

MOUNT PENN BOROUGH  
BOROUGH COUNCIL BUSINESS MEETING  
August 19, 2025

The Mount Penn Borough Council met for a Business Meeting on August 19, 2025, at Borough Hall at 200 N. 25th Street, Reading, PA 19606. Council President Rick Lombardo called the meeting to order at 6:02 PM and adjourned at 8:11 PM.

Council President Rick Lombardo, Council Vice President Christine Dise, Council Member Thomas Baer, Council Member Kelly Dudash, Council Member Yrisol Garcia, Council Member Troy Goodman, and Council Member Michael Kindlick. Council Member Kelly Dudash arrived at 6:21 PM. Mayor Ryan Maurer was absent. Borough Manager Hunter L. Ahrens was present, as were staff and professional members. Solicitor Zachary Morey joined the meeting briefly via phone. Several community members were also in attendance, including District Justice Kiley Scott-Pegram and Fire Chief John Theodossiou.

**Attendance Roll Call**

The meeting was called to order, and a roll call was conducted. All members were present, establishing a quorum.

**Conduct Interviews for Vacant Council Seat**

The council interviewed Mr. Troy Goodman, the only applicant, for the vacant council seat. Mrs. Dise asked Mr. Goodman if he plans to run in the election later this year. Mr. Goodman replied that he would be doing a write-in campaign. Mr. Goodman noted that he would do better if appointed again, acknowledging that he had previously let his emotions get the best of him. Mr. Lombardo asked if he would like to return to the Police Commission. Mr. Goodman expressed interest in possibly returning to the police commission if given the opportunity.

Borough Manager Hunter asked the eligibility questions for the record:

- Mr. Goodman confirmed he is 18 years of age or older
- He confirmed he is a registered voter in the Borough of Mt. Penn
- He confirmed he is currently residing full-time in the Borough of Mt. Penn
- He confirmed he has resided full-time in the Borough of Mt. Penn for at least one year

**Public Comment**

There was no public comment.

**Consider Appointment for Council Vacancy**

*Michael Kindlick made a motion to appoint Mr. Troy Goodman to the vacant Borough Council seat. Christine Dise seconded the motion. The motion passed unanimously.*

District Justice Kyley Scott-Pegram swore in Mr. Goodman, taking the oath of office with his hand on the Bible, and he was officially welcomed back to Council.

*A copy of the Oath of Office is attached to these minutes.*

### **Consider Pay Application for Allan Myers Project**

Borough Manager Hunter informed Council that they did not receive the expected application yesterday, so this item would need to be tabled.

### **Consider Change Order for Allan Myers Project (Part 1)**

Borough Manager Hunter presented a change order for the Allan Myers project. The change was necessary because when doing curb work, they discovered that gas infrastructure connecting gas mains to homes is higher than expected, at an 11-inch depth rather than the standard 3-foot depth. This requires exploratory digs, which were not included in the original bid. The change order was for \$9,000.

Council discussed several concerns:

Mr. Lombardo noted that it's typically the contractor's responsibility to coordinate with UGI. Mr. Ahrens acknowledged this but explained that the project would be significantly delayed without the change order. Several council members expressed concern about approving the change order since Allan Myers had requested several other changes to increase the project costs. The Council also discussed the timing of the project as it relates to the school schedule.

Council decided to table the change order until they could consult with the solicitor, Zach Morey. They planned to call him later in the meeting to discuss options.

### **Discussion of Budget Performance and Process for 2026**

Mr. Ahrens presented a proposed schedule for the 2026 budget, with a complete draft to be ready by September 30th. He indicated there would likely be a budget deficit based on labor contracts approved this year with the Police Commission and Teamsters, and general inflation.

Mr. Ahrens presented budget projections through July 31st showing a deficit of \$533,007, but explained that \$400,000 was from a building grant transferred to a new fund, and \$88,000 was for the emergency Friedensburg Road project. After accounting for these, the remaining deficit consisted of one-time expenses and health care increases, which left the projected deficit at \$45,000.

The council discussed using liquid fuel funds for the Friedensburg Road emergency project instead of adding additional debt and preserving the fund balance.

*Christine Dise made a motion to use liquid fuels funds for the emergency project on Friedensburg Road, pending approval from the Pennsylvania Department of Transportation. Michael Kindlick seconded the motion. The motion passed unanimously.*

### **Discuss the 2025 Road Project Updates**

This item was covered in the discussion of the change order.

### **Discuss Updates on Comp. Plan & Zoning Amendments**

Tom Baer reported that he, Charlie Miller, and Fran Kelly have been meeting weekly to review the Borough's zoning ordinance. The first joint meeting with Lower Alsace is scheduled for September 10th, with subsequent meetings every two weeks: September 24th, October 8th, October 22nd, November 5th, November 17th, and December 3rd. The meetings will start at 6:00 PM and rotate between Mt. Penn and Lower Alsace locations.

Lower Alsace will pay for Hawk Valley Associates' entire service, which represents approximately \$3,000 in savings for Mt. Penn Borough. Mt. Penn will only need to pay for the meeting advertisements.

### **Discussion of Community Sanitation Concerns**

Mr. Baer raised concerns about residents putting out excessive trash and not following borough ordinances. He shared photos of a property where residents put out trash days before pickup and blew trash into the street and storm drains. He said he alerted the police, who responded, but the issue was not fully resolved.

The council discussed several approaches, and Yrisol Garcia suggested a more educational approach than punitive measures. Several members suggested sending out a postcard reminder in English and Spanish about proper trash disposal. There was a discussion about whether to add more stringent enforcement. The council also discussed how the rental property ordinance might address these issues

Mr. Ahrens suggested a postcard approach, estimating it would cost approximately \$1,200 to send to all borough residents, emphasizing that enforcement would increase with current staff.

### **Discussion of Transient Retailer Ordinance**

Mr. Ahrens provided information on the current peddlers' ordinance. The council agreed to amend the ordinance to establish a 90-day timeframe for the license while maintaining the current fee of \$75.00.

### **Discussion of In-House Zoning Services**

Mr. Ahrens reported on discussions with Lower Alsace Township regarding Mt. Penn's proposal for in-house zoning services. The Lower Alsace supervisors expressed openness to allowing the codes department to take over, at least, partial zoning enforcement. They want to discuss it further at the police commission meeting, as the Commission oversees the codes department.

Mr. Ahrens also noted that Matt Davenport from SDE, who handles building inspections, is resigning from his role.

### **Discussion of Permit Parking Ordinance Amendments**

Mr. Ahrens reported that the school district's traffic engineer wants to observe parking conditions during the first week of school before providing a formal opinion on permit parking. Council members suggested that observations should be conducted at least two weeks into the school year across multiple days, rather than just the first week when conditions are not representative of normal operations.

Mr. Ahrens agreed to coordinate with the engineer to ensure observations would be made at an appropriate time, considering the road construction schedule.

### **Discussion of Mt. Penn Fire Company Architect Selection**

Theo from the fire company requested Council approval for MJ Architects for the fire company expansion project. The engineering fees came in at \$25,600, though they were approved for \$25,000 in the grant. John Theodossiou, the Fire Chief, commented that the Fire Company would cover the additional cost.

*Michael Kindlick made a motion to approve MJ Architects for the fire company expansion project at a cost not to exceed \$25,600. Troy Goodman seconded the motion. The motion passed unanimously.*

Hunter explained that the borough would need to handle the financial transactions since grant money can only be deposited into a borough account. The fire company would reimburse the borough, and the borough would pay the architects.

### **Discussion of General Code Codification Proposal**

Mr. Ahrens presented a proposal from General Code to update the borough's ordinance codification. The last codification was completed in 2015, and approximately 55 ordinances have been passed since then. The proposal includes reviewing ordinances for outdated or illegal provisions, modernizing language, and publishing all ordinances online.

The cost would be \$23,995, covered by grant funding. Maintaining the online service would cost \$1,000-2,000 per year. Mr. Ahrens recommended approving this when grant funding is confirmed, but advised that he wanted the Council to be familiar with the proposal.

### **Discussion of Grant Project Prioritization**

Mr. Ahrens asked for Council input on prioritizing projects for grant applications. He mentioned that he and Dave Okonski are working on a projection for roads for the next couple of years. Other potential projects discussed included renovating the borough building basement, building a new car for the codes department, installing additional security cameras in strategic locations around the Borough, and lining terracotta stormwater pipes with resin to extend their life cycles.

Council members agreed that infrastructure, particularly addressing the aging stormwater system, should be the top priority to prevent costly emergency repairs like the recent Friedensburg Road project.

### **Approve Meeting Minutes for July 29, 2025**

*Thomas Baer made a motion to approve the meeting minutes for July 29, 2025. Michael Kindlick seconded the motion. The motion passed with six votes in favor and Troy Goodman abstaining. Mr. Goodman commented that he abstained as he was not a member of the Council at the July 29, 2025, meeting.*

### **Approve the Treasurer's Report for August 2025**

*Thomas Baer made a motion to approve the Treasurer's Report for August 2025. Kelly Dudash seconded the motion. The motion passed unanimously.*

### **Fire Company**

No report.

### **Central Berks Regional Commission**

Mr. Lombardo reported that their next meeting is scheduled for September 4th. He also shared that Justin Johnson was formally appointed deputy chief and provided a contract. If he is not appointed as chief when Chief Serafin retires, he would go back to the union. The sergeant position to replace Deputy Chief Johnson will be posted.

Mr. Lombardo also reported that police recently caught juveniles who had been breaking into cars. Council agreed to pass along their thanks to Officer Rismiller's shift for their work in apprehending these individuals.

### **Borough Council President**

No report.

### **Community Relations Liaison**

Ms. Dise reported that the newsletter went to the printer on August 8th and should be distributed soon. She requested that council members send her two sentences and a photo for the website.

Ms. Dise also mentioned that Arthur had spoken to the owners of the Dollar Tree parking lot about repainting the lines.

Mr. Ahrens Additionally, the auto garage had already complied with requests to cut back bushes and move vehicles to clear the sidewalk.

**Borough Manager**

Borough Manager Hunter reported that he joined Joe Boyle, Kelly, and Matt Hauke on a tour to Lancaster City to observe their stormwater infrastructure system. The visit provided valuable ideas for addressing stormwater issues in Mt. Penn.

Hunter also reported that Tom Staron submitted his resignation from the water authority board. He planned to speak with him on Friday but expected the resignation would need to be accepted at the next meeting.

**Consider Change Order for Allan Myers Project (Part 2)**

Mr. Morey was contacted via phone and asked about proceeding with the change order. After discussion, Mr. Morey recommended that the Council approve the change order while adding a specific reference to the existing liquidated damages section of the current contract so as not to suggest the agreement to the change order was not approving a revised schedule.

*Michael Kindlick made a motion to approve the Allan Myers Change Order for Contract B with the recommended changes by Solicitor Morey. Christine Dise seconded the motion. The motion passed unanimously.*

**Other Business**

Michael Kindlick asked if other Council Members could attend the Kerry C. Hoffman Intermediate School opening. No members commented that they would attend. Mr. Kindlick shared that he would attend.

**Adjournment**

*Michael Kindlick made a motion to adjourn the meeting. Kelly Dudash seconded the motion. The motion passed unanimously.*

The meeting adjourned at 8:11 PM, after which the Council held an executive session on potential litigation and real estate matters.

**Oath of Office**  
**Elected or Appointed Borough Officials**

According to Act 76 of 2008, 53 Pa.C.S. § 1141, whenever an elected or appointed official of a municipality is required to take, subscribe, or file an oath of office, the oath or affirmation shall be in the form prescribed as follows:

I, Troy Goodman, do solemnly swear (or affirm) that I  
(Name)

will support, obey and defend the Constitution of the United States and the Constitution of this Commonwealth and that I will discharge the duties of my office with fidelity.

Signature of Official: Troy Goodman  
Mount Penn Borough, County of Berks  
Name of Borough

Sworn and subscribed to before me this 19 day of August, A.D. 2025

[Signature]  
(Judge or Magisterial District Justice)

or

\_\_\_\_\_  
Mayor

SEAL



Attest:

[Signature]