

Laflin Borough Council Mtg.
September 9, 2025
6:00 P.M. Regular Meeting
MEETING MINUTES

MEETING CALLED TO ORDER and PLEDGE OF ALLEGIANCE TO THE FLAG RECITED.

Roll Call

Present: Marc Malvizzi, President – Joseph Boos, Vice President – Drew Malvizzi – Melissa Werner –
Carl Yastremski – Mayor William Kennedy – Junior Councilmember Anna Marie Gubitose

Absent: None

Also Present: Solicitor Leonard A. Sanguedolce, Esq. and Charles Boyd, Borough Manager

Mr. Boyd read to meeting attendees the Sunshine Act notification as stated on the council meeting agenda.

Special Presentations: None

Minutes: August 12, 2025 Council Meeting

Mr. Marc Malvizzi asked if everyone reviewed the meeting minutes and if anyone had any questions or comments. He asked for a motion to approve the meeting minutes.

Motion to Approve: Drew Malvizzi

Second: Joseph Boos

Roll Call:

Ayes were unanimous and motion passed.

Treasurer's Report

Mr. Marc Malvizzi reviewed the budget progress report as posted to the Laflin Borough website, noting the municipality is in great shape financially. Discussions continued on better investing in safe, short-term investments and to establish a municipal investment policy statement with 6-month certificate of deposits (CDs) considered at a slightly higher interest rate. Solicitor Sanguedolce explain the need to adopt, by resolution, an investment policy thereby allowing each investment decision to be approved by a motion at a council meeting.

Some discussions continued on the investment policy statement procedures at other municipalities which allow for calling various institutions for interest rates and terms, but not necessarily bidding out the investment as the best management practice. Mr. Sanguedolce will have the policy statement and resolution ready for the next meeting.

Mr. Marc Malvizzi asked for a motion to accept the treasurer's report (separate documents than the investment policy statement discussed).

Motion to Accept the Treasurer's Report: Drew Malvizzi

Second: Melissa Werner

Roll Call:

Ayes were unanimous and motion passed.

List of Bills for Approval

Mr. Marc Malvizzi asked if anyone had any questions or comments, then asked for a motion to approve the bills.
\$ 32,949.96 plus payroll \$ 12,167.36

Motion to Approve: Drew Malvizzi

Second: Joseph Boos

Roll Call:

Ayes were unanimous and motion passed.

Correspondences (e-mailed to Council during the month): No discussions.

Reports

Fire Department Report – Drew Malvizzi

In August 2025 the fire department responded to 21 alarms of which were 6 medicals, 7 fire alarms, 4 motor vehicle accidents, 2 structure fires, 2 miscellaneous incidents for a total of 147 alarms for the year to date.

Manager's Report – Charles Boyd

Mr. Boyd reported on an accident at Laflin Road and Rt.315 that damaged the traffic signal ground junction box. The guiderail was repaired by PennDOT along Rt.315 but the junction box was handled by Kuharchik Construction LLC under the municipal insurance policy coverage.

It was noted that the Union Street security camera was relocated to another pole near the original location due to utility work to remove the original pole. It is believed that the utility company damaged the solar panel on this camera, but didn't advise Laflin Borough. Although the solar panel is smashed, the solar camera still functions.

MS4 Stormwater Report – Charles Boyd

Mr. Boyd reported on the anticipated start to the Lower Laflin MS4 Stormwater project at the intersection of Union Street and East Saylor Avenue with some additional work further up Union Street near the end of town. It was reported on another potential conflict with PennDOT during the ongoing state tar and chip seal project.

Much discussion continued on the appearance of Laflin Road and Union Street after the state project of tar and chip sealing work. It was determined that a letter from Council and the Mayor should be sent to State Rep. Jimmy Haddock's office along with sending copies to PennDOT Transportation Secretary Mike Carroll and PennDOT District 4 Executive Director Richard Roman, P.E. on Laflin Borough's disapprovals of the project.

Mayor's Report – William Kennedy

Mayor Kennedy reiterated his disapproval of the PennDOT chip seal project and spoke of the condition of his father's property on Laflin Road with regards to the stone on his property after the project completion.

Library Association Report – Melissa Werner

Mrs. Werner spoke on the upcoming Fall Storytime program that will begin on Saturday, September 13th at 10:30am. A new program is being decided upon with Penn State Master Gardeners on in home succulent gardens with a date to be determined. The library will have a monthly meeting on Tuesday, September 16th at 6:30pm. Lastly, the book club had a luncheon at J&L Coffeehouse with the next scheduled book club meeting to be October 14th with the location to be determined.

Mr. Marc Malvizzi asked for a motion to accept the reports.

Motion to Accept Reports: Drew Malvizzi

Second: Joseph Boos

Roll Call:

Ayes were unanimous and motion passed.

Public Comments Relating to the Agenda

Joseph McCabe, Pinewood Drive – asked for clarification on state grant funding requests as it relates to grant requests already approved last month under county grant funds. He questioned why the municipality is asking for grant funds to replace the current zero-clearance mower. He questioned the need for a traffic signal maintenance plan since they are on a state road and should be PennDOT's responsibility. Some discussions continued on crack sealing work as noted in the agenda.

Walter Wrazien, Redwood Drive – questioned why the municipality keeps trying to acquire the Jerome Patelunas property since the expenses keep adding up to do so. He asked Mr. Boyd how much money has been invested in the Patelunas property to date. Much discussion followed with both Councilmembers M. Malvizzi and Yastremski retorting the town must keep trying and it is in the best interest to acquire the property and clean it up.

Mr. Wrazien voiced his approval on the Borough reviewing and updating the Luzerne Co. Hazard Mitigation Plan (HMP) since, earlier this year, there was a major water main break at his property that, in his opinion, damaged the road (fissures opening up) and caused a large sinkhole to form on his property. Mr. Wrazien indicated the road is opening up and his neighbor fell into the sinkhole while cutting his grass. He has been in discussions with the water company. Some discussions continued on the topic with Mr. Wrazien indicating the HMP should apply to sinkholes.

Unfinished Business

A) Approve Statewide Local Share Account (LSA) Grants for Submission –

Resolution #7 of 2025 New Public Works Z-Turn Mower

Resolution #8 of 2025 New Pedestrian Walk Bridge at Creekside Park

After noting the two resolutions, Mr. Marc Malvizzi asked for a motion to approve the resolutions and to apply for the Local Share Account grants.

Motion to Approve: Melissa Werner

Second: Drew Malvizzi

Roll Call:

Joseph Boos Yes

Drew Malvizzi Yes

Marc Malvizzi Yes

Melissa Werner Yes

Carl Yastremski Yes

Motion passed.

B) Creekside Community Park Ballfield / Walking Track Pavilion Installation –
Jerry Chilewski, Chilewski Enterprises, Inc. Rebid Project

After considerable deliberation on the continued delays for the pavilion installation, it was decided to put the installation work out-to-bid again. Mr. Marc Malvizzi asked for a motion to pull the bid back from Jerry Chilewski Enterprises and, based on the letter that was sent from our Solicitor, to rebid the project immediately.

Motion to Approve: Drew Malvizzi

Second: Melissa Werner

Roll Call:

Joseph Boos Yes

Drew Malvizzi Yes

Marc Malvizzi Yes

Melissa Werner Yes

Carl Yastremski Yes

Motion passed.

Solicitor Sanguedolce, Esq. will send a letter to Jerry Chilewski Enterprises informing him his contract is cancelled. Mr. Marc Malvizzi advised Mr. Boyd to start making phone calls (telephonic bid requests) for new proposals on installing the pavilion.

New Business

A) Traffic Signal Annual Preventative Maintenance Agreement –

Kuharchik Construction, LLC \$1,400 Annually (\$700 per traffic signal)

Northeast Signal & Electric Company \$1,500 Annually (\$750 per traffic signal)

Mr. Boyd spoke on Northeast Signal & Electric providing service and repairs for the Laflin Road signal with Kuharchik Construction for the Pittston Ave. signal near the Oblates of Saint Joseph's facility. Laflin Borough has not previously entered into a maintenance agreement and used Northeast Signal, as needed, on emergency calls from Luzerne Co. 911 or Laflin Borough officials. The state has a requirement for annual inspections and traffic control conflict monitor testing. However, very few municipalities perform conflict monitor testing on an annual basis. This could be a liability issue in the future if an accident does happen at one of the intersections. Since Kuharchik Construction was the low (and only) bidder for the Green Light-Go traffic signal upgrades grant, he believes Kuharchik should be accepted going forward.

Mr. Marc Malvizzi asked for a motion to accept Kuharchik Construction, LLC at \$1,400 for traffic signal annual maintenance and emergency service calls for both traffic signals. This would be a one-year agreement paid from the state liquid fuel's fund.

Motion to Approve: Drew Malvizzi

Second: Joseph Boos

Roll Call:

Ayes were unanimous and motion passed.

B) Acquire Jerome Patelunas Property at September 18, 2025 Upset Tax Sale –
Resolution #9 of 2025 934 Union Street (a.k.a 64 Main St.)

Mr. Marc Malvizzi asked for a motion to approve Resolution #9 of 2025 for Laflin Borough to bid and, potentially, acquired the Patelunas property in Laflin Borough at the September 18, 2025 Luzerne Co. Tax Claim Bureau delinquent tax sale. This resolution would authorize Leonard Sanguedolce, Esq. to offer a bid up to \$20,000.

Motion to Approve: Melissa Werner

Second: Drew Malvizzi

Roll Call:

Joseph Boos Yes

Drew Malvizzi Yes

Marc Malvizzi Yes

Melissa Werner Yes

Carl Yastremski Yes

Motion passed.

C) Luzerne Co. 2025 Hazard Mitigation Plan (HMP) Adoption –
Resolution #6 of 2025

After a brief explanation by Mr. Boyd that the updates would revise the HMP already in place by the county as required by the state, Mr. Marc Malvizzi asked for a motion to approve Resolution #6 of 2025 adopting the updates to the Luzerne Co. 2025 Hazzard Mitigation Plan.

Motion to Approve: Drew Malvizzi

Second: Joseph Boos

Roll Call:

Joseph Boos Yes

Drew Malvizzi Yes

Marc Malvizzi Yes

Melissa Werner Yes

Carl Yastremski Yes

Motion passed.

D) Advertising and Bid Approval for Roadway Crack Sealing Work –
Pennoni Associates Bid Specification Sheet
Bid Solicitation

Donald Totino, Borough Engineer, Pennoni Associates Inc., recommended requesting individual road cost proposals broken-down for multiple roadways. Roads would be selected after receiving costs on each road. After some discussions, Mr. Marc Malvizzi asked for a motion to approve the engineering bid specification sheet and requesting telephonic bid proposals.

Motion to Approve: Drew Malvizzi

Second: Melissa Werner

Roll Call:

Ayes were unanimous and motion passed.

Council Comments / For the Good of the Order

It was announced that the next scheduled council meeting would take place on Tuesday, October 14, 2025 at 6pm at the municipal building.

General Public Comments

Joseph McCabe, Pinewood Drive – asked when an event permit would be required for the Oakwood Park Community Block Party since it was noted that over 400 people attended the one-day event this year. He believes oversight needs to be done to regulate the event. He mentioned the number of on-sight toilets, event security, and crowd restrictions as examples of regulations needed. The Costello's (event organizers) are turning this in to a giant event with too many participants and no oversight according to Mr. McCabe. Some discussions followed with Solicitor Sanguedolce responding that capacity regulations would need to go through the Luzerne Co. Zoning Office. Mr. McCabe will contact the zoning office.

A neighbor had mine subsidence issues in his garage where the gravel and concrete had settled and a large gap was formed under the concrete floor according to Mr. McCabe. Much discussion followed on mine subsidence issues in Laflin Borough and the low cost of subsidence insurance through the state.

Mr. McCabe asked for Council to verify the location of a potential blighted property in town that the Borough is looking to demolish. He asked if the property was located on Laflin Road. After some discussions on not knowing what property he was referring to, it was noted that, if any discussions on demolition, it would have been the property located on Fordham Road that was discussed for razing.

Mr. McCabe questioned the authority of Laflin Borough to enter the property of 95 Laflin Road to cut the high grass as a potential U.S. Constitution Fourth Amendment violation. Some discussion followed.

Walter Wrazien, Redwood Drive – asked if a feasibility study was completed prior to hiring another employee at the council meeting last month. Since Laflin Borough hasn't grown anywhere to have a need of an additional employee, he believes a study would show the cost benefit of hiring an employee vs. outsourcing municipal work to a private company. Mr. Marc Malvizzi responded that an additional employee was not hired, but all the available hours were given to one employee instead of all part-time employees.

Mr. Wrazien believes outsourcing all of the municipal work should be looked at for future reference since taking into account pension plans, health & welfare and insurances, it would be cheaper to outsource the work. As an example, a \$20 per hour employee might cost the municipality \$80 per hour with these factors included. If the Borough outsourced the work, it might only cost \$40 per hour without the liabilities associated with an employee.

Executive Session: No Executive Session.

Adjournment: Motion to adjourn at 6:43pm.

Motion: Drew Malvizzi

Second: Joseph Boos

The motion carried unanimously.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'C. Boyd', written in a cursive style.

Charles Boyd, Borough Manager
Laflin Borough

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