

Borough of Modena
Monthly Council Meeting Minutes
August 5, 2024

1. Call to Order

At 7:27 pm on Monday August 5, 2024, at Borough Hall, 5 Woodland Ave President Daywalt called to order the Council meeting, of the Borough of Modena Council.

Conditional Use Hearing for UPI#10-4-29 Results. *Motion to deny the Conditional Use Application of JMMD Holdings, Inc. for the property located at 98-100 North Brandywine Avenue.* Attorney for JMMD Holdings, LLC and applicant Vincent Talerico were present to hear Councils decision.

2. Salute to the Flag

3. Roll Call

Secretary Cloud conducted roll call. In attendance were President Jennifer Daywalt, VP Tilghman, Council members, Elizabeth Sinton, Jenny Hines, Ruth Ayers and Mayor Harvey. Council members Blaise Frost and Felicia Handley were absent.

4. Approval of this evening's Agenda

Council member Ayers made a motion to accept this evening's agenda, Council member Hines second, all in favor motion passed.

5. Approval of Minutes

Monthly meeting minutes from July 15, 2024, reviewed. Council member Hines made a motion to accept the minutes, Council member Sinton second, all in favor motion passed.

6. Public Comment on Agenda Items

Mr. John Carnes advised Council that he is the attorney for JMMD Holdings. He stated that his client is flexible to accept reasonable conditions that the board will set forth in order to permit his application for Conditional Use at the location of 98-100 North Brandywine Ave.

7. Written Reports

7.1 Treasurer's Report

- Council reviewed the report with budget - expenditures. No questions.
- 2025 Budget will be started in September. If any items are needed, present them.
- Taxes have not been increased in over 12 years per council President. That will be an option of how to increase revenue for this Borough. More discussion at the Finance meeting; TBD.
- President Daywalt reported that the 2023 is done on our end. Auditor Carl Hogan and County have it for their review. Borough will wait for their results.
- President Daywalt stated to council that that she will be giving CPA Mike Jamgochian a 30-day notice, ending August 31, 2024, that his company's services are no longer needed. The treasurer agrees that she is comfortable not needing his help anymore. This will save the Borough \$1,625.00 a month.

7.2 Payment of Bills

- VP Tilghman made motion to pay bills totaling \$22,129.74. Council member Sinton second, all in favor motion passed.

7.3 Police and Fire Department Reports

- Reviewed Police report by council. No report from Fire Department. Fire Department building was damaged from the last storm. None of the vehicles or staff were hurt.
- August 6, 2024, from 6pm to 8pm will be National Night Out. Event will be held in SCV at the Government Services Center since Modena's FD building is damaged. All will be there to support.

7.4 Sewer Flow Report

- Council reviewed. No issues at the pump station; numbers are lower.

7.5 Code Enforcement Officer Report

- Council reviewed. Codes Inspector zoomed in for any questions Council may have; none.

8. Council and Committee Reports

8.1 Council President Report

- Hepzibah Hill Rd. wires down, trees and limbs. Road closed until PennDOT and PECO and Sealed Air come out to clean up and fix utilities.
- September 25th, 6pm to 8pm at the training center there will be an educational meeting on Zoning presented by the COG. President suggests all to attend at no cost.
- PSAB conference in Lancaster Oct 12 weekend.

8.2 Secretary Report

- West Bradford Twp. advertised an RFP for a 2024-2025 Sodium Chloride Salt contract. 23 municipalities are included in this consortium. The adv cost for this Borough \$38.93.

8.3 Mayor Report

- Nothing to report.

8.4 Park & Rec Committee Report

- August 13 at 6:30pm to stuff the back packs.
- August 15 will be the meeting and backpack giveaway. Residents' children of Modena only. They will use signup genius on FB or contact office to register for a backpack.
- Saturday October 19, 4:00 to 8:00 will be the Modena Asylum Haunt. There will be six rooms for the scenes. Volunteers needed for activities, hayride, and scenes.
- Volunteers needed for setup/assembly on Oct 15 & 16, along with tearing down on Sunday October 20th.
- Donations are needed for food for that day- Committee working on that.
- Sept 12 @ 630 and October 1 @ 630 will be the next meeting nights.

8.5 Historical Committee Report

- Mr. Graves and council member Hines spoke about researching local history pertaining to Modena, East Fallowfield and the Quakers.

8.6 Public Works Report

- VP Tilghman reported that there has been a lot of storm clean-up. R&H Tree Service helped the PW team on Woodland Ave. A lot more work to be done on the streets with all the flooding and loss of rocks/boulders that were in the creek bed on N Brandywine Ave.
- Compost site will be open on Saturday August 10 from 8am to 2pm.
- VP Tilghman requested that the Borough purchase a larger chain saw. He will present prices.
- VP Tilghman will also drive around the Borough checking out all the pole lights. If any are out, Secretary will send list to Greg Vietri for repair.

8.7 Planning, Zoning and Ordinance Report

- No report.

8.8 Environmental & Conservation Report

- Committee is doing a lot of planting in the borough. Committee would like to install the donated bench in the pollinator park as a remembrance of former Mayor Ms. Antoinette Johnson who passed away in 2021. The bench would have to be cemented in and placed correctly since it is in a flood zone. Cardboard and wood chips need to lay down with the help of PW Ed and VP.
- Officer Shumate has a young man that needs to do community service. Arrangements will be made for him to help the committee.

8.9 Finance Committee Report

- Quarterly meetings are to be scheduled with this committee.

Unfinished/Old Business

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Grant Project Updates

CRP Grant – Streets

- Not closed out yet. Week of August 19 repairs/final paying are to be made to Baker St. and N Brandywine Ave.

Tropical Storm Ida/HMGP-Meredith Court

- **Meredith Court:** Solicitor Stacey is still working on an RFP for a Project Manager with a lawyer/attorney from PEMA. She needs selected forms/documents to be available when the RFP is advertised.
- **Mode House:** Letter of intent from Cleveland cliffs. There is an internal review process, then send back to Stacey.

9. New Business

- Edward Chilote was appointed as the Borough's PT PW employee. Council member Hines made motion to accept him, Council member Ayers second, all in favor motion passed.
- Mr. Jeff Morrison, co-owner of UPI#10-4-41.3 & 10-4-41 did not show up, he was on the agenda. President Daywalt via email, weeks ago stated to him that he could meet council or sit down one-on-one with her. His court hearing is postponed to August 21 @ 9am. President will ask him via email to attend next meeting so council can chat with him instead of court.

10. General Public Comments – limit of 3 minutes per person

- Resident Kim Sherman of 8 Baker St. Modena, verbally requested information on all funds coming into the Borough and going out for payments from all the bank accounts held here. She was advised by Council President that she would need to put all of that in writing by filling out an RTK form, bring it to the Borough Secretary who will follow the RTK procedure.

Meeting Adjourned

Regular Council meeting ended at 8:00pm. Council member Hines made a motion to end the meeting, Council member Ayers second, all in favor, motion passed.

Next Council Meeting:

Tuesday September 3, 2024, at 7:00 pm at Borough Hall due to Monday Sept 2 is Labor Day; office is closed.

President:

Secretary:

Date: