



AGENDA

Cranberry Township Board of Supervisors Regular Meeting Thursday, September 3, 2026 6:30 PM

Call to Order - Chair Hezlep

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Comment** (Any item on or off the Agenda except for Public Hearing Items)

Motion to close the public comment portion of this meeting.

Planning & Development Services - Supervisor Skorupan

4. **PR #SUB-26-11 - North Pointe at Cranberry – Preliminary/Final Subdivision (TLD 10/24/26)**
270/2026

Motion to adopt Resolution No. 2026-54, granting Preliminary and Final Subdivision approval for a four-lot subdivision of a 16.56-acre parcel to accommodate three retail outparcels and approximately six acres of residential development located at 20400 Route 19 in the SU-1 zoning district.
5. **PR #LD-26-12 - North Pointe at Cranberry – Final Land Development (TLD 10/24/26)**
271/2026

Motion to adopt Resolution No. 2026-55, granting Final Land Development approval for the infrastructure phase of North Pointe at Cranberry, proposing site grading, roadway improvements, utility infrastructure, stormwater management facilities, water facilities, and landscaping on approximately 16.9 acres located at the intersection of Route 19 and Dutilh Road in the SU-1 zoning district.
6. **PR #PRD-26-4 – The Reserve at Cranberry Springs - Revised Tentative Land Development (TLD 10/8/26)**
313/2026

Motion to adopt Resolution No. 2026-56, granting Revised Tentative Land Development

approval for revisions to building and garage footprints, parking configurations, grading, and perimeter site features.

7. PR #PRD-26-5 The Reserve at Cranberry Springs - Revised Final Land Development (TLD 10/14/26)
314/2026

Motion to adopt Resolution No. 2026-57, granting Revised Final Land Development approval for revisions to building and garage footprints, parking configurations, grading, and perimeter site features.

8. Ordinance Amendment - Bill No. 2026-05 - Chapter 27 (Zoning) - Table of Uses and Signs
288/2026

Motion to adopt Ordinance No. 2026-533, amending Chapter 27 of the zoning code ("Table of Uses"), to revise Attachments 2 and 2.1 ("Table of Uses for Automobile Wash"), and to amend Section 608 regarding building-mounted signs.

Parks & Recreation and Library - Vice Chair Newpol

Public Works and Engineering - Supervisor Bertolino

Contract Awards

9. Contract Order #2026-500 - Contract Award -Sanitary Sewer Manhole Lining
344/2026

Motion to approve a contract award for the lining of 20 sanitary sewer manholes to State Pipe Services, Inc, via a Co-Stars contract, in the amount of \$90,267.80.

Contract Change Order

10. Contract Order #2026-314 - Change Order - Community Park Ballfields 3 & 4 Infield Turf Improvements
320/2026

Motion to approve a change order for the Community Park Ballfields 3 & 4 Infield Turf Improvements to Playing Surface Solutions, Inc. in the amount of \$17,655.00.

11. Contract Order #2026-354 – Change Order - 2026 Paving Program – Superpave Street Resurfacing
326/2026

Motion to approve a change order for Superpave Street Resurfacing to Youngblood Paving, Inc. in the amount of \$23,000.00.

12. Contract Order #2026-374 – Change Order - Graham Park Pickleball Court Acrylic Surfacing Project
318/2026

Motion to approve a change order for the Graham Park Pickleball Court Acrylic Surfacing Project to Seal Pro in the amount of \$7,040.00.

Contract Payments

13. Contract Order #2025-48 - Partial Payment - Solids Handling Upgrade - General Contractor
327/2026

Motion to approve a partial payment for the Solids Handling Upgrade for general contracting work to Kukurin Contracting, Inc. in the amount of \$720,360.00.

14. Contract Order #2025-50 - Partial Payment - Solids Handling Upgrade - Plumbing
328/2026

Motion to approve a partial payment for the Solids Handling Upgrade for plumbing work to Shipley Plumbing LLC in the amount of \$18,754.20.

15. Contract Order #2025-51 - Partial Payment - Solids Handling Upgrade - Electrical
329/2026

Motion to approve a partial payment for the Solids Handling Upgrade for electrical work to McCurley Houston Electric Inc. in the amount of \$121,705.97.

16. Contract Order #2025-181 - Partial Payment – Community Park North Improvements – Plumbing
330/2026

Motion to approve a partial payment for plumbing work for Community Park North Improvements to Shipley Plumbing, LLC in the amount of \$25,108.20.

17. Contract Order #2025-182 - Partial Payment – Community Park North Improvements – Electrical
331/2026

Motion to approve a partial payment for electrical work for Community Park North Improvements to McCurley Houston Electric, Inc. in the amount of \$25,419.10.

18. Contract Order #2026-313 - Partial Payment – North Boundary Park Soccer Field Turf Improvements
322/2026

Motion to approve a partial payment for turf improvements to Playing Surface Solutions, Inc. in the amount of \$349,629.18.

19. Contract Order #2026-314 - Partial Payment - Community Park Ballfields 3 & 4 Infield Turf Improvements
319/2026

Motion to approve a partial payment for the Community Park Ballfields 3 & 4 Infield Turf Improvements to Playing Surface Solutions, Inc. in the amount of \$296,339.46.

20. Contract Order #2026-354 – Partial Payment - 2026 Paving Program – Superpave Street Resurfacing
332/2026

Motion to approve a partial payment for Superpave Street Resurfacing to Youngblood Paving, Inc. in the amount of \$614,209.26.

21. Contract Order #2026-356 – Final Payment- 2026 Paving Program – Pavement Rejuvenator
317/2026

Motion to approve a final payment for Pavement Rejuvenator to Pavement Technology, Inc., in the amount of \$125,477.50.

22. Contract Order #2026-374 – Final Payment - Graham Park Pickleball Court Acrylic Surfacing Project

334/2026

Motion to approve a final payment for the Graham Park Pickleball Court Acrylic Surfacing Project to Seal Pro in the amount of \$91,150.00.

23. Contract Order #2026-384 – Final Payment - Fitness Court Studio at Graham Park

323/2026

Motion to approve a final payment for the Fitness Court Studio at Graham Park to Holbein, Inc. in the amount of \$13,706.93.

Bond Release Request

24. Bond Release Request - August 2026

324/2026

Motion to approve the following bond releases:

PARTIAL RELEASE

D2124-04 Breckenridge
D2427-05 Summerwind

FINAL RELEASE

D2221-03 Boundary Loft

Public Safety - Supervisor Mazzoni

Administration - Chair Hezlep

25. Minimum Municipal Obligation (MMO) for the Uniform and Non-Uniform Pension Plans for the Year 2027

306/2026

Motion to adopt Resolution No. 2026-58, establishing the Township's Minimum Municipal Obligation (MMO) for the Uniformed and Non-Uniformed Pension Plans for the Year 2027.

26. One Call Locating Services Agreement Amendment

308/2026

In 2023, the Board approved an agreement with USIC Locating Services, LLC for utility locating and marking services, and later extended it for one year in both 2024 and 2025. Staff now recommends extending the agreement for an additional one-year term to ensure continued delivery of these required services.

Motion to authorize the execution of a third 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, 2026 through September 18, 2027.

27. Ordinance - Cranberry Township/Jackson Township - Municipal Boundary

335/2026

Cranberry Township and Jackson Township share a common boundary at the northern and southern limits of their respective municipalities. Because neither municipality possesses its original charter, conflicting information has appeared over time in property deeds, development plans, and tax maps regarding the precise location of the shared boundary. To resolve uncertainty, both Townships have jointly reviewed available records and reached a mutual understanding of a defined boundary location. Cranberry Township and Jackson Township held a joint public Board meeting at the Cranberry Highlands Golf Course on August 19, 2026, to accept public comment on the proposed ordinance defining the boundary.

Motion to adopt Ordinance No. 2026-534, establishing the boundary between Cranberry Township and Jackson Township; adopting the metes and bounds description of the boundary; setting the effective date; and repealing prior inconsistent ordinances.

28. Updated Resolution for Brush Creek Water Pollution Control Facility Local Limits

340/2026

Motion to adopt Resolution No. 2026-59, updating the previous resolution for the Brush Creek Water Pollution Control Facility Local Limits.

29. Community Development Block Grant (CDBG) Urban County Program Participation

339/2026

The County has qualified for Urban County Status due to population growth, making it eligible to receive CDBG and HOME funding directly from HUD rather than through the Pennsylvania Department of Community & Economic Development. This change will increase annual funding to approximately \$1.4 million, streamline administrative processes, and allow for longer contract periods, enabling larger and multi-year projects.

Motion to participate in Butler County's Urban County program and to authorize the Township Manager to execute and submit the required cooperation agreement and letter of intent.

30. Tenant Lease Agreement - State Representative's Office

342/2026

Motion to approve the tenant lease agreement for the State Representative Brandon Dukes' Office in the Municipal Center with a term effective September 1, 2026 - November 30, 2026 subject to the review and approval of the lease language by the Township Solicitor.

31. Personnel

341/2026

Personnel Recommendation (Motion attached)

32. Minutes – July 30, 2026, August 6, 2026 & August 19, 2026

325/2026

Motion to approve the following meeting minutes:

1. July 30, 2026 - Agenda Preparation Meeting
2. August 6, 2026 - Regular Meeting
3. August 19, 2026 - Special Joint Meeting

33. Remittance Proposals & Payroll Warrants – August 2026

316/2026

Motion to approve the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal JUL26WIR dated 7-31-26
2. Remittance Proposal JUL26PPD dated 7-31-26
3. Remittance Proposal AUG26MID dated 8-18-26
4. Remittance Proposal AUG26REF dated 8-19-26
5. Remittance Proposal SEP26BIG dated 9-04-26
6. Payroll Warrant S1426 dated 7-31-26
7. Payroll Warrant 162026 dated 7-31-26
8. Payroll Warrant S1526 dated 8-14-26
9. Payroll Warrant 172026 dated 8-14-26

Solicitor

34. Additional Solicitor Business

Reports

35. Monthly Reports – August 2026

315/2026

1. Planning and Development Services – July 2026
2. Police Department – July 2026
3. EMS Report – July 2026
4. Open Records Summary – July 2026
5. Property Tax Collection Report – July 2026
6. Budget Report – July 2026
7. Fire Company Report - August 2026
8. Utilities Department Report - August 2026
9. Public Works Activity Report - August 2026
10. Information Technology Report - August 2026
11. Communications Report - August 2026
12. Cranberry Highlands Golf - August 2026
13. Parks & Recreation Report - August 2026

Additional Business

36. Additional Business

Adjournment

- 37. Motion to adjourn**