

# City of Morgantown

## *MINUTES* COMMITTEE OF THE WHOLE MEETING November 28, 2023

**The Committee of the Whole Meeting, November 28, 2023:** The Committee of the Whole Meeting of the Common Council of the City of Morgantown was held in Monongalia County Commission Chambers, on Tuesday, November 28, 2023, at 7:19 p.m.

**PRESENT:** City Manager Kim Haws, City Attorney Ryan Simonton, Mayor Jenny Selin, Deputy Mayor Joe Abu-Ghannam, Council Members, Bill Kawecki, Louise “Weez” Michael, Danielle Trumble, Dave Harshbarger, and Brian Butcher. Assistant City Manager Emily Muzzarelli was absent.

The meeting was called to order, by Deputy Mayor Abu-Ghannam.

### **PRESENTATIONS:**

**A. Student Government Association of Walk Presentation – President Madison Santimeyer, Haley Day, and Matt Oliverio**

President Madison Santimeyer, Haley Day, and Matt Oliverio gave a presentation on the Student Government Association of Walk.

**B. Botanic Gardens Presentation – Philip Smith, Executive Director**

**C. Morgantown Public Library Annual Report – Sarah Palfrey, Director**

Sarah Palfrey gave an annual report on the Morgantown Public Library.

**D. Tree Board Annual Report – Dave Barnett, Chair**

Chair Dave Barnett presented Annual Report for the Tree Board.

**E. Morgantown Utility Board Semi-Annual Report (Exhibit A attached) – Mike McNulty, General Manager**

General Manager Mike McNulty gave a Semi-Annual Report for the Morgantown Utility Board.

### **PUBLIC PORTION:**

Deputy Mayor Abu-Ghannam opened the public portion and asked if there was anyone wishing to speak.

There being no one else wishing to speak, Deputy Mayor Abu-Ghannam closed the Public Portion.

### **ITEMS FOR DISCUSSION:**

- A.** An Ordinance providing for the Zoning Reclassification of certain parcels of real estate in the Seventh Ward of the City of Morgantown, Tax District 15, Tax Map 6, Parcel 62, commonly known as 501 Van Voorhis Road from Professional, Residential, and Office (PRO) District to R-3, Multi-Family Residential

# City of Morgantown

District amending Article 1331 of the Planning and Zoning Code of the City of Morgantown as shown on the exhibit hereto and declared to be a part of this Ordinance as if the same were fully set forth herein


After discussion, this item was moved to the November 7, 2023, Regular Meeting Agenda.

- B.** An Ordinance providing for the Zoning Reclassification of certain parcels of real estate in the Fifth Ward of the City of Morgantown, per exhibit A from R-1A, Single-Family Residential District and R-2, Single- and Two-Family Residential District to a B-1, Neighborhood Business District amending Article 1331 of the Planning and Zoning Code of the City of Morgantown as shown on the exhibit hereto and declared to be a part of this Ordinance as if the same were fully set forth herein

After discussion, this item was moved to the November 7, 2023, Regular Meeting.

**ADJOURNMENT:** There being no further business, motion by Councilor Butcher, second by Councilor Trumble, to adjourn the meeting. Time: 8:53 p.m.

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor



## Morgantown Utility Board

278 Greenbag Road Post Office Box 852 Morgantown, WV 26507-0852

Phone: 304.292.8443 Email: [mubmail@mub.org](mailto:mubmail@mub.org) Website: [mub.org](http://mub.org)

---

### MORGANTOWN CITY COUNCIL

### COMMITTEE OF THE WHOLE

### MUB SEMI-ANNUAL REPORT TO COUNCIL

NOVEMBER 28, 2023

#### Projects Under Design or Preliminary Engineering Report Being Developed

- Project:** Cheat Lake Wastewater Treatment Plant Upgrade & Renovation Project
- Council Action:** Approval of Bond Issuance and Supporting Rate Structure
- Description:** The purpose of the project is to increase the capacity of the Cheat Lake Wastewater Treatment Plant and the Whites Run Pump Station to serve customers over the next 20 years. This project will facilitate future growth and development while meeting the requirements of federal and state regulations related to water quality, including addressing emerging contaminants in the receiving water body - Cheat Lake. The project is mandated by the WVDEP as the Cheat Lake WWTP is meeting its permitted limits.
- In addition to increasing capacity, the upgrade will renovate the following systems at the Whites Run Pump Station and the Cheat Lake WWTP: pumping systems, preliminary treatment, biological activated sludge, disinfection, effluent outfall, biosolids management, odor control, stormwater collection and treatment, supervisory control and data acquisition (SCADA), electrical distribution system, emergency standby power, lighting, security systems, heating, ventilation, air conditioning and site utilities.
- Project:** Popenoe Run Sanitary Sewer, Stormwater, & Stream Restoration Project
- Council Action:** Council previously approved their commitment of \$1 million in ARPA funds to help fund the project. No further action by Council is anticipated.
- Description:** Project includes the replacement of 3,000 LF of existing clay sanitary sewer pipe; 500 LF of existing stormwater pipe; and restoration of 5,000 LF of stream. The work will begin from the stadium parking lot on the side of Willowdale Road and between Richland Avenue and Randolph Road to Hoffman Avenue and Bradley Street. It will also include the area behind the homes on Amherst Road to Stewart Street near Shorty Anderson's Auto Service.

**Project:** Dinsmore Tire Site

**Council Action:** No action by City Council is currently anticipated.

**Description:** Utilizing a US EPA Brownfields Clean Up Grant, MUB is proposing to raze the Dinsmore building and adjacent building then remove the above ground contaminants. The property would be capped in such a way that future use by MUB and/or other authorized entities will be feasible.

MUB, along with our consultant, Greenbrier Environmental Group, held a Public Meeting on October 26, 2023, to discuss the Analysis of Brownfields Cleanup Alternatives and take questions.

The Public Comment period ended on November 13<sup>th</sup>.

We expect to see the bid documents for the above-mentioned demolition work in the coming weeks.

**Project:** Water Treatment Plant Upgrade and System Improvements Project

**Council Action:** Approval of Bond Issuance and Supporting Rate Structure

**Description:** MUB has engaged Strand Associates to prepare a Preliminary Engineering Report for the replacement of our existing high service pumps, some of which are from circa 1940s, with modern energy efficient pumps and motors. Other plant upgrades will include replacement of chemical feed equipment; modernization and expansion of laboratory facilities; additional office space; and sedimentation basin repairs.

Distribution system improvements include replacement of existing water mains serving the Evansdale area and potentially replacing the Union water booster station and upgrading and/or replacing water distribution mains in the Sabraton and Union areas.

We are also exploring the purchase of an Automated Meter Reading system to begin the process of replacing manual read water meters with radio read meters. Many of our Morgantown customers have water meters inside their homes or businesses and this will allow MUB to obtain actual readings remotely rather than having to enter the customers' premises.

**Neighboring Utility Partnerships**

**Utility:** Cheat View Public Service District

**Council Action:** Approval of MUB Tarff Change to Incorporate Cheat View PSD Rates

Cheat View PSD is a purchaser system of MUB water which is sold to their customers. For over 20 years, MUB has been providing meter reading, billing, collection, and assistance with operation and maintenance whenever needed. Approximately 80% of their customers are MUB Cheat Lake Sewer customers.

With the passing of Glenn Staddon, Chairman of Cheat View PSD, the other Board of Directors members reached out immediately to MUB for assistance with operation and maintenance of their water utility. Mr. Staddon's wife Linda performed many of their administrative functions and no longer had the desire to continue. The Cheat View Board along with the Monongalia County Commission have requested that MUB move forward with Cheat View for acquisition of the system. Because of our long-standing cooperation, it is a natural progression for MUB to acquire the system as opposed to Cheat View hiring additional staff or looking outside of Monongalia County for another utility to acquire its system.

Since the late 1980's, the Public Service Commission of West Virginia has been promoting the consolidation of publicly owned utilities. Representatives for the PSC have advised MUB it is their desire to see MUB and Cheat View work out a favorable arrangement for MUB to acquire the Cheat View system.

Earlier today, the Cheat View Board of Directors held a Board meeting at the Cranberry Hotel in Cheat Lake and voted in favor of turning over their system to become part of MUB.

Adding an additional 4,000 water customers to our utility allows us to spread our costs across a much larger customer base and take advantage of economics of scale.

**Utility:** City of Westover

**Council Action:** Approval of Bond Issuance and MUB Tariff Change to Incorporate Westover Rates

MUB and representatives of its Board have had discussions with City of Westover officials about the possibility of MUB acquiring their sanitary sewer system. Currently, Westover is in the process of replacing a section of old clay terracotta pipe along Holland Avenue and replacing a critical lift-station near the Monongahela River. In addition to their construction process they are also working on their Long-Term Control Plan for their sanitary sewer system as required by the WV Department of Environmental Protection. MUB will be receiving that report once it is completed and approved by the WV DEP. Acquisition of Westover's sanitary sewer system would be in the best interests of the public health and the environment.

MUB owns and operates the water distribution system in Westover and we currently provide billing services for their sewer utility and garbage service.