

**Montgomery Borough Council**  
**November 12, 2025**

\*\*Meeting was conducted publicly at Borough Hall

President Sanguedolce called the meeting to order at 6:30pm.

- I. All recited the Pledge of Allegiance
- II. Roll call was taken Joshua Geiger-A, Ruth Little-P, Margaret Mathis-P, Rocky Sanguedolce-P, L Whitlow Wertz-A. Also, present were Borough Coordinator Donna Miller; Solicitor Jonathan Dewald and Mayor Ken Bennett.

\*Report on Executive Session(s)- President Sanguedolce stated an Executive session was held prior to this meeting to discuss Council appointments.

- III. Fire Department Report. Fire Department was attending to a rescue call, but Donald Gordner read a report.
- IV. EMA Report. Greg Gruver reviewed the written report. On Saturday, October 25<sup>th</sup> an American Red Cross disaster shelter training class was held at the New Covenant Church; Mayor Bennett attended; Ruth Little thanked all the volunteers for everything they do; she had a question on the latest minutes of why a member was denied membership; Greg responded as this should not be discussed in a public meeting.
- V. Public Concerns. None
- VI. Approve November 12, 2025 Meeting Minutes. A motion was made by Margaret Mathis to approve; second by Ruth Little. Motion carried.
- VII. Approve October 2025 Treasurer's Report. Ruth Little had two questions about the report; Johnson Controls and Larson Design; A motion was made by Margaret Mathis to approve; second by Ruth Little. Motion carried.  
Approve November 2025 Treasurer's Report-Tabled until next month's meeting.
- VII. Code Enforcement Officer's Report. Brittany Vann stated overall everything is good; 37 W Houston Ave is having a hearing; 72 W Houston Ave homeowner was contacted about the adjoining lot; an FYI letter was sent to a resident on Warren Street about overgrowth. Joe Lyons stated the parade route for the Veterans Day parade looked good; Joe also reviewed the information about 84 N Main Street, Montgomery. \*\*After a discussion on the different things that the Borough could do; a motion was made by Margaret Mathis to vacate any further actions other than general monitoring the wall integrity with advisement for this address of 84 N Main Street; second by Whitlow Wertz. Motion carried.

- IX. Solicitor's Report. Solicitor DeWald had nothing to report.
- X. Mayor's Report. Mayor Bennett stated the Veterans Day parade went well and everyone involved did an excellent job.
- XI. Borough Coordinator's Report. Donna Miller reported the following:  
-A HUGE thank you to EMA and the Fire Department for helping with the Veterans Parade  
-A Thank you card was read from Mrs. Cook for the help at the Fall Festival  
-Brush pick up has ended; gate will be open on Wednesday's only for self drop off  
-Leaf pick up has began; until snow falls  
-Borough was awarded the pavement grant for the park loop; 2026 award; winter 2026 bidding with 2027 spring construction  
-Election results; Margaret Mathis and Ruth Little won; with two write ins; Donald Gordner Jr and Sean Jamison; Sean Jamison was not in attendance and Donald Gordner Jr. must update paperwork; after the two resignations are accepted tonight; two openings will be available on Council for a two year term ending 12-31-2027; letters of interest will be accepted until 11am; December 8, 2025  
-January 5, 2026 will be the reorganizational meeting  
-Christmas Hams will be ordered  
-Happy Thanksgiving to everyone
- XII. Committee Report.  
-Public Works: Streets, Sidewalks, Parking Lots, Water Authority etc.- Well #5 is coming along  
-Parks/Recreation/Vacant Lots-None  
-General Administration/Labor Relations-None  
-Public Safety: Fire/EMA-None  
-Budget/Finance Committee-2026 Budget will be voted on under Old Business  
-West Branch Regional Authority Representative-Rocky Sanguedolce reported that WBRA held a Chlorine Leak drill on October 23<sup>rd</sup>  
-Event Committee-Councilwoman Mathis stated there will be no Christmas Parade, Santa will ride through the Borough on a fire truck; possibly on December 20<sup>th</sup>; more information to follow. Two \$25 gift certificates for the Legion will be given for the November game; winner announced November 17<sup>th</sup>; December game will be one winner with a wooden lottery Christmas tree; Letters to Santa will start December 1 thru December 19; Christmas house decorating contest forms will be in the December newsletter and on Facebook; submitted by December 17<sup>th</sup>; judging December 20 & 21; with winner announced December 22<sup>nd</sup>. Upcoming events; Indoor winter carnival; Snowman contest; Valentine's dance; paint & cocoa night; St Patrick's Scavenger hunt; Spring garden kickoff; Chalk the walk; Polar plunge in January 2027. Looking for Library board members; Children programs are Monday&Friday 11am-5pm; Christmas party

with Santa on December 20<sup>th</sup> 1-4pm; Teddy bear sleepover November 28<sup>th</sup>; 2-5pm; drop off pick up November 29<sup>th</sup>.

XIII. Old Business. None

XIV. New Business.

1. Resolution 12-9-2025 Montgomery Borough garage extension. This is for a grant for an extension at the existing garage. Motion was made by Ruth Little to approve; second by Margaret Mathis. Motion carried.

XV. Public Comments: Michael Gruver thanked the Maintenance guys for the great job of plowing.

XVI. Adjournment. Motion was made by Ruth Little to adjourn the meeting at 6:47pm; second by Margaret Mathis. Motion carried.

Members of the public present at the commencement of the meeting are set forth on the sign in sheet attached to these minutes as "Exhibit A". -Attached

  
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Donna J. Miller  
Borough Coordinator

Djm

\*\*Exhibit B- Letter dated November 5, 2025

Exhibit B



Wednesday, November 05, 2025

Name: Montgomery Borough  
Address: 35 South Main Street, Montgomery, PA 17752

**RE:** 84 N Main St, Montgomery -- Failing retention wall

Dear Council, Donna, and Solicitor:

Over the past year, our office has received several complaints about the failing retention walls on North Main Street. As you are aware most all the walls have been repaired except for one... 84 N Main St, Montgomery.

As I and our representatives have stated, the owner of this property is not residing in this area. ROY M HUBBLE, at last known address, lives in Tennessee. We have sent multiple registered letters as well as regular letters to his address listed in file... only to be returned as undeliverable and/or return to sender. Shy of paying for a national person search, then hiring a constable within the area he is found and serving him the letters with fines, to then exhaustively pursue a court order to make payment, we have expended everything we can do with this.

I and our representatives have addressed Borough Council, individually and as a whole, and the Borough Coordinator, that next steps would be to do the repairs and lien the property for costs associated as well as lien the property for the amounts of the fines until such a time the Borough could take possession, file for grant monies to repair, or file Eminent Domain and reclaim the property. However, at various Borough Council meetings, Council has stated that they are not in financial position nor have interest in this property. It has been stated to us that if this becomes more of a public safety concern (wall starts to lean over the sidewalk, etc.), it would be addressed as needed.

Unfortunately, until such a time that Council approves moving forward in acquisition of the property or physically find the owner to issue fines, we suggest ceasing further actions/enforcement activity with this property to reduce non-recoverable Borough expenditures. We will monitor the wall's integrity and advise the Council and the Borough Coordinator if there is an immediate threat for emergency repairs.

Due to ongoing complaints in regard to this property, I ask that Council make a formal decision on either;

- approve to start the process of property acquisition,
- locate the owner and proceed to recover a resolution of fines/violations,
- try to acquire a grant from DECD, SEDA-COG or County to make repairs,
- or vacate any further actions other than general monitoring the wall integrity with advisement.

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**Codes Assessment Professionals**

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Very Truly Yours,

Joseph M. Lyons – Managing Director  
UCC # 007508 – CEO/BCO  
ICC – B5 Building Inspector  
Zoning Officer  
FEMA/PEMA Floodplain Administrator

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