

**Borough of Modena**  
**Monthly Council Meeting Minutes**  
**January 20, 2026**

1. **Call to Order**  
At 7:01 pm on Monday January 20, 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, Liz Sinton, Michael Gallagher, Mayor Christina Puff, Borough Solicitor Stacey Fuller and Treasurer David Fiorenza. Council member Ruth Ayers was absent.
4. **Approval of this evening's Agenda**  
President, VP and Mayor wanted to add items to this agenda. Solicitor Fuller stated that according to the Sunshine Act , an agenda cannot be changed/added items once it is post 24 hours before a Council meeting, unless it is an emergency. Council member Daywalt made motion to accept the agenda. VP Sherman second, all in favor motion passed.
5. **Approval of Minutes**  
VP Sherman made a motion to accept the meeting minutes from January 5, 2026. Council member Daywalt 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. Council member Daywalt made motion to accept the report, VP Sherman second, all in favor motion passed. Treasurer stated that \$391.00 will have to be transferred from Highway aid to General for PW PR. VP Sherman made motion to transfer the funds, Council member Daywalt second, all in favor motion passed.
  - 7.2 **Payment of Bills**  
- Treasurer read the bills totaling \$32,434.00. \$14,489.00 was FEMA funds. Council member Hines made a motion to pay all bills, Council member Sinton second, all in favor motion passed.
  - 7.3 **Police & Fire Department Reports**  
- President Hines read December 2025 PSP and Westwood report to Council.
  - 7.4 **Sewer Flow Report**  
- No report.

### **7.5 Code Enforcement Officer Report**

- Solicitor Fuller stated that she and Mr. Lee's (10 Union) lawyer have been in talks about permit applications. Solicitor will brief Council President in, then address to Council at a later date.

## **Council and Committee Reports**

### **8.1 Council President Report**

- President Hines reported that all are working well together. Residents have more interest with being on committees.

### **8.2 Secretary Report**

- Nothing to report.

### **8.3 Mayor Report**

- Newly elected Mayor Christina Puff introduces herself to Council and residents attending this meeting. She is collaborating with the PA State Police closely. Any social media posts on Facebook for the residents of Modena, she will manage. She also mentioned that she would like to put together a packet for newly elected officials procedures. Solicitor Fuller responded that Chester County Voter Services are the ones that newly elected officials should have contacted for procedures, but if she wants to create an internal packet that would be fine. If solicitor would review the procedures, the Borough will be billed for her services. Council will review the packet and make any changes necessary.

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

- Easter Egg hunt is Saturday April 4. Need volunteers to stuff over 1500+ eggs.
- Dine & Donate April 12.
- April 18 & 19 are the clean updates for the creek and the Mode House.
- May 30 – Duck Derby. There is a vendor special in January. Last year 730 ducks were sold. We already has some gift baskets for raffle, flowers and Starbucks. Dave will be here again for the fishing event too.
- Marie Harvey will update the logo with DD sponsors and American 250.
- Discussion on a movie night in September. Must have volunteers to set up, be there, and break down.

### **8.5 Historical Committee Report**

- Eric is still working hard on the Mode House and capping the chimney soon. Eric will be at the Historical meeting on Tuesday February 3 @ 7:30 to give a presentation. Eric needs a jack at the cost of \$139.00. Council member Daywalt made motion for him to purchase the jack, Council member Sinton second, all in favor, motion passed.

### **8.6 Public Works Reports**

- PW Beau Tilghman reported that he has been removing a lot of the snow, knowing there are few places to place it, we all have to be patient until it starts melting.
- Beau requested that the Mayor post that all residents parking on the roads move their cars as much as possible for him to plow and salt.

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

- No report.

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

- Council member Sinton has started painting the Modena Railroad train sign. She and President Hines have found grants with no match for which they will apply. Council member Daywalt would like to help with winter seed planting.

### **8.9 Finance Committee:**

- A meeting will be schedule for January 28 @ 230pm. Secretary will advertised in the paper and website.

## **9. Old Business**

### **Grant Project Updates**

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

- Contract was awarded to Moto Designshop Inc. Solicitor Stacey Fuller presented it to council. Council member Daywalt made motion to accept, President Hines second, all in favor motion passed. Solicitor will advise Moto Designshop Inc.

#### **PECO Gas Project**

- Council noticed road markings are new on Union St.

## **10. New Business**

- Resolution #1-2026. To authorize Secretary Victoria Cloud, Council President Jenny Hines and Council VP Sherman as signers on checks from Citadel Credit Union. Motion to accept made by Council member Daywalt, Council member Ed Hines second, all in favor motion passed.
- Resolution #2-2026 To authorize Treasurer David Fiorenza and Council member Jennifer Daywalt as signers on checks from Presence Bank. Motion to accept made by Council member Ed Hines, Council member Michael Gallagher second, all in favor motion passed.
- President Hines appointed Council member Gallagher as representative for Uniform Construction Code Board and Council member Hines as the municipal representative.
- Council members Daywalt and Sherman will be representatives on the Appeals and Western Chester County Chamber of Government board.
- Letter of resignation from Council member Michael Gallagher's position on the zoning hearing board was accepted by Council President.
- VP Sherman motion to advertise on website and Facebook for the open positions of three (3) Zoning Hearing Board members and one (1) Emergency Management Coordinator. Letters of Intent will be presented to borough Secretary prior to the February 2, 2026 meeting for council to review. Council member Daywalt second, all in favor motion passed.
- Borough office hot water heater quotes: Simmers & Zims, \$4,736.00 / Joe Ward,

\$1,400.00 / Ken Daniels, \$1,500.00. Motion to award Ken Daniels' quote of \$1,500.00 by council member Daywalt, second by council member Hines, all in favor motion passed. Secretary will submit a claim to HA Thomson for services rendered by Servpro and Ken Daniels. Council member Gallagher motion to accept, President Hines second, all in favor motion passed to contact the insurance company.

- New security cameras update. Council member Daywalt spoke to Anthony Structure Resources. Proposal was for two (2) cameras at \$549.00 each. All would be Speco Outdoors wide lens. If council would like one (1) with a varifocal lens, that would cost \$649.00. Installation total is \$1,747.00 for all three (3) cameras. Additional proposals to come.
- Ed Hines spoke on proposal of cameras \$149.00 each to start with a subscription of \$12.99 a month.
- VP Sherman brought up the discussion to only have one (1) council meeting a month. Council member Daywalt stated that in every new year the borough advertises in the paper and website that there will be two (2). Council member Daywalt said it's 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. Solicitor Fuller agreed.
- Feb 21 at 8:00am to 5:00pm free classes at the Chester County Public Safety Training Campus.

## **Boards & Committees**

### **Park & Recreation**

Chair – Jennifer Daywalt

Liz Sinton

Jenny Hines

### **Historical**

Chair – Jenny Hines

Jennifer Daywalt

Ed Hines

John Graves – Resident

### **Public Works**

Chair – Ed Hines

Beau Tilghman

Michael Gallagher

### **Environmental & Conservation**

Chair – Michael Gallagher

Liz Sinton

Jenny Hines

### **Planning/Zoning & Ordinance PRN**

Chair – Michael Gallagher

Ed Hines

Kim Sherman

### **Finance**

Chair – Kim Sherman

Michael Gallagher

Ruth Ayers

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

- None

**Regular Council meeting:** Ended at 8:38 pm. VP Sherman made a motion to end the meeting, Council member Ed Hines second, all in favor, motion passed.

**Next Council Meeting:** Monday February 2, 2026 at 7:00 pm at Borough Hall.

**President:**

**Secretary:**

**Date:**