

WARRIOR RUN BOROUGH

496 Front Street

Warrior Run, Pennsylvania 18706

Phone: (570) 823-3301 | Fax: (570) 235-6911

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Council Meeting Minutes

April 13, 2026

Meeting Called to Order

Pledge of Allegiance

Roll Call

Executive Session

Approval / Minutes of Previous Meeting

Approval / Treasurer Report from Previous Month

Communications

Public Comment on Tonight's Agenda

Old Business

New Business

Attorney Aregood Report

Police Report

Mayor's Report

Public Comment

Final Comment

Adjournment

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Council Meeting Agenda

April 13, 2026

Roll Call	Present	Not Present
Council Members:		
John Quinn, President	<u> X </u>	<u> </u>
Larry Carbohn, Vice-President	<u> X </u>	<u> </u>
Richard Kratz	<u> X </u>	<u> </u>
Matt Pilch	<u> </u>	<u> X </u>
Jeff Gordon	<u> X </u>	<u> </u>
Other Attendees:		
Solicitor, Attorney Patrick Aregood	<u> X </u>	<u> </u>
Mayor, Tom Shypulefski	<u> X </u>	<u> </u>
Secretary, Donna Tudgay	<u> X </u>	<u> </u>

Executive Session

A motion to approve March 9, 2026, Council Meeting Minutes.

1st motion made by: LC

2nd motion made by JG

	Yes	No	Abstain
L. Carbohn	<u>X</u>	_____	_____
R. Kratz	<u>X</u>	_____	_____
M. Pilch	_____	_____	_____
J. Gordon	<u>X</u>	_____	_____
J. Quinn	<u>X</u>	_____	_____

Motion passed X

Motion failed _____

A motion to approve the Treasurer’s report from March 1, 2026, through March 31, 2026.

1st motion made by: LC

2nd motion made by RK

	Yes	No	Abstain
L. Carbohn	<u>X</u>	_____	_____
R. Kratz	<u>X</u>	_____	_____
M. Pilch	_____	_____	_____
J. Gordon	<u>X</u>	_____	_____
J. Quinn	<u>X</u>	_____	_____

Motion passed X

Motion failed _____

Communications

Resident Jacqueline Senczakowicz, Brislin Street resident, passed away on March 12, 2026.

On 04/02/2026, Warrior Run Borough and all UGI Utilities-Electric Division customers received a Notice of Proposed Rate Change. If the company’s entire request is approved, the monthly increase will be between 12.8% and 14.1% (effective June 1, 2026).

On 04/06/2025, Warrior Run Borough received an email communication regarding a free public resource to connect residents with local beekeepers to safely relocate honey bees. Additional information can be located at info@beeswarmed.org.

Public Comment on Tonight’s Agenda - None

Old Business

1. A motion to ratify payment, in the amount of \$4,500.00 to Don’s Tree Service for tree(s) removal on Boyle Street, to be paid from the General Fund.

1 st motion made by: <u>LC</u>	2 nd motion made by <u>JG</u>		
	Yes	No	Abstain
L. Carbohn	<u>X</u>	<u> </u>	<u> </u>
R. Kratz	<u> </u>	<u>X</u>	<u> </u>
M. Pilch	<u> </u>	<u> </u>	<u> </u>
J. Gordon	<u>X</u>	<u> </u>	<u> </u>
J. Quinn	<u>X</u>	<u> </u>	<u> </u>

Motion passed X Motion failed

2. A motion to ratify payment, in the amount of \$8,500.00 to Snyder & Clemente Accounts & Consultants for the Warrior Run Borough Municipal Audit and Financial Report for year ending December 31, 2025, to be paid from the General Fund.

1 st motion made by: <u>LC</u>	2 nd motion made by <u>JG</u>		
	Yes	No	Abstain
L. Carbohn	<u>X</u>	<u> </u>	<u> </u>
R. Kratz	<u>X</u>	<u> </u>	<u> </u>
M. Pilch	<u> </u>	<u> </u>	<u> </u>
J. Gordon	<u>X</u>	<u> </u>	<u> </u>
J. Quinn	<u>X</u>	<u> </u>	<u> </u>

Motion passed X Motion failed

New Business

1. A motion to authorize PennEastern Engineers, LLC to provide professional services for the 2026 Statewide LSA - Warrior Run Borough – Front Street Paving and Sewer Improvements Project. Services include surveying, engineering, contract and construction plans development, inspection, construction management, and grant administration.

1st motion made by: LC

2nd motion made by JG

	Yes	No	Abstain
L. Carbohn	<u>X</u>	_____	_____
R. Kratz	<u>X</u>	_____	_____
M. Pilch	_____	_____	_____
J. Gordon	<u>X</u>	_____	_____
J. Quinn	<u>X</u>	_____	_____

Motion passed X

Motion failed _____

2. A motion to ratify payment in the amount of \$3,030.50, to Hanover Township for the 2026 Sewer License Fee, to be paid from the Sewer Fund.

1st motion made by: LC

2nd motion made by RK

	Yes	No	Abstain
L. Carbohn	<u>X</u>	_____	_____
R. Kratz	<u>X</u>	_____	_____
M. Pilch	_____	_____	_____
J. Gordon	<u>X</u>	_____	_____
J. Quinn	<u>X</u>	_____	_____

Motion passed X

Motion failed _____

3. A motion to ratify payment in the amount of \$931.00, to Wyoming Valley Sanitary Authority (WVSA) for billing for the Q4 2025 Warrior Run Borough Sewer O&M Accounts, to be paid from the Sewer Fund.

1st motion made by: LC

2nd motion made by JG

	Yes	No	Abstain
L. Carbohn	<u>X</u>	_____	_____
R. Kratz	<u>X</u>	_____	_____
M. Pilch	_____	_____	_____
J. Gordon	<u>X</u>	_____	_____
J. Quinn	<u>X</u>	_____	_____

Motion passed X

Motion failed _____

4. A motion to ratify payment in the amount of \$187.00, to Wyoming Valley Sanitary Authority (WVSA) for lien filing services on delinquent Warrior Run Borough Sewer O&M Accounts, to be paid from the Sewer Fund.

1st motion made by: LC

2nd motion made by RK

	Yes	No	Abstain
L. Carbohn	<u>X</u>	_____	_____
R. Kratz	<u>X</u>	_____	_____
M. Pilch	_____	_____	_____
J. Gordon	<u>X</u>	_____	_____
J. Quinn	<u>X</u>	_____	_____

Motion passed X

Motion failed _____

5. A motion to approve payment, in the amount of \$50.00 to Kelsey Cronauer, (property owner / Beaumont Street), for refuse fee overpayment, to be paid from the Refuse Fund.

1st motion made by: RK

2nd motion made by LC

	Yes	No	Abstain
L. Carbohn	<u> X </u>	<u> </u>	<u> </u>
R. Kratz	<u> X </u>	<u> </u>	<u> </u>
M. Pilch	<u> </u>	<u> </u>	<u> </u>
J. Gordon	<u> X </u>	<u> </u>	<u> </u>
J. Quinn	<u> X </u>	<u> </u>	<u> </u>

Motion passed X

Motion failed

6. A motion to approve payment, in the amount of \$310.00 to Cindy Lainez Cruz, (property owner / Chestnut Street), for refuse fee duplicate payment, to be paid from the Refuse Fund.

1st motion made by: RK

2nd motion made by LC

	Yes	No	Abstain
L. Carbohn	<u> X </u>	<u> </u>	<u> </u>
R. Kratz	<u> X </u>	<u> </u>	<u> </u>
M. Pilch	<u> </u>	<u> </u>	<u> </u>
J. Gordon	<u> X </u>	<u> </u>	<u> </u>
J. Quinn	<u> X </u>	<u> </u>	<u> </u>

Motion passed X

Motion failed

Attorney Aregood Report

Attorney Aregood stated twelve (12) liens were filed this week at the Prothonotary office for delinquent O&M payments and two liens were settled at the Prothonotary's office for the sewer account.

The Solicitor has been working with the Mayor regarding the pending construction of a new home on Hanover Street (Hanover Township) by Shorten Homes and questions regarding sewer line access.

There have not been any reports or updates on the Wootton case; it appears the matter is at a stalemate. Mr. Wootton has five (5) properties up for tax sale with Luzerne County; he has been in and out of bankruptcy. There has been an indication there will be no more stays on that sale; we will see what happens with this issue.

Councilman Carbohn had an inquiry for Attorney Aregood concerning a property the Borough owns on Boyle Street (located next to the Panetta property); the Borough recently removed trees from this property and has maintained this property in the past. His inquiry to the Solicitor is can something be done for a future work session regarding sale of this property; the sale of this property can help recoup some of the cost of the recently completed tree removal and it has been stated in the past, there is no need for the Borough to own property. Attorney Aregood inquired if it is a buildable lot and are there neighbors on the side of the lot and at the rear of the lot. Councilman Carbohn indicated the lot is not buildable; water runs onto this lot; if someone bought the lot and did something with the current state of it, there are possibilities for it. It was confirmed there are neighbors to the side and rear of the lot. Attorney Aregood stated if the Borough decides to do something with the lot, it will have to be a blind bid on the property. The Borough would have to have an amount of money reserved to the borough; if the Borough does not receive that bid, it does not sell the property. If the Borough gets the bid, it goes to the highest responsible bidder. A title search needs to be done on the property to ensure title to the property. The Borough may have to pay for survey purposes on it, or the Borough can include a requirement in the bidding process that whoever the successful bidder must pay for and complete the survey (ensuring the Borough has clear ownership to convey). A deed would need to be prepared for the Borough with a metes-and-bounds description (property boundaries). Councilman Carbohn inquired if this can be discussed at the next work session and investigate having the property appraised. This issue can be discussed at future work session(s).

Police Report - Month of March 2026 - Report on file

Mayor Report

Condolences to the family of Warrior Run Resident Jacqueline Senczakowicz, Brislin Street resident, who passed away on March 12th. Jackie always had a kind word to share with everyone. She will be missed.

Luzerne County Zoning is planning on voting on a proposed ordinance covering data centers. This will cover roughly 20 boroughs and townships including Warrior Run. No data center requests are currently pending. This is strictly a proactive move. For additional information, check the zoning department heading at luzernecounty.org.

During the Luzerne County Upset Sale, scheduled for April 23, 2026, Mr. Wooten has 5 properties listed. The council should be concerned about the low percentage of paid Refuse payments due March 31, 2026. Currently 33 residents are delinquent in their payments. This continues to be a problem as non-payments incur additional costs to our Borough. Late fees and Magistrate's process begin after March 31, 2026.

A motion to accept Attorney Aregood's Report, Police Report, and Mayor's Report.

1st motion made by: RK

2nd motion made by JG

	Yes	No	Abstain
L. Carbohn	<u> X </u>	<u> </u>	<u> </u>
R. Kratz	<u> X </u>	<u> </u>	<u> </u>
M. Pilch	<u> </u>	<u> </u>	<u> </u>
J. Gordon	<u> X </u>	<u> </u>	<u> </u>
J. Quinn	<u> X </u>	<u> </u>	<u> </u>

Motion passed X

Motion failed

Final Comment

Per 03/09/2026 approval by Warrior Run Borough Council, a 4-month, fixed rate Certificate of Deposit, in the amount of \$60,000.00 was purchased on 03/25/2026 with PNC Bank. The rate is 3.45% and the maturity date is 07/25/2026.

As of 04/11/2026, the refuse fee payment collection total is \$70,680.00.

- There is a total of 33 properties which have not made payment as of the 03/31/2026 due date.
- Letters were sent to all property owners in December 2025, and the letter was posted on the Borough website for reference; reminders were posted on the sign across from the playground and on social media pages in March 2026 again as a reminder of the payment due date.
- Letters are being sent to delinquent property owners, notifying the owners payment is now \$360.00 (\$310.00 refuse fee and \$50.00 penalty fee). Any payment made after 04/24/2026 will be subject to magisterial proceedings for collection.

The Secretary inquired if there were any questions or concerns with the Warrior Run Borough Audit for calendar year 2025 completed by Snyder & Clemente Accounts/Consultants; a copy of the full report was forwarded to Council earlier this month for review. There were no comments; a motion to approve publication of the concise financial statement (per Act 135 of 2018) is needed at the next council meeting.

The current refuse contract expires at the end of this year (12/31/2026); the contract must be advertised for bids. Per discussion, the advertisement for bids will be published in the local newspapers in July 2026, for review at the September 2026 work session.

Public Comment

Resident Ed Pegarella thanked the Borough Council and Street Department with the recent tree removal from the Borough property on Boyle Street. The trees were in really bad shape; some Boyle Street residents were concerned their cars were going to get damaged. The Borough did a great job; it is really appreciated.

Cindy Hrobuchak, Permits Agent from Shorten Homes, addressed Council and provided the status of a new home construction in Hanover Township, on behalf of the property owner. The owner is requesting permission to connect to the sewer line on Beaumont Street, Warrior Run. Since the end of March 2026, there have been discussions with the Warrior Run Borough Mayor and Solicitor (via Mayor), WVSA, Hanover Township officials and the Borough Secretary. Ms. Hrobuchak was inquiring on behalf of the property owner about the status of this request for sewer line access. If permission is granted by the Borough Council, the property owner is also inquiring about the fees for tapping the line and any other associated fees with the sewer line access and paperwork completion between different entities (i.e. capacity letter).

Attorney Aregood confirmed the following:

- 1) A new lateral line is being installed; the property owner is not hooking into an existing lateral line.
- 2) As of this meeting, Ms. Hrobuchak has not had a discussion with the property owner next door to the new construction site; discussion is warranted by Shorten Homes.
- 3) There is no construction over the existing easement line.
- 4) Shorten Homes had a discussion with Hanover Township, involving construction of a home in Hanover Township. The new property owner is requesting access to a sewer line coming into a Warrior Run Borough sewer system, which is going through a pump station, which then gets injected into a sewer system which goes to the WVSA facility. Shorten Homes is looking for a letter of capacity from someone regarding the Warrior Run Borough sewer system as to whether this can be handled. This will be discussed with the individual who maintains and operates the Warrior Run Borough Hanover Street Pump Station to make sure there is capacity and this will also be discussed with our building inspector/sewage enforcement officer to make sure there is capacity on the line from the Warrior Run Borough pump station to transmit to the WVSA facility.
- 5) This means there will be engineering costs, costs for the pumping station, etc. The tap fee into the sewer line will be a minimum of \$5,000, plus the expenses the Borough may incur to ensure everything is compliant. If Warrior Run Borough agrees to the tapping into the sewer line and something does not go as expected, then Hanover Township is going to surcharge Warrior Run Borough.

- 6) Warrior Run Borough is not going to incur any expenses to have this home added to the borough sewer system.
- 7) These are the terms the Warrior Run Borough Council is looking at for access to the sewer line on Beaumont Street.

Ms. Hrobuchak reiterated the terms outlined by Attorney Aregood and inquired what is the timeframe expectation for finding out the capacity information for both Warrior Run Borough pump station and the transmission line to WVSA (the property owner is anxious to proceed with financing, permits, etc.). Attorney Aregood stated prior to a timeframe commitment by the Borough, will the buyer still be interested after the fees and additional expenses are outlined to him for the sewer access. Ms. Hrobuchak stated this will be communicated to the buyer tomorrow morning; she will contact the Mayor regarding the outcome of this meeting. Ms. Hrobuchak was told the Borough would expect to have the capacity line information by next month (possibly earlier), after she contacts the Mayor regarding the property owner’s decision to proceed with this request. Ms. Hrobuchak thanked the Council for everyone’s time and left. Attorney Aregood and Councilman Kratz discussed management of fees for this issue via an escrow account; Attorney Aregood stated if the gentleman agrees to the terms outlined for sewer line access, at that time it will be the decision of the Council on how the property owner deals with the Borough regarding expenses for the sewer line access.

Motion to adjourn

1st motion made by: RK

2nd motion made by LC

	Yes	No	Abstain
L. Carbohn	<u> X </u>	<u> </u>	<u> </u>
R. Kratz	<u> X </u>	<u> </u>	<u> </u>
M. Pilch	<u> </u>	<u> </u>	<u> </u>
J. Gordon	<u> X </u>	<u> </u>	<u> </u>
J. Quinn	<u> X </u>	<u> </u>	<u> </u>

Motion passed X

Motion failed

Donna Tudgay, Secretary
Submitted: 04/13/2026