

Borough of Modena
Monthly Council Meeting Minutes
March 17, 2026

1. Call to Order

At 7:01 pm on Tuesday March 17, 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-moment of silence held for fallen Pennsylvania State Trooper O'Connor

3. Roll Call

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

4. Approval of this evening's Agenda

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

5. Approval of Minutes

Motion to accept the minutes from March 2, 2026, was made by council member Ed Hines and a second by VP Sherman, Council member Taylor abstaining she wasn't at the meeting, all others in favor of the motion passed.

6. Public Comment on Agenda Items

None

7. Written Reports

7.1 Treasurer's Report

- Saving \$352 per month with new refuse company.
- Council reviewed the report as President Hines read it. General Fund Balance \$8947.62, Historical Balance \$1934.59, Refuse Balance \$9300, Sewer Balance \$18,606.
- Real estate transfer taxes up due to property sales, also property tax money is starting to come in from the county, amounts \$20,761.22 and \$104.69. So far we have collected 75% of the \$5000 we had allocated for receiving real estate taxes.
- Over half of the sewer and refuse bills are sent, discount date extended to May 31, 2026. Rest of invoices going out Wednesday and Thursday this week.
- Received insurance reimbursement check from the water heater damage, less \$500 deductible.

7.2 Payment of Bills

- President read some of the bills stating that most are ACH reoccurring. Totaling \$29,772, among them \$140 reimbursement to PW Beau Tilghmanfoe mattress disposal, \$4908.33 for Diehm's Disposal, \$117.84 21st Century Media, Gawthrop (\$3738 from FEMA

and \$1633 from General), \$1245.02 Eagle Power (PW Beau Tilghman confirmed Kubota is back and an account was set up with them.), \$478.33 for recycling. A motion to approve was made by Councilmember Ed Hines to pay the bills and seconded by council member Gallagher. Motion passed unanimously. Motion to transfer \$140 from Refuse to General fund to reimburse PW Beau Tilghman made by council member Taylor and seconded by Hines, approved unanimously.

7.3 Fire Chief Report

- Fire and Police report, Trooper O'Connor killed in the line of duty. Suspect took his own life. Also, former Valley Township Police Chief Joe Friel died.
- State Police have increased presence in Modena, there has been damage to food cupboard.

7.4 Sewer Flow Report

- The monthly sewer report was accepted by Council President Hines.

7.5 Code Enforcement Officer Report

- Deck permit came in for 18 Hall Hill Rd. Also, a ZHB Application will be submitted for 3 Woodland Avenue because of sidewalk requirement. Discussion of need for another Zone Hearing Appeals Board Person. Mayor Christina Puff will make a pinned post on Facebook looking other ZHB persons.

Council and Committee Reports

8.1 Council President Report

- Council President Hines announced an Executive Session was held March 3 2026, discussing employment matters.

8.2 Secretary Report

- Nothing to report. Absent.

8.3 Mayor Report

- Acknowledged PSP February report.
 - copy of newsletter shared, to proofread, and need to schedule a day for stuffing and handing out, discussed March 28th at 11am to stuff and distribution. Newsletter will be bi-annually. Spring/Summer and Fall/Winter. First Newsletter sponsored by Holly Hollow Farm and C.P. Home Improvements, LCC.

8.4 Park & Recreation Committee Reports

- More eggs to stuff, we stuffed lots of eggs. Meet at 10am on April 4th to set up and spread eggs. PW Beau Tilghman will be the Easter Bunny. Event starts at noon.
- Dine and Donate at Kings Tavern, Sunday April 12th, starting at noon. Clean up Saturday April 18th starting at 8am. Mode House Clean Up, Sunday, April 19th, starting at 9am.
- Duck Derby on May 30 will need to incorporate the theme "America250". Working on sponsors and vendors. Zeffy link is out there, push for vendors, donations, sponsors, etc. Duck Derby starts at 11am this year, an hour earlier than in the past,

11am to 3pm. Setup 8:30am start.

- Discussion of Mode House Clean Up, PW Beau Tilghman reports stone mason has taken a lot of trash out so he could work. Also discussed AI rendering /video of Mode House to gain more interest in project. Brandywine Conservancy have done renderings prior of Mode House. Banner is being made for the front of the property.

8.5 Historical Committee Report

- spoke on Mode House during Park and Rec report, so moved on to Public Works Report

8.6 Public Works Reports

- PW employee Beau Tilghman continues to clean the Borough of debris in the ongoing effort to beautify the Borough. Started working on Hephzibah Hill Road there are lots of trees down and needs attention, cutting shrubs back. Removing plow from truck. Talked of PW and also Council Member Hines pick up trash the chance they get. Beau Tilghman reached out to someone who leads cleanup in West Vincent, they forward his email to Brain at Red Clay, who circled it back to President Hines.
- Discussed tires being dumped in Borough and disposal.
- Kubota is back and working.

8.7 Planning/Zoning & Ordinance Reports

- still reviewing, Council member Gallagher has been reviewing the 500 page online pdf file. Wants to plan Finance and Zoning/Ordinance meeting together to review. Also looking at Landlord/Tenant Ordinances that need enforced.

8.8 Environmental & Conservation Reports

- April clean ups are planned; more planting has been planned as well. Liz Sinton has started working on the Modena Railroad sign, has sanded it so it can be painted.

8.9 Finance Committee:

- Finance Committee next meeting TBA.

9. Old Business

Grant Project Updates

PEMA/FEMA Meredith Court Mitigation Project

- Things are moving along, will need to authorize to issue RFP for demolition. It is being written by A.R. Spruce, will have a full copy of it for next meeting. Council member Ed Hines made the motion to authorize the issue of an RFP for demolition, Council member Michael Gallagher second, unanimously passed.
- Maybe requests for a variance for Meredith Court coming to Council for review.

PECO Gas Project

- Update: PECO is working on gas line , Jennifer Taylor sending email to follow up.

10. New Business

- Council member Jennifer Taylor reported on security camera quotes, hard to get due to size of job being only being two cameras, give amount do not need 3 bids, VP Kim Sherman made motion to accept bid to purchase and install 2 security cameras, Michael Gallagher second, motion passed unanimously.
- Council member Jennifer Taylor is going to PSAB conference she has a hotel room, anyone else who can go is welcome to stay with her. The conference is being held in Hershey, Pennsylvania. Fee: \$100 for the day, early bird is \$255, after April 24th \$300, mini boot camp is \$50. Hotel is \$249 a night plus tax (PSAB special rate). Tim Tebow is the Keynote Speaker.
- Discussion and agreement to have Comcast look at and resolve internet issues and upgrade of necessary. Council member Jennifer Taylor stated it hasn't been upgraded in a long time. Council member Michael Gallagher expressed the modem is old and should have been upgraded, we have Comcast Business account. Council member Jennifer Taylor made motion for Comcast Upgrade and VP Kim Sherman seconded, unanimously passed.
- audio visual camera would be good for future use; camera was \$79.99 if determined to need for the future if we ever livestream.
- Premium Power Services annual contract review for the service of the power equipment to the pump house. 2026 rate \$744, 2025 was \$715. Optional additional coverage for Load Bank testing for \$562. Tabled to confirm if optional additional \$562 coverage was purchased in 2025 or not.

11. For Public Comment - limit of 3 minutes

- none

Regular Council meeting: Ended at 8:26 pm. Council member Ed Hines made a motion to end the meeting, Council member Michael Gallagher second, all in favor, unanimously passed.

Next Council Meeting: Monday April 6, 2026 at 7:00 pm at Borough Hall.

President:

Secretary:

Date: