

Borough of Modena
Monthly Council Meeting Minutes
February 2, 2026

1. Call to Order

At 7:05 pm on Monday February 2, 2026 at Borough Hall, 5 Woodland Ave President Hines called to order the meeting of the Borough of Modena Council.

2. Salute to the Flag

3. Roll Call

Secretary Cloud conducted roll call. In attendance were President Hines, VP Sherman, Council members Jennifer Daywalt, Ed Hines, Michael Gallagher, Mayor Christina Puff, and Treasurer David Fiorenza. Council members Liz Sinton and Ruth Ayers were absent.

4. Approval of this evening's Agenda

President Hines made motion to accept the agenda, VP Sherman second, all in favor, motion passed.

5. Approval of Minutes

Council member Daywalt made motion to accept the minutes from January 20 with the 2 corrections of the Dine & donate date and the correction of the next council meeting date. Council member Hines 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. Also stated that there will be a Finance committee meeting at 2:30pm on February 4, 2026. The 2026 Sewer, Refuse and recycling invoices need to be completed, then with the help of the Finance committee to fold, stuff then mail out.
- Still waiting on south Coatesville manager to mail their portion of the workers comp.
- PLGIT is being considered for the highway aid funds in order to have a higher interest rate. Transfers are easy. Checks are available, deposits can be ACH.

7.2 Payment of Bills

- Treasurer read the bills stating that most are ACH reoccurring, all totaling \$4,932.00. Council member Daywalt made motion to pay the bills, VP Sherman second, all in favor motion passed. One check for \$1,909.00 funds will be transferred from historical to general due to there are no checks available in the historical account to use. Another transfer of \$850.00 from highway to general for PW Beau Tilghman's salary. Council member Daywalt made motion to approve all these transfers, Council member Gallagher second, all in favor motion passed

- Council member Daywalt stated to council that a \$9,000. 00. Sewer payment should be made to South Coatesville for Modena's share of usage for running the sewer plant. Modena has not received any audits/invoices from SCV's engineer Cedarville in years due to the issues going on there. Years passed, invoices would be send here on a quarterly basis based on Modena's usage at the cost of \$9,000.00. if that payment was over then the next quarter would have credit.

7.3 Police & Fire Department Reports

- December report read.

7.4 Sewer Flow Report

- January report read.

7.5 Code Enforcement Officer Report

- Solicitor Fuller stated that she and Mr. Lee's (12 Union) lawyer have been in talks about permit applications. Flood plain application approval will be signed by Council President for Mr. Lee this week.

Council and Committee Reports

8.1 Council President Report

- Servpro and plumber were here to fix the hot water heater and damage to the supply room closet. Slow process with the insurance company. Replacement of damaged floor will be in a few weeks in order to get the secretary's office back to normal.
- Many residents have had the help of PW Beau plowing out driveways, sidewalks, and trash can areas. Many residents gave compliments to Beau and Secretary Cloud for their help. It was a group effort to help all residents in need due to all these snowbanks congesting the roads.

8.2 Secretary Report

- Nothing to report.

8.3 Mayor Report

- The snow emergency is still in effect due to current weather, road conditions and icy sidewalks. Council member Daywalt stated that the emergency act should be changed a bit stating residents parking on the roads move their cars as much as possible for PW to plow and salt.
- PA State Police report will be available for the second council meeting.
- February 9, 2026 at 7:00 pm will be the swearing in of the Modena Fire Department officers by the Mayor.

8.4 Park & Recreation Committee Reports

- Meeting at 6pm next Tuesday February 10.
- Easter Egg hunt is Saturday April 4. Need volunteers to clean the old eggs then stuff over 1500. Purchase/donation of candy is needed. Environmental meeting will follow
- Valentines Day special for Duck Derby vendors will be \$15, eggs \$20.00 for 6.

8.5 Historical Committee Report

- Eric will be at the Historical meeting on Tuesday February 3 @ 7:30 to give a presentation.
- Mr. Graves spoke about America 250 at the CCHPN event. At that meeting he presented a write up on the Borough's Duck Derby to the group.

8.6 Public Works Reports

- No report. As we all know, Beau is still plowing out the Borough.

8.7 Planning/Zoning & Ordinance Reports

- No report.

8.8 Environmental & Conservation Reports

- President stated that distributor Distinctive Gardens will be donating flowers and dirt for early winter seeding. Another donation from Chris Uhland of Harmony Hill Nursery in Downingtown of Pusey willows cuttings for later in the spring to be planted near Dennis Run.

8.9 Finance Committee:

- Report will be given to Council on Tuesday February 17, 2026 after their meeting on February 4.

9. Old Business

Grant Project Updates

PEMA/FEMA Meredith Court Mitigation Project

- Council member Daywalt met with MotoDesigns last Wednesday. They will have meetings every two weeks. Once the snow melts the team would like to come out to the grounds. 811 will be called to mark utilities. Demo is expected in April 2026. This will be a big event for Modena – Jennifer will contact the press, Federal, state, and local representatives to be present once a date is determined.
- The trees/bushes around the homes will come out to be replanted once the weather breaks, locations to be determined at later date before demolition definitely.
- Fire Department is still continued training at Meredith Ct.
- Security cameras quotes- tabled.

PECO Gas Project

- Patching sinking spots on Hephzibah Hill Rd. and Union St. Let President know she will reach out to PennDOT to report.

10. New Business

- Servpro estimate reviewed and approved by Daniel E. Ashe, Claims Examiner, Integrated Risk Management for HA Thomson Agency. \$3,372.23 - \$500.00 deductible. Insurance company will not cover the water heater. Council Daywalt suggested negotiating with the insurance company to cover it. President has a Fire Department incident report that Secretary will email to the insurance company for his review, determine if full coverage on the water heater will be paid by them.

- President stated that she will be collaborating with Kylie at the Chester County Emergency Management Department, County level, with handling the paperwork for Chad Rhoads as the Borough's EMC. Council member Ed Hines made motion to accept Chad Rhoads as Modena's EMC, pending the completion of all his state requirements certificates. VP Sherman second, all in favor motion passed.
- Zoning Hearing Board: No letters of Intent presented. There are two (2) seats open. More advertising on Facebook and website needed for residents to send in a letter of intent.
- Discussion of a quarterly newsletter to the residents. To place the newsletter in a small bag, hang on a fence, door handle, not on mailboxes. Mayor will create a template, would like to know how many residents there are along if a budget is available for this project. This year the funds are not in the budget. Inserting the letter into the annual invoices, the only fault is that landlords receive the invoices not the individual residents. Email addresses would help too, place in the post office, Facebook, and website. More information to come at the March meetings.
- The discussion of only having one (1) monthly meeting was turned down by Council President Hines due to all new Council members on board, all needing to get familiarized with governmental processes and procedures, along with current and new projects starting in this new year. Maybe in the year 2027 this will change. In the meantime, for 2026, Council member Daywalt said it is the decision of council President a week before the second meeting to decide to cancel the second meeting if there are no urgent items to be discussed.

11. For Public Comment - limit of 3 minutes

- Adam Grossman from Westwood Fire Department read his report covering the Borough of Modena.
- Greg Lazinech & Ed Kirby. Volunteered their services to help the Borough when working with Chad Rhoads or Beau Tilghman.

Regular Council meeting: Ended at 8:06 pm. Council member Ed Hines made a motion to end the meeting, Council member Gallagher second, all in favor, motion passed.

Next Council Meeting: Tuesday February 17, 2026 at 7:00 pm at Borough Hall.

President:

Secretary:

Date: