GREENE TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES

Date: Monday, August 4, 2026 **Time:** 3:30 PM
Location: Greene Township Municipal Building
9333 Tate Road, Erie, PA 16509

1. CALL TO ORDER
The Greene Township Board of Supervisors Work Session was called to order at **3:30 PM** by Chair Theresa Fugagli.

2. ROLL CALL
Present:

- Theresa Fugagli, Chair
- Joy Biebel, Vice Chair
- John Bartnicki, Supervisor

Also Present: Township staff and/or personnel as applicable.

3. REVIEW OF PREVIOUS MEETING MINUTES
The Board reviewed the **July 2026 Work Session Minutes** and the **July 2026 Board of Supervisors Regular Meeting Minutes**.

The Board discussed reviewing the minutes by **Friday** and providing any necessary corrections or additions prior to finalization.

4. OLD BUSINESS
A. Draft Data Center Ordinance
- The Board continued its review of the draft Data Center Ordinance.
- Discussion included the preference to incorporate provisions addressing data centers into the Township's existing **Zoning Ordinance**, rather than creating a stand-alone ordinance. The Board discussed introducing data centers into the District Use Table.
- The Board also discussed reviewing existing ordinances from **Harborcreek Township** and **Franklin Township** as references in developing the Township's ordinance.

B. Truck Tarp
- The Board discussed options for the truck tarp system, including electric and manual installation.
- Based on the discussion, the **Roads Department's recommendation was to utilize a manual tarp installation**.

C. Construction Signs and Project Communication
- The Board discussed the need for construction and project signage to be installed and visible in advance of road projects.
- The **Donation Road project** was referenced as an example of appropriate advance signage and communication. The notification and signage associated with the **Old Waterford Road project** was discussed as an example where improvements are needed.

- The Board discussed placing greater responsibility on the Roads Crew to ensure appropriate signage is in place for Township projects, including **Tar & Chip projects**, prior to work beginning.

D. Pavilion Rental Policy

The Board reviewed the current draft of the **Pavilion Rental Policy** and discussed the remaining revisions and placement of the final policy.

E. Gymnasium Rental Policy

The Board reviewed the current draft of the **Gymnasium Rental Policy** and discussed the remaining revisions and placement of the final policy.

F. Lease Renewals

The Board discussed accountability and responsibilities for Township lease holders.
The following lease matters were discussed:

Bake Your Day

- Lease is due for renewal.
- Proposed rental amount discussed: **$550 per month**.

All About the Dance

- Proposed ten-month lease.
- **$250** for two days per week.
- **$300** for three days per week.

G. Road Signage Policy

- The Board discussed a resident request for the installation of a **"Child at Play"** sign.
- Discussion included which signs may be purchased and installed by the Township and the process for resident-requested signage. The Board discussed that residents may purchase signs, with the Township Roads Department potentially completing the installation.
- The Board also discussed the procedures applicable to signs located on State Roads and the anticipated timeline for processing signage requests.

5. NEW BUSINESS

A. Flooding on Gonda Drive

- The Board discussed recent flooding concerns on **Gonda Drive** and potential solutions and troubleshooting.
- It was noted that the recent issue may have been caused primarily by a significant amount of rainfall occurring within a short period of time.
- The existing pipe size was discussed and was considered adequate for the area; however, the condition of the pipe and the possibility of deterioration were also discussed.
- The Garage/Roads Department will provide a list identifying the types of pipes currently being used, including **metal and plastic pipe**, for further review.

B. Parks and Recreation Updates

The Board received updates from **Angela Long** regarding Parks and Recreation activities and potential projects.

- **Purple Martin Condos:** The Board discussed the availability of Purple Martin nesting boards at no cost. Installation and ongoing maintenance would be the responsibility of Parks and Recreation.
- The possibility of inviting volunteers to assist with monitoring the nesting sites was discussed.

- **Chimney Swifts:** The Board discussed potential opportunities related to Chimney Swifts. The project would require additional consideration and research and may be feasible as a future Parks and Recreation initiative.
- **Summer Food Truck/Soda Vendor**
- The Board discussed a summer food truck/vendor concept following an inquiry from **Lil Bird Sodas**.
- Discussion included the possibility of establishing a weekly organization or schedule and the potential for generating revenue for Parks and Recreation.
- **Broken Slide**
- The Board discussed a broken slide at a Township recreational facility.
- The Board discussed whether the slide should be repaired or replaced. It was noted that the damage was the result of climbing on the outside of the slide structure.

C. Staff Update – Dennis Sauers, Roads Crew

- The Board announced that **Dennis Sauers** began employment with the Roads Crew on **August 4, 2026**.
- The Board discussed preparation of a resolution addressing his employment.

D. Roads Department Budget

The Board discussed projected budget concerns within the Roads Department.
Items contributing to the anticipated budget gap include:

- Increased salt prices;
- Asphalt expenditures significantly exceeding budget; and
- Outsourced road work exceeding budget based on estimates received from Township Engineering.

The Board discussed maintaining awareness of these expenditures as the Township prepares for upcoming **2027 budget sessions**.

E. R. Konkol Brown Road Subdivision Request

- The request is scheduled to be placed on the **August 11, 2026 Board of Supervisors meeting agenda**.

F. Employee Safety Concerns

The Board discussed several employee safety and workplace accountability concerns.
Topics included:

- The Secretary taking a more proactive role in identifying and addressing safety concerns;
- Appropriate work attire, including concerns regarding employees wearing shorts on worksites;
- The dangers associated with working alone;
- Employee notification when leaving a Township worksite while on the clock;
- Establishing a system to ensure the Township knows the worksite location of employees; and
- Assigning a designated position, rather than an individual person, to maintain awareness of employee work locations.

The Board discussed utilizing the **Secretary position** as the centralized point of accountability due to the position's availability and administrative responsibilities.

G. Door Repair Estimates

The Board reviewed an updated estimate for door repairs and discussed the applicable hourly labor rates.
The Board identified several doors requiring repair, including:

1. Main entrance doors, including **handicap accessibility** concerns;
2. **Bake Your Day/Food Pantry doors**, including hinge/pin repairs; and
3. Interior glass doors near the **main entrance**, which require rehanging.

H. Cross Pipe Replacement Notifications
The Board announced the upcoming cross pipe replacement projects and related public notifications:

- **Holman Road** – August 11, 2026
- **Kosiorek Drive** – August 18, 2026
- **Old Wattsburg Road** – August 25, 2026

6. OTHER BUSINESS
No additional business was brought before the Board during the Work Session.

7. PUBLIC COMMENT
No public comment was noted during the Work Session.

8. ADJOURNMENT
There being no further business to discuss, the Work Session was **adjourned at 4:31 PM**.

ATTEST:

I certify that the foregoing minutes accurately reflect the proceedings of the Greene Township Board of Supervisors Work Session held on August 4, 2026.

Michael A. Goebel, Secretary
Greene Township

Date: 9/8/26

Michael A. Goebel

APPROVED BY THE GREENE TOWNSHIP BOARD OF SUPERVISORS:

Theresa Fugagli

Theresa Fugagli, Chair
Date: _____

Joy Biebel

Joy Biebel, Vice Chair
Date: _____

John Bartnicki

John Bartnicki, Supervisor
Date: _____