



AGENDA

Cranberry Township Board of Supervisors Agenda Preparation Meeting Thursday, August 28, 2025 6:30 PM

Call to Order

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Announcement**

354/2025

The Regular Board of Supervisors meeting scheduled on Thursday, September 4, 2025 has been cancelled. Accordingly, the Board will consider action on all agenda items this evening.

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

Motion to close the public comment portion of this meeting.

Public Hearings

5. **PR #COND-25-4- Wegmans - Conditional Use (TLD to open public hearing 8/29/25)**

292/2025

Accept public comment on a Conditional Use application for a one (1) story, 115,000 square foot Community Shopping Center located on approximately 13.2 acres at 5000 Coolsprings Drive in the C-3 zoning district.

(Following public comment and provided no additional testimony is needed, it is the recommendation to close the public hearing with consideration later in the meeting under Planning and Development Services.)

Planning & Development Services

6. PR #SUB-25-14 - Wegmans Preliminary and Final Subdivision (TLD 10/25/25)

293/2025

Motion to adopt Resolution 2025-59, granting Preliminary and Final Subdivision Approval for the subdivision of approximately 13.2 acres located along Coolsprings Drive in the C-3 zoning district.

7. PR #LD-25-11/COND-25-4 - Wegmans - Final Land Development and Conditional Use (TLD 10/25/25)

291/2025

Motion to adopt Resolution 2025-60, granting Final Land Development and Conditional Use approval for a one (1) story, 115,000 square foot Community Shopping Center located on approximately 13.2 acres at 5000 Coolsprings Drive in the C-3 zoning district.

8. PR #LD-25-10 - Cranberry Springs - Revised Preliminary Land Development (TLD 10/25/25)

294/2025

Motion to adopt Resolution 2025-61, granting Revised Preliminary Land Development approval to reflect revisions for the Wegmans Final Land Development plan.

Public Works and Engineering

Authorizations to Bid

9. Contract Order #2025-243 - Authorization to Bid - Cranberry Highlands Golf Course Greenside Bunker Maintenance

336/2025

Motion to approve an authorization to bid for the Cranberry Highlands Golf Course Greenside Bunker Maintenance.

10. Contract Order #2025-248 - Authorization to Bid - Printing Services - Cranberry Township Newsletter

339/2025

Motion to approve an authorization to bid for Printing Services for the Cranberry Township Newsletter.

Contract Awards

11. Contract Order #2025-250 - Contract Award - Franklin Acres Pump Station & Force Main - General Contractor

345/2025

Motion to approve a contract award for the Franklin Acres Pump Station & Force Main Project for general contracting to S.E.T., Inc. in the amount of \$1,519,080.00; to replace Contract Order #2025-53, previously awarded on February 6, 2025, but subsequently terminated by Wagner Development Co., Inc.; and to authorize the Township Manager to execute all necessary documents to resolve the bond claim related to the difference in bids resulting from that termination.

12. Contract Order #2025-252 - Community Park Baseball Infield Improvements - Final Design
352/2025

Motion to approve a contract for engineering services providing a final design for the Community Park Baseball Infield improvements with EADS Group in the amount of \$37,000.00.

13. Contract Order #2025-253 - Upper Coal Run Watershed Study
353/2025

Motion to approve a contract for the Upper Coal Run Watershed Study with EADS Group in the amount of \$26,500.00.

Purchase Awards

14. Purchase Approval #25624 - Line Painting & Markings
330/2025

Motion to ratify Purchase Approval #25624 - Line Painting & Markings to Alpha Space Control Company Inc., via the SHACOG cooperative purchasing program, in the amount of \$169,601.64.

Contract Change Orders

15. Contract Order #2025-157 - Change Order - Sun Valley Waterline Replacement - Phase 3
349/2025

Motion to approve a change order for the Sun Valley Waterline Replacement - Phase 3 to Metarko Excavating, LLC in the amount of \$33,877.85.

Contract Payments

16. Contract Order #2025-48 – Partial Payment - Solids Handling Upgrade - General Contractor
344/2025

Motion to approve a partial payment for the Solids Handling Upgrade for general contracting to Kukurin Contracting, Inc. in the amount of \$57,150.00.

17. Contract Order #2025-49 - Partial Payment - Solids Handling Upgrade - HVAC
333/2025

Motion to approve a partial payment for the Solids Handling Upgrade for HVAC work to Lugaila Mechanical, Inc. in the amount of \$28,800.00.

18. Contract Order #2025-54 – Partial Payment - Franklin Acres Pump Station & Force Main - Electrical Contractor
337/2025

Motion to approve a partial payment for electrical work to McCurley Houston Electric, Inc. in the amount of \$2,439.00.

19. Contract Order #2025-60 - Partial Payment - Cranberry Highlands Golf Course Clubhouse Roof Replacement
347/2025

Motion to approve a partial payment to Grahamboys, LLC for the Clubhouse Roof Replacement in the amount of \$90,754.20.

20. Contract Order #2025-157 - Partial Payment - Sun Valley Waterline Replacement - Phase 3
348/2025

Motion to approve a partial payment for the Sun Valley Waterline Replacement - Phase 3 to Metarko Excavating, LLC in the amount of \$108,970.73.

21. CAR #24-11.02-07-CSC - Final Payment - Fiber Installation & Signal Enhancements Project - Camera/Server
350/2025

Motion to approve a final payment for the Fiber Installation & Signal Enhancements Project - Camera/Server to Secure Technical Solutions, Inc. in the amount of \$99,407.57.

22. Contract Order #2025-57 - Final Payment - Public Works Salt Shed Renovations
332/2025

Motion to approve a final payment for the Public Works Salt Shed renovations to Lee Michael Industries in the amount of \$34,583.01.

Bond Release Requests

23. Bond Release Request
346/2025

Motion to approve the following Bond Release:

FINAL RELEASE

D2425-02 - Lifeway Baptist Church Parking Lot Expansion

Township Manager

24. Utility Workers Union of America Agreement Ratification
351/2025

Motion to ratify the agreement between Cranberry Township and the Utility Workers Union of America, AFL-CIO, Local 540, representing employees within the Utilities Department for a period effective January 1, 2025 through December 31, 2027.

25. Minimum Municipal Obligation (MMO) for the Uniformed and Non-Uniformed Pension Plans for the Year 2026
283/2025

Motion to adopt Resolution 2025-62, establishing the Township's Minimum Municipal Obligation (MMO) for the Uniformed and Non-Uniformed Pension Plans for the Year 2026.

26. One Call Locating Services Agreement Amendment
338/2025

In June 2023, the Board approved an agreement with USIC Locating Services, LLC for utility locating and marking services. In 2024, the Board authorized a first amendment to extend

the agreement for one additional year. Staff now recommends approval of a second amendment to extend the agreement for an additional one (1) year term to ensure continuation of these required services.

Motion to authorize execution of a second amendment to the agreement with USIC Locating Services, LLC, for utility locating and marking services, extending the contract for an additional one (1) year term effective September 18, 2025 through September 18, 2026.

27. Rock Salt - 2025-2026 SHACOG Bid Consideration

342/2025

Motion to authorize the acceptance of the SHACOG 2025-2026 Rock Salt Bid of \$88.32 per ton from Compass Minerals America, Inc. inclusive of the alternate bids listed and authorize the execution of the agreement with Compass Minerals America, Inc. as presented.

28. Boards and Commissions - Appointments

341/2025

Motion to appoint John Pappas to the Building/Fire Codes Board of Appeals to fill a vacancy for an unexpired term ending on December 31, 2026.

29. Personnel

340/2025

One (1) Personnel Recommendation (Motion attached)

Additional Township Solicitor Business

30. Additional Township Solicitor Business

Minutes

31. Minutes - July 31, 2025 & August 7, 2025

335/2025

Motion to approve the following meeting minutes:

1. July 31, 2025 - Agenda Preparation Meeting
2. August 7, 2025 - Regular Meeting

Remittance & Payroll Warrants

32. Remittance Proposals & Payroll Warrants – August 2025

343/2025

Motion to approve the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal JUL25WIR dated 7-31-25
2. Remittance Proposal AUG25MID dated 8-20-25
3. Remittance Proposal AUG25REF dated 8-21-25
4. Remittance Proposal SEP25BIG dated 9-5-25
5. Payroll Warrant 152025 dated 7-18-25

6. Payroll Warrant S1425 dated 7-31-25
7. Payroll Warrant 162025 dated 8-1-25
8. Payroll Warrant V1625 dated 8-1-25
9. Payroll Warrant 172025 dated 8-15-25
10. Payroll Warrant S1525 dated 8-15-25

Reports

33. Monthly Reports - August 2025

334/2025

1. Planning and Development Services - July 2025
2. Police Department – July 2025
3. EMS Report – July 2025
4. Open Records Summary – July 2025
5. Property Tax Collection Report – July 2025
6. Budget Report – July 2025
7. Fire Company – August 2025
8. Utilities Department Report - August 2025
9. Public Works Activity Report - August 2025
10. Information Technology Report - August 2025
11. Communications Report - August 2025
12. Cranberry Highlands Golf - August 2025
13. Parks & Recreation Report - August 2025

Additional Business

34. Additional Business

Adjournment

35. Motion to Adjourn