



AGENDA

Cranberry Township Board of Supervisors Agenda Preparation Meeting Thursday, March 27, 2025 6:30 PM

Call to Order

1. Pledge of Allegiance

2. Roll Call

3. Haine Middle School - Stormwater Presentation

58/2025

Allison Stebbins, the Haine Middle School Purpose Students, and Tim Schutzman will deliver a stormwater presentation.

4. Public Comment (Any item on or off the Agenda except for Public Hearing Items) Motion to close the public hearing portion of this meeting.

Motion to close the public comment portion of this meeting.

Planning & Development Services

5. PR #LD-25-1 - Summerwind - Final Land Development (TLD 5/24/25)

54/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider a Final Land Development application for a one (1) phase, residential development consisting of 66 townhouse units located along Freedom Road on approximately 6.75 acres in the CCD Corridor-Freedom Road Overlay zoning district.

6. PR #SUB-25-2 - Woodland Plan of Lots No. 1 Subdivision - Prelim & Final Subdivision (TLD 5/24/25)

94/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider a Preliminary and Final Subdivision approval for a two (2) lot subdivision totaling approximately 11.2 acres located between Woodland Road and the Autumn Hill PRD in the R-1 zoning district.

7. PR #SUB-25-3 - Park Place Amendment No. 70 - Preliminary and Final Subdivision (TLD 5/24/25)
92/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider a Lot Line Revision application to create five (5) units on Lot 8-21 along Chital Lane within the Park Place, Phase 8B Development.

8. PR #SUB-25-4 - Park Place Amendment No. 71 - Preliminary and Final Subdivision (TLD 6/28/25)
93/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider a Lot Line Revision application to create seven (7) units on Lot 8-26 along Callaway Lane within the Park Place, Phase 8B Development.

9. Authorize Advertisement of Bill No. 2025-01 - Chapter 27 (Zoning) Sign Requirements
126/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider granting authorization to advertise a public hearing and intention to adopt Bill No. 2025-01 (Ordinance Amendment for Chapter 27 (Zoning) revising sign requirements) at the April 24, 2025 Agenda Prep Meeting.

10. Authorize Advertisement of Bill No. 2025-04 - Chapter 27 (Zoning) Data Centers/PRD Duplexes
127/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider granting authorization to advertise a public hearing and intention to adopt Bill No. 2025-04 (Ordinance Amendment for Chapter 27 (Zoning) adding Data Centers as an authorized principal use and revising the Standards and Conditions in Planned Residential Developments for Duplexes) at the April 24, 2025 Agenda Prep Meeting.

Public Works and Engineering

Authorizations to Bid

11. Contract Order #2025-117 - Authorization to Bid - Fuel Island Canopy & Dispenser Upgrade
119/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of an authorization to bid for the Fuel Island Canopy & Dispenser Upgrade at the Public Works Facility.

Contract Awards

12. Contract Order #2025-48 - Contract Award - Solids Handling Upgrade - General Contractor
116/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a contract award for the Solids Handling Upgrade for general contracting. The bid opening was held on March 26, 2025 and staff is reviewing and tabulating the bids for a recommendation.

13. Contract Order #2025-49 - Contract Award - Solids Handling Upgrade - HVAC
115/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a contract award for the Solids Handling Upgrade for HVAC work. The bid opening was held on March 26, 2025 and staff is reviewing and tabulating the bids for a recommendation.

14. Contract Order #2025-50 - Contract Award - Solids Handling Upgrade - Plumbing
114/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a contract award for the Solids Handling Upgrade for plumbing work. The bid opening was held on March 26, 2025 and staff is reviewing and tabulating the bids for a recommendation.

15. Contract Order #2025-51 - Contract Award - Solids Handling Upgrade - Electrical
113/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a contract award for the Solids Handling Upgrade for electrical work. The bid opening was held on March 26, 2025 and staff is reviewing and tabulating the bids for a recommendation.

16. Contract Order #2025-125 - Solids Handling Upgrade - Engineering Services During Construction
124/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a contract with GHD for the engineering services during the Solids Handling Upgrade at the Brush Creek Water Pollution Control Facility in the amount of \$861,540.00.

17. Contract Order #2025-126 - Solids Handling Upgrade - Construction Management & Inspection Services
125/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a contract with GHD for the construction management & inspection services during the Solids Handling Upgrade at the Brush Creek Water Pollution Control Facility in the amount of \$1,333,075.00.

18. Contract Order #2025-67 - Contract Award - Community Park Amenity Fencing Project
122/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a contract award for the Community Park Amenity Fencing Project to ProMax Fence System, LLC in the amount of \$69,650.00.

- 19. Contract Order #2025-85 - Contract Award - 2025 Paving Program - Superpave**
117/2025
- At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a contract award for the 2025 Paving Program - Superpave. Bids will be opened April 1, 2025.
- 20. Contract Order #2025-88 - Contract Award - 2025 Paving Program - Cape Seal**
118/2025
- At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a contract award for the 2025 Paving Program - Cape Seal. Bids will be opened April 1, 2025.
- 21. Contract Order #2025-124 - Community Park North - Restroom Facility Design**
123/2025
- At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a contract with KATR Architecture LLC for the design of the restroom facility at the Community Park North in the amount of \$27,300.00.

Contract Change Orders

- 22. CAR #23-10.01-24-GC - Change Order - Municipal Center Building Renovation - General Contractor**
106/2025
- At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a change order for the Municipal Center building renovations for general contracting to FMS Construction Company in the amount of \$14,692.00.
- 23. CAR #23-10.02-23-HC - Change Order - Municipal Center Building Renovation - HVAC**
107/2025
- At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a change order for the Municipal Center building renovations for HVAC work to K&K Mechanical Services, Inc. in the amount of \$3,046.82.
- 24. CAR #23-10.04-23-EC - Change Order - Municipal Center Building Renovation - Electrical**
108/2025
- At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a change order for the Municipal Center building renovations for electrical work to Allegheny City Electric, Inc. in the amount of \$19,832.98.

Contract Payments

- 25. CAR #23-10.01-25-GC - Partial Payment - Municipal Center Building Renovation - General Contractor**
109/2025
- At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a partial payment for the Municipal Center building renovations for general contracting to FMS Construction Company in the amount of \$104,084.54.
- 26. CAR #23-10.02-24-HC - Partial Payment - Municipal Center Building Renovation - HVAC**

110/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a partial payment for the Municipal Center building renovations for HVAC work to K&K Mechanical Services, Inc. in the amount of \$35,853.18.

27. CAR #23-10.03-25-PC - Partial Payment - Municipal Center Building Renovation - Plumbing

111/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a partial payment for the Municipal Center building renovations for plumbing work to East End Plumbing & Mech, Inc. in the amount of \$34,031.36.

28. CAR #23-10.04-24-EC - Partial Payment - Municipal Center Building Renovation - Electrical

112/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a partial payment for the Municipal Center building renovations for electrical work to Allegheny City Electric, Inc. in the amount of \$24,364.10.

29. CAR #24-08.01-11-SC - Partial Payment - Armstrong Great Lawn - Site Work

97/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a partial payment for the Armstrong Great Lawn - Site Work to C.H. & D. Enterprises, Inc. in the amount of \$67,417.70.

30. Contract Order #2025-57 - Partial Payment - Public Works Salt Shed Renovations

98/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of a partial payment for the Public Works Salt Shed renovations to Lee Michael Industries in the amount of \$49,041.00.

Additional Engineering Business

31. Roadway Sufficiency Analysis Update

103/2025

The Township continues to update the long-range Transportation Capital Improvement Plan. The Transportation Impact Fee Advisory committee has worked with staff and the Township's engineering consultant to update the Roadway Sufficiency Analysis report. This is the second step required in updating the Township's Transportation Capital Improvement Plan.

At the April 3, 2025 Regular meeting, the Board will be asked to consider adoption of a resolution approving the Roadway Sufficiency Analysis report.

Township Manager

32. Personnel

133/2025

FOR BOARD ACTION THIS EVENING

Two (2) Personnel Recommendations (Motions attached)

33. **DCNR Grant Application for the Second Phase of the Community Park Court Complex Improvements**
120/2025

FOR BOARD ACTION THIS EVENING

Cranberry Township is seeking financial assistance to implement the second phase of the Court Complex Master Plan at Community Park. The proposed project scope includes improvements to the existing parking, sidewalks, basketball and sand volleyball courts. The required local match will not exceed \$300,000 for this grant application.

Motion to adopt Resolution No. 2025-18, authorizing submission of a grant application to the Pennsylvania Department of Conservation and Natural Resources (DCNR) for funding towards the implementation of the second phase of Court Complex improvements at the Community Park North.

34. **Local Government Unit Debt Act Ordinance for a Pennsylvania Infrastructure Investment Authority ("PENNVEST") Loan**
99/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider adoption of an ordinance authorizing the issuance of Guaranteed Revenue Notes, in an aggregate principal amount not to exceed \$35,960,000, in accordance with the provisions of the Local Government Unit Debt Act, for the purpose of providing funds for the Solids Handling project at the Brush Creek Water Pollution Control Facility.

35. **Reimbursement Resolution - Sewer Fund - Capital Expenditures**
100/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider adoption of a resolution declaring intent to reimburse the Sewer Fund for capital expenditures incurred by the Township related to the Solids Handling project at the Brush Creek Water Pollution Control Facility prior to the issuance of the PENNVEST Debt Obligations.

36. **Refinancing Opportunity**
128/2025

The Township will be in a position to consider refinancing G.O. Bonds, Series 2015 later this year.

At the April 3, 2025 Regular meeting, the Board will be asked to consider adoption of a resolution authorizing Township administration to work with PNC Capital Markets, LLC and Dinsmore & Shohl, LLP on a refinancing opportunity in 2025.

37. **Disposition of Records**
60/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider adoption of a

resolution authorizing the disposition of Township records as set forth in the Pennsylvania Municipal Records Manual.

38. SHACOG 2025 Spring Commodities Bids

96/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider awarding the SHACOG 2025 Spring Commodities Bids as per the attached listing.

Additional Township Solicitor Business

Minutes

39. Minutes - February 27, 2025 & March 6, 2025

101/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of the following meeting minutes:

1. February 27, 2025 - Agenda Preparation Meeting
2. March 6, 2025 - Regular Meeting

Remittance & Payroll Warrants

40. Remittance Proposals & Payroll Warrants – March 2025

121/2025

At the April 3, 2025 Regular meeting, the Board will be asked to consider approval of the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal FEB25WIR dated 2-28-25
2. Remittance Proposal FEB25PPD dated 2-28-25
3. Remittance Proposal MAR25MID dated 3-19-25
4. Remittance Proposal MAR25REF dated 3-21-25
5. Remittance Proposal APR25BIG dated 4-4-25
6. Payroll Warrant 052025 dated 2-28-25
7. Payroll Warrant S0425 dated 2-28-25
8. Payroll Warrant 062025 dated 3-14-25
9. Payroll Warrant S0525 dated 3-14-25

Reports

41. Monthly Reports - March 2025

102/2025

1. Planning and Development Services - February 2025
2. Police Department – February 2025
3. EMS Report – February 2025
4. Open Records Summary – February 2025
5. Budget Report – February 2025
6. Fire Company – March 2025

7. Utilities Department Report - March 2025
8. Public Works Activity Report - March 2025
9. Information Technology Report - March 2025
10. Communications Report - March 2025
11. Cranberry Highlands Golf - March 2025

Additional Business

42. **Additional Business**

Adjournment

43. **Motion to Adjourn**