 Chase Rd</b> <b>Shavertown, PA 18708</b>	<b>\$530,345.75</b>	<b>Yes</b>		<b>LOW BID</b>
STELL 16 E Ann St Plains, PA 18705	\$552,657.50	Yes		2nd
Construct Connect				

**Bid Tabulation**  
**EXETER BOROUGH**  
**2024 FY CDBG PAVE PROJECT**  
 Bid Opening - September 15, 2025 at 11:30 A.M.

AREA #1 - Lincoln Street (Mason Street to Park Street)							
		American Asphalt Paving Co, Inc.		Stell Enterprises, Inc.		Pennsy Supply, Inc.	
Item	Quan.	Unit Price	Total	Unit Price	Total	Unit Price	Total
#							
1	1	\$ 19,000.00	\$ 19,000.00	\$ 8,200.00	\$ 8,200.00	\$ 1,000.00	\$ 1,000.00
2	400	\$ 54.00	\$ 21,600.00	\$ 48.00	\$ 19,200.00	\$ 195.00	\$ 78,000.00
3	400	\$ 60.50	\$ 24,200.00	\$ 88.00	\$ 35,200.00	\$ 207.00	\$ 82,800.00
4	6010	\$ 3.30	\$ 19,833.00	\$ 4.70	\$ 28,247.00	\$ 7.75	\$ 46,577.50
5	6010	\$ 9.50	\$ 57,095.00	\$ 12.40	\$ 74,524.00	\$ 12.60	\$ 75,726.00
6	180	\$ 93.25	\$ 16,785.00	\$ 91.00	\$ 16,380.00	\$ 110.00	\$ 19,800.00
7	6010	\$ 7.50	\$ 45,075.00	\$ 9.70	\$ 58,297.00	\$ 11.30	\$ 67,913.00
8	16	\$ 1,100.00	\$ 17,600.00	\$ 300.00	\$ 4,800.00	\$ 525.00	\$ 8,400.00
9	1	\$ 6,110.00	\$ 6,110.00	\$ 5,500.00	\$ 5,500.00	\$ 11,000.00	\$ 11,000.00
10	1	\$ 6,210.00	\$ 6,210.00	\$ 5,500.00	\$ 5,500.00	\$ 11,000.00	\$ 11,000.00
11	1	\$ 6,610.00	\$ 6,610.00	\$ 5,500.00	\$ 5,500.00	\$ 12,000.00	\$ 12,000.00
12	1	\$ 6,410.00	\$ 6,410.00	\$ 5,500.00	\$ 5,500.00	\$ 11,000.00	\$ 11,000.00
13	1	\$ 9,740.00	\$ 9,740.00	\$ 5,500.00	\$ 5,500.00	\$ 21,800.00	\$ 21,800.00
14	1	\$ 5,835.00	\$ 5,835.00	\$ 5,500.00	\$ 5,500.00	\$ 12,500.00	\$ 12,500.00
15	1	\$ 5,895.00	\$ 5,895.00	\$ 5,500.00	\$ 5,500.00	\$ 12,200.00	\$ 12,200.00
16	1	\$ 8,600.00	\$ 8,600.00	\$ 5,500.00	\$ 5,500.00	\$ 15,900.00	\$ 15,900.00
17	1	\$ 4,770.00	\$ 4,770.00	\$ 5,500.00	\$ 5,500.00	\$ 9,000.00	\$ 9,000.00
18	1	\$ 6,150.00	\$ 6,150.00	\$ 5,500.00	\$ 5,500.00	\$ 13,200.00	\$ 13,200.00
19	1	\$ 7,110.00	\$ 7,110.00	\$ 5,500.00	\$ 5,500.00	\$ 17,700.00	\$ 17,700.00
20	100	\$ 31.10	\$ 3,110.00	\$ 17.50	\$ 1,750.00	\$ 20.00	\$ 2,000.00
21	300	\$ 3.10	\$ 930.00	\$ 20.00	\$ 6,000.00	\$ 50.00	\$ 15,000.00
22	200	\$ 44.70	\$ 8,940.00	\$ 58.00	\$ 11,600.00	\$ 35.00	\$ 7,000.00
AREA #1 TOTAL			\$ 307,608.00		\$ 324,698.00		\$ 551,516.50

AREA #2 - Grant Street (Warsaw Street to Park Street)							
		American Asphalt Paving Co, Inc.		Stell Enterprises, Inc.		Pennsy Supply, Inc.	
Item	Quan.	Unit Price	Total	Unit Price	Total	Unit Price	Total
#							
1	1	\$ 11,000.00	\$ 11,000.00	\$ 8,200.00	\$ 8,200.00	\$ 1,000.00	\$ 1,000.00
2	150	\$ 61.50	\$ 9,225.00	\$ 48.00	\$ 7,200.00	\$ 195.00	\$ 29,250.00
3	500	\$ 59.00	\$ 29,500.00	\$ 88.00	\$ 44,000.00	\$ 207.00	\$ 103,500.00
4	1940	\$ 3.80	\$ 7,372.00	\$ 4.70	\$ 9,118.00	\$ 7.75	\$ 15,035.00
5	1940	\$ 10.50	\$ 20,370.00	\$ 12.40	\$ 24,056.00	\$ 12.60	\$ 24,444.00
6	60	\$ 110.00	\$ 6,600.00	\$ 91.00	\$ 5,460.00	\$ 110.00	\$ 6,600.00
7	1940	\$ 8.30	\$ 16,102.00	\$ 9.70	\$ 18,818.00	\$ 11.30	\$ 21,922.00
8	8	\$ 1,100.00	\$ 8,800.00	\$ 300.00	\$ 2,400.00	\$ 525.00	\$ 4,200.00
9	1	\$ 10,800.00	\$ 10,800.00	\$ 5,500.00	\$ 5,500.00	\$ 23,400.00	\$ 23,400.00
10	1	\$ 7,300.00	\$ 7,300.00	\$ 5,500.00	\$ 5,500.00	\$ 14,700.00	\$ 14,700.00
11	25	\$ 46.25	\$ 1,156.25	\$ 17.50	\$ 437.50	\$ 20.00	\$ 500.00
12	100	\$ 3.10	\$ 310.00	\$ 20.00	\$ 2,000.00	\$ 5.25	\$ 525.00
13	50	\$ 130.30	\$ 6,515.00	\$ 135.00	\$ 6,750.00	\$ 165.00	\$ 8,250.00
14	50	\$ 58.50	\$ 2,925.00	\$ 58.00	\$ 2,900.00	\$ 35.00	\$ 1,750.00
AREA #2 TOTAL			\$ 137,975.25		\$ 142,339.50		\$ 255,076.00

AREA #3 - Thomas Street (Warsaw Street to Bend)							
		American Asphalt Paving Co, Inc.		Stell Enterprises, Inc.		Pennsy Supply, Inc.	
Item	Quan.	Unit Price	Total	Unit Price	Total	Unit Price	Total
#							
1	1	\$ 10,500.00	\$ 10,500.00	\$ 8,200.00	\$ 8,200.00	\$ 1,000.00	\$ 1,000.00
2	200	\$ 54.00	\$ 10,800.00	\$ 48.00	\$ 9,600.00	\$ 195.00	\$ 39,000.00
3	200	\$ 62.50	\$ 12,500.00	\$ 88.00	\$ 17,600.00	\$ 207.00	\$ 41,400.00
4	1400	\$ 4.10	\$ 5,740.00	\$ 4.70	\$ 6,580.00	\$ 7.75	\$ 10,850.00
5	1400	\$ 11.00	\$ 15,400.00	\$ 12.40	\$ 17,360.00	\$ 12.60	\$ 17,640.00
6	50	\$ 119.00	\$ 5,950.00	\$ 91.00	\$ 4,550.00	\$ 110.00	\$ 5,500.00
7	1400	\$ 9.15	\$ 12,810.00	\$ 9.70	\$ 13,580.00	\$ 11.30	\$ 15,820.00
8	2	\$ 1,100.00	\$ 2,200.00	\$ 300.00	\$ 600.00	\$ 525.00	\$ 1,050.00
9	100	\$ 52.00	\$ 5,200.00	\$ 53.00	\$ 5,300.00	\$ 50.00	\$ 5,000.00
10	25	\$ 58.50	\$ 1,462.50	\$ 58.00	\$ 1,450.00	\$ 35.00	\$ 875.00
11	50	\$ 44.00	\$ 2,200.00	\$ 16.00	\$ 800.00	\$ 35.00	\$ 1,750.00
AREA #3 TOTAL			\$ 84,762.50		\$ 85,620.00		\$ 139,885.00

TOTAL PROJECT COST		\$ 530,345.75		\$ 552,657.50		\$ 946,477.50	
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**From:** [Raymond Hassey](#)  
**To:** [Harold Ash](#)  
**Cc:** [manager@exeterborough.com](mailto:manager@exeterborough.com); [Joseph Pizano](#); [Tom Barna](#)  
**Subject:** Re: [EXTERNAL]: Exeter Borough 2024 FY CDBG Pave Project  
**Date:** Tuesday, September 16, 2025 2:39:34 PM

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Yes. Harold. Go ahead and prepare the Notice of Award and move forward.

Thank you

Raymond A. Hassey, Esquire  
Hassey Legal Services, Attorneys At Law, P.C.  
304 Wilkes Barre Twp Blvd  
Wilkes Barre, PA 18702  
(570) 825-8855 office  
(570) 825-9414 fax  
(570) 760-2516 cell/direct

On Tuesday, September 16, 2025 at 12:25:12 PM EDT, Harold Ash <[haroldash@penneastern.com](mailto:haroldash@penneastern.com)> wrote:

Ray,

Please see the email below from Mark Hurst with his concurrence on the award of the contract to American Asphalt. If you are also satisfied, we will prepare the Notice of Award and send it to American Asphalt for their actions.

Email me or call me at 570-430-1450 with any questions.

**Harold Ash**

*Project Manager*

**PennEastern Engineers, LLC**

165 N. Wilkes-Barre Blvd.

Wilkes-Barre, PA 18702

P: 570-823-4712, Ext.133

C: 570-430-1450

F: 570-823-4727

email: [haroldash@penneastern.com](mailto:haroldash@penneastern.com)

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**From:** Hurst, Mark <Mark.Hurst@luzernecounty.org>  
**Sent:** Tuesday, September 16, 2025 8:22 AM  
**To:** Harold Ash <HaroldAsh@PennEastern.com>  
**Cc:** Tom Barna <TomBarna@PennEastern.com>  
**Subject:** RE: [EXTERNAL]: Exeter Borough 2024 FY CDBG Pave Project

Harold,

Everything appears fine so far. I will be in contact in the very near future to secure the documents needed from you for inclusion in my Project File. I will also put my Contractor Package together and forward to American Asphalt concerning the Labor Standards.

Keep Me Posted as to the progress of the Project. Also, any partial payments will gladly be accepted by me by 10/24/25 if possible.

Thanks!

Mark J.

Mark J. Hurst  
Municipal Projects Manager  
Luzerne County Office of Community Development  
93 North State Street  
Wilkes-Barre, PA 18701

570-824-7214 P

[Mark.hurst@luzernecounty.org](mailto:Mark.hurst@luzernecounty.org)

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**From:** Harold Ash <HaroldAsh@PennEastern.com>  
**Sent:** Monday, September 15, 2025 5:52 PM

**To:** manager@exeterborough.com; Hurst, Mark <Mark.Hurst@luzernecounty.org>; Raymond A. Hassey <HasseyLegal@aol.com>  
**Cc:** Joseph Pizano <jpizano@exeterborough.com>; Sharon Sorokin <ssorokin@exeterborough.com>; John Morgan <morgiejp21@gmail.com>; Tom Barna <TomBarna@PennEastern.com>; Tim Holden <TimHolden@PennEastern.com>; Paul Pasonick <PaulPasonick@PennEastern.com>  
**Subject:** [EXTERNAL]: Exeter Borough 2024 FY CDBG Pave Project

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Attached, please find our bid review report with tabulation and summary for the subject project. We will move forward with the Notice of Award to American Asphalt ASAP upon notice from Mr. Hurst and Mr. Hassey that they have no objections to the same.

Please email me your responses, accordingly.

Email me or call me at 570-430-1450 with any questions.

**Harold Ash**

*Project Manager*

**PennEastern Engineers, LLC**

165 N. Wilkes-Barre Blvd.

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