

Borough of Modena
Monthly Council Meeting Minutes
April 6, 2026

1. Call to Order

At 7:00 pm on Monday April 6, 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 Taylor, Ed Hines, Michael Gallagher and Mayor Christina Puff Council member Liz Sinton and Treasurer David Fiorenza were absent .

President Hines stated to all that Council member Ruth Ayers passed away on Friday April 3, 2026 at 9:27pm, making a vacancy open on Council.

4. Approval of this evening's Agenda

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

5. Approval of Minutes

The minutes of March 17, 2026 were not presented; tabled until completed. Council member Taylor made a motion, council member Hines second, all in favor motion passed.

6. Public Comment on Agenda Items

None

7. Written Reports

7.1 Treasurer's Report

- Council reviewed the report as President read it.
- \$1,587.00 to pay Viking masonry was approved at the last meeting. Work has stopped at the Mode House until more funding comes in.

7.2 Payment of Bills

- President read the bills as Council reviewed the report. Most are ACH reoccurring.
- Approval is requested for transfer of funds to Historical from General for \$50.00 for Viking Masonry. A motion was made by VP Sherman and seconded by council member Hines. All in favor, motion passed.

7.3 Fire Chief Report

- Review by Council.

7.4 Sewer Flow Report

- Review by Council.

7.5 Code Enforcement Officer Report

- Borough Codes Inspector Joshua Tracey resigned. President Hines has his letter.

Council and Committee Reports

8.1 Council President Report

- Per Borough Solicitor: Modena Borough Council is seeking to fill one (1), two (2) term Expiring in the year 2028. If interested, a *Letter of Intent* should be presented to the Borough Secretary, during business hours, before 12 noon on Wednesday April 15, 2026. Council will review all *Letters of Intent* at the next public meeting to be held on Monday April 20, 2026 at 7:00pm. Decision will be made and publicly announced at the May 4, 2026 Council meeting.

8.2 Secretary Report

- Premium Power annual contract only @ \$744.00 no additional add-ons. This is a bill that will be given to the treasurer for payment.

8.3 Mayor Report

- Newsletter is out to residents. Bi-annually they will be sent out. Next version to start in July once more news is available.

8.4 Park & Recreation Committee Reports

- Annual egg hunt had a good turnout. The day was very hot for all.
- April 12 Dine & Donate at King's Tavern.
- April 14 @600 pm will be the next meeting.
- April 18 &19 Clean up days.
- April 22 the new camera will be installed out back.
- Suggestion was made to have a proper sign made for the park on the rules and regulations.
- Back steps need replaced on both sides, along with the front ramp spindles.

8.5 Historical Committee Report

- President Hines is working on Grants.
- Discussion and action needed for fundraising on the Mode House project since funds have been depleted.
- Mr. Graves attended a breakfast at the CCHPS. A representative from Caln Township spoke about Caln's 'non-protected' historic area in the southern area near the bypass. Caln's committee is working with the County's Planning Commission to accept the Ordinance 247 which is; Under the Municipalities Planning Code (Act 247) any proposed subdivision, land development proposal, or ordinance revision, is to be submitted to the County Planning Commission for advisory review. At this breakfast, Mr. Graves spoke to Lisa Doan who is a retired teacher from Coatesville chatted about Historical Preservation. Ms. Doan stated that her family once owned a farm in West Brandywine Township. The name Mode was on the parchment as partial owner of this farm. Mr. Graves will get a copy from her.
- Next meeting will be held on Tuesday April 7 @ 7:30pm.

8.6 Public Works Reports

- Beau has been cleaning up N. Brandywine & Woodland creek area.
- The question came up on what the yellow casing under the Union St. bridge is. Is it staying or being removed at some point? President will look into the matter.
- PW employee Beau Tilghman and Council members Gallagher and Hines will work together getting quotes on products to replace the back steps and the spindles on the front ramp.
- Discussion on a recycling fee for scrap metal pick up by Borough. Should it be monthly, quarterly?
- Saturday June 6 8am-1pm Goodwill will be here to pick up broken electronics that residents can drop off. Advertising is needed here from the Goodwill contact.

8.7 Planning/Zoning & Ordinance Reports

- 18 Hall Hill Rd applied for a deck permit. Cedarville is reviewing it.

8.8 Environmental & Conservation Reports

- April 14 @ 7pm will be the next meeting. There will be a tree planted in the Borough in memory of Council member Ruth Ayers.

8.9 Finance Committee:

- Finance Committee needs a quarterly meeting day & time.

9. Old Business

Grant Project Updates

PEMA/FEMA Meredith Court Mitigation Project

- There have been weekly meetings with council member Taylor. She reported that the RFP for demo will be advertised on April 8, 2026. Awarding will be on May 4, 2026. Permits will be submitted to Cedarville Engineering for review.
- Specs on building are being finalized. Well system will be checked also.

PECO Gas Project

- Update: The yellow bracing is still under the bridge. Paving will be done by May. PECO was advised by Council member Taylor of the communities Duck Derby event being held all along Union St and on the bridge. PECO claims paving will be done by May 30.

10. New Business

- Quote for one street light replacement on N Brandywine Ave. for the amount of \$932.40. Council President made motion to accept, Council member Hines second, all in favor motion passed.
- Questions from Cedarville regarding collection of escrows. Council stated that the Treasurer should manage the funds for when and if there needs to be an engineering review for a large project.
- Read the proposal for Kristen Camp to be the Zoning Hearing Appeals Board Solicitor. Council member Taylor made motion to accept, Council member Gallagher second, all in favor motion passed. Contract needed.
- Council member Taylor made motion to accept the listing of the Borough with the Greater Philadelphia Film Office Registry as being available for films and TV. Council member Gallagher second, all in favor motion passed.

- **Ordinance #1-2026, AMENDING§ 1604.B(3), RECONSTRUCTION OF A NONCONFORMING STRUCTURE, TO ALLOW ADDITIONAL TIME FOR RECONSTRUCTION OF GRANT-FUNDED PROJECTS.** was adopted. Council member Taylor made motion, VP Sherman second, all in favor, motion passed.
- Modena Borough Council is seeking to fill one (1), two (2) term expiring in the year 2028. If interested, a *Letter of Intent* should be presented to the Borough Secretary, during business hours, before 12 noon on Wednesday April 15, 2026. Council will review all Letters of Intent at the next public meeting to be held on Monday April 20, 2026 at 7:00pm.

11. For Public Comment - limit of 3 minutes

- Mr. Graves read that Data Center have been moving into the area – borough zoning need altered to avoid them coming in to build.

Regular Council meeting: Ended at 8:08 pm VP Sherman made a motion to end the meeting, Council member Gallagher second, all in favor, motion passed.

Next Council Meeting: Monday April 20, 2026 at 7:00 pm at Borough Hall.

President:

Secretary:

Date: