

AGENDA

Cranberry Township Board of Supervisors Agenda Preparation Meeting Thursday, April 25, 2019 6:30 PM

Call to Order Chairman Hadley

1. Pledge of Allegiance
2. Roll Call
3. Public Comment (Any item on or off the Agenda except for Public Hearing Items)
4. "Bring your Child to Work Day" at Cranberry Township
178/2019
A member of our Communications Office will brief the Board about today's "Bring your Child to Work Day".
5. Cranberry Township EMS Annual Update to the Board
96/2019
At tonight's meeting, the Leadership of the Cranberry Township Emergency Medical Services will present their annual Report to the Board of Supervisors.

Public Hearings

6. PR #23395 - Indoor Dog Park - Cranberry - Conditional Use (TLD to open public hearing
113/2019 6/21/19)

Accept Public Comment on a Conditional Use Application for a one (1) story, 19,425 square foot Commercial and Private Recreation facility to be located at 2714 Rochester Road on 1.2 acres in the SP-1 zoning district.

(This public hearing will be opened without presentation and continued to the May 30th Meeting)

Motion to continue this public hearing to the May 30th Meeting.

- 7.** PR #23397- Fresenius Kabi Building Expansion - Conditional Use (TLD to open public hearing
115/2019 5/4/2019)

Accept Public Comment on a Conditional Use Application for a one (1) story, 18,500 square foot building addition to an existing Light Manufacturing establishment located at 770 Commonwealth Drive on 4.7 acres in the SP-1 zoning district.

(Following Public Comment and provided no additional testimony is needed, the recommendation is to close the Public Hearing with consideration of adoption at the May 2nd Regular Meeting)

- 8.** Bill No. 2019-05 - Ordinance for Vacation of Excess Right-of-Way of Old Route 19 (T-310)
153/2019

Accept public comment on Bill No. 2019-05, vacating Excess Right-of-Way of a portion of right-of-way along the eastern side of Old Route 19 (T-310) at the intersection of Route 19.

(Following public comment and provided no additional testimony is needed, the recommendation is to close the Public Hearing with consideration of the ordinance later in this meeting under the Township Manager section of the agenda.)

Planning & Development Services

- 9.** PR #23396- Fresenius Kabi Building Expansion - Revised Preliminary and Final Land
114/2019 Development (TLD 6/21/2019)

At the May 2nd Regular Meeting, the Board will be asked to consider Preliminary & Final Land Development Approval for a one (1) story, 18,500 square foot building addition to an existing Light Manufacturing establishment located at 770 Commonwealth Drive on 4.7 acres in the SP-1 zoning district.

- 10.** PR #23399 - The Courtyards at Willow Grove - Final Ph 1 Planned Residential Development
116/2019 (TLD 5/8/19)

At the May 2nd Regular Meeting, the Board will be asked to consider Final Phase 1 Planned Residential Development Approval for twenty-seven (27) single family residential units to be located along N. Boundary Road on 15 acres in the R-2 zoning district.

- 11.** PR #23393 Guardian Storage Grading - Preliminary and Final Land Development (TLD
111/2019 6/21/19)

At the May 2nd Regular Meeting, the Board will be asked to consider Preliminary and Final Land Development Approval for the grading of .38 acres for a Storage facility to be located in Seven Fields along Route 228.

- 12.** PR #23621- Park Place Amendment No. 31 - Prelim/Final Subdivision (TLD 7/27/19)
155/2019

At the May 2nd Regular Meeting, the Board will be asked to consider Lot Line Revision Approval to create lots on Lot 6G within the Park Place development located along Amarth Lane.

Public Works and Engineering

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

- 14.** CAR #16-13-58 - Change Order - BCWPCF Expansion Rebid - General Construction
176/2019

At the May 2, 2019 Regular Meeting, the Board will consider CAR #16-13-58 - Change Order - Brush Creek Water Pollution Control Facility Expansion Rebid - General Construction - to Mascaro Construction Co., LP in the amount of \$32,061.81 (Contract Additions - See Description)

- 15.** CAR #16-16-47 - Change Order - BCWPCF Expansion Rebid - Electrical Construction
177/2019

At the May 2, 2019 Regular Meeting, the Board will consider CAR #16-16-47 - Change Order - Brush Creek Water Pollution Control Facility Expansion Rebid - Electrical Construction - to Westmoreland Electric Services in the amount of \$88,788.42. (Contract additions - see Description)

- 16.** CAR #16-13-57 - Partial Payment - BCWPCF Expansion Rebid - General Construction
168/2019

At the May 2, 2019 Regular Meeting, the Board will consider CAR #16-13-57 - Partial Payment - Brush Creek Water Pollution Control Facility Expansion Rebid - General Construction - to Mascaro Construction Co., LP in the amount of \$232,356.66.

- 17.** CAR #16-16-46 - Partial Payment - BCWPCF Expansion Rebid - Electrical Construction
169/2019

At the May 2, 2019 Regular Meeting, the Board will consider CAR #16-16-46 - Partial Payment - Brush Creek Water Pollution Control Facility Expansion Rebid - Electrical Construction - to Westmoreland Electric Services in the amount of \$70,241.59.

- 18.** CAR #18-03-16 - Partial Payment - Fire Station Expansion - Renovations - General Construction
174/2019

At the May 2, 2019 Regular Meeting, the Board will consider CAR #18-03-16 - Partial Payment - Fire Station Expansion - Renovations - General Construction - to Tomlyn Construction in the amount of \$174,282.08.

19. CAR #18-04-12 - Partial Payment - Fire Station Expansion - Renovations - Electrical
170/2019 Construction

At the May 2, 2019 Regular Meeting, the Board will consider CAR #18-04-12 - Partial Payment - Fire Station Expansion - Renovations - Electrical Construction - to McCurley Houson Electric, Inc. in the amount of \$26,147.09.

20. CAR #18-05-13 - Partial Payment - Fire Station Expansion - Renovations - Mechanical
175/2019 Construction

At the May 2, 2019 Regular Meeting, the Board will consider CAR #18-05-13 - Partial Payment - Fire Station Expansion - Renovations - Mechanical Construction - to Hranec Sheet Metal, Inc. in the amount of \$10,007.86.

21. CAR #18-06-16 - Partial Payment - Fire Station Expansion - Renovations - Plumbing
171/2019 Construction

At the May 2, 2019 Regular Meeting, the Board will consider CAR #18-06-16 - Partial Payment - Fire Station Expansion - Renovations - Plumbing Construction - to Vlabel Plumbing Co., LLC in the amount of \$5,352.75.

22. CAR #19-10-02 - Contract Award - Cranberry Township - Water Tanks - Valve Project
165/2019

At the May 2, 2019 Regular Meeting, the Board will consider CAR #19-10-02 - Contract Award - Cranberry Township - Water Tanks - Valve Project. Bid is under review.

23. Bond Release Requests
167/2019

At the May 2, 2019 Regular Meeting, the Board will be asked to consider the following Bond Release Requests:

RELEASE DENIED:

1. D0408-17 - Park Place Phase 1 - (Final Denied)
2. D0408-13-PHM3 - Park Place Phase M3 (Final Denied)

PARTIAL RELEASE:

3. D2216-17 - Links of Cranberry, Davis PRD (Phase 1) - (Partial Release)

Township Manager

24. Presentation on the updated Market Analysis of the Township
518/2018

At tonight's meeting, Staff will brief the Board on the updated Market Analysis of the Township.

25. FOR BOARD CONSIDERATION THIS EVENING:

154/2019

Bill No. 2019-05 - Ordinance for Vacation of Excess Right-of-Way of Old Route 19 (T-310)

Motion to adopt Ordinance No. 2019-____ (Bill No. 2019-05), vacating excess Right-of-Way of a portion of right-of-way along the eastern side of Old Route 19 (T-310) at the intersection of Route 19.

26. Consideration of a Resolution to create an Ad-Hoc Environmental Advisory Committee

166/2019

In response to a request from our residents, the Board directed Staff to research and prepare a recommendation to address that concern. This evening, the Board is being presented with a proposed Resolution that would create an Ad-Hoc Environmental Advisory Committee (Ad-Hoc EAC). Once reviewed and modified as needed, the Board could consider adoption at the May 2nd meeting.

27. Application to the PA Infrastructure Bank

173/2019

As the anticipated construction of the MSA Thruway is to begin later this year, the final financing package may include financing through the Pennsylvania Infrastructure Bank (PIB) that offers low interest loans for infrastructure projects and administered by PennDot. The application process is a lengthy process and to keep this financing as a possible source, the Board is being asked at the May 2nd meeting to authorize the submission of an application to the PIB for a loan up to \$9M. This is not committing the Township to the loan, only positioning that possibility if needed, with additional Board approval of accepting any potential loan from the PIB.

28. FOR BOARD CONSIDERATION THIS EVENING:

172/2019

Acceptance of a Multimodal Grant for the MSA Thruway

Recently, the Township was awarded a grant in the amount of \$400,000.00 from the Multimodal Transportation Fund Program that is administered by the Commonwealth Financing Authority. This grant is to assist in the MSA Thruway for the Roundabout and Connectivity aspect of the project. The Board is being asked this evening to authorize the appropriate Township officials to execute the agreement accepting this grant.

Motion to adopt Resolution No. 2019-____ authorizing the appropriate Township officials to execute all documents and agreements between the Township of Cranberry and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested Grant.

29. Target Store Property Tax Assessment Appeal

180/2019

At the May 2, 2019 Regular Meeting, the Board will be asked to consider settlement of the Target Store property tax assessment appeal, as recommended by the Township Solicitor, to set the assessed value based on a fair market value of \$9,200,000 and to authorize the Solicitor to execute the appropriate settlement documents. The tax assessment appeal was

filed in Butler County Court of Common Pleas as Docket No. 2018-40245, Tax Parcel ID number 130-4F44-19000.

30. Purchase Approval #00019238-00 - Work Order No. 1 - Supplement No. 1 - for the Route
179/2019 228 Gateway Project - Freedom Road Section

At the May 2, 2019 Regular meeting, the Board will be asked to consider Purchase Approval #00019238-00 for Work Order No. 1 - Supplement No. 1 - for the Route 228 Gateway Project - Freedom Road Section - which extends the original preliminary design to include line and grade drawings, right-of-way drawings and E&S drawings as a portion of the work needed for the final design - to KCI Technologies in the amount of \$227,337.50.

31. Purchase Approval #00019230-00 - Wolf Run Lift Station Pump and Motor
181/2019

At the May 2, 2019 Regular meeting, the Board will be asked to consider Purchase Approval #00019230-00 - Wolf Run Lift Station Pump and Motor - to WC Weil PM LLC in the amount of \$40,379.39 through COSTARS Contract 016-053.

32. Purchase Approval #00019231-00 - Dek Hockey Bleachers and Shade Structure
184/2019

At the May 2, 2019 Regular meeting, the Board will be asked to consider Purchase Approval #00019231-00 - Dek Hockey Bleachers and Shade Structure - to Jeffrey Associates - COSTARS Contract 14027 - in the amount of \$49,599.00.

33. FOR BOARD CONSIDERATION THIS EVENING:
183/2019

Consideration of a Comcast Easement 2525 Rochester Road - Cranberry Township Municipal Center

Motion to approve the grant of a five (5) ft. easement across the frontage of the Municipal Center property to Comcast Communications. This will allow the Comcast line to be placed in a location that won't impact the Rochester Road widening project in 2020 or future Municipal Center expansion.

Additional Township Solicitor Business

Minutes

34. Meeting Minutes:
163/2019

The following minutes are submitted for the Board's review and will be considered at the May 2, 2019 Regular Meeting.

1. Regular Meeting Minutes of April 4, 2019

Remittance & Payroll Warrants

35. Remittance Proposals and Payroll Warrants

143/2019

The following Remittance Proposals & Payroll Warrants will be considered at the May 2, 2019 Regular Meeting.

1. Remittance Proposal MAR19PPD dated 3/31/19
2. Remittance Proposal MAR19WIR dated 3/31/19
3. Remittance Proposal APR19MID dated 4/18/19
4. Remittance Proposal APR19REF dated 4/23/19
5. Remittance Proposal MAY19BIG dated 5/03/19

6. Payroll Warrant 062019 dated 3/22/19
7. Payroll Warrant S0619 dated 3/29/19
8. Payroll Warrant 072019 dated 4/5/19
9. Payroll Warrant S0719 dated 4/15/19

Reports

36. Monthly Reports:

148/2019

1. Planning & Development Services for March 2019
2. Police Department for March 2019
3. BCTP - Flow Data History Report for April 2019
4. BCTP - Compliance History Report for April 2019
5. Engineering Monthly Newsletter for April 2019
6. Property Tax Collections for March 2019
7. Budget and Balance Sheet for March 2019
8. Fire Company Monthly Incident Report and Yearly Comparison for March 2019
9. Public Works Operations Activity Report for April 2019
10. Cranberry Highlands Golf Course Report for April 2019
11. Open Records Summary from 3-28-19 to 4-25-19
12. Technology & Communications Report for April 2019

Additional Business

Adjournment

37. Motion to Adjourn