

Borough of Modena
Reorganization Meeting and Monthly Council Meeting Minutes
January 5, 2026

1. Call to Order

At 7:00 pm on Monday January 5, 2026 at Borough Hall, 5 Woodland Ave President Daywalt called to order the **Reorganization meeting** of the Borough of Modena Council.

2. Salute to the Flag

3. Roll Call

Secretary Cloud conducted roll call. In attendance were Jennifer Daywalt, Ed Hines, Liz Sinton, Kim Sherman, Jenny Hines, Michael Gallagher, Ruth Ayers, Christina Puff and Treasurer David Fiorenza.

Secretary Cloud reviewed ACKNOWLEDGEMENT OF ELECTION CERTIFICATES & RESIDENCY AFFIDAVITS, finding an altered date on Elected Mayor Christina Puff's Affidavit of Residency. With this error, the Mayor's seat could not be officially filled tonight. Elected council member Michael Gallagher did not present his affidavit of residency to the judge so the oath he took was not valid. We were unable to swear him in as we did not have a sitting Mayor. Council President Daywalt explained the process, that these errors needs to be corrected within 10 days and can be presented at the next council meeting on Jan. 20, 2026. Jenny Hines suggested a Council person could swear in Mayor, a call was placed to solicitor by President Daywalt during meeting for clarification. Solicitor Stacey Fuller said no that cannot be. Reorganization Meeting then took place.

Council President Daywalt took over the floor as Mayor for the nominations and election of:

- President seat:** Ruth Ayers nominated Jenny Hines for Council President. Votes of 3.
Liz Sinton nominated Jennifer Daywalt. Votes of 2.
Jenny Hines nominated Ed Hines. Votes of 1.
- Vice President seat:** Jenny Hines nominated Kim Sherman. Votes of 3.
Liz Sinton nominated Jennifer Daywalt. Vote of 1.
Jennifer Daywalt nominated herself. Vote of 1.
Ed Hines nominated himself. Vote of 1.
- President Pro Tem seat:** Jenny Hines nominated Ruth Ayers. Votes of 6.

Nominations are closed when no further names are put forth.

Nominations are considered in the order received until a majority is achieved.

New Council President: Jenny Hines

New Council Vice President: Kim Sherman

New Council President Pro Tem: Ruth Ayers

Regular Council Meeting to now begin at the conclusion of these nominations and voting.

4. Approval of this evening's Agenda

Council member Ayers made motion to accept the agenda. Council member Sinton second, all in favor motion passed.

5. Approval of Minutes

Council member Daywalt made a motion to accept the minutes from December 15, 2025, Council member Ayers second, all in favor motion passed.

6. Public Comment on Agenda Items

- None

7. Written Reports

7.1 Treasurer's Report

- Treasurer read report to council as they reviewed it.

7.2 Payment of Bills

- Treasurer read the bills totaling \$13,836.00 with ACH also. VP Sherman made motion to pay the bills. Council member Sinton second, all in favor motion passed.

7.3 Police & Fire Department Reports

- No report.

7.4 Sewer Flow Report

- Reviewed by Council.

7.5 Code Enforcement Officer Report

- No report. Council member Sherman asked how long it will take the current codes inspector to go thru classes to be certified for commercial, construction sites and issuing warnings or citations for violations, and documenting compliance or non-compliance for public welfare and safety. Council member Daywalt stated that these classes may not be needed at this time. Things are quite in the borough. Currently he works for LTL. We have another inspector for zoning if needed. Permit fees are 85% to LTL, 15% to us.

8. Council and Committee Reports

8.1 Council President Report

- President Hines reported that Modena is building up.

8.2 Secretary Report

- Nothing to report

8.3 Mayor Report

-

8.4 Park & Recreation Committee Reports

- Council member Daywalt stated that a new rotating camera is needed viewing the park. Council member Ed Hines stated he has a contact to get quotes.
- President Hines spoke on the events for 2026. (noted in previous minutes).
- America250 needs to be worked into the Duck Derby and other events for the borough.
- Easter Egg hunt is next.
- Marie will update the logo with sponsors.

8.5 Historical Committee Report

- Mr. Graves spoke to Mark Evans from Chester County Historical Preservation Network & Caln township to help advertise Modena's Duck Derby and America250.
- Eric is still working hard on the Mode House. The stairs and floors are stabilized, a lot of debris is cleaned up, but with the cleanup days scheduled, there will be a dumpster available for use. He is now working on the roof. The balance in historical account is \$5,390.54 for Mode Housework. Relatives of Mode house will donate more money as needed. Preservation Society is anxious to help too. DCNR Grant to help with acquisition. President will look more into it.

8.6 Public Works Reports

- PW Beau Tilghman reported he tung 3 tags on homes to remove mattresses that are laying in yards. One paid for removal, the others just hid the mattresses around the side of the house.
- Beau stated that he is doing a lot of tree work thorough, Chad Rhoades has volunteered to help. Beau suggested that he needs a 'flagger' on Hephzibah Hill Rd as he removes the fallen trees. Council member Ed Hines said he will help Beau.
- Beau has been trying to contact Mr. Lee at 10 Union St about a large planter on Phoenix Ct that needs to be removed; no call back from Mr. Lee.

8.7 Planning/Zoning & Ordinance Reports

- No report.

8.8 Environmental & Conservation Reports

- Council member Sinton has started seeds. Agrees that the borough needs a large Banner having it stationary at the fire house to advertise events. Council member Daywalt spoke to Fire chief Dowlin who approved the use of space and installation of posts in the area where the old BBQ grilling was done.

8.9 Finance Committee:

- Council member Ayers stated the budget is done and was approved 12/30/25.

9. Old Business

Grant Project Updates

PEMA/FEMA Meredith Court Mitigation Project

Contract was awarded to Moto Designshop on 12/30/25 special meeting. The contract will be presented at the January 20, 2026 meeting. Mini meetings will be scheduled to talk about the demo dates.

Council member Daywalt is the one who administrated the 2021 Federal FEMA Grant project and is the signer of all documents and is responsible to file the quarterly reporting of work status. She mentioned that once contract is here from Motodesign, it will be signed off on. Hopefully demolition will start in a few months.

PECO Gas Project

- Second week of January project will be finished on Union St. bridge.
- PennDOT will repave Union St. and Hephzibah Rd. in the spring.

10. New Business

- Treasurer Fiorenza stated that the 3.5% discount for PIF by March 31, 2026 Refuse, Sewer, Recycling is only a small savings of \$32.13 per household. Council member Daywalt made motion to keep the discount, Council member Ed Hines second, all in favor motion passed.
- Treasurer suggested that Portnoff handle past years delinquent S,R&R starting with 2024. Motion made by Ruth Ayers, Ed Hines second, all in favor motion passed.

11. For Public Comment - limit of 3 minutes

- Beau Tilghman spoke to new council on how much has been accomplished over the last 7 years. He hopes that this new council is putting their heart into this position, not just having the title. Your position is for the residents/community. Meredith Ct & Mode house are the largest projects now going on, no changing that. No bickering at meetings; lets all work together. Don't waste your energy and time arguing, use it towards accomplishments; remember it's for the good of people of this Borough of Modena.
- VP Kim Sherman mentioned how she would like to see growth here with a store, a bar, and retail like it was in the past, and parks for the kids to do to stay out of trouble.

Regular Council meeting: Ended at 8:32 pm. VP Sherman made a motion to end the meeting, Council member Ed Hines second, all in favor, motion passed.

Next Council Meeting: Tuesday January 20, 2026 at 7:00 pm at Borough Hall.

President:

Secretary:

Date: