

EXETER BOROUGH
REGULAR MONTHLY COUNCIL MEETING MINUTES
TUESDAY September 1, 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, Joe Esposito, Carmen Marranca, Richard Murawski.

Mayor Adams, Solicitor Hassey, Amy Huntington, Sharon Sorokin, Vince Ninassi; Ralph Dixon, WARP Chief Turner.

Motion to Approve the August 1, 2026 Regular Council Meeting Minutes made by Councilwoman DeAngelo; seconded by Councilman Marranca; motion passed unanimously.

Correspondence:

- 7/6, from Health Officer Ted Kross, report of June and July inspections.
- 7/31, from Mr. Milos Besterici, 1171 Wyoming Ave, re: Wyoming Ave road pave plans.
- 8/7, Local 542 Labor Contract negotiation dates to propose new contract.
- 8/12, PA Auditor General, 2024 Liquid Fuels Audit completion.
- 8/13, from WVSA Stormwater, \$148,892.94 account balance to be used by year-end 2026.
- 8/13, from Heather Potter, re: mold complaint at 109 Valley Street.
- 8/14, from State and Local Fiscal Recovery Funds (SLFRF) regarding expending funds for closeout costs by April 30, 2027 (Exeter Boro Pavilion Project).
- 8/17, from PA American Water re: replacement of 20, 30-inch, bypass valves on Wyo Ave @ Key Ford, construction to take one week.
- 8/17, from Corey Baldasarro re: sidewalk request for Schooley Ave btw. Wyoming/Susq. Ave.
- 8/18, re: PA Opioid Misuse Addition Abatement Trust reporting deadline 9/15/2026.
- 8/18, PA Street Art Society mural mock-up for Exeter Borough Pump Station.
- 8/20, PennEastern approval Exeter Commons – WAWA - Land Development – Preliminary/Final Plan.
- 8/21, from Ms. Jennifer Williman, 1st Street re: public safety hazards.
- 8/21, from Walter/Norma Janoski re: paint smells at Slocum Avenue.
- 8/25, complaint from Mrs. Ann Chaump, 16 Wilkern re: neighborhood nuisances.
- 8/25, from Latona to Boro and Boro Engineer re: parking lot line paving specs.
- 8/26, revised cost savings proposal from Government Consulting Strategies, LLC.
- 8/26, from Wyoming Avenue Development Group, LLC Developer's Agreement.
- 8/27, from amtrustgroup.com re: 2026 Worker's Compensation Audit.
- 8/27, WVSA re: replacement of 3,500 LF of existing 24-inch force main, on Susquehanna Ave.
- 8/27, from Ms. Melanie Lombardo, requesting vendor's permit for outdoor consignment shop sale.
- 8/29, Mr. Desmond O'Shaughnessy, NYU PhD student re: historical zoning for thezoningproject.org.
- 9/1, from PUC, 2030 Electric Outlook Report anticipating res/commercial demand growing modestly, while industrial usage +18.56% annual average increase by anticipated large-load customers.
- 9/1, from Mr. Robert Shinko, 308 Susq Ave, re: bright lights at night.

Citizens' Input (agenda items only): None.

Refuse & Recycling Report was read by Sharon Sorokin, on file. Deposit total \$5,040. Court hearings for delinquent trash stickers will begin this month, scheduled for Sept 2 and 9, 2026. Monthly Recycling tonnage: 22.88T; YTD 159.73T. 66 residents participated in the 2026 Paper Shredding Day.

Report of Committees:

- Police - Wyoming Area Regional Police (WARP): Chief Turner reported 919 calls/259 Exeter; Chief recognized excellent response by all to fire at Wyoming Area Catholic, noted students will be relocated to St. Maria Goretti's Church due to extensive damage, building needs big upgrade and

Chief will meet with school to discuss establishing emergency plan; WARP officers all qualified at indoor range; outdoor range qualifying is scheduled for October.

- Finance & Insurance: Vice Chairman Morgan reported the next committee meeting is October 6. Amy Huntington reported the 2025 Borough Audit is near completion, Luzerne County Act 13 Grant for playground equipment; and CDBG FY2027 is due Sept 11.
- Fire Department: Councilman Murawski read the Exeter Borough Hose Co #1 Incident Report and bank balances, report on file. Ralph Dixon provided the fire membership and driver's Roster for insurance purposes. DCED request for technical assistance for Fire Regionalization require Municipal Statistics report for both Exeter and West Pittston.
- Streets: Councilman Balent reported weeds are sprayed; manholes in bad shape at Lincoln, Park Lane, Mundy Court; Amy noted Latona completed parking space striping on all three Borough lots.
- Parks & Rec: Councilwoman DeAngelo thanked Street Department with assistance with banners and cleaning up DeRoberto Park; next Food Dignity is Tues. Sept 8th from 4-6pm at Wilson Street; 4th Annual Turkey Trot is 11/28/2026; will be Trunk or Treats this fall, TBA, requested we contact WA Art teachers for fall window decoration; Brenda Pugh's Senior Expo is Thurs. 9/17 at JCC, Kingston.
- WWSA: Vice Chairman Morgan read full WWSA report of all streets serviced, 58 sanitary sewer lines flushed; 1 storm basin cleaned; 1 vacced; report on file.
- Zoning: Report read by Councilwoman DeAngelo, total deposit \$11,392.31, report on file; BHW Code Enforcement report provided, 13 properties investigated; Vice Chairman Morgan noted PPL transmission lines are being upgraded and if data centers come, they should pay for their own power, not our residents, requested help from the Borough Solicitor to understand if and how the PPL transmission line upgrade currently underway is related to data center development.

Chairman Pizano called for a Motion to amend the agenda. Councilwoman DeAngelo made the motion; seconded by Vice Chairman Morgan; motion approved unanimously. Vice Chairman Morgan made the motion to request Solicitor Hassey to write a letter to PPL requesting information on details of the transmission line build and the results of the August public hearing in Hazleton, PA, to learn how the upgrade is related to data center development; seconded by Councilwoman DeAngelo; motion passed unanimously.

- Hicks Creek: Councilman Balent noted draft of mural for pump station is ready; will be discussed by Jenna Casaldi in Old Business.
- Building/Grounds: Councilman Murawski noted two lights are needed for parking lot behind the pavilion; Councilman Balent asked Amy to look for the quote received from Bloomsburg Metal.
- Council of Governments: Councilman Balent reported chipper went down, new tub grinder purchase may be downsized, and possible purchase of new bucket truck.
- NEPA Land Bank: Councilman Balent reported the organization received state recognition for success and meeting is tomorrow 9/2/2026.
- 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 noted the Pump Station mural includes three sides, Councilman Balent offered to help prepare. Vice Chairman Morgan noted John Yudichak should be recognized because he helped acquire the pumps.

Chairman Pizano asked Amy to figure out if we can select certain of the Government Consulting Strategies group services and not pay out of pocket, but pay out of the savings achieved, as we are exercising caution due to previous consultants in the past charging 40% of grant amounts.

Solicitor Hassey explained the new Occupancy Inspection Ordinance was approved last month and advertised, new revision reflects inspection concerns of Mr. Sabatini of last month; Motion to approve the Ordinance was made by Councilman Marranca, seconded by Balent; motion passed unanimously.

Amy Huntington provided a draft of the e-bike Ordinance Discussion for review and Solicitor Hassey is revising and coordinating with solicitors of neighboring municipalities to provide for uniform enforcement procedures for WARP officers.

New Business:

1. Ms. Karen Smith, of Peoples Security Bank & Trust Charitable Foundation presented a Grant Award to Exeter Borough for the new Exeter Borough Pavilion Security Cameras and Council thanked PSBT for their generosity, and posting a sign will be coordinated with marketing.
2. Motion to Approve Developers Financial Security Agreement between Exeter Borough and Wyoming Avenue Development Group, LLC for \$1,934,889 (\$1,560,680 for Exeter Commons Subdivision; \$374,209 for Wawa Land Development) made by Councilman Esposito; second by Marranca; motion passed unanimously.
>>Motion to make solicitor take action re: abstention going forward, to assure abstention reports are received and filed correctly, and in a timely manner. Motion made by Vice Chairman Morgan; seconded by Balent; motion passed unanimously.
3. Motion to Ratify Mayor Adams' Letter approving 2026 Wyoming Valley 10 Mile Run Sunday 9/6/26 made by Vice Chairman Morgan; seconded by Esposito; motion passed unanimously.
4. Motion to Ratify Approval of Pioneer Construction Change Order #2 of \$55,860.18 made by Vice Chairman Morgan; seconded by Balent; motion passed unanimously.
5. Motion to Ratify Approval of Pioneer Construction Change Order #3 of \$13,912.29 made by Councilman Balent; seconded by Vice Chairman Morgan; motion passed unanimously.
6. Motion to Approve Pioneer Construction Change Order #4 of \$54,278.47 made by Vice Chairman Morgan; seconded by Marranca; motion passed unanimously.
7. Motion to Approve Pioneer Construction Pay App #11 for \$119,210.94 made by Vice Chairman Morgan; seconded by Councilwoman DeAngelo; motion passed unanimously.

8. Motion to Approve Resolution #9 of 2026, requesting \$19,000 of Luzerne County Act 13 Grant Funds for the Wilson Street Park Playground Safety & Accessibility Upgrade made by Councilwoman DeAngelo; seconded by Morgan; motion passed unanimously.
9. Motion to Approve Resolution #10 of 2026 for \$300,000 Luzerne County CDBG FY2027 funds made by Councilman Balent; seconded by Marranca; motion passed unanimously.
10. Motion to Approve Resolution #11 of 2026, POMAAT Certification Form made by Vice Chairman Morgan; seconded by DeAngelo; motion passed unanimously.
11. Motion to Elect \$0 Payment to the 2026 MMO for the Exeter Borough Police Pension Plan made by Vice Chairman Morgan; seconded by Marranca; motion passed unanimously.
12. Motion to Elect to \$34,800 Payment to 2026 MMO for Exeter Borough Non-Uniformed Pension Plan made by Vice Chairman Morgan; seconded by Murawski; passed unanimously.
13. Motion to Approve Hiring of Herman Dallington and Joseph Yanulavich to part-time Streets Department made by Vice Chairman Morgan; seconded by Balent; motion passed unanimously.
14. Motion to Approve Hiring of Tyler Szumski to part-time Exeter Borough Hose Co #1 fire driver made by Vice Chairman Morgan; seconded by DeAngelo; motion passed unanimously.

Amy Huntington provided a verbal treasurer's report, manually tallied, due to QuickBooks Online outage; monthly checks total: \$267,598.27; report on file. Vice Chairman Morgan made a motion to approve the Treasurer's report as read; seconded by Councilman Marranca; motion passed unanimously.

Councilman Balent requested permission to touch ups the cracks in foundation on block work at Pump Station; Chairman Pizano said a motion is not required and authorized the repairs. Chairman Pizano also thanked Councilman Murawski for proper installation of the new Borough Clock and requested Vince to purchase 2-hour parking signs, so one business is not monopolizing the public spaces needed for the Pavilion use.

Vice Chairman Morgan asked the status of the PennDOT request regarding the installation of blinking stop lights 4-way stop sign at Slocum and Schooley Avenue. Chairman Pizano requested Solicitor Hassey to write to our representatives to communicate the urgency. Chief Turner recommended a traffic signal be considered at this intersection due to the future development planned for the Slocum Avenue area and recommended the Planning Commission request from the developer.

Open to Public:

Amy Feldman and Janelle Rushton, NE Sight Services, 1825 Wyoming Avenue, Exeter, requested a letter of support to apply for \$150,000 DCED Luzerne County LSA grant for facility improvements including replacement of HVAC and new water heater. Chairman Pizano asked they coordinate with Amy and Council will ratify the approval to meet the September 30, 2026 grant deadline.

Adjourn: Motion by Esposito, seconded by Murawski, adjourned 8:20 pm.

Respectfully Submitted by Amy Huntington, Borough Manager, Oct 1, 2026.