

# AGENDA

## Cranberry Township Board of Supervisors Agenda Preparation Meeting Thursday, November 17, 2022 6:30 PM

### Call to Order

1. Pledge of Allegiance
2. 425/2022 Ms. Hester's students from Rowan Elementary Purpose program will lead the Pledge of Allegiance before this evening's meeting.
3. Roll Call
4. Public Comment (Any item on or off the Agenda except for Public Hearing Items)

### Public Hearings

5. 356/2022 PR #PRD-22-5 - Laurel Pointe - Revised Tentative Planned Residential Dev (TLD to open public hearing 12/2/22)

Accept public comment on a Revised Tentative Planned Residential Development application for revisions to the housing types in Phase 2 which reduces the previously approved one hundred sixty-eight (168) single family residential lots to one hundred sixty-one (161) single family residential lots in the development located along Franklin Road in the PRD zoning district.

(Following public comment and provided no additional testimony is needed, it is the recommendation to close the public hearing with consideration at the December 8, 2022 Regular meeting.)

6. 358/2022 PR #COND-22-9 - Univest Financial Corp. - Conditional Use (TLD to open public hearing 12/1/22)

Accept public comment on a Conditional Use application for a 3,000 square foot Financial Institution without drive-thru use within an existing building located a 51 Dutilh Road in the SU-1 zoning district.

(Following public comment and provided no additional testimony is needed, it is the recommendation to close the public hearing with consideration for BOARD ACTION THIS EVENING under Planning and Development Services.)

**Planning & Development Services**

**7. FOR BOARD ACTION THIS EVENING**

392/2022

Conditional Use Approval Extension (True Storage, ESI)

The Conditional Use Application (COND-21-71) - True Storage ESI was originally presented at a public hearing on November 18, 2021 and approved by the Board in conjunction with Land Development Application (LD-21-10) on December 9, 2021.

Motion to approve a request for a one year extension of the Conditional Use Application (COND-21-7) - True Storage, ESI.

**8. FOR BOARD ACTION THIS EVENING**

391/2022

PR #COND-22-9 - Uninvest Financial Corp. - Conditional Use (TLD to open public hearing 12/1/22)

Motion to adopt Resolution No. 2022-82, granting Conditional Use approval for a 3,000 square foot Financial Institution without drive-thru use within an existing building located at 51 Dutilh Road in the SU-1 zoning district.

**9. PR #PRD-22-6 - Laurel Pointe - Revised Final Phase 2 Planned Residential Development (TLD**

357/2022

12/12/22)

At the December 8, 2022 Regular meeting, the Board will be asked to consider a Revised Final Phase 2 Planned Residential Development application for revisions to the housing types in Phase 2 which reduces the previously approved fifty-nine (59) single family residential lots to fifty-two (52) single family residential lot development located along Franklin Road in the PRD zoning district.

**10. PR #SUB-22-16 - Park Place Amendment No. 53 - Prelim/Final Subdivision (TLD 3/4/23)**

405/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider Lot Line Revision approval to create 5 units on Lot 8-11 along Caledonia Place within the Park Place, Phase 8 Development.

**11. PR #LD-22-22 - Crescent Revised Preliminary Land Development (TLD 3/4/23)**

411/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider Revised Preliminary Land Development approval for revisions adjusting roads, infrastructure and units within the Crescent development located off Coolsprings Drive on approximately 114.4 acres in the CCD-2 zoning district.

**12. PR #LD-22-21 - Crescent Revised Final Phase 1 Land Development (TLD 3/4/23)**

410/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider Revised Final Phase 1 Land Development approval for revisions adjusting roads, infrastructure and units

within Phase 1 of the Crescent development located off Coolsprings Drive on approximately 114.4 acres in the CCD-2 zoning district.

### **Public Works and Engineering**

#### **Contract Change Orders**

- 13.** CAR #22-20-05 - Change Order - Brandt Drive Extension  
396/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #22-20-05 - Change Order - Brandt Drive Extension Tedesco Construction Inc. in the amount of \$22,491.42.

- 14.** CAR #22-24-03 - Change Order - Community Park Streambank Restoration Landscaping  
414/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #22-24-03 - Change Order - Community Park Streambank Restoration Landscaping to MMC Land Management in the amount of \$1,198.68.

#### **Contract Payments**

- 15.** CAR #22-16-07- Partial Payment - Municipal Campus Rear Parking Lot - Stormwater Facilities  
401/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #22-16-07- Partial Payment - Municipal Campus Rear Parking Lot - Stormwater Facilities to Holbein, Inc. in the amount of \$97,243.75.

- 16.** CAR #22-17-07 - Partial Payment - Municipal Campus Rear Parking Lot - Parking Lot  
400/2022 Improvements

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #22-17-07 - Partial Payment - Municipal Campus Rear Parking Lot - Parking Lot Improvements to Holbein, Inc. in the amount of \$457,036.84.

- 17.** CAR #22-18-06 - Partial Payment - Peters Road Waterline Replacement  
404/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #22-18-06 - Partial Payment - Peters Road Waterline Replacement to Jet Jack, Inc. in the amount of \$139,169.15.

- 18.** CAR #22-19-06 - Partial Payment - Sun Valley Utilities Upgrades  
403/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #22-19-06 - Partial Payment - Sun Valley Utilities Upgrades to J.S. Bova Excavating in the amount of \$99,157.50.

- 19.** CAR #22-20-06 - Partial Payment - Brandt Drive Extension  
402/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #22-20-

06 - Partial Payment - Brandt Drive Extension to Tedesco Construction, Inc. in the amount of \$78,215.80.

**20.** CAR #22-23-03 - Final Payment - Chadborne Culvert Rehabilitation  
416/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #22-23-03 - Final Payment - Chadborne Culvert Rehabilitation to Proshot Concrete, Inc. in the amount of \$74,600.00.

**Contract Awards**

**21.** CAR #19-06-06 - Contract Award - Cranberry Township Municipal Building - Housekeeping Services  
397/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #19-06-06 - Contract Award - Cranberry Township Municipal Building - Housekeeping Services, year five (5) of a five (5) year contract to America's Cleaning Co. in the amount of \$92,983.16.

**22.** CAR #22-28-02 - Contract Award - Pickleball Expansion Project  
412/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #22-28-02 - Contract Award - Pickleball Expansion Project. The bid is being held on December 1, 2022.

**Authorizations to Bid**

**23.** CAR #22-29-01 - Authorization to Bid - Municipal Campus Administration Side Parking Lot  
413/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #22-29-01 - Authorization to Bid - Municipal Campus Administration Side Parking Lot.

**24.** CAR #22-30-01 - Authorization to Bid - Fox Run Sewer Bypass & Storm Repair  
417/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider CAR #22-30-01 - Authorization to Bid - Fox Run Sewer Bypass & Storm Repair.

**Bond Release Requests**

**25.** Bond Release Requests:  
398/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider the following Bond Release Requests:

PARTIAL RELEASE:

1. D2805-03 - Meeder Phase 1
2. D2305-03-PH 1A - Village of Cranberry Woods PH 1A
3. D2614-03-PH1 - Laurel Pointe, Phase 1

FINAL RELEASE:

1. D2117-01 - Sunbelt Rental

**Township Manager**

- 26.** FOR BOARD ACTION THIS EVENING  
406/2022

Tentative Adoption of the Proposed 2023 Budget

The Board has previously reviewed the proposed 2023 budget. Accordingly, the Board is being asked to consider the following motion:

Motion to approve the Tentative 2023 budget that maintains current tax rates and will be considered by the Board for final adoption at the Board's final scheduled meeting of the year on Thursday, December 8, 2022.

- 27.** Brush Creek Water Pollution Control Facility Solids Handling Design  
422/2022

At the December 8, 2022 Regular meeting, staff will present the next phase of the BCWPCF Solids Handling Design and request authorization to approve the design contract to GHD.

- 28.** FOR BOARD ACTION THIS EVENING  
409/2022

Personnel

Three (3) Recommendations (Motions attached)

**Additional Township Solicitor Business**

- 29.** FOR BOARD ACTION THIS EVENING  
399/2022

Tax Assessment Appeal - Garden View Lane, LLC (Hilton Hotel)

Motion to approve the settlement of the tax assessment appeal filed at Butler County Case No. 2020-40323, and to set the tax assessment for the affected property at \$746,910 for the 2021 tax year, at \$730,750 for the 2022 tax year, and at \$745,500 for the 2023 tax year, and to adjust the tax bills accordingly.

**Minutes**

- 30.** Minutes - October 27, 2022 and November 3, 2022  
393/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider the following meeting minutes:

1. October 27, 2022 - Agenda Preparation Meeting
2. November 3, 2022 - Regular Meeting

### **Remittance & Payroll Warrants**

**31.** Remittance Proposals & Payroll Warrants  
395/2022

At the December 8, 2022 Regular meeting, the Board will be asked to consider the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal OCT22PPD dated October 31, 2022
2. Remittance Proposal OCT22WIR dated October 31, 2022
3. Remittance Proposal NOVREF dated November 21, 2022
4. Remittance Proposal NOVVID dated November 22, 2022
5. Remittance Proposal DEC22BIG dated December 9, 2022
6. Payroll Warrant 222022 dated October 28, 2022
7. Payroll Warrant S2022 dated October 31, 2022
8. Payroll Warrant 232022 dated November 10, 2022
9. Payroll Warrant S2122 dated November 15, 2022

### **Reports**

**32.** Monthly Reports  
394/2022

1. Planning & Development Services - October 2022
2. Police Department - October 2022
3. Fire Company - October 2022
4. Open Records Summary - October 2022
5. Property Tax Collections - October 2022
6. Budget Report - October 2022
7. Utilities Department Report - November 2022
8. Public Works Activity Report - November 2022
9. Information Technology Report - November 2022
10. Communications Report - November 2022
11. Cranberry Highlands Golf Report - November 2022

### **Additional Business**

### **Adjournment**

**33.** Motion to Adjourn