

June 1, 2026, Borough of Modena Monthly Council Meeting Minutes

1. Call to Order

At 7:00 pm on Monday June 1, 2026, at Borough Hall, 5 Woodland Ave. Council President Hines called to order the meeting of the Borough of Modena Council.

2. Salute to the Flag

3. Roll Call

Treasurer Fiorenza conducted roll call. In attendance were President Hines, VP Sherman, Council members Ed Hines, Michael Gallagher, Devante Tuggle, Treasurer Fiorenza, and Mayor Christina Puff. Council Members Sinton was present online by Zoom and Taylor was not present.

4. Approval of this evening's Agenda

Council member Gallagher made motion to accept the agenda, Council member Sherman seconded, all in favor, motion passed.

5. Approval of Minutes

One change to the minutes of May 18, 2026, by Mayor Puff, was that the heading of the minutes on the first page date needs to be changed to May 18, 2026. Council member Tuggle made a motion to approve the minutes with the above change. Seconded by Council member Sherman, approved by all.

6. Public Comment on Agenda Items

None

7. Written Reports

7.1 Treasurer's Report

- Council reviewed the report as the Treasurer read it. Council member Sherman requested to review the debt and what it includes. An inquiry will be made by the Treasurer, at the request of council, to contact Portnoff Law Associates to see what else the company collects for a Borough, other than real estate taxes.

7.2 Payment of Bills

- Treasurer read the bills stating some of the bills are for the Duck Derby and expenses related to the Mode House.
- A motion was made by Council member Sherman to accept the bills to be paid. Second, by council member Ed Hines. All in favor, motion passed.

7.3 Police and Fire Chief Reports

A representative from Westwood Fire Company gave a report and mentioned the increase in EMS calls.

7.4 Sewer Flow Report

- Flow report was submitted to the Borough.

7.5 Code Enforcement Officer Report

- Council member Gallagher read the codes report from Tracey Franey of Cedarville. A Right to Know was submitted for Hall Hill Road and is in process with the solicitor's review. Discussion occurred again on zoning and U & O's. Property maintenance was another topic of discussion.

Council and Committee Reports

8.1 Council President Report

- Council President requested the Council come up with 3 to 5 ideas or ways to improve the Borough going forward.
- Council President reported more properties are being looked at for sale as we see the number of certifications on the increase.
- Discussion on a trap, neuter, and release program is moving closer to fruition in the Borough.
- A dog bit occurred in the Borough on Baker Street, and the particulars of the event are still being resolved.
- Discussion on the use of constables was discussed in the borough again to assist with youth programs in the Borough. An attorney who is familiar with this subject can be brought into a Council meeting to discuss the assorted options.

8.2 Secretary Report

- No report.

8.3 Mayor Report

- The mayor continues to engage with the public through social media as an effective way to inform residents.

8.4 Park & Recreation Committee Reports

- Duck Derby was successful on May 30. Thank you to all supporters, volunteers, and sponsors.
- June 7 is the next meeting for Parks and Recreation.

8.5 Historical Committee Report

- The June 2 meeting has been cancelled. Planning will start for funding in 2026 to move the Mode House forward with restoration.
- The Borough will look at removing the rotten logs on the property.

8.6 Public Works Reports

- Meeting will be on June 22 at 7pm. The Public Works Committee is working on establishing tasks and job duties for the Public Works employees.

8.7 Planning/Zoning & Ordinance Reports

- No report.

8.8 Environmental & Conservation Reports

- Next meeting is Tuesday June 9 at 7 pm. Plants and seeds have been donated to the Borough.

8.9 Personnel Committee

- The Personnel Committee will be reviewing job duties for all positions at the Borough.

8.9 Finance Committee:

- Finance will be meet with Citadel Credit Union to review the debt and opening the High Yield Savings accounts.
- Parks & Recreation account at Wayne Bank will eventually be closed and moved to Citadel Federal Credit Union.
- A small petty cash system is being developed for the Borough and will follow all applicable financial and accounting reporting guidelines.
- A discussion with Citadel will start to delete the debit card in favor of a credit card.
- A new and better payment system for accepting credit cards will be a focus in the near future in a continuing effort to increase efficiency and cut costs.

9. Old Business

Grant Project Updates

PEMA/FEMA Meredith Court Mitigation Project

- The RFP is completed for the demolition. June 5 is the due date for returning the RFPs.

10. Unfinished Business

- Resolution #10-2026 Appointment of Open Records Officer. A motion was made by Council member Gallagher and seconded by Council member Ed Hines. Approved by all.
- Resolution #11-2026 Update of Signatures at Financial Institution. A motion was made by Council member Tuggle, and Council member Ed Himes. Approved by all.
- Resolution #12-2026 Updating the signatories for each of its financial accounts. A motion was made by Council member Sherman and seconded by Council member Tuggle. Approved by all.
- Ordinance #1-2026 Reconstruction of a nonconforming structure, to allow additional time for reconstruction of grant-funded projects. A motion was made by Council member Gallagher and seconded by Council member Sherman. Approval by all.
- Appointment of Borough Secretary: A motion was made by Council member Sherman to approve David Fiorenza, current Treasurer, to fill the role of Borough Secretary. Second, by Council member Gallagher. Approved by all.
- LOI from Mike Gallagher for EMC: A motion was made by Council member Sherman to appoint Mike Gallagher as EMC for the Borough, seconded by Council member Tuggle. Approved by all.
- Facilities – back stairs of Borough Building: A motion was made by Council member Sherman to approve repair of the back stairs of Borough Hall and seconded by council member Tuggle. The motion was for an amount not to exceed \$900 for labor and materials. Approved by all.

11. For Public Comment - limit of 3 minutes

- No public comment.

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

Next Council Meeting: Monday June 15, 2026, at 7:00 pm at Borough Hall.

President:

Secretary/Treasurer:

Date: