



MINUTES

Cranberry Township Board of Supervisors Agenda Preparation Meeting Thursday, September 26, 2024

Supervisors:

Bruce Hezlep
Mike Manipole
Bruce Mazzoni
Karen Newpol
John Skorupan

Township Manager:

Daniel Santoro - Township Manager

Staff Present:

Jared Andree - Project Manager
Kyle Beidler - Assistant Township Manager, CPO
Lori Coon - Recording Secretary
Ryan Eggleston - Assistant Township Manager, COO
Tina Fedko – Director, Communications
Ron Henshaw - Director, Planning & Development Services
Chad Julkowski - Director, Information Technology
Kevin Meyer - Police Chief
Michael Palombo - Township Solicitor
Gary Shreve - Systems Administrator
Mary Soroka - Assistant Township Manager, CFO
Tim Zinkham – Manager, Engineering Services

Call to Order

1. Pledge of Allegiance

Chairman Manipole called the meeting to order at 6:30 p.m. in the Council Chambers of the Cranberry Township Municipal Center, 2525 Rochester Road, Cranberry Township, PA and led the salute to the flag.

2. Roll Call

All Supervisors were present for this meeting.

3. Recognition and Appreciation to Ashwini Salunkhe for North Boundary Park Beautification

Ashwini Salunkhe has displayed exemplary efforts in contributing to the beautification of North Boundary Park. Ms. Salunkhe purchased and planted flowers in the planters in North Boundary Park. The Township is appreciative to Ms. Salunkhe for her efforts.

Chairman Manipole presented Ms. Salunkhe a certificate of recognition for her efforts in beautifying North Boundary Park.

4. Public Comment (Any item on or off the Agenda except for Public Hearing Items)

Jim Guillow, 257 Jefferson Lane expressed appreciation to the Board of Supervisors for tabling the Bond Release. Mr. Guillow indicated that the delayed release had spurred some action from the developer.

A resident requested shrubbery be trimmed at the intersection of Robinhood Drive and Mcintyre Lane.

Jim Charles, 240 Sherwood Drive continues to express concerns about the pickleball program.

Planning & Development Services

5. PR #LD-24-15 - Meeder - Revised Preliminary Land Development (TLD 12/1/24)

At the October 3, 2024 Regular meeting, the Board will be asked to consider a Revised Preliminary Land Development application to revise the number of residential units from 628 to 675, revise non-residential square footage from 69,250 to 48,500 square feet and revise the acreage in Phase 1 in the Meeder CCD-2 Development consisting of Retail, Restaurant, Single Family Detached Dwellings, Single Family Attached/Townhouse Units, Multi-story/Multi-Family Units, Live/Work Units and Apartments/Multi-Family Units located between Rochester Road, Unionville Road, Ogle View Road and Route 19 on 57.30 acres in the CCD-2 zoning district.

Prior to the start of the public hearing section of the meeting, stenographer, Jeanne Manko administered the Oath of Truth to those providing public testimony.

Ron Henshaw provided an overview of the revisions to the Meeder development. Mr. Henshaw explained the revisions will increase the number of units in the development.

Laura Curan, representative of Meeder, explained the development is near the end of the project. The project includes a main street, office buildings, retail space and residential units.

Supervisor Newpol inquired about where the additional units would park and if landscaping would be provided.

Laura Curan explained that overflow parking would be on Main Street and landscaping will be provided on Rochester Road.

6. PR #LD-24-16 - Meeder - Revised Final Phase 1 Land Development (TLD 12/1/24)

At the October 3, 2024 Regular meeting, the Board will be asked to consider a Revised Final Phase 1 Land Development application to revise the number of

residential units from 152 to 199, decrease non-residential square footage from 27,000 to square feet to 17,500 square feet, while increasing the total number of acreage from 29 to approximately 31 acres for the current Phase 1 in the existing Meeder CCD-2 Development located between Rochester Road, Unionville Road, Ogle View Road and Route 19 on 57.30 acres in the CCD-2 zoning district.

7. PR #SUB-24-13 - Park Place Amendment No. 67 - Preliminary and Final Subdivision (TLD 12/29/24)

At the October 3, 2024 Regular meeting, the Board will be asked to consider a Preliminary and Final Subdivision application to create seven (7) lots on Lot 8-23 along Chital Lane within the Park Place, Phase 8B Development.

Public Works and Engineering

Contract Change Orders

8. CAR #23-08-11 - Change Order - Route 19 & Progress Avenue Signal Project

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #11 - Change Order - Route 19 & Progress Avenue Signal Project to Traffic Control & Engineering Co. in the amount of \$2,712.50.

Dan Santoro explained the Route 19 & Progress Avenue signal is operational and the line painting is nearly finished.

9. CAR #23-10.01-15-GC- Change Order - Municipal Center Building Renovation - General Contractor

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #15 - Change Order - Municipal Center Building Renovation - General Contractor to FMS Construction Company in the amount of \$217,251,62.

Dan Santoro explained the Municipal Center change orders consist of unforeseen items and the utilization of the void space within the office.

10. CAR #23-10.02-16-HC - Change Order - Municipal Center Building Renovation - HVAC

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #16 - Change Order - Municipal Center Building Renovation - HVAC to K&K Mechanical Services, Inc. in the amount of \$21,772.96.

11. CAR #23-10.03-16-PC- Change Order - Municipal Center Building Renovation - Plumbing

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #16 -Change Order - Municipal Center Building Renovation - Plumbing to East End Plumbing & Mech, Inc. in the amount of \$17,780.09.

12. CAR #23-10.04-14-EC- Change Order - Municipal Center Building Renovation - Electrical

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #14 - Change Order - Municipal Center Building Renovation - Electrical to Allegheny City Electric, Inc. in the amount of \$76,728.13.

13. CAR #24-08.02-06-EC - Change Order - Armstrong Great Lawn - Electrical

At the October 3, 2024 Regular meeting the Board will be asked to consider approval of CAR # 6 - Change Order - Armstrong Great Lawn - Electrical to McCurley Houston Electric, Inc. in the amount of \$26,850.00.

Contract Payments

14. CAR #23-08-12 - Partial Payment - Route 19 & Progress Avenue Signal Project

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #12 - Partial Payment - Route 19 & Progress Avenue Signal Project to Traffic Control & Engineering Co. in the amount of \$49,801.49.

15. CAR #23-08-13 - Partial Payment - Route 19 & Progress Avenue Signal Project

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #13 - Partial Payment - Route 19 & Progress Avenue Signal Project to Traffic Control & Engineering Co. in the amount of \$45,522.76.

16. CAR #23-10.01-16-GC - Partial Payment - Municipal Center Building Renovation - General Contractor

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #16 - Partial Payment - Municipal Center Building Renovation - General Contractor to FMS Construction Company in the amount of \$415,216.96.

17. CAR #23-10.02-17-HC - Partial Payment - Municipal Center Building Renovation - HVAC

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #17 - Partial Payment - Municipal Center Building Renovation HVAC to K&K Mechanical Services, Inc. in the amount of \$21,560.70.

18. CAR #23-10.03-17-PC- Partial Payment - Municipal Center Building Renovation - Plumbing

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #17 - Partial Payment - Municipal Center Building Renovation - Plumbing to East End Plumbing & Mech, Inc. in the amount of \$27,503.28.

19. CAR #23-10.04-15-EC- Partial Payment - Municipal Center Building Renovation - Electrical

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #15 - Partial Payment - Municipal Center Building Renovation - Electrical to Allegheny City Electric, Inc. in the amount of \$59,539.33.

20. CAR #24-01-05 - Partial Payment - Superpave Street Resurfacing 2024

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #05 - Partial Payment - Superpave Street Resurfacing 2024 to Youngblood Paving, Inc. in the amount of \$927,729.29.

21. CAR #24-08.01-06-SC - Partial Payment - Armstrong Great Lawn - Site Work

At the October 3, 2024 Regular meeting the Board will be asked to consider approval of CAR #06 - Partial Payment - Armstrong Great Lawn - Site Work to C.H. & D. Enterprises, Inc. in the amount of \$383,436.00.

22. CAR #24-08.02-07-EC - Partial Payment - Armstrong Great Lawn - Electrical

At the October 3, 2024 Regular meeting the Board will be asked to consider approval of CAR #07 - Partial Payment - Armstrong Great Lawn - Electrical to McCurley Houston Electric, Inc. in the amount of \$131,859.90.

23. CAR #24-02-03 - Final Payment - Seal Coating 2024

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #03 - Final Payment - Seal Coating 2024 to Russell Standard in the amount of \$192,350.25.

Contract Awards

24. CAR# 22-27-04 - Contract Award - Printing Services - Cranberry Township Newsletter

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR# 04 - Contract Award - Printing Services - Cranberry Township Newsletter awarding option B year three (3) of the contract to Courier Printing Corp. in the amount of \$58,716.00.

25. CAR #24-11.01-02-FC - Contract Award - Fiber Installation & Signal Enhancements Project - Fiber

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #02 - Contract Award - Fiber Installation & Signal Enhancements Project - Fiber to Susco LLC in the amount of \$227,378.16.

26. CAR #24-11.02-03-CSC - Contract Award - Fiber Installation & Signal Enhancements Project - Camera/Server

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #03 - Contract Award - Fiber Installation & Signal Enhancements Project - Camera/Server to Secure Technical Solutions, Inc., in the amount of \$163,200.00.

27. CAR #24-12-02 - Contract Award - Municipal Building Interior Signage & Exterior Electronic Sign

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #02 - Contract Award - Municipal Building Interior Signage & Exterior Electronic Sign to Advance Sign Company LLC in the amount of \$148,270.00.

Authorizations to Bid

28. CAR #24-14-01 - Authorization to Bid - Cranberry Highlands Golf Course Clubhouse Renovation

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of CAR #01 - Authorization to Bid - Cranberry Highlands Golf Course Clubhouse Renovation.

Dan Santoro explained the proposed renovations to the Golf Clubhouse would take care of maintenance that has been deferred and includes a change to the back patio.

Purchase Awards

29. Purchase Approval #24615 - Route 19 Emergency Signal Replacement Design

The Township has received a Green Light Go grant in the amount of \$212,000.00 to aid in completion of this project.

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of Purchase Approval #24615 - Route 19 Emergency Signal Replacement Design to Whitman, Requardt & Associates LLP, in the amount of \$34,600.00.

Bond Release Requests

30. Bond Release Requests

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of the following Bond Releases:

PARTIAL RELEASE

D2610-07- PH 1- Traditions of America
D2610-05 -PH2 - Traditions of America

Dan Santoro indicated that staff has been working with the developer to make progress on the outstanding issues.

Township Manager

31. a Personnel

Motion to ratify the hire of Nathan Nicklas, Administrative Assistant/Recruiter, Fire and Emergency Services, at an hourly rate of \$23.00, effective October 14, 2024.

VOTING

Motion by: Hezlep, Bruce
 Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

31. b Personnel

Motion to ratify the hire of Jennifer Emswiler, Administrative Clerk, Police, at an hourly rate of \$21.00, effective October 7, 2024.

VOTING

Motion by: Hezlep, Bruce
 Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

Additional Township Solicitor Business

The solicitor had no additional business for this meeting.

Minutes

32. Minutes - August 29, 2024

At the October 3, 2024 Regular meeting, the Board will be asked to consider approval of the meeting minutes for the August 29, 2024 Agenda Preparation meeting.

Remittance & Payroll Warrants

33. Remittance Proposals & Payroll Warrants – September 2024

At the October 3, 2024 Regular meeting, the Board will be asked to consider following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal AUG24WIR dated 8-31-24
2. Remittance Proposal SEP24MID dated 9-18-24
3. Remittance Proposal SEP24REF dated 9-19-24
4. Remittance Proposal OCT24BIG dated 10-4-24
5. Payroll Warrant 172024 dated 8-16-24
6. Payroll Warrant 182024 dated 8-30-24
7. Payroll Warrant S1624 dated 8-30-24
8. Payroll Warrant 192024 dated 9-13-24

Reports

34. Monthly Reports - September 2024

- 1. Planning and Development Services - August 2024
- 2. Police Department – August 2024
- 3. Fire Company - August 2024
- 4. EMS Report – August 2024
- 5. Open Records Summary – August 2024
- 6. Property Tax Collections – August 2024
- 7. Budget Report – August 2024
- 8. Utilities Department Report - September 2024
- 9. Public Works Activity Report - September 2024
- 10. Information Technology Report - September 2024
- 11. Communications Report - September 2024
- 12. Cranberry Highlands Golf - September 2024

Additional Business

35. Additional Business

Chairman Manipole thanked the Township for their support to the Seneca Valley Homecoming Parade.

Adjournment

36. Motion to Adjourn

The meeting was adjourned at 7:21 p.m.

VOTING

Motion by: Skorupan, John

Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

Respectfully submitted,

Lori Coon
Recording Secretary