AGENDA

Cranberry Township Board of Supervisors
Agenda Preparation Meeting
Thursday, October 29, 2026 6:30 PM

Call to Order

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.

Public Hearings

4. **Bill No. 2026-06 - Zoning Ordinance Amendment - Chapter 27, Drive-Thru Establishment**
359/2026

Accept public comment on a zoning amendment that would provide changes, clarifications, and amendments to Chapter 27 ("Zoning") Part 2 ("Definitions"), revising Part 7 ("Express Standards and Criteria for Each Use Authorized By Conditional Use Procedure") for Drive-Thru Establishments.

(Following public comment and provided that no additional testimony is needed, it is the recommendation to close the public hearing with consideration at the November 5, 2026 meeting.)

Planning & Development Services

5. **PR# SUB-26-13 – Clary Subdivision – Preliminary/Final Subdivision (TLD 1/3/27)**
421/2026

At the November 5, 2026 Regular meeting, the Board will be asked to consider a Preliminary and Final Subdivision Application proposing a one-lot subdivision, resulting in one new lot and one existing lot, on a 30.107-acre tract located at 590 Callery Road in the R-1 zoning district.

6. 351/2026 **PR #LD-26-13 – 800 Commonwealth Loading Docks – Preliminary/Final Land Development (TLD 12/26/26)**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a Preliminary and Final Land Development application for the construction of three loading docks at 800 Commonwealth Drive within the Thorn Hill Industrial Park in the SU-1 zoning district.

7. 352/2026 **PR #LD-26-14 – Brookvue – Revised Preliminary Masterplan (TLD 12/26/26)**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a Revised Preliminary Land Development application of the Brookvue masterplan for the construction of a park and pavilion in phase 1A open space, road adjustments, and removal of one unit in phase 2A. All revisions are in the Planned Neighborhood zoning district located at Glen Eden and Unionville Roads.

8. 353/2026 **PR #LD-26-15 – Brookvue – Revised Preliminary Final Phases 1A & 2A Land Development (TLD 12/26/2026)**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a Revised Final Land Development application for Brookvue phases 1A and 2A for the construction of a park and pavilion, road adjustments, and removal of a unit. All revisions are in the Planned Neighborhood zoning district located at Glen Eden and Unionville Roads.

9. 388/2026 **Assignment & Assumption Agreement – Subdivision (Crash Champions LLC ("Assignor") and NNN REIT TRUST ("Assignee")**

FOR BOARD ACTION THIS EVENING

Motion to adopt Resolution No. 2026-63, authorizing execution of an Assignment and Assumption Agreement between Crash Champions LLC ("Assignor") and NNN REIT TRUST ("Assignee") for the previously approved subdivision for the Crash Champions Development, located at 21235 Route 19 in the PIC zoning district.

10. 386/2026 **Assignment & Assumption Agreement – Land Development and Conditional Use (Crash Champions LLC ("Assignor") and NNN REIT TRUST ("Assignee")**

FOR BOARD ACTION THIS EVENING

Motion to adopt Resolution No. 2026-64, authorizing execution of an Assignment and Assumption Agreement between Crash Champions LLC ("Assignor") and NNN REIT TRUST ("Assignee") for the previously approved land development and conditional use for the Crash Champions Development, consisting of an automotive repair facility, consisting of a

20,000 SF building with associated parking lot, utilities, and stormwater management areas located at 21235 Route 19 in the PIC zoning district.

11. 420/2026 **Authorize the Advertisement of Bill No. 2026-08 – Zoning Ordinance Amendment - Chapter 27 – CCD, PRD and PN Buffers**

FOR BOARD ACTION THIS EVENING

Motion to authorize the advertisement of a public hearing and intention to adopt Bill No. 2026-08 - Zoning Ordinance Amendment for Chapter 27 – CCD, PRD and PN Buffers revising/adding requirements and adjusting the Table of Uses for Agricultural Uses.

Public Works and Engineering

Authorizations to Bid

12. 395/2026 **Contract Order #2026-534 - Authorization to Bid - Park Fire Station Sign Update**

Staff requests authorization to solicit bids for the Park Station Sign Update, which will be a replacement of the existing sign with a new electronic sign fully funded by a SAFER Grant.

At the November 5, 2026 Regular meeting, the Board will be asked to consider authorization to bid the Park Fire Station Sign Update.

Contract Awards

13. 398/2026 **Contract Order #2025-248 - Contract Award - Printing Services - Cranberry Township Newsletter**

At the November 5, 2026 Regular meeting, the Board will be asked to consider awarding Triangle Press, Inc. Option A (Year 2) of the Township newsletter printing contract for the base bid of $64,164.50.

Contract Change Orders

14. 411/2026 **Contract Order #2025-157 - Change Order - Sun Valley Waterline Replacement - Phase 3**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a change order for the Sun Valley Waterline Replacement - Phase 3 to Metarko Excavating, LLC for a deduction in the amount of ($-148,303.00).

15. 412/2026 **Contract Order #2025-180 - Change Order - Community Park North Improvements - General Contractor**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a change

order for general construction for Community Park North Improvements to Thomas Construction, Inc. in the amount of $57,382.45.

16. 413/2026 **Contract Order #2025-182 - Change Order - Community Park North Improvements - Electrical**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a change order for electrical work for Community Park North Improvements to McCurley Houston Electric, Inc. in the amount of $7,500.00.

17. 414/2026 **Contract Order #2026-373 - Change Order - Pin Oak Court Waterline Replacement Project**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a change order for the Pin Oak Court Waterline Replacement Project to W.A. Petrakis Contracting, LLC in the amount of $14,851.50.

Contract Payments

18. 391/2026 **Contract Order #2025-48 - Partial Payment - Solids Handling Upgrade - General Contractor**

At the November 5, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for the Solids Handling Upgrade for general contracting work to Kukurin Contracting, Inc. in the amount of $1,616,710.50.

19. 397/2026 **Contract Order #2025-51 - Partial Payment - Solids Handling Upgrade - Electrical**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a partial payment for the Solids Handling Upgrade for electrical work to McCurley Houston Electric Inc. in the amount of $143,445.52.

20. 392/2026 **Contract Order #2025-54 - Partial Payment - Franklin Acres Pump Station & Force Main - Electrical Contractor**

At the November 5, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for electrical work to McCurley Houston Electric, Inc. in the amount of $2,847.14.

21. 406/2026 **Contract Order #2025-180 - Partial Payment - Community Park North Improvements - General Contractor**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a partial payment for general construction for Community Park North Improvements to Thomas Construction, Inc. in the amount of $64,652.03.

22. 407/2026 **Contract Order #2025-181 - Partial Payment - Community Park North Improvements - Plumbing**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a partial payment for plumbing work for Community Park North Improvements to Shipley Plumbing, LLC in the amount of $39,850.59.

23. 396/2026 **Contract Order #2025-182 - Partial Payment - Community Park North Improvements - Electrical**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a partial payment for electrical work for Community Park North Improvements to McCurley Houston Electric, Inc. in the amount of $5,068.20.

24. 424/2026 **Contract Order #2025-250 - Partial Payment - Franklin Acres Pump Station - General Contractor**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a partial payment for Franklin Acres Pump Station & Force Main to S.E.T., Inc. in the amount of $55,800.00.

25. 408/2026 **Contract Order #2026-354 - Partial Payment - 2026 Paving Program - Superpave Street Resurfacing**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a partial payment for Superpave Street Resurfacing to Youngblood Paving, Inc. in the amount of $52,639.32.

26. 409/2026 **Contract Order #2026-373 - Partial Payment - Pin Oak Court Waterline Replacement Project**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a partial payment for the Pin Oak Court Waterline Replacement Project to W.A. Petrakis Contracting, LLC. in the amount of $84,471.25.

27. 410/2026 **Contract Order #2025-157 - Final Payment - Sun Valley Waterline Replacement - Phase 3**

At the November 5, 2026 Regular meeting, the Board will be asked to consider a final payment for the Sun Valley Waterline Replacement - Phase 3 to Metarko Excavating, LLC in the amount of $81,507.22.

Bond Release Requests

28. 415/2026 **Bond Release Request - October 2026**

At the November 5, 2026 Regular meeting, the Board will be asked to consider approval of the following bond releases:

PARTIAL RELEASE

D2125-01-PH 2 - Crescent

D0408-11-PH 8A - Park Place
D0925-01 - Henderson Crossing

FINAL RELEASE

D0408-05-PH 8B - Park Place

Additional Engineering Business

29. 419/2026 **Street Acceptance - Bucktail Drive Roundabout, Nolan Circle and a portion of Tuscarora Drive - Park Place**

At the November 5, 2026 Regular meeting, the Board will be asked to consider adoption of a resolution accepting the Deeds of Dedication for Bucktail Drive Roundabout, Nolan Circle and a portion of Tuscarora Drive within the Park Place development into the Township public road system.

30. 418/2026 **Deed of Dedication - Heights Drive**

At the November 5, 2026 Regular meeting, the Board will be asked to consider adoption of a resolution executing the Heights Drive Deed of Dedication.

Township Manager

31. 336/2026 **Contract Order #2026-496 - Contract Award - Engagement/Recreation Center - Architectural and Engineering Design Services**

After more than a year and a half of public outreach and a recommendation from the Ad Hoc Advisory Committee, staff is requesting consideration to advance the proposed architectural and engineering design services for a new Engagement/Recreation Center. The proposal would advance the first three phases of design development, with status checks at each phase. Completing these phases will move the project to the bid stage at which time the Board would consider authorization to bid the project.

At the November 5, 2026 Regular meeting, the Board will be asked to consider approval of the professional services contract for Architectural and Engineering Design Services for the proposed Engagement/Recreation Center, to DesignStream, LLC. This authorization includes Design Development, Construction Documentation, and Bid Phases.

32. 373/2026 **Contract Order #2026-512 - Contract Award - Sports Facilities Companies LLC**

At the November 5, 2026 Regular meeting, the Board will be asked to consider approval of the professional services contract to Sports Facilities Companies for consulting services during design phases related to the Engagement/Recreation Center.

33. **Sale of 2009 KME Wet Heavy Rescue**
394/2026

At the November 5, 2026 Regular meeting, the Board will be asked to consider the approval of the sale of the 2009 KME Wet Heavy Rescue vehicle to the Rochester Fire Department in Rochester, Pennsylvania, for the sale price of $199,000. and to authorize the Township administration and solicitor to take the appropriate steps necessary to close on the vehicle's sale, including all steps necessary for the transfer of the vehicle's title to the purchaser.

34. **Emergency Services Authority Ordinance**
423/2026

FOR BOARD ACTION THIS EVENING

The Township has been engaged in exploring sustainable funding options for Cranberry Township EMS for over two years, first with participation in the Southwest Butler County EMS Alliance Study and then the establishment of an EMS Ad Hoc Advisory Committee in early 2026. The committee recommended that the Township move forward with the recommendation of the study consultant for the creation of an Emergency Services Authority and to implement a fee-based model as a sustainable long term funding solution for EMS. Creation of the Authority will support the continued delivery of reliable emergency response services to the public.

Motion to authorize the advertisement of a hearing and intention to adopt an ordinance for the incorporation of a proposed emergency service authority at the December 10, 2026 Regular meeting.

35. **SHACOG 2026 Fall Commodities**
381/2026

FOR BOARD ACTION THIS EVENING

Motion to approve the attached awards for the SHACOG 2026 Fall Commodities bids.

36. **Multimodal Transportation Fund - Grant Submission**
417/2026

FOR BOARD ACTION THIS EVENING

Cranberry Township is seeking grant funding through PennDOT's Multimodal Transportation Fund (MTF) Program to implement signal upgrades and pedestrian safety enhancements at the intersection of SR 19 and SR 228. The project includes replacing the existing signal poles and making additional transportation improvements to enhance traffic flow.

Motion to adopt Resolution No. 2026-65, authorizing the submission of a grant application to PennDOT's 2027 MTF Program.

37. **Personnel**
416/2026

FOR BOARD ACTION THIS EVENING

Personnel Recommendation (Motion attached)

Additional Township Solicitor Business

38. **Tax Assessment Appeal – TWC Cranberry, LLC - Extended Stay Hotel - 136 Emeryville Drive**
422/2026

FOR BOARD ACTION THIS EVEING

Motion to approve settlement of the tax assessment appeal filed by TWC Cranberry, LLC, at Butler County Docket No. 2025-40351, setting the assessed value at $348,000 for 2026 and 2027 taxes, and authorizing refund pursuant to the terms of the settlement agreement.

Minutes

39. **Minutes – September 24, 2026, October 1, 2026 & October 10, 2026**
382/2026

Motion to approve the following meeting minutes:

1. September 24, 2026 - Agenda Preparation Meeting
2. October 1, 2026 - Regular Meeting
3. October 10, 2026 - Special Meeting

Remittance & Payroll Warrants

40. **Remittance Proposals & Payroll Warrants - October 2026**
384/2026

At the November 5, 2026 Regular meeting, the Board will be asked to consider approval of the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal SEP26WIR dated 9-30-26
2. Remittance Proposal OCT26MID dated 10-19-26
3. Remittance Proposal OCT26REF dated 10-22-26
4. Remittance Proposal NOV26BIG dated 11-06-26
5. Payroll Warrant 202026 dated 9-25-26
6. Payroll Warrant S1826 dated 9-30-26
7. Payroll Warrant 212026 dated 10-09-26
8. Payroll Warrant S1926 dated 10-15-26

Reports

41. **Monthly Reports - October 2026**
383/2026

1. Planning and Development Services - September 2026
2. Police Department - September 2026
3. EMS Report - September 2026
4. Open Records Summary - September 2026
5. Property Tax Collection Report - September 2026
6. Budget Report - September 2026
7. Fire Company Report - October 2026

8. Utilities Department Report - October 2026
9. Public Works Activity Report - October 2026
10. Information Technology Report - October 2026
11. Communications Report - October 2026
12. Cranberry Highlands Golf - October 2026
13. Parks & Recreation Report - October 2026

Additional Business

42. Additional Business

Adjournment

43. Motion to Adjourn