

**Borough of Modena**  
**Monthly Council Meeting Minutes**  
**August 19, 2024**

**1. Call to Order**

At 7:00 pm on Monday August 19, 2024, at Borough Hall, 5 Woodland Ave President Daywalt called to order the Council meeting, of the Borough of Modena Council.

**2. Salute to the Flag**

**3. Roll Call**

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

**4. Approval of this evening's Agenda**

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

**5. Approval of Minutes**

Monthly meeting minutes from August 5, 2024, reviewed. Council member Hines made a motion to accept the minutes with one correction, Council member Ayers second, all in favor motion passed.

**6. Public Comment on Agenda Items**

- None

**7. Written Reports**

**7.1 Treasurer's Report**

- 2025 Budget will be started in September. If any items are needed, present them.

**7.2 Payment of Bills**

- None

**7.3 Police and Fire Department Reports**

- No report.
- Chief Kevin Pierce has given three weeks' notice that he is retiring. S. Coatesville Council has accepted his resignation. Nothing has officially been posted of this; no more further details on his job position and who is in charge of the Department.

**7.4 Sewer Flow Report**

- No report

**7.5 Code Enforcement Officer Report**

- No report

## **8. Council and Committee Reports**

### **8.1 Council President Report**

- Council President was offered a PSAB board position in 2025. She will be attending that meeting the weekend of September 13, 2024 learning more details.
- Council President attending the SCV council meeting on August 1, 2024 to make them aware of the flooding that came downhill on Woodland Ave. onto N Brandywine Ave. from their development and construction of new housing. She presented pictures and others in attendance complained. SCV Council will have their engineer and codes look at the development.

### **8.2 Secretary Report**

- South Coatesville police advised that our PW here needs to purchase spray paint for speed line painting, starting at 127 NBwine Ave. to Woodland Ave. VP Tilghman will order it.

### **8.3 Mayor Report**

- Nothing to report.

### **8.4 Park & Rec Committee Report**

- Backpacks completed. Haunt in progress; garage needs cleaned up the week before.

### **8.5 Historical Committee Report**

- Trying to add Mr. Graves and the history that he knows into the haunt.

### **8.6 Public Works Report**

- VP Tilghman reported that there has been a lot of storm clean-up. Lines down on Hephzibah Hill Rd. will be reinstalled so that PennDOT can complete their work and the guard rail.
- At Hall Hill Rd & S. Brandywine Ave. 15' road and guide rail washed out. LTL will look at it for recommendations.
- N Brandywine drains need cleaned out/backhoe work from the debris and rocks that were washed out. LTL engineers will have to come out again to look over this project or just have the PW team clean it up.

### **8.7 Planning, Zoning and Ordinance Report**

- No report.

### **8.8 Environmental & Conservation Report**

- No report

### **8.9 Finance Committee Report**

- Quarterly meetings are to be scheduled with this committee.

## 9. Unfinished/Old Business

### Grant Project Updates

#### CRP Grant – Streets

- Not closed out yet. Week of August 21 repairs/final paying are to be made to Baker St. and N Brandywine Ave.

#### Meredith Court Mitigation Project

- RFP for a Project Manager for the Meredith Court Mitigation Project was presented to Council. Reimbursement (soft cost) from the Grant will pay for the manager's services. Solicitors, FEMA & PEMA have reviewed the RFP verbiage for approval to advertise. VP Tilghman made motion to advertise it on August 26, 2024 for 45 days. Bids to be presented in this office by 12 noon on October 10, 2024, opening of bids will be Monday October 21, 2024 at Council's second meeting. Council member Ayers second, all in favor motion passed. President Daywalt will advise solicitor to publish the adv. Council and other professionals will review the bids.

## 10. New Business

- Brandywine Creek Greenway Project presented a strategic plan for Modena. Council to review. Examples are the Dennis Run project, Mode House restoration, and Brown house. Council member Hines made motion to accept and sign the draft, council member Ayers second, all in favor motion passed.
- Council President and Borough secretary are looking into finding a workers compensation package separating the fire department volunteers from the borough employees. They have reached out to SWIF, HUB, and H.A. Thomson to get a quote.
- H. A. Thomson has given us better WC rate for Borough coverage, only \$2,866.00 annually; we will use them. They are a trust. In a couple of years, if no Borough employees file a claim, money back.
- Assured Partners is managing the policy or general liability and auto, that policy will expire in May 2025. Need to shop around in February.
- Mr. Jeff Morrison part owner of 3 Union St. Parcel #10-4- 41.3 and part owner of 1 Meredith Court parcel 10-4-41.3 spoke about the citations and fines he received from Modena's codes inspector. He is willing to be helpful, claims tricky to build there. States he would like the area to be more appealing and have more open dialogue with the Borough Council. Council President Daywalt read/questioned Mr. Morrison on how his current properties fits into the *Boroughs Zoning, Article 8b-1 TC-2 Town Center Overlay District & Article 9b I Industrial District of the Zoning Ordinance and conditional uses*, and how his properties are in the flood plain.  
Council members asked the question 'what are your plans for these vehicles that you and your business partner own'? Mr. Morrison said one (1) is for parts, other three (3) to be restored; yet he has not had time to do so. President reconfirmed to Council and guests what Mr. Morrison said that the area has a tow yard / vehicle storage, 1 landscaper who goes in and out of the lot, and that the other vehicles that do not move belong to both he and his business partner. He agreed.

Council members asked the question *if in his lease to these occupants, is it stated that in the event of flooding to remove all items?* Mr. Morrison did not know specifically, but he feels sure it is, he will look into it for Council. He knows how the Brandywine floods. Council members *questioned Mr. Morrison about knowing how fast that area floods, how quickly can the trucks, trailers and cars can be removed in the event of another hurricane/flood in Modena.* He stated that he did not have a straightforward answer, stating that some vehicles are not able to be moved, or it would take time for the other vehicle owners to come down here.

President reinforced that his 3 Union St. Parcel #10-4- 41.3 and at 1 Meredith Court parcel 10-4-41.3 are in the flood zone, permits are required for any work to be done there. In 2017 is when the Flood Plane Ordinance was motion and passed by council, all residents, landlords, business, commercial or not have to comply. Even accessory structures permit applications to go through the Code Inspector.

President asked the question *what will happen in the next 30 days on these properties? What would be your ultimate goal for these properties?*

Mr. Morrison said *he will contact the Preservation District for help, clean up area, organize, landscaping, buffers, maybe someday build a building of some type.* President reminded Mr. Morrison that with the Meredith Ct FEMA/PEMA Project 'all eyes will be on Modena.'

President Daywalt said to postpone the NOV Court date. All attend the September 16, 2024 Monthly Council Meeting to see and talk about the progress and the expectations being made at 3 Union St. Parcel #10-4- 41.3 and at 1 Meredith Court parcel 10-4-41.3

**11. General Public Comments – limit of 3 minutes per person.**

- Resident of East Fallowfield Mr. Buddy Rhoades spoke about how he cannot hear well. He is requesting that a microphone be used during the meetings or speak louder.
- Resident Kim Sherman of 8 Baker St. Modena presented an RTK application. Secretary will scan RTK to the Treasurer to complete.

**Meeting Adjourned**

Regular Council meeting ended at 8:22pm. VP Tilghman 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:**