

Borough of Modena
Monthly Council Meeting Minutes
December 15, 2025

1. Call to Order

At 7:00 pm on Monday December 15, 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, Liz Sinton (Z), Jenny Hines, Ruth Ayers (Z) Treasurer David Fiorenza and Mayor Mike Harvey.

4. Approval of this evening's Agenda

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

5. Approval of Minutes

Council member Frost made a motion to accept the minutes from December 1, 2025, Council member Hines second, all in favor motion passed.

6. Public Comment on Agenda Items

7. Written Reports

7.1 Treasurer's Report

- Treasurer read report to council as they reviewed it. CPA is still working on the audit. Treasurer also reported that the new manager at South Coatesville Borough, Mr. Stephen Plaughter questioned their portion of the WC payment due to Modena. Treasurer scanned the policy to him to review. YTD from Portnoff, \$27,504.10. \$1,300 in donations for Park & Recreation basically for the new Menorah.
- Secretary and Treasurer will meet with LF rep on Tuesday December 30 to go over the input of items for reimbursement of funds.

7.2 Payment of Bills

- President read the bills totaling \$29,456.00. VP Tilghman made motion to pay the bills. Council member Frost second, all in favor motion passed.

7.3 Police & Fire Department Reports

- Reviewed by Council.

7.4 Sewer Flow Report

- Reviewed by Council.

7.5 Code Enforcement Officer Report

- No report.

8. Council and Committee Reports

8.1 Council President Report

- A revised Festival of lights was held at Borough Hall park on Sunday December 14th night with Keshet Israel congregation from West Chester and another 2 synagogue congregants from Chester County. It was truly amazing, touching evening with the outpour of community gathering. Hot chocolate, cookies were available for all in Borough Hall – estimated 40-45 people were here socializing after prayers and lighting of the first candle on the menorah as the first evening of Hanukkah.
- President stated at the second council meeting in January, this is when residents and members will be placed on committees. There is an application form on the website for the residents to submit. She also stated according to PSAB, the even year of a new council is when a reorganization meeting can/could take place.
- Magisterial District Judge Joe Hefern will swear Council and the Mayor in at one of the January 2026 meetings.
- Once council is assigned in January 2026, Secretary will compose the 2026 Resolution, to present at the next meeting, removing then adding council members authorized to sign checks for vendor payments.
- One last meeting will be on December 30, 2025 to motion the 2026 budget.

8.2 Secretary Report

- Secretary Cloud thanked the outgoing Council members and Mayor for their years of service to this Borough and what a pleasure it has been working for/with them.

8.3 Mayor Report

- Outgoing Mayor Harvey stated that he would like to be on Park & Rec committee in 2026 along with his wife Marie (current constable). Thanked outgoing council for their years of service. He is always available for whatever council needs, just ask.

8.4 Park & Recreation Committee Reports

- President announced that the Borough's float/gingerbread house came in 3rd place with an award of \$200.00 from the Coatesville parade committee.
- President has a contact who creates banners. Looking into one for the cleanup day in April. Install it, have it up for a month so all can see/participate in the event. The banner will have letters that can be interchangeable to be used for other events.
- Next meeting will be Tuesday January 6th @ 6:30pm.

8.5 Historical Committee Report

- Mr. Graves and Anna will need schedule a meeting for more discussion with Beale Manor on the events Borough would like there in 2026.
- Eric reported that he is ready for the beam to be installed in the Mode House.

8.6 Public Works Reports

- VP Tilghman reported that the borough survived the snowstorm. Residents want N Brandywine Ave salted more, yet there is no sun that shines down in that area in the morning for the salt to melt.
- He tagged 3 homes to remove mattresses that are laying in yards. He will pick them

- up at the cost of \$30.00, or residents have refuse company do so for \$75.
- Sealed Air employee Joey complimented Beau for his hard work cleaning up the Borough.
- President asked Beau if a turbo heater is needed in the garage. Beau will research.

8.7 Planning/Zoning & Ordinance Reports

- President will contact the county in the new year regarding re-zoning.

8.8 Environmental & Conservation Reports

- Council member Hines spoke on the events for 2026 (in the December 1 minutes)

8.9 Finance Committee:

- Council member and Finance Committee Head Blaise Frost stated that on December 30, 2025 at 6:00pm the 2026 budget will have a final review and be voted on.

9 Old Business

Grant Project Updates

PEMA/FEMA Meredith Court Mitigation Project

- Bids for design & engineering ended December 15, 2025. There are 5. They will be reviewed by council then on December 30, 2025 one will be chosen and voted on. FEMA approved the extension to April 2027.

PECO Gas Project

- PennDOT needs to approve the work on Union St at the bridge area, then cleanup will begin. As of now, wait. President did email them to state there are areas that must be cold patched.

10 New Business

- **Resolution #23-2025.** Council member Frost made motion to accept, VP Tilghman second, all in favor motion passed.
- **Resolution #24-2025.** Council member Hines made motion to accept, Council member Frost second, all in favor motion passed.
- **Resolution #25-2025.** Council member Frost made motion to accept, VP Tilghman second, all in favor motion passed.
- **Resolution #26-2025.** Council member Hines made motion to accept, VP Tilghman second, all in favor motion passed.
(Full definitions of Resolutions are posted on the Boroughs website)
- **LTL 2026** Contract for Codes and Zoning by using the Borough 2026 Fee Schedule will be at the cost of 85% to LTL, Borough at 15%. Council member Frost made motion to accept, Council member Hines second, all in favor motion passed.

For Public Comment - limit of 3 minutes

Resident Kim Sherman wanted to know what address VP stated earlier. The answer was 143 Baker St.

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

Next Council Meeting: Monday January 5, 2026 at 7:00 pm at Borough Hall.

President:

Secretary:

Date: