

May 18, 2026, Borough of Modena Monthly Council Meeting Minutes

1. Call to Order

At 7:00 pm on Monday May 18, 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 Liz Sinton, Jennifer Taylor, Ed Hines, Michael Gallagher, Devante Tuggle, Treasurer Fiorenza, and Mayor Christina Puff. Secretary Cloud 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. Second, all in favor of motion passed.

5. Approval of Minutes

One change to the minutes of May 4, 2026, by Mayor Puff, was that the Parkesburg Police Department was not responding to the Mayor's emails, instead of Parkesburg Police ignoring the mayor. Council member Sherman made a motion to approve the minutes with the above change. Seconded by Council member Gallagher, approved by all,

6. Public Comment on Agenda Items

None

7. Written Reports

7.1 Treasurer's Report

- Council reviewed the report as Treasurer read it.

7.2 Payment of Bills

- Treasurer read the bills stating some of the bills are for the upcoming Duck Derby and expenses related to the Zoning Hearing Board hearing, which are offset by the ZHB fee..
- A motion was made by Council member Sherman to accept the bills to be paid. Second, by council member Gallagher. All in favor, motion passed.

7.3 Police and Fire Chief Reports

No report or representative presents.

7.4 Sewer Flow Report

- Flow report submitted the first meeting of May 2026.

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. It was reported that raw sewage was present on Lloyd Ave. Cedarville will contact East Fallowfield Township for a follow up.

Council and Committee Reports

8.1 Council President Report

- Council President reported the following: A meeting with Brandywine Conservancy to discuss grants, the basketball courts have been repaired and functioning, a meeting to discuss after school activities for children, and received a letter of resignation from Secretary Victoria Cloud.

8.2 Secretary Report

- Treasurer Fiorenza is recording the minutes for this meeting.

8.3 Mayor Report

- The mayor met with the Chief of Police of Parkesburg Borough to discuss several policing matters. The mayor will reach out to East Fallowfield Township and the City of Coatesville police department.
- Resident Beau Tilghman noted off-duty constables could be used for policing for Borough events.

8.4 Park & Recreation Committee Reports

- Duck Derby is May 30.
- The Borough debit card will be used to pay for some items for the Duck Derby, then General Fund will be reimbursed from the Parks & Rec Fund.
- June 7 is the next meeting for Parks and Recreation.

8.5 Historical Committee Report

- The May 7 meeting had discussions on ways to fund the Mode House.

8.6 Public Works Reports

- There was no cost associated with the repair of the lawn mower.
- Discussions on how to deal with property maintenance issues resulted in the Borough to contact landlords of these issues and the need to rectify any property maintenance violations.
- The F350 truck is going in for repair.

8.7 Planning/Zoning & Ordinance Reports

- Work continues on reviewing planning and zoning ordinances.

8.8 Environmental & Conservation Reports

- Environmental & Conservation committed is assisting with Duck Derby.
- Beau continues to pick up trash and debris in the Borough in an ongoing effort to beautify the Borough.

8.9 Finance Committee:

- Finance Committee met Thursday May 7 at 2:30pm to discuss several financial matters.
- Treasurer will send Portnoff Law Office the delinquent 2024 and 2025 files related to sewer, refuse, and recycling.

- The Treasurer will assume the role of Secretary on an interim basis. Council member Gallagher made a motion to approve this and seconded by Council member Tuggle. All approved the motion.

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.

PECO Gas Project

- Repair is complete and paving has been completed as well.

10. Unfinished Business

- A resolution will be forthcoming to set a limit to purchasing without authorization. The limit will be \$100.
- The discussion on Parkesburg Police coverage was discussed during the mayor's report.
- The Borough will post the Emergency Management Coordinator (EMC) position again.
- Resolution 9-2026 for the High Yield Savings accounts at Citadel bank was presented. A motion was made by Council member Sherman, seconded by Council member Gallagher. All approved.
- PTO for part-time employees was discussed. The newly formed Personnel Committee will review this subject and report back to the Council for calendar year 2026 and going forward.
- Ordinance 2-2026. Solicitor discussed this ordinance at length. Chester County Planning Commission reviewed and made their comments. Solicitor recommend approving this ordinance related to reconstruction of a nonconforming structure. A motion was made by Council member Taylor and seconded by Council member Sherman. All approved of this ordinance.
- The ZHB alternate, Michael Arnold, was accepted by council. A motion was made by Council member Taylor, seconded by Council member Gallagher. Approved by all.

11. For Public Comment - limit of 3 minutes

- Beau Tilghman commented on the resignation of Borough Secretary and made his concerns public about the change.

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

Next Council Meeting: Monday June 1, 2026, at 7:00 pm at Borough Hall.

President:

Interim Secretary/Treasurer:

Date: