D R A F T

– Subject to Change –

AGENDA

Cranberry Township Board of Supervisors
Agenda Preparation Meeting
Thursday, November 19, 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. 355/2026 **PR #COND-26-6 – GNT Landscaping – Conditional Use (TLD to open public hearing 11/30/26)**

a.) OPENING OF EVIDENTIARY HEARING AND SWEARING-IN

b.) APPLICATION PRESENTATION

c.) PUBLIC COMMENT/TESTIMONY

Accept public comment on a Conditional Use application to construct a Contractor's Yard, located at Parcel 130.4F108.19E behind 2624 Rochester Road, a 9.85-acre site located in the SP-1 zoning district.

d.) CLOSING/CONTINUANCE OF HEARING

Following public comment and provided that no additional testimony is needed, the Board may, at its discretion, determine whether to close the public hearing and proceed with consideration of the matter at the December 10, 2026 meeting.

Planning & Development Services

5. 354/2026 **PR #LD-26-16 – GNT Landscaping – Preliminary/Final Land Development (TLD 12/26/2026)**

At the December 10, 2026 Regular meeting, the Board will be asked to consider a Preliminary and Final Land Development application to construct a Contractor's Yard, located at Parcel 130.4F108.19E behind 2624 Rochester Road, a 9.85-acre site located in the SP-1 zoning district.

6. 389/2026 **PR #PRD-26-6 – Robin Run PRD – Final Planned Residential Development (TLD 12/11/26)**

At the December 10, 2026 Regular meeting, the Board will be asked to consider a Final Planned Residential Development for a one-phase Planned Residential Development consisting of thirty-seven (37) new single-family units and one (1) existing unit on approximately 61.4 acres located off Freshcorn Road and Glen Rape Road in the R-1 zoning district.

7. 431/2026 **PR #COND-26-7 – Deluxe Auto Detailing – Conditional Use (TLD to open public hearing 12/20/26)**

At the December 10, 2026 Regular meeting, there will be a Public Hearing and the Board will be asked to consider a Conditional Use application for proposed Automobile Detail use in a 3,500 square foot existing commercial tenant space at 9013 Marshall Road.

8. 457/2026 **PR #SUB-26-14 – Sager Subdivision – Preliminary and Final Subdivision (TLD 2/24/27)**

At the December 10, 2026 Regular meeting, the Board will be asked to consider a Preliminary and Final Subdivision Application to consolidate two lots, resulting in a 2-acre lot located at 4575 Glen Eden Road.

Public Works and Engineering

Authorizations to Bid

9. 446/2026 **Contract Order #2026-539 - Authorization to Bid – BCWPCF – Disposal of Bio-Solids, Grit & Screening**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval for the authorization to bid the Disposal of Bio-Solids, Grit & Screening at the treatment plant.

Contract Awards

10. 440/2026 **Contract Order #2026-439 - Contract Award - Route 19 Waterline Replacement Project - Phase 1**

FOR BOARD ACTION THIS EVENING

Motion to approve a contract award for the Route 19 Waterline Replacement Project - Phase 1 to W.A. Petrakis Contracting, LLC in the amount of $1,846,486.90.

11. 439/2026 **Contract Order #2026-534 - Contract Award - Park Fire Station Sign Update**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a contract award for the Park Fire Station Sign Update. Bids are being accepted on December 3, 2026.

12. 455/2026 **Contract Order #2026-540 - Contract Award - Route 19 Waterline Replacement Inspection Services**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a contract award for the Route 19 Waterline Replacement Inspection Services to Hatch Associates Consultants Inc. in the amount of $60,040.00.

Contract Change Orders

13. 436/2026 **Contract Order #2026-313 - Change Order - North Boundary Park Soccer Field Turf Improvements**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a change order for turf improvements to Playing Surface Solutions, Inc.

14. 447/2026 **Contract Order #2026-373 - Change Order - Pin Oak Court Waterline Replacement Project**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a change order for the Pin Oak Court Waterline Replacement Project to W.A. Petrakis Contracting, LLC for a deduction in the amount of ($21,842.78).

Contract Payments

15. 444/2026 **Contract Order #2025-48 - Partial Payment - Solids Handling Upgrade - General Contractor**

At the December 10, 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.

16. 443/2026 **Contract Order #2025-49 - Partial Payment - Solids Handling Upgrade - HVAC**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for the Solids Handling Upgrade for HVAC work to Lugaila Mechanical, Inc.

17. 453/2026 **Contract Order #2025-51 - Partial Payment - Solids Handling Upgrade - Electrical**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for the Solids Handling Upgrade for electrical work to McCurley Houston Electric, Inc.

18. 466/2026 **Contract Order #2025-54 - Partial Payment - Franklin Acres Pump Station & Force Main - Electrical Contractor**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for electrical work to McCurley Houston Electric, Inc.

19. 448/2026 **Contract Order #2025-180 - Partial Payment – Community Park North Improvements – General Contractor**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for general construction for Community Park North Improvements to Thomas Construction, Inc.

20. 438/2026 **Contract Order #2025-182 – Partial Payment - Community Park North Improvements - Electrical**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for electrical work for Community Park North Improvements to McCurley Houston Electric, Inc. in the amount of $10,260.00.

21. 462/2026 **Contract Order #2025-250 - Partial Payment - Franklin Acres Pump Station - General Contractor**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for Franklin Acres Pump Station to S.E.T., Inc.

22. 461/2026 **Contract Order #2026-315 - Partial Payment - Route 19 Emergency Signal Replacement Project**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for the Route 19 Emergency Signal Replacement Project to Bruce-Merrilee Electric Company.

23. 442/2026 **Contract Order #2025-181 - Final Payment - Community Park North Improvements - Plumbing**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a final payment for plumbing work for Community Park North Improvements to Shipley Plumbing, LLC.

24. 435/2026 **Contract Order #2026-313 - Final Payment - North Boundary Park Soccer Field Turf Improvements**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a final payment for turf improvements to Playing Surface Solutions, Inc.

25. 434/2026 **Contract Order #2026-354 - Final Payment - 2026 Paving Program - Superpave Street Resurfacing**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a final payment for Superpave Street Resurfacing to Youngblood Paving, Inc.

26. 449/2026 **Contract Order #2026-373 - Final Payment - Pin Oak Court Waterline Replacement Project**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a final payment for the Pin Oak Court Waterline Replacement Project to W.A. Petrakis Contracting, LLC in the amount of $80,922.87.

27. 437/2026 **Contract Order #2026-458 - Final Payment - Joan Street Storm Sewer Rehabilitation**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of a final payment for the Joan Street Storm Sewer Rehabilitation to Guyer Brothers, Inc. in the base bid amount of $110,530.00.

Bond Release Requests

28. 441/2026 **Bond Release Request - November 2026**

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of the following bond releases:

PARTIAL RELEASE

D242706 - Summerwind
D0925-02 - Henderson Crossing

Additional Engineering Business

29. 464/2026 **Street Acceptance - Forest Edge Development - Morningside Drive, Timber Ridge Court, Evergreen Terrace, Firefly Drive and Monarch Circle**

At the December 10, 2026 Regular meeting, the Board will be asked to consider adoption of a resolution accepting the Deeds of Dedication for the following streets within the Forest Edge development into the Township public road system, Morningside Drive, Timber Ridge Court, Evergreen Terrace, Firefly Drive, and Monarch Circle.

30. 463/2026 **Sewage Planning Module - Henderson Crossing**

At the December 10, 2026 Regular meeting, the Board will be asked to consider adoption of

a resolution approving the Sewage Facilities Planning Module for the Henderson Crossing Development.

31. **Sewage Planning Module - Clary Subdivision Plan No. 2**
454/2026

FOR BOARD ACTION THIS EVENING

Motion to adopt Resolution No. 2026-XX, approving the Sewage Facilities Planning Module for the Clary Subdivision Plan No. 2.

Township Manager

32. **Approval of the Proposed 2027 Budget**
432/2026

FOR BOARD ACTION THIS EVENING

The Board has been reviewing the proposed 2027 budget since the Budget Workshop meeting on November 11, 2026. Accordingly, the Board is being asked to consider the following motion:

Motion to approve the Proposed 2027 budget that will be considered by the Board for final adoption at the Board's last scheduled meeting of the year on Thursday, December 10, 2026.

33. **State Representative Tenant Lease**
452/2026

FOR BOARD ACTION THIS EVENING

Motion to approve the lease agreement for Representative Timko's office in the Municipal Center commencing on December 1, 2026 through November 30, 2028.

34. **Local Share Account Grant Application – Miracle Field**
465/2026

FOR BOARD ACTION THIS EVENING

Cranberry Township is pursuing grant funding through the Commonwealth Financing Authority's (CFA) Statewide Local Share Account (LSA) Program to support improvements to the Miracle Field at Graham Park. In partnership with the Miracle League of Southwest Pennsylvania, the Township is advancing a series of enhancements, including upgrades to the grandstands, press box, restroom facilities, and other amenities associated with the field complex.

Motion to adopt Resolution No. 2026-XX, authorizing the submission of an application to the Commonwealth Financing Authority's Statewide Local Share Account (LSA) Program for funding to support improvements to the Miracle Field at Graham Park.

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

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.

At the December 10, 2026 Regular meeting, the Board will receive public comment on this ordinance and will be asked to consider adoption of an ordinance incorporating an Emergency Services Authority.

36. **Fee Resolution Update**

393/2026

At the December 10, 2026 Regular meeting, the Board will be asked to consider adoption of a resolution, amending the Fee Schedule.

37. **Tenant Lease Agreements in the Municipal Center**

433/2026

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of the following 2027 tenant lease agreements in the Municipal Center:

1. Center for Community Resources
2. Pittsburgh North Regional Chamber
3. Property Tax Collector
4. Butler County Chamber of Commerce

38. **Delta Development Group – Annual Agreements**

445/2026

The Township's current agreements with Delta Development Group are expiring. Delta continues to provide valuable assistance in identifying funding opportunities, developing funding strategies, and preparing grant applications that support Township capital improvement and investment projects. To continue these services, the Board is being asked to approve the renewal of both the State and Local Public Funding Services agreement and the Federal Funding Services agreement for 2027.

At the December 10, 2026 Regular meeting, the Board will be asked to consider authorizing the execution of two (2) annual consultant agreements with Delta Development Group, the first for State and Local Public Funding Services and the second for Federal Funding Services, in accordance with the terms and services outlined in the contract proposals dated January 1, 2027.

Additional Township Solicitor Business

39. **Additional Township Solicitor Business**

Minutes

40. **Minutes – October 29, 2026 & November 5, 2026**
429/2026

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of the following meeting minutes:

1. October 29, 2026 - Agenda Preparation Meeting
2. November 5, 2026 - Regular Meeting
3. November 11, 2026 - Special Meeting

Remittance & Payroll Warrants

41. **Remittance Proposals & Payroll Warrants - November 2026**
430/2026

At the December 10, 2026 Regular meeting, the Board will be asked to consider approval of the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal OCTWIR dated 10-31-26
2. Remittance Proposal NOV26MID dated 11-18-26
3. Remittance Proposal NOV26REF dated 11-20-26
4. Remittance Proposal DEC26BIG dated 12-11-26
5. Payroll Warrant XXXXX dated X-XX-26
6. Payroll Warrant XXXXX dated X-XX-26
7. Payroll Warrant XXXXX dated X-XX-26
8. Payroll Warrant XXXXX dated X-XX-26

Reports

42. **Monthly Reports - November 2026**
428/2026

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

Additional Business

43. **Additional Business**

Adjournment

44. **Motion to Adjourn**