

WARRIOR RUN BOROUGH

496 Front Street

Warrior Run, Pennsylvania 18706

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

Email: wrboro@ptd.net

Council Meeting Minutes

August 12, 2024

Meeting Called to Order

Pledge of Allegiance

Roll Call

Approval / Minutes of Previous Meeting

Approval / Treasurer Report from Previous Month

Communications

Public Comment on Tonight's Agenda

Old Business

New Business

Attorney Patrick Aregood Report

Police Report

Mayor's Report

Public Comment

Final Comment

Adjournment

Warrior Run Borough Council Meeting Minutes August 12, 2024

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

A motion to approve the minutes from the July 8, 2024, Council Meeting.

1st motion made by: MP 2nd motion made by SW

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

Motion passed X

Motion failed

A motion to approve the Treasurer’s report from July 1 through July 31, 2024.

1st motion made by: LC 2nd motion made by SW

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

Motion passed X

Motion failed _____

Communications

Resident Mr. Herbert Lewis (Orchard Street) passed away on July 13, 2024.

Resident Mrs. Dolores Loughnane (Chestnut Street) passed away on July 30, 2024.

Warrior Run Borough received a response to the Borough’s inquiry to Mericle Commercial Real Estate Services, regarding a minor subdivision of 1055 Hanover, LLC Lands (following page). No action is required to be taken by Warrior Run Borough.



East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, Pennsylvania 18702
570.823.1100 FAX: 570.823.8005 E-MAIL: mericle@mericle.com

July 10, 2024

VIA EMAIL (wrboro@ptd.net)

Ms. Donna Tudgay
Warrior Run Borough Secretary
496 Front Street
Warrior Run, PA 18706

**RE: Minor Subdivision of 1055 Hanover, LLC Lands
Hanover Township, Luzerne County, PA**

Dear Ms. Tudgay;

We are in receipt of your email dated July 8, 2024 and your questions regarding the above referenced project. I offer the following information for your review:

1. What is the intended purpose / use of the land in the proposed subdivision?
Response: The proposed 20-acre piece of land contains an existing parking area that would now be accessible from the adjacent property located at 1057 Hanover Street.
2. Where will the land be accessed?
Response: Access to this existing parking area would be through the existing driveway to 1057 Hanover Street via an easement.

We appreciate your assistance with this project and your prompt response to our letter. If you have any additional questions, please do not hesitate to contact me. Thank you.

Sincerely,

Stephen Maakestad, PE
Vice President, Director of Civil Engineering

Warrior Run Borough was notified on July 19, 2024, the Citizens Bank Nanticoke Branch is closing, effective October 23, 2024. There are two local branches remaining – one is on South Wyoming Avenue, Kingston, PA and one is on Kidder Street, Wilkes-Barre, PA.

On July 24, 2024, Warrior Run Borough received the approved agreement, from the Luzerne County Office of Community Development, regarding a grant awarded for completion of Chestnut Street-Road and Sewer Improvement Project (Phase II). The Borough is waiting for the procurement packet for the architecture and/or engineering service to start the proposal for submission.

Public Comment on Tonight's Agenda - None

Old Business

1. A motion to approve payment to Ed Krasavage Construction, Inc., for installation/reset of 2 manhole frames with covers on upper and lower Beaumont Streets, including repaving of blacktop cuts with tar and sealing around manholes, in the amount of \$3,790.00, to be paid from the Sewer Fund.

1st motion made by: LC 2nd motion made by: MP

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

Motion passed X Motion failed _____

2. A motion to approve payment to Ed Krasavage Construction, Inc., for completion (including paving) on Hanover Street, as part of the Hanover Street Drain Infrastructure Project, in the amount of \$17,272.55, to be paid from the General Fund. Warrior Run Borough will be reimbursed from the Commonwealth Financing Authority (CFA)/DCED.

1st motion made by: LC 2nd motion made by: SW

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

Motion passed X Motion failed _____

New Business

1. A motion to approve payment to Valley Power Equipment, for repairs and maintenance of the Cub Cadet Zero-Turn Mower, in the amount of \$321.01, to be paid from the General Fund.

1st motion made by: MP 2nd motion made by: SW

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

Motion passed X

Motion failed

2. A motion to approve the annual transfer of sewer funds, from M&T Bank Warrior Run O & M Sewer Account to PNC Bank PennVest Account, in the amount of \$40,000.

1st motion made by: LC 2nd motion made by: MP

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

Motion passed X

Motion failed

3. A motion to approve a transfer of sewer funds, from M&T Bank Warrior Run O & M Sewer Account to Citizens Bank Sewer Fund Account, in the amount of \$35,000, for operational expenses of the Hanover Street Pump Station (monthly maintenance and utility bills (WVSA, UGI, PAW), billing by WVSA, general maintenance and emergency repairs.

1st motion made by: LC 2nd motion made by: SW

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

Motion passed X

Motion failed _____

4. A motion to approve Attorney Aregood, on behalf of the Warrior Run Borough, to contact WVSA for information regarding management of the Hanover Street Pump Station by WVSA.

1st motion made by: SW 2nd motion made by: MP

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

Motion passed X

Motion failed _____

Attorney Aregood Report

A request for continuance of a hearing, originally scheduled for August 27, 2024, involving property maintenance (re: 525 Front Street/Luca Husti), was submitted by Attorney Aregood to Magistrate Halesey.

Police Report - Month of July 2024 - Report on file

Mayor's Report

Attorney Patrick Aregood, Code Officer Greg Gulick & I will be attending an appeals hearing at the Luzerne County Court House. The hearing is scheduled for August 20, 2024, at the courthouse. This is an appeal of the Magistrate's verdict of guilty in the Stanley's paving case. Hanover Township will also be participating in the court case. Waiting for scheduling on other cases involving property maintenance.

Motion to accept Attorney Aregood, Police and Mayor Reports.

1st motion made by: MP

2nd motion made by SW

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

Motion passed X

Motion failed _____

Final Comment

President Council Quinn stated the Warrior Run Borough was contacted today, by the Luzerne County Zoning office, regarding a resident on Jones Street who contacted their office regarding receipt of a notice from them stating the resident was not allowed to have chickens on her property. Per Luzerne County Zoning, the resident was told the property is zoned residential and as such, cannot have chickens on the Jones Street property; it is a county zoning concern and should not be addressed to members of the Council.

A request was made by the Council President to please inform appropriate members of the Council if notification to entities outside of Warrior Run Borough regarding residents' property may result in action taken by an outside entity.

Council Member Wegrzynowicz inquired who contacted the county zoning office and was told a neighbor. Council Member Carbohn stated he was the neighbor who saw the chickens running on the road and did not know the resident had chickens if they were not running on the road; he reported it to the appropriate party who reported it to the County Zoning Office. Council Member Carbohn stated different residents have contacted the Borough in the past regarding owning chickens and have been told, per the Luzerne County Zoning office, this is not allowed per county zoning. Per the Mayor, Warrior Run Borough does not have its own zoning board to address this issue. Council Member Carbohn stated earlier today he inquired is it possible for the Borough to pursue this issue via an ordinance and was told all items under zoning must be adopted, not just one item. The cost of pursuing a zoning board is approximately \$40,000.00.

Public Comment – None

Motion to adjourn

1st motion made by: LC 2nd motion made by SW

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

Motion passed X

Motion failed _____

Donna Tudgay, Secretary
Warrior Run Borough
Submitted: 08/12/2024