

**Borough of Modena**  
**Monthly Council Meeting Minutes**  
**November 17, 2025**

**1. Call to Order**

At 7:05 pm on Monday November 17, 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 and Jenny Hines. Council Members Ruth Ayers, Treasurer David, Mayor Mike Harvey were absent. Liz Sinton was on zoom at 7:30

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

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

**5. Approval of Minutes**

Council member Hines made a motion to accept the minutes from November 3, 2025. Council member Frost second, all in favor motion passed.

**6. Public Comment on Agenda Items**

**7. Written Reports**

**7.1 Treasurer's Report**

- President read report to council as they reviewed it.

**7.2 Payment of Bills**

- VP Tilghman made motion to pay the bills. Council member Frost second, all in favor motion passed

**7.3 Police & Fire Department Reports**

- Council reviewed .

**7.4 Sewer Flow Report**

- Council reviewed.

**7.5 Code Enforcement Officer Report**

- No report. President will speak with LTL Consultants to have a PRN inspector for commercial, electrical, and plumbing. Josh will manage U&O's.

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

### **8.1 Council President Report**

- Elections were held on November 4, nothing official yet.

### **8.2 Secretary Report**

- Nothing to report.

### **8.3 Mayor Report**

- Nothing to report.

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

- Next meeting Tuesday 11/25/25 at 6:30 pm.
- Coatesville parade Saturday 12/6. Arrive here around 8:30a to set up
- Festival of Lights will be on Sunday 12/7 @ 4pm.

### **8.5 Historical Committee Report**

- The videos that Eric presented of the Mode house are downloaded for those who want to view them. Ask President Daywalt.
- Council member Hines has a photo of the Modena Railroad stop from 1955 that she will have framed to hang here in Borough Hall.
- Next meeting will be in December; TBD.

### **8.6 Public Works Reports**

- VP Tilghman and Elijah are working on the wood piles at the Mode House.
- They are also helping residents with tree removal, shrubs to be trimmed down any yard work that they are unable to do.
- The Kabota is in good shape, the backhoe needed Deft fluid.

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

- President will reach out to Kevin at the County for more discussion on dropping the Zoning. It is time to make changes since the current Zoning is from 2009. This process of 'redo all' is similar to the Comprehensive Plan where a grant will be needed for the work to be done correctly by the county. Or council can just simplify verbiage changes on specific zoning areas, then just present those as an ordinance.

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

- Council member Hines has daisies and milkweed seeds that she will get started for spring planting. People have expressed the cleanliness of the borough.

### **8.9 Finance Committee:**

- Council member Frost stated the Budget will be presented on the December 1<sup>st</sup> meeting. Budget must be advertised one (1) time by the end of 2025.
- Council member Frost attended the Chester County Tax Collection District Delegate meeting as the Borough's delegate.

## 9. Old Business

### Grant Project Updates

#### **PEMA/FEMA Meredith Court Mitigation Project**

- There was only one submission by Wulf Artic. Many questions and answers were passed back and forth from the borough's solicitor to those inquiring. It was determined and approved that changes were needed to be made on the RFP on Penn Bid site; decreased insurance coverage, removed the bid bond and verbiage changes on the bond payment. VP Tilghman made motion to accept these changes then repost on Penn Bid. Council member Frost seconded the motion, all in favor motion passed.
- **PECO Gas Project**  
Pipe installation is completed from Hephzibah to Union as per the design. Gas to be turned on shortly. PennDOT needs to approve the work on Union St at the bridge area.
- **LTL PRN Services:** still waiting

## 10. New Business

- **2026 Budget:** Finance Committee Chair Frost stated that they will have another meeting, then completed to present at the December 1, 2025 meeting.
- **FEMA 402 Class November 22**  
President Daywalt, VP Tilghman and Secretary Victoria Cloud will attend.
- Proposal read to council of add'l work needed for Eric at the Mode House totaled \$2,600.00. Funds will come out of Historical account. Council member Hines made motion to accept the proposal, VP Tilghman second, all in favor motion passed.

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

- None

**Regular Council meeting:** Ended at 8:00 pm. Council member Frost made a motion to end the meeting, VP Tilghman second, all in favor, motion passed.

**Next Council Meeting:** Monday December 1, 2025, at 7:00 pm at Borough Hall.

**President:**

**Secretary:**

**Date:**