



# AGENDA

## Cranberry Township Board of Supervisors Regular Meeting Thursday, April 3, 2025 6:30 PM

### Call to Order - Chairman Hezlep

**1. Pledge of Allegiance**

**2. Roll Call**

**3. Recognition of Police Officers**

95/2025

Cranberry Township Police Officer Ed Steinmetz and Pittsburgh Police Officer Kevin Merkel will be recognized for their actions related to an event which occurred in Cranberry Township on July 2nd, 2024.

**4. Public Comment (Any item on or off the Agenda)**

Motion to close the public comment portion of this meeting.

### Planning & Development Services - Supervisor Skorupan

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

54/2025

Motion to adopt Resolution 2025-19, granting 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

Motion to adopt Resolution 2025-20, granting 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

Motion to adopt Resolution 2025-21, granting 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

Motion to adopt Resolution 2025-22, granting 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

Motion to authorize the advertisement of 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

Motion to authorize the advertisement of 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.

**Parks & Recreation and Library - Supervisor Newpol**

**Public Works and Engineering - Vice-Chairman Manipole**

**Authorizations to Bid**

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

Motion to approve the 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

Motion to approve a contract award for the Solids Handling Upgrade for general contracting to Kukurin Contracting, Inc for \$31,777,777.00

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

Motion to approve a contract award for the Solids Handling Upgrade for HVAC work to Lugaila Mechanical, Inc. in the amount of \$1,703,000.00.

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

114/2025

Motion to approve a contract award for the Solids Handling Upgrade for plumbing work to Shipley Plumbing LLC in the amount of \$210,641.00.

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

113/2025

Motion to approve a contract award for the Solids Handling Upgrade for electrical work to McCurley Houston Electric Inc. in the amount of \$3,306,000.00.

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

124/2025

Motion to approve 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

Motion to approve 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

Motion to approve 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

Motion to approve a contract award for the 2025 Paving Program - Superpave to Youngblood Paving, Inc. in the amount of \$1,194,630.65 which include alternates 1, 2, 3, 4, 5, 6 & 8.

**20. Contract Order #2025-88 - Contract Award - 2025 Paving Program - Cape Seal**

118/2025

Motion to approve a contract award for the 2025 Paving Program - Cape Seal to Russell Standard for the base bid only in the amount of \$471,850.00.

**21. Contract Order #2025-124 - Community Park North - Restroom Facility Design**

123/2025

Motion to approve 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 Order**

**22. CAR #23-10.01-24-GC - Change Order - Municipal Center Building Renovation - General Contractor**  
106/2025

Motion to approve 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

Motion to approve 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

Motion to approve 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

Motion to approve 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

Motion to approve 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

Motion to approve 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

Motion to approve 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

Motion to approve 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

Motion to approve a partial payment for the Public Works Salt Shed renovations to Lee Michael Industries in the amount of \$49,041.00.

**Bond Release Request**

**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.

Motion to adopt Resolution 2025-23, granting approval of the Roadway Sufficiency Analysis report.

**Public Safety - Supervisor Mazzoni**

**Administration - Chairman Hezlep**

**32. Local Government Unit Debt Act Ordinance for a Pennsylvania Infrastructure Investment Authority ("PENNVEST") Loan**

99/2025

Motion to adopt Ordinance 2025-524, 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.

**33. Reimbursement Resolution - Sewer Fund - Capital Expenditures**

100/2025

Motion to adopt Resolution 2025-24, 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.

**34. Refinancing Opportunity**

128/2025

The Board will be briefed this evening on an opportunity to refinance some existing debt that would capture savings that will meet or exceed the benchmark savings of 2%. The Board will be asked to consider authorizing Township staff to work with PNC Capital Markets LLC, as investment bankers, Dinsmore & Shohl LLP, as bond counsel, and the Township Solicitor, on the preparation of the necessary documentation for the issuance of G.O. Bonds, Series of 2025, for the purpose of advance refunding the Township's General Obligation Bonds Series of 2015, provided the advance refunding meets or exceeds the minimum savings target of 2%.

Motion to adopt Resolution 2025-25, authorizing Township administration to work with PNC Capital Markets, LLC and Dinsmore & Shohl, LLP on a refinancing opportunity in 2025.

**35. Disposition of Records**

60/2025

Motion to adopt Resolution 2025-26, granting authorizing for the disposition of Township records as set forth in the Pennsylvania Municipal Records Manual.

**36. SHACOG 2025 Spring Commodities Bids**

96/2025

Motion to award the SHACOG 2025 Spring Commodities Bids as per the attached listing.

**37. Minutes - February 27, 2025 & March 6, 2025**

101/2025

Motion to approve the following meeting minutes:

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

**38. Remittance Proposals & Payroll Warrants – March 2025**

121/2025

Motion to approve 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

**Solicitor**

**39. Additional Solicitor Business**

**Reports**

**40. 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**

**41. Additional Business**

**Adjournment**

**42. Motion to adjourn**