

# AGENDA

## Cranberry Township Board of Supervisors Agenda Preparation Meeting Thursday, February 28, 2019 6:30 PM

### Call to Order Chairman Hadley

1. Executive Session  
**98/2019**  
The Board met in Executive Session immediately prior to this meeting to discuss litigation.
2. Pledge of Allegiance
3. Roll Call
4. Public Comment (Any item on or off the Agenda except for Public Hearing Items)

### Public Hearings

5. PR #22888 - Forest Edge - Revised Tentative Planned Residential Dev (TLD continuing PH  
**444/2018** 3/31/19)  
  
Continue to accept public comment on a Revised Tentative Planned Residential Development Application for a four phase, one hundred one (101) single family residential lot development located along Hope Road on 96.97 acres in the PRD/R-1 zoning districts.  
  
(Following public comment and provided no additional testimony is needed, it is the recommendation to close the public hearing with consideration of adoption at the March 7th Regular Meeting.)
6. PR #23119 - The Courtyards at Willow Grove - Tentative Planned Residential Development  
**7/2019** (TLD to open public hearing 3/9/19)  
  
Accept public comment on a Tentative Planned Residential Development Application for a one phase, twenty-seven (27) single family residential unit development to be located along N. Boundary Road on 15 acres in the R-2 zoning district.

(Following public comment and provided no additional testimony is needed, it is the recommendation to close the public hearing with consideration of adoption at the March 7th Regular Meeting)

**Planning & Development Services**

**7.** PR #23034 - Forest Edge PRD - Revised Final Phase 2B PRD (TLD 3/8/19)  
**520/2018**

At the March 7 Regular Meeting, the Board will be asked to consider Revised Final Planned Residential Development Approval for Phase 2B consisting of seventeen (17) single family residential lots located along Morningside Drive within the Forest Edge PRD on approximately 23.4 acres in the PRD zoning district.

**8.**  
**97/2019** FOR BOARD CONSIDERATION THIS EVENING:

Assignment & Assumption Agreement (Khushi, Inc.)

Motion to approve an Assignment and Assumption Agreement between Echo Hotel Investment, LLC and Mars Real Estate Holdings, LLC ("Assignor") and Khushi, Inc. ("Assignee") for Phase 1B, consisting of a four (4) story, 84 room, 55,144 square foot Hotel to be located at 1744 Route 228, Cranberry Township, subject to final review and approval by the Solicitor.

**9.** FOR BOARD CONSIDERATION THIS EVENING:  
**10/2019**

PR #23124 - Holiday Inn Express - Revised Prelim/Final Land Development (TLD 4/27/19)

Motion to adopt Resolution No. 2019-\_\_\_\_, granting Revised Preliminary and Final Land Development Approval for a 4 story, 84 room, 55,144 square foot Hotel to be located at 1744 Route 228 on 1 acre in the BPK zoning district.

**10.** PR #23295 - Reserve at Eagle Hill Amendment No. 2 - Prelim/Final Subdivision (TLD 5/25/19)  
**72/2019**

At the March 7th Regular Meeting, the Board will be asked to consider Lot Line Revision Approval to create lots on Unit 104 within the Reserve at Eagle Hill development located along Moyer Hill Drive.

**11.** PR #23294 - Park Place Amendment No. 30 - Prelim/Final Subdivision (TLD 5/25/19)  
**71/2019**

At the March 7th Regular Meeting, the Board will be asked to consider Lot Line Revision Approval to create lots on Lot 6F within the Park Place development located along Amarth Lane.

**12.** FOR BOARD CONSIDERATION THIS EVENING:  
**73/2019**

Authorize Advertisement of Bill No. 2019-03 - Ordinance Amendment - Chapter 27 (Zoning)

Motion to authorize advertisement of Bill No. 2019-03 - Ordinance amending Chapter 27 (Zoning) to permit the Commercial & Private Recreation use in the C-1 zoning district and amending the Table of Authorized Principal Uses.

**Public Works and Engineering**

**13.** Contract Action Requests (CAR's)

**14.** CAR #18-15-05 - Change Order - Lighting - North Boundary Park Soccer Fields  
**76/2019**

CAR #18-15-05 - Change Order - Lighting - North Boundary Park Soccer Fields - to Bronder Technical Services. Due to the delay of the Soccer Association Agreement, requesting authorization to change completion date to April 1, 2019.

**15.** CAR #16-13-55 - Change Order - BCWPCF Expansion Rebid - General Construction  
**74/2019**

CAR #16-13-55 - Change Order - Brush Creek Water Pollution Control Facility Expansion Rebid - General Construction - to Mascaro Construction Co., LP in the amount of \$2,939.41. (Contract Addition - See Description)

**16.** CAR #16-16-44 - Change Order - BCWPCF Expansion Rebid - Electrical Construction  
**75/2019**

CAR #16-16-44 - Change Order - Brush Creek Water Pollution Control Facility Expansion Rebid - Electrical Construction - to Westmoreland Electric Services in the amount of \$46,661.15 (Contract Additions - See Description)

**17.** CAR #16-13-54 - Partial Payment - BCWPCF Expansion Rebid - General Construction  
**78/2019**

CAR #16-13-54 - Partial Payment - Brush Creek Water Pollution Control Facility Expansion Rebid - General Construction - to Mascaro Construction Co., L.P. in the amount of \$163,996.64.

**18.** CAR #16-16-43 - Partial Payment - BCWPCF Expansion Rebid - Electrical Construction  
**77/2019**

CAR #16-16-43 - Partial Payment - Brush Creek Water Pollution Control Facility Expansion Rebid - Electrical Construction - to Westmoreland Electric Services in the amount of \$26,428.39.

- 19.** CAR #18-03-14 - Partial Payment - Fire Station Expansion - Renovations - General Construction  
**93/2019**
- CAR #18-03-14 - Partial Payment - Fire Station Expansion - Renovations - General Construction - to Tomlyn Construction in the amount of \$71,700.30.
- 20.** CAR #18-04-10 - Partial Payment - Fire Station Expansion - Renovations - Electrical Construction  
**87/2019**
- CAR #18-04-10 - Partial Payment - Fire Station Expansion - Renovations - Electrical Construction - to McCurley Houton Electric, Inc. in the amount of \$16,607.25.
- 21.** CAR #18-05-11 - Partial Payment - Fire Station Expansion - Renovations - Mechanical Construction  
**88/2019**
- CAR #18-05-11 - Partial Payment - Fire Station Expansion - Renovations - Mechanical Construction - to Hranec Sheet Metal, Inc. in the amount of \$48,298.50.
- 22.** CAR #18-06-14 - Partial Payment - Fire Station Expansion - Renovations - Plumbing Construction  
**89/2019**
- CAR #18-06-14 - Partial Payment - Fire Station Expansion - Renovations - Plumbing Construction - to Vrabel Plumbing Co., LLC in the amount of \$13,323.25.
- 23.** CAR #18-15-06 - Partial Payment - Lighting - North Boundary Park Soccer Fields  
**90/2019**
- CAR #18-15-06 - Partial Payment - Lighting - North Boundary Park Soccer Fields - to Bronder Technical Services in the amount of \$518,265.00.
- 24.** CAR #16-05-05 - Contract Award - Printing Services - Cranberry Township Newsletter  
**80/2019**
- CAR #16-05-05 - Contract Award - Printing Services - Cranberry Township Newsletter - to Knepper Press Corp. in the amount of \$22,702.34 (Year 4).
- 25.** CAR #19-01-02 - Contract Award - Burke Road Improvement Project  
**82/2019**
- CAR #19-01-02 - Contract Award - Burke Road Improvement Project - to Youngblood Paving, Inc. in the amount of \$196,532.27.
- 26.** CAR #19-07-02 - Contract Award - Line Painting & Traffic Markings  
**83/2019**
- CAR #19-07-02 - Contract Award - Line Painting & Traffic Markings - to CASMAC Line Striping, Inc. in the amount of \$69,681.25.
- 27.** CAR #19-09-02 - Contract Award - BCWPCF - Disposal of Bio-Solids, Grit & Screening  
**84/2019**
- CAR #19-09-02 - Contract Award - Brush Creek Water Pollution Control Facility - Disposal of Bio-Solids, Grit & Screening - to Joseph J. Brunner, Inc. in the amount of \$225,690.00.

**28.** CAR #19-10-01 - Authorization-to-Bid - Cranberry Twp - Water Tanks - Valve Project  
**79/2019**

CAR #19-10-01 - Authorization-to-Bid - Cranberry Twp - Water Tanks - Valve Project.

**29.** Bond Release Requests:  
**81/2019**

PARTIAL RELEASE

1. D0408-03-PH6 - Park Place, Phase 6 (Partial Release)
2. D2512-02-PH2A - Forest Edge, Phase 2A (Partial Release)
3. D2610-04-PH1 - Traditions of America, Phase 1 (Partial Release)
4. D2610-02-PH2 - Traditions of America, Phase 2 (Partial Release)

**Township Manager**

**30.** Presentation on Neighborhood Plan  
**94/2019**

At tonight's meeting, Staff will give an introduction to the Board on the Neighborhood Plan.

**31.** Sewage Facility Planning Module - Courtyards at Willow Grove  
**65/2019**

At the March 7 Regular Meeting, the Board will be asked to consider Resolution No. 2019-\_\_\_\_ accepting and signing the Sewage Facility Planning Module for The Courtyards at Willow Grove PRD.

**32.** FOR BOARD CONSIDERATION THIS EVENING:  
**67/2019**

Butler County/Cranberry Township Gateway 228 BUILD Project Reimbursement Agreement

Motion to approve the Butler County/Cranberry Township Gateway 228 BUILD Project Reimbursement Agreement, reimbursing Cranberry Township for preconstruction consultant services in excess of \$500,000 for consultants necessary to advance the Gateway 228 BUILD Grant.

**33.** FOR BOARD CONSIDERATION THIS EVENING:  
**85/2019**

Design Consultant for the Route 228 Gateway Project - Freedom Road Section

As part of the Agreement with Butler County, the Township is taking the lead with the preliminary engineering, environmental analysis, right-of-way engineering and public involvement for the project. If the Board approves this selection this evening, staff will ask for approval of the first work order at the March 7th Regular Meeting.

Motion to award KCI Technologies as the Design Consultant for the BUILD Route 228 Gateway Project - Freedom Road from Commonwealth Drive to Haine School Road.

**34.** FOR BOARD CONSIDERATION THIS EVENING:  
**86/2019**

Butler County USDOT INFRA Grant Application for Gateway 228 Project

Motion to adopt Resolution No. 2019-\_\_\_\_, authorizing financial and logistical support to Butler County for their Application to the U.S. Department of Transportation INFRA Grant program for the Gateway 228 Project.

**35.** Purchase Approval #00019124-00 - Dell Computer Hardware Replacement  
**91/2019**

At the March 7th Regular Meeting, the Board will be asked to consider Purchase Approval #00019124-00 - Dell Computer Hardware Replacement - to Dell Marketing LP in the amount of \$118,845.34.

**36.** Purchase Approval #00019125-00 - Microsoft Computer Hardware Replacement - CDW-G Inc.  
**92/2019**

At the March 7th Regular Meeting, the Board will be asked to consider Purchase Approval #00019125-00 - Microsoft Computer Hardware Replacement - to CDW-G Inc. in the amount of \$178,122.08.

**37.** Fee Schedule - Changes to Fee Schedule - Codes & Building-Electrical and Parks & Recreation Facility Rental  
**95/2019**

At the March 7 Regular Meeting, the Board will be asked to consider Resolution No. 2019-\_\_\_\_ updating fees for Codes & Building - Electrical and Parks & Recreation Facility Rental.

**Additional Township Solicitor Business**

**Minutes**

**38.** The following minutes are submitted for the Board's review:  
**68/2019**

1. Agenda Preparation Meeting Minutes of January 31, 2019

**Remittance & Payroll Warrants**

**39.** Remittance Proposals & Payroll Warrants - 2/28/19  
**66/2019**

1. Remittance Proposal JAN19WIR dated 1/31/19
2. Remittance Proposal JAN19PPD dated 1/31/19
3. Remittance Proposal FEB19M18 dated 2/20/19
4. Remittance Proposal FEB19MID dated 2/20/19
5. Remittance Proposal FEB19REF dated 2/25/19
6. Remittance Proposal MAR19BIG dated 3/8/19
7. Payroll Warrant 022019 dated 1/25/19
8. Payroll Warrant S0219 dated 1/31/19

9. Payroll Warrant 032019 dated 2/8/19
10. Payroll Warrant S0319 dated 2/15/19

### **Reports**

#### **40. Monthly Reports: 64/2019**

1. Planning & Development Services for January 2019
2. Police Department for January 2019
3. Budget and Balance Sheet Report for January 2019
4. BCTP Flow Data History Report for February 2019
5. BCTP Compliance History Report for February 2019
6. Fire Company Monthly Incident Report for January 2019
7. Fire Company Yearly Comparison for January 2019
8. Engineering Department Newsletter for February 2019
9. Public Works Operations Activity for February 2019
10. Emergency Medical Services (EMS) Report for January 2019
11. Cranberry Highlands Golf Report for January 2019
12. Open Records Summary from 2/1/19 to 2/28/19
13. Technology and Communications Report for February 2019

### **Additional Business**

### **Adjournment**

#### **41. Motion to Adjourn**