

**Borough of Modena**  
**Monthly Council Meeting Minutes**  
**April 21, 2025**

**1. Call to Order**

At 7:00 pm on Monday April 21, 2025, 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 Blaise Frost, Jenny Hines, and Mayor Harvey. Council members Elizabeth Sinton, Ruth Ayers, Felicia Handley, were absent.

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

Council member Hines made a motion to accept the agenda. VP Tilghman second, all in favor motion passed.

**5. Approval of Minutes**

Monthly meeting minutes from April 7, 2025, reviewed. Council member Hines made a motion to accept the minutes VP Tilghman second, all in favor motion passed.

**6. Public Comment on Agenda Items**

None

**7. Written Reports**

**7.1 Treasurer's Report**

- Council reviewed. President stated that the new insurance, PIRMA's GL &Auto will be paid out this week at the cost of \$11,454. Once the auditor/Withum is ready to take on the 2024 audit, their cost is \$7,000.00. General account has funds available to pay.

**7.2 Payment of Bills**

- Council reviewed. Council member Frost made motion to accept and pay these bills, VP Tilghman second, all in favor motion passed.

**7.3 Police and Fire Department Reports**

- No report. Borough is paid up to date for the EST taxes to both departments.

**7.4 Sewer Flow Report**

- No report. Butch is out of work for 5-6 weeks. Had an accident at home. Chris Corle, Jr is monitoring the WWTP temporarily.

**7.5 Code Enforcement Officer Report**

- No report.

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

### **8.1 Council President Report**

- President Daywalt reminded Council of the PSAB Conference June 1 to 4 in Hershey.
- Up Woodland Ave. to Upper Gap Rd. in SCV, land was sold for more development of over 132 homes to be built

### **8.2 Secretary Report**

- Secretary spoke for a few minutes about tree work that needs to be done at 69 SBW, until Joe Lisowski from Good Works arrived. His statement is below.

### **8.3 Mayor Report**

- Mayor Harvey had talks with South Coatesville Council President regarding Policing in Modena. Their Council said there will be no negotiation until Modena pays what is due to them. Mayor Harvey said, since there is only 2 officers, hours of patrolling has been cut, Modena will only pay \$2,000.00 a month starting May 1, 2025 for services instead of \$4,000.00. If SVC Council does not approve this amount, Mayor Harvey said there will be no negotiations for 2026 and Modena will fully count on the PA State Police to cover this Borough. Waiting to hear from SCV Council.

### **8.4 Park & Recreation Committee Reports**

April 19 Easter egg hunt went well.

April 26 Chesco Conservation & Red Clay waterway clean up starts at 10 am to ?

May 31 5<sup>th</sup> Annual Duck Derby

Next meeting: Tuesday April 24 @ 600pm

### **8.5 Historical Committee Report**

- Council member Hines stated that Distinctive Gardens will sell 11 hydrangeas at a lower cost. Donations have been made to pay for the cost.
- Report to come from Eric Shallcross of Viking Masonry who visited the Mode House. He is providing an evaluation for stabilizing the house and what the next steps would be for full restoration.
- May 5 will be the next meeting where Council member Hines will invite Mr. Shallcross to attend for Q&A.

### **8.6 Public Works Reports**

- VP Tilghman stated the truck bed is working again. He will need Steve Cloud to work and extra day to be a flagger for him to do work on N. Brandywine Ave. curve.
- VP reminded Council that he was approved for a chain saw, not to exceed \$450.00.
- On April 24 VP Tilghman will meet with Ed Mullock Municipal Services Specialist for the PA Department of Transportation to show him the conditions of Modena Rd. and the log jam under the Union St. bridge
- President asked VP to reach out to PECO and/or PennDOT to clean up all the dead, cut down trees on Hepzibah Hill Rd. before the gas line work starts coming down into the borough.

- VP reported that he spoke to the contractors on Hepzibah Hill Rd. they will be shutting down the road from 9am to 3pm up to 5 weeks. Approval has not been made with all groups involved. *VP asked the question; 'how long really will this project take here in Modena'? 5 months one said due to all the rock.* President has reached out to the State level; DEP, to say how PECO feels they do not need to fill out the Flood Permit. Solicitor and DEP agree that application is required per Modena's Ordinance. More talks are expected, PECO on hold at this point before entering into this Borough.

#### **8.7 Planning/Zoning & Ordinance Reports**

- Nothing to report

#### **8.8 Environmental & Conservation Reports**

- Nothing to report

#### **8.9 Finance Committee**

- Will be having a meeting in May

#### **Grant Project Updates**

##### **Meredith Court Mitigation Project/Swift project Manager contract**

- ***"Motion to approve the Professional Project Management Agreement between the Borough and AR Spruce, LLC, subject to receipt of the executed agreement and any other outstanding documents to the satisfaction of the Borough Solicitor."*** Council Member Frost made motion to accept this verbiage, Council member Hines second, all in favor motion passed.

##### **Progress: 3 Union St. Parcel #10-4-41.3 and 1 Meredith Court parcel 10-4 -41.3.**

- Mr. Morrison or Chad Rhoads (tenant) have not yet submitted the building permit for the shed on Meredith Ct.

#### **9. Old Business Cont.**

- **98 N Brandywine Ave. Conditional Use/JMMD Holdings LLC**  
Decision denying the Residential Conversion is affirmed. Treasurer billed JMMD for fees. JMMD is disputing them with the Borough's Solicitor – still in talks with both lawyers.

#### **10. New Business**

- Resolution #19-2025. Council member Hines made motion to accept, VP Tilghman second, all in favor motion passed.

**11. For Public Comment - limit of 3 minutes**

- Joe Lisowski Supervisor of Good Works Repair spoke to Council on doing tree work at 69 S Brandywine Ave May 1. Council questioned him if he notified the Fire Company, police/emergency services and East Fallowfield Township in order to shut down the road for 3-4 hours and have PECO shut down the electricity from 8a to 2pm to the residents in order to remove this tree. He also said there will be a 66,000 lb. crane on the road. Council and President commented that another alternative method would need to be considered for removing the tree than with the 66,000 pound crane. That is too much weight on Borough roads.

VP Tilghman stated moving the crane is not a quick process when there is a need to have EM Services go down the street...every minute counts.

President enforced that the tree company representative Brian, Good Woks, Fire Department, and Police attend a meeting to clear up all these logistics. This meeting can be at any time convenient for all.

**Meeting Adjourned**

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

Next Council Meeting: Monday May 5, 2025, at 7:00 pm at Borough Hall.

President:

Secretary:

Date: