

WARRIOR RUN BOROUGH

496 Front Street

Warrior Run, Pennsylvania 18706

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Council Meeting Minutes

Monday, May 8, 2023

Meeting Called to Order

Pledge of Allegiance

Roll Call

Approval / Minutes of Previous Meeting

Approval / Treasurer Report of 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

Council Meeting Minutes Monday, May 8, 2023

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

A motion to approve the minutes from the April 10, 2023, Meeting.

1st motion made by: S. Wengren 2nd motion made by JQ

	Yes	No	Abstain
Sharon Wengren	<u> X </u>	<u> </u>	<u> </u>
Sandy Wegrzynowicz	<u> X </u>	<u> </u>	<u> </u>
M. Pilch	<u> X </u>	<u> </u>	<u> </u>
J. Quinn	<u> X </u>	<u> </u>	<u> </u>
L. Carbohn	<u> X </u>	<u> </u>	<u> </u>

Motion passed X

Motion failed

A motion to approve the Treasurer’s report from April 1, 2023, through April 30, 2023. (NOTE: April and May 2023 Treasurer Report will be approved at the June 2023 meeting).

1st motion made by: _____

2nd motion made by: _____

	Yes	No	Abstain
Sharon Wengren	_____	_____	_____
Sandy Wegrzynowicz	_____	_____	_____
M. Pilch	_____	_____	_____
J. Quinn	_____	_____	_____
L. Carbohn	_____	_____	_____

Motion passed _____

Motion failed _____

No motion was made to approve the Treasurer report due to delay in receipt of information from Auditor. There was not enough time for Council to review information prior to meeting.

Communications

The Hanover Township Crime Watch fundraiser, held on April 23, 2023, was successful; it was reported a profit of \$1400.00 was made.

The municipal taxes, for Spring 2023, are being deposited upon receipt in the General Fund account.

As of 04/30/2023: the following has been collected:

February 2023 = \$9,015.07

March 2023 = \$16,963.52

April 2023 = \$74,516.57 (\$43,663.14 from 1055 Hanover LLC, Hanover Industrial Park)

Public Comment on Tonight’s Agenda – No Comment

A motion to amend tonight's agenda to include a new motion.

1st motion made by: S. Wegrzynowicz 2nd motion made by: S. Wengren

	Yes	No	Abstain
Sharon Wengren	<u>X</u>	_____	_____
Sandy Wegrzynowicz	<u>X</u>	_____	_____
M. Pilch	<u>X</u>	_____	_____
J. Quinn	<u>X</u>	_____	_____
L. Carbohn	<u>X</u>	_____	_____

Motion passed X

Motion failed _____

Old Business - None

New Business

1. A motion to open a new account at Citizens Bank, to deposit a class action settlement check from Monsanto Company in the amount of \$17,414.03. This account is under the PCB Settlement/Monitoring Fund.

1st motion made by: MP 2nd motion made by: S. Wengren

	Yes	No	Abstain
Sharon Wengren	<u>X</u>	_____	_____
Sandy Wegrzynowicz	<u>X</u>	_____	_____
M. Pilch	<u>X</u>	_____	_____
J. Quinn	<u>X</u>	_____	_____
L. Carbohn	<u>X</u>	_____	_____

Motion passed X

Motion failed _____

2. A motion to rehire Eric Eppler, as a Public Works Employee for the Street Department to replace a vacancy, starting on May 15, 2023, at an hourly rate of \$14.00 per hour.

1st motion made by: S. Wegrzynowicz 2nd motion made by: MP

	Yes	No	Abstain
Sharon Wengren	<u>X</u>	_____	_____
Sandy Wegrzynowicz	<u>X</u>	_____	_____
M. Pilch	<u>X</u>	_____	_____
J. Quinn	_____	_____	<u>X</u>
L. Carbohn	_____	_____	<u>X</u>

Motion passed X Motion failed _____

3. A motion to hire Don’s Tree Removal Service, to cut down five (5) existing trees in the playground against the wall on Academy Street, in the amount of \$600.00, to be paid from the General Fund.

1st motion made by: S. Wengren 2nd motion made by: MP

	Yes	No	Abstain
Sharon Wengren	<u>X</u>	_____	_____
Sandy Wegrzynowicz	<u>X</u>	_____	_____
M. Pilch	<u>X</u>	_____	_____
J. Quinn	<u>X</u>	_____	_____
L. Carbohn	<u>X</u>	_____	_____

Motion passed X Motion failed _____

Attorney Aregood Report

Monsanto Company Settlement

- Check was received without any explanation as to what it is attached to.
- Recommendation to Council to put money in separate account, hold until find out if there is corresponding liability on it prior to money being transferred to general fund.

Property Management Ordinance for rental/lease properties

One of the things we have been looking at is the various ordinances in place (Hanover Township, Kingston Borough, Wilkes-Barre City, etc.)

- If a landlord lives more than 20 miles or more from the property address that they own in the community, they must appoint, under the ordinances, a representative who would be on call or representative who can be contacted and accept service in case there is an action brought up in front of the magistrate or the court.
 - These property management aspects are usually part of a larger property management code, which basically calls for inspection of the rental units, etc. At the current time, the Borough does not have the resources, at this point, to do things to certify a property is up to code. May have to hire people to do this; in addition to creating an appeals committee, for landlords to come and appeal decision of borough to pursue them. These are the type of things the Borough may not be interested in pursuing at this time.

The Borough should be interested in adopting an ordinance which states a property manager must be available, so the Borough has some type of control over the units when a property owner is outside of the community.

A motion was made to have Attorney Aregood draft an ordinance for the council to work on at the next work session so it can be brought forward for adoption.

1st motion made by: S. Wengren

2nd motion made by: JQ

	Yes	No	Abstain
Sharon Wengren	<u>X</u>	_____	_____
Sandy Wegrzynowicz	<u>X</u>	_____	_____
M. Pilch	<u>X</u>	_____	_____
J. Quinn	<u>X</u>	_____	_____
L. Carbohn	<u>X</u>	_____	_____

Motion passed X

Motion failed _____

Attorney Aregood provided clarification to question(s) by council members on this matter.

Question: If this ordinance is adopted, will this ruling be applied to current property owners, or will they be exempt (grandfathered)?

Answer: The ordinance will be applicable all property owners (current and future).

Question: Is the proposed ordinance an occupancy permit?

Answer: This ordinance is not an occupancy permit. An occupancy permit would require property inspections; inspections would have to be done each time the owner of the property changes and requires certified personnel to perform the inspection(s). Fees are involved with each inspection; inspections could be performed annually for safety reasons and when there is a change in occupancy. There are groups who perform these services. This can be reviewed again after the adoption of the current ordinance proposal.

Garbage Contract Bids

- GFL is the current provider; the contract expires 12/31/2023
- Now is the time to negotiate for a new contract
- Per discussion with Solid Waste Management of Luzerne County, Warrior Run is not mandated to recycle. There is a possibility of getting a discount due to not having this requirement.

Delinquent Garbage Fee Letters

- If letters have not been sent, they should be sent as soon as possible
- As indicated above, now is the time to negotiate for new contract, need to resolve delinquent fees

O&M Water Shutoff Letters to Delinquent Residents

- Per review of files, Pennsylvania American Water (PAW) Company agreement approved by PUC to shutoff water service to residents who are delinquent
- File does not contain signed agreement by WVSA

WVSA sends the letters to residents.

- After notification process complete, the case is turned over to PAWC.
- The Borough has nothing to do with the shutoff, other than having Borough representative available at time of water service termination.
- Discussion was held regarding the PennVest loan, O&M Account and the existing pump station and infrastructure.

Police Report - Month of April 2023 - Report on file

Mayor Report

1. State Representative Alec Ryncavage stated LSA grants should be announced in two weeks. In contact with Senator Lisa Baker per our submission. Alec also working on another needed project for Warrior Run, we should have details soon. Both look positive at this point.
2. Met with Lisa Baker about various projects and showed interest supporting our projects. Will follow up.

3. Magistrate hearing processed in favor of Warrior Run. Two more property maintenance cases filed; waiting for court date.
4. Need to send letters and process citations for nonpayment of refuse. Approximate number is 10 residents.
5. Thank you to Pat Aregood & Donna Tudgay for the extra work on behalf of the Borough.
6. The Warrior Run Memorial Day celebration will be held on Memorial Day, May 29, 2023 at 9 AM. Alec Ryncavage, Mrs. (Nan) Pilch & Mr. Price will join myself as we honor our fallen Heroes
7. Primary elections will be held on Tuesday, May 16, 2023, at the Warrior Run Fire House. Don't forget to vote.

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

1st motion made by: S. Wegrzynowicz 2nd motion made by: MP

	Yes	No	Abstain
Sharon Wengren	<u> X </u>	<u> </u>	<u> </u>
Sandy Wegrzynowicz	<u> X </u>	<u> </u>	<u> </u>
M. Pilch	<u> X </u>	<u> </u>	<u> </u>
J. Quinn	<u> X </u>	<u> </u>	<u> </u>
L. Carbohn	<u> X </u>	<u> </u>	<u> </u>

Motion passed X

Motion failed

Final Comment

The next WR 125 Festival meeting will be held on Wednesday, May 17, 2023.

Public Comment - None

Motion to adjourn

1st motion made by: JQ

2nd motion made by: S. Wengren

	Yes	No	Abstain
Sharon Wengren	<u> X </u>	<u> </u>	<u> </u>
Sandy Wegrzynowicz	<u> X </u>	<u> </u>	<u> </u>
M. Pilch	<u> X </u>	<u> </u>	<u> </u>
J. Quinn	<u> X </u>	<u> </u>	<u> </u>
L. Carbohn	<u> X </u>	<u> </u>	<u> </u>

Motion passed X

Motion failed

Donna Tudgay
Secretary, Warrior Run Borough
Submitted: 05/08/2023