

EXETER BOROUGH
REGULAR MONTHLY COUNCIL MEETING MINUTES
TUESDAY August 4, 2026 • Exeter Borough Building 7:00 p.m.

Chairman Pizano called the meeting to order 7:00 p.m.; Mayor Denise Adams led the Pledge. Roll Call taken: Present: Chairman Joe Pizano, Vice Chairman John Morgan. Council: Lori DeAngelo, Dave Balent (Zoom), Joe Esposito, Carmen Marranca, Richard Murawski. Mayor Denise Adams, Solicitor Ray Hassey, Amy Huntington, Sharon Sorokin, Streets-Vince Ninassi; Fire-Ralph Dixon, WARP-Chief Turner.

Motion to Approve the June 2, 2026 Regular Council Meeting Minutes made by Vice Chairman Morgan; seconded by Councilman Marranca; motion passed unanimously.

Motion to Approve Treasurer's Report as read on file by Amy Huntington; made by Vice Chairman Morgan; seconded by Balent; passed unanimously. Monthly checks total: \$492,356.24

Correspondence:

- From WVSA: 6/5 Regional Stormwater Program Update; 6/16, Sewer Account Balances report; 6/18, Sewer Delinquency status, Total unpaid accounts \$151,141.36 through June 2026; Shutoff Notices on 6/24; Dec. 2025 Financial Statements and Audit, approved on 7/21/2026.
- 6/7, Email to West Pittston, Resolution 7-2026 Fire Department Regionalization Study proposal.
- 6/8, PA American Water hydrant flushing notification letter and 8/4 Wyo Ave water valve replacement at Key Ford, traffic flaggers will maintain traffic in both directions.
- 6/8, From Luzerne County Conservation District re: UGI Plymouth Tower Replacement Project, corner of SR92 and Slocum Ave and 7/15, Confirming West Nile virus positive samples.
- 6/9, From Pike Telecom/Verizon, confirming Borough road ownership for fiber installation.
- 6/11, PSAB Advocacy Alert, SB 1150 Sunshine Act vote on meeting agenda amendments.
- 6/16, From Mike Supey, Next Step Supports - Work Initiative Program opportunity.
- 6/16, PUC public input hearings on PPL Transmission Line upgrade in Luzerne County, on June 30, 2026 at Penn State Hazleton Campus.
- 6/23, RTK Request from Sally Baloga for list of PennDOT driveway violations.
- 6/25, Family of Ann Chaump, 18 Wilkern, re: noise, trespassing, property maintenance violations.
- 6/29, From Taylor Ellis, 456 Wilson St, requesting inspection of road depression/pothole.
- 6/29 Luzerne County letter re: PA Office of Insp. General warning of HUD fraud, waste & abuse.
- 6/30, Historical Zoning Request letter from Desmond O'Shaughnessy at thezoningproject.org.
- 6/30, Mayor Adams Announcement of America 250th Celebration Program @ Borough Building featuring Connor Pribula Eagle Scout flag replacement project, on Thursday July 2.
- 7/6, PA Opioid Misuse & Addiction Abatement Trust 5/28 Remediation Program Determinations.
- 7/6, Letter from Karen Coco, 336 Donna's Way re: tree in Hick's Creek backing up water flow.
- 7/17, PLCB transfer of license notice, Michael Valenti's to Quattro Amici, LLC 1180 Wyo. Ave.
- 7/21, PEMA Application Receipt, FEMA FY2025 BRIC Exeter Boro Levee Flood Protection, Project Scoping, Luzerne County Project.
- 7/22, PA One Call Safety Day 9/24/2026 at Mohegan W-B & 7/23 Updated Rate Structure Letter.
- 7/23, Exeter Commons Proposed Developers Agreement, to Exeter Borough Planning Commission
- 7/25, from PSAB Municipal Retirement Trust Special Ad Hoc COLA monthly benefit increase to eligible police pension plan employees.
- 7/29, From Janoski's, Formal Request for Revocation of Business Permit, Violation, and Misrepresentation re: Alberto Rodriguez, 255 Slocum Avenue.
- 7/20, Letter from Mayor to support Wyoming Valley Run Sun9/6/26, as approved by Chief Turner.
- 7/31, LTAP Executive Summary 2025-2026 Report.
- 8/3, Letter from WA Foundation re: Saturday 10/24/2026 All-Class Reunion, Wyoming Hose Co #2, Donations accepted until October 1st.
- 8/3, PA DEP request for MS4 Inspection.

Citizens' Input (agenda items only): None.

Chairman Pizano called on Mr. Anthony Ryba, Government Consulting Strategies, to present cost-savings opportunity proposal to Exeter Borough Council, explained electricity, gas, insurance savings can be realized; will be available to meet with the Borough to answer questions.

Refuse & Recycling Report was read by Sharon Sorokin, on file. Deposit total \$20,050. Monthly Recycling no May total due to Streets Supervisor on vacation; April tonnage: 22.62T, YTD 132.85T.

Report of Committees:

- Police - Wyoming Area Regional Police (WARP): Chief Turner reported 341 calls/94 Exeter; FBI program held at the new training center a success; thanked Exeter Borough Health Inspector Ted Kross assisting condemning uninhabitable residence after discovery by EMS. Vice Chairman Morgan requested an e-bike safety regulations ordinance be drafted.
- Finance & Insurance: Vice Chairman Morgan reported the next committee meeting is October 6. Amy Huntington reported the 2025 Borough Audit is underway with Rainey & Rainey.
- Fire Department: Councilman Murawski read the Exeter Borough Hose Co #1 Department bank balances and calls report, report on file.
- Streets: Amy noted PennEastern is discussing extending storm drain on Schooley Avenue. Vice Chairman Morgan noted grass was replaced with pavement behind Pizza L'Oven causing flooding.
- Parks & Rec: Councilwoman DeAngelo reported Paper Shredding Day is 8/22; thanked Street Department Wilkern Street work, requested assistance with banners; thanked Next Step Supports LLC workers for park benches renovation; Food Dignity is 8/11/2026 from 4-6pm at DeRoberto Park; 4th Annual Turkey Trot is 11/28/2026 and location TBD due to water shut off at St. Anthony's. Chairman Pizano reported 2026 voting will be at WA gym due to St. Anthony's closure; he asked Amy request metal trash bins from Mascaro for Pavilion, asked Richard Murawski to handle the Pavilion camera installation.
- WWSA: Vice Chairman Morgan read full WWSA report of all streets serviced, report on file; announced WWSA acquired Newport Borough sewer system; reported Susquehanna Ave force main will be replaced, and a public meeting is planned. Amy Huntington noted 3rd Quarter WWSA Billing Payment made and MS4 Inspection is Tuesday 8/25/26.
- Zoning: Report read by Councilwoman DeAngelo, total deposit \$6,705.72, report on file; read BHW Code Enforcement Officer Drew Malvizzi's report of 20 properties investigated, 13 Notice of Violation issued; 3 citations issued; 1 District Magistrate hearing conducted. Vice Chairman Morgan requested the Street Department to report need for permits when possible, noted a falsified building permit was posted at 307 Susquehanna Avenue.
- Hicks Creek: Vice Chairman Morgan reported the creek was cut.
- Building/Grounds: No report at this time.
- Council of Governments: Amy Huntington read Councilman Balent's report, on file. Vice Chairman Morgan requested timely monthly reports so grant announcements are not missed. Councilman Esposito noted the tub grinder is being repaired, and may be traded in for a new one.
- NEPA Land Bank: Amy Huntington read Councilman Balent's report, on file.
- Mayor's Remarks: No report at this time.
- Solicitor's Report: No report at this time.

Old Business

Ms. Jenna Casaldi, of the Street Art Society, reported on status of the Exeter Borough murals. Re: the Ambulance building, Councilwoman DeAngelo expressed concern about the design singling out one decorated Veteran. Councilman Balent recommended design not single out one U.S. Conflict. Chief Turner recommended Exeter's first ambulance be used as the design on the Ambulance building. Councilwoman DeAngelo recommended contacting VFW instead of the Ambulance. Mayor Adams and Amy will follow up with Jenna to determine best location for remaining murals.

New Business:

1. Motion to Amend Occupancy Inspection Fee Ordinance #2 of 2025 to increase residential and commercial fee price to \$175 and permit Borough Solicitor to properly advertise made by Vice Chairman Morgan, seconded by Councilman Marranca, motion passed unanimously.
2. Motion to Develop an Exeter Borough e-Bike Ordinance to be considered by Exeter Borough Council on September 1, 2026 made by Vice Chairman Morgan, seconded by Councilwoman DeAngelo; motion passed unanimously.
3. Motion to Approve Applications for two public fire hydrants for Exeter Commons Major Subdivision and Wawa Land Development made by Councilman Marranca, seconded by Vice Chairman Morgan; motion passed by Pizano, Balent, DeAngelo, Murawski. Abstain: Esposito. Abstention form will be provided, returned, put on record.
4. Motion to Ratify Approval of Pay App #9 to Pioneer Construction for \$209,915.32 paid on 7/18/26, for the Wyoming Avenue-Schooley Avenue Sewer Improvement Project. Motion made by Vice Chairman Morgan; seconded by Councilman Murawski; motion passed unanimously.
5. Motion to Approve Resolution #8 of 2026 requesting \$3,532,567.68 for PA DCED Multimodal Transportation Fund for the Wyoming Avenue Sidewalk and Street Lighting Project made by Councilwoman DeAngelo; seconded by Councilman Marranca; motion passed unanimously.
6. Motion to Approve 7/31/26 Application to the Appalachian Regional Commission (ARC) Ready Local Governments Program made by Councilman Marranca; seconded by Councilman Balent; motion passed unanimously..
7. Motion to Ratify 2027 Renewal of Brown & Brown Commercial and Liability Insurance \$101,070 made by Vice Chairman Morgan; second by DeAngelo; motion passed unanimously.
8. Motion to Approve Pay App #6 for \$50,043.78 to Latona Trucking for Exeter Borough Pavilion Parking Lot Pave by Vice Chairman Morgan; second by Marranca; motion passed unanimously.
9. Motion to Approve PA DEP Compliance Inspection for MS4 Permit No. PAG132243 on 8/25/26 made by Councilman Marranca; second by DeAngelo; motion passed unanimously.
10. Motion to Approve Pay App #10 for \$213,585.93 to Pioneer Construction for Wyoming Ave-Schooley Ave Sewer Improvement Project made by DeAngelo; seconded by Murawski; motion passed unanimously.

11. Motion to Approve Hiring of Carson Crossley, Exeter Borough Hose Co #1, part-time fire driver made by Councilwoman DeAngelo; second by Morgan; motion passed unanimously.
12. New Business Item 12 (Mr. Anthony Ryba presentation) moved to beginning of Agenda by Chairman Pizano.

Open to Public:

1. Mr. Lindo Sabatini of SOLOFRA Development explained ineffectiveness of new Exeter Borough Occupancy Inspection Ordinance requiring pre-sale property inspections. Chairman Pizano agreed inspection should be upon renting, not upon purchasing, and asked Amy and Solicitor Hassey to revise before advertising for fee change in New Business Agenda Item #1.

Adjourn: Motion by Murawski, seconded by Esposito, adjourned 8:23 pm.

Respectfully Submitted by Amy Huntington, Borough Manager, August 28, 2026.