

CITY OF MORGANTOWN

AN ORDINANCE AMENDING SECTION 929.05 AND 929.06 OF THE CITY OF MORGANTOWN'S STREETS, UTILITIES AND PUBLIC SERVICES CODE BY SETTING FORTH THE RATES, FEES AND CHARGES FOR SERVICE TO CUSTOMERS OF THE MUNICIPAL SEPARATE STORM WATER SEWERAGE SYSTEM OF THE CITY OF MORGANTOWN.

THE COUNCIL OF THE CITY OF MORGANTOWN HEREBY ORDAINS: The following rules, rates and charges are hereby fixed, determined and established for services provided to all users and customers of the City of Morgantown's Municipal Separate Storm Sewer System, commencing upon the effective date as hereinafter provided, and in accordance with the following Rates and Schedules:

929.05 FLAT RATE CHARGES

The monthly service charge for users occupying a single family residential dwelling, as defined by the Director, shall ~~be five dollars and thirty cents (\$5.30). After April 1, 2012, the monthly service charge for single family residential dwelling shall be five dollars and eighty eight cents (\$5.88).~~ City Council may, from time to time, by ordinance, change these service charges. Residential dwellings in the Forest-Poplar watershed, as defined by the Director, shall monthly pay, in addition to the monthly service charge, a debt service surcharge of \$ 13.28, which amount shall be solely dedicated to the cost of capital improvements for stormwater management completed in this watershed under and/or related to MUB Contract 1-2014 A. The debt service surcharge will be evaluated annually and in the event that a change in the number of customers results in a five percent (5%) change in the rate, the rate will be adjusted. Ten (10) years following the effective date of this surcharge, and/or upon full funding of the debt service reserve, the surcharge shall be reduced by ten per cent (10%). Upon full satisfaction of the debt, this surcharge shall expire.

926.06 CHARGES BASED ON LAND AREA

The monthly service charge for properties other than described in Section 929.05 shall be computed in the following manner: ~~Two dollars and twelve cents (\$2.12) per 1,000 square feet of impervious area upon the property, as determined by the Director. After April 1, 2012, the monthly service charges for properties other than described in 929.05 shall be computed in the following manner: Two dollars and thirty five cents (\$2.35) per 1,000 square feet of impervious area upon the property, as determined by the Director. Properties in the Forest-Poplar watershed, as defined by the Director, shall monthly pay, in addition to the monthly service charge, an additional debt service surcharge of \$ 5.31, per 1,000 square feet of impervious area upon the property, which amount shall be solely dedicated to the cost of capital improvements for stormwater management completed in this watershed under and/or related to MUB Contract 1-2014 A. The debt service surcharge will be evaluated annually and in the event that a change in the number of customers results in a five percent (5%) change in the rate, the rate will be adjusted. Ten (10) years following the effective date of this~~

surcharge, and/or upon full funding of the debt service reserve, the surcharge shall be reduced by ten per cent (10%). Upon full satisfaction of the debt, this surcharge shall expire.

First Reading:

MAYOR

Second Reading
and Public Hearing:

CITY CLERK

Filed:

Recorded:



OAKVIEW / FOREST / MORGAN

1	PETER KLEMKOWSKY	101	FOREST DR
2	BERNARD COOPER	102	FOREST DR
3	MAXIM SOKOLOV	103	FOREST DR
4	ROBERT MILVET	105	FOREST DR
5	ROBERT GRIFFITH	106	FOREST DR
6	ALAN POFFENBERGER	107	FOREST DR
7	ANGEL SMOTHERS	110	FOREST DR
8	JOHN FISHER II	111	FOREST DR
9	RICH BROOKS	112	FOREST DR
10	ELLISON PONZURICK	113	FOREST DR
11	DAVID HANNA	115	FOREST DR
12	KATHY MARION	116	FOREST DR
13	BILL POFFENBERGER	117	FOREST DR
14	JEFFREY KREITZER	118	FOREST DR
15	DAVID LINN	119	FOREST DR
16	JUDITH MC DONNELL	120	FOREST DR
17	ALDO ROMERO	122	FOREST DR
18	KARA SAMAJ	124	FOREST DR
19	CARTER GROCOTT	102	MORGAN DR
20	H. ILKIN BILGESU	104	MORGAN DR
21	KNOX VAN DYKE	106	MORGAN DR
22	LELAND BYRD	108	MORGAN DR
23	CHRISTINE WANG	110	MORGAN DR
24	ROGER LOHMANN	112	MORGAN DR
25	RAZI GASKARI	114	MORGAN DR
26	DAVID HOOD	118	MORGAN DR
27	ANNA LEE	121	MORGAN DR
28	ZACH MENDELSON	124	MORGAN DR
29	JAMIE MANGOLD	101	OAKVIEW DR
30	CHALLENGE ICE	102	OAKVIEW DR
31	KEITH ZULLIG	103	OAKVIEW DR
32	AMANDA GRIFFITH	104	OAKVIEW DR
33	MARTHA POWER	105	OAKVIEW DR
34	XUEFANG REN	106	OAKVIEW DR
35	LUN-YI ZANG	107	OAKVIEW DR
36	KENNTEH JABBOUR	108	OAKVIEW DR
37	ANNA HARVEY	109	OAKVIEW DR
38	MARK ROHANNA	110	OAKVIEW DR
39	KATIE WIGGIN	111	OAKVIEW DR
40	ALBERT SCUDIERE JR	112	OAKVIEW DR
41	MAURO SPINA	113	OAKVIEW DR
42	LEO SHAY	114	OAKVIEW DR
43	TONY RAINER	117	OAKVIEW DR
44	CARTER KELLY	510	POPLAR WOODS DR
45	GEORGE PETITTE	530	POPLAR WOODS DR

Doesn't drain to Morgan / Forest Intersection

1	REGAN BRUNI	126	MORGAN DR
2	ARIEL AGMON	116	OAKVIEW DR

Doesn't drain to Morgan / Forest Intersection

1	NATHAN HUANG	100	OAKVIEW DR
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POPLAR WOODS

1	GAIL VANVOORHIS	606	POPLAR WOODS DR
2	SAMUEL MAZZA	612	POPLAR WOODS DR
3	LAURA BONSALE	615	POPLAR WOODS DR
4	BRANDON BYRON	624	POPLAR WOODS DR
5	TAMMY FAMOURI	627	POPLAR WOODS DR
6	ONDA JENKS	639	POPLAR WOODS DR
7	DANIEL TAYLOR	642	POPLAR WOODS DR
8	WILLIAM WELTON	656	POPLAR WOODS DR
9	JENNIFER STOLL-JOHNS	657	POPLAR WOODS DR
10	HEATHER CYPHERT	659	POPLAR WOODS DR
11	HAROLD REED	671	POPLAR WOODS DR
12	HONG LI	672	POPLAR WOODS DR
13	ABDULLAH KASSAR	680	POPLAR WOODS DR
14	FONDA HOLEHOUSE	681	POPLAR WOODS DR
15	PATRICE ANDERSEN	691	POPLAR WOODS DR
16	KAY KELLY	703	POPLAR WOODS DR
17	JACK FULLER	710	POPLAR WOODS DR
18	LOC NGUYEN	714	POPLAR WOODS DR
19	RANDY TALERICO	715	POPLAR WOODS DR
20	GUS HASBANI	722	POPLAR WOODS DR
21	DEBRA MOORE	723	POPLAR WOODS DR
22	JAIYOUNG RYU	746	POPLAR WOODS DR
23	ELAINE D'ALESSANDRI	756	POPLAR WOODS DR
24	PATRICIA FORD	758	POPLAR WOODS DR
25	HOTA GANGARAO	760	POPLAR WOODS DR
26	DAVID BURTNER	762	POPLAR WOODS DR

WINDSOR ESTATES

EXISTING	1	JONATHAN SOCHA	102	IDACORE LN
	2	SONAL BHATT	100	IDACORE LN
	3	KEITH WEBER	104	IDACORE LN
	4	ANDREW SMITH	112	IDACORE LN
	5	HUI SU	12	MADORA DR
	6	AMY KOSINSKI	14	MADORA DR
	7	MELISSA HANCOX	22	MADORA DR
	8	JOSE SOLIS	24	MADORA DR
	9	JASON TURAK	26	MADORA DR
	10	DAWN DILLON	28	MADORA DR
	11	SOUMYA PRASAD	30	MADORA DR
	12	HODJAT GHADIMI	300	VILLA VIEW DR
	13	WENDELL CHRISTOPHER	301	VILLA VIEW DR
	14	YONGLAK PARK	302	VILLA VIEW DR
	15	DARLENE BERES	303	VILLA VIEW DR
	16	JENNY LICCIARDI	304	VILLA VIEW DR
	17	SCOTT SHAFFER	305	VILLA VIEW DR
	18	MARC HYRE	306	VILLA VIEW DR
	19	MEGAN CASEY	307	VILLA VIEW DR
	20	BETHANY HONCE	308	VILLA VIEW DR
	21	PETER NGAN	310	VILLA VIEW DR
	22	DANELLE CUTRIGHT	311	VILLA VIEW DR
	23	GUODONG GUO	312	VILLA VIEW DR
	24	ADEEM AKBAR	314	VILLA VIEW DR
	25	SCOTT PROPERTIES LLC	316	VILLA VIEW DR
	26	HO PARK	317	VILLA VIEW DR
	27	UMA SALIGRAM	318	VILLA VIEW DR
	28	SCOTT PROPERTIES LLC	320	VILLA VIEW DR
	29	MARC HYRE	321	VILLA VIEW DR
	30	GLENN BOYLES	322	VILLA VIEW DR
	31	SCOTT PROPERTIES LLC	324	VILLA VIEW DR
	32	NIANQUIANG WU	325	VILLA VIEW DR
	33	MUGE KESEN	326	VILLA VIEW DR
	34	MATTHEW HARRIS	328	VILLA VIEW DR
	35	BARIS POLAT	329	VILLA VIEW DR
	36	KATHLEEN WOLFLEY	330	VILLA VIEW DR
	37	SCOTT PROPERTIES LLC	332	VILLA VIEW DR
	38	TARA SCATTERDAY	333	VILLA VIEW DR

UNDEVELOPED	1	UNDEVELOPED LOT 9	???	MADORA DR
	2	UNDEVELOPED LOT 10	???	IDACORE LN
	3	UNDEVELOPED LOT 17	???	IDACORE LN
	4	UNDEVELOPED LOT 19	???	IDACORE LN
	5	UNDEVELOPED LOT 20	???	IDACORE LN
	6	UNDEVELOPED LOT 36	???	VILLA VIEW DR
	7	UNDEVELOPED LOT 37	???	VILLA VIEW DR
	8	UNDEVELOPED LOT 38	???	VILLA VIEW DR
	9	UNDEVELOPED LOT 39	???	VILLA VIEW DR
	10	UNDEVELOPED LOT 40	???	VILLA VIEW DR
	11	UNDEVELOPED LOT 41	???	VILLA VIEW DR
	12	UNDEVELOPED TOWNHOME 1 - LOTS PT 33, 34, 35	???	VILLA VIEW DR
	13	UNDEVELOPED TOWNHOME 2 - LOTS PT 33, 34, 35	???	VILLA VIEW DR
	14	UNDEVELOPED TOWNHOME 3 - LOTS PT 33, 34, 35	???	VILLA VIEW DR
	15	UNDEVELOPED TOWNHOME 4 - LOTS PT 33, 34, 35	???	VILLA VIEW DR
	16	UNDEVELOPED TOWNHOME 5 - LOTS PT 33, 34, 35	???	VILLA VIEW DR

WINDSOR APARTMENTS

EXISTING	1	ROD FERRUSO	101	TREYSON LN
	2	CORINNE AKOUN	102	TREYSON LN
	3	BRIAN WHITING	103	TREYSON LN
	4	JONATHAN KIMBLE	104	TREYSON LN
	5	TRAVIS BRITTON	105	TREYSON LN
	6	JOSH DURHAM	106	TREYSON LN
	7	SCOTT PROPERTIES LLC	107	TREYSON LN
	8	ROBERT OLDHAM	108	TREYSON LN
	9	NINA BRATHWAITE	201	TREYSON LN
	10	SCOTT PROPERTIES LLC	202	TREYSON LN
	11	AMY SARDONE	203	TREYSON LN
	12	DAMON COGDELL	204	TREYSON LN
	13	MICHAEL MCKENZIE	206	TREYSON LN
	14	CAITLIN PHILYAW	206	TREYSON LN
	15	SCOTT PROPERTIES LLC	207	TREYSON LN
	16	BETHANY NEWMAN	208	TREYSON LN
	17	JENNIE JAMES	301	TREYSON LN
	18	CHRISTOPHER ROBERTSON	302	TREYSON LN
	19	SAMUEL MCLAUGHLIN	303	TREYSON LN
	20	TAMI ALLEN	304	TREYSON LN
	21	SARA KHOURY	305	TREYSON LN
	22	ROSE LAIGNEL	306	TREYSON LN
	23	DONNA ALLEY	307	TREYSON LN
	24	WEDGEWOOD LOFTS	308	TREYSON LN
	25	MARC SANKO	401	TREYSON LN
	26	XINFENG XIE	402	TREYSON LN
	27	BRIEANNA HARKEY	403	TREYSON LN
	28	DAVID WHITTAKER	404	TREYSON LN
	29	MADINA ALI	405	TREYSON LN
	30	DAVID KANIOS	406	TREYSON LN
	31	MATT CUMMINGS	407	TREYSON LN
	32	MISHAL ALSAMEA	408	TREYSON LN
	33	CANDACE MCGOWAN	501	TREYSON LN
	34	LANNY MEADOWS	502	TREYSON LN
	35	LYLE LEONG	503	TREYSON LN
	36	PAMELA WILLIAMS	504	TREYSON LN
	37	KRIS MOODY	505	TREYSON LN
	38	RUCHI SINGLA	506	TREYSON LN
	39	HASSAN NAGEM	507	TREYSON LN
	40	LAUREN JOHNSON	508	TREYSON LN

51,364 Ft² / 2,500 Ft² = 20.55 Equiv.

UNDER CONSTRUCTION	1		201	WEDGEWOOD FLATTS
	2		202	WEDGEWOOD FLATTS
	3		203	WEDGEWOOD FLATTS
	4		204	WEDGEWOOD FLATTS
	5		205	WEDGEWOOD FLATTS
	6		206	WEDGEWOOD FLATTS
	7		207	WEDGEWOOD FLATTS
	8		208	WEDGEWOOD FLATTS
	9		209	WEDGEWOOD FLATTS
	10		210	WEDGEWOOD FLATTS
	11		211	WEDGEWOOD FLATTS
	12		101	WEDGEWOOD FLATTS
	13		102	WEDGEWOOD FLATTS
	14		103	WEDGEWOOD FLATTS
	15		104	WEDGEWOOD FLATTS
	16		105	WEDGEWOOD FLATTS
	17		106	WEDGEWOOD FLATTS
	18		107	WEDGEWOOD FLATTS
	19		108	WEDGEWOOD FLATTS
	20		109	WEDGEWOOD FLATTS
	21		110	WEDGEWOOD FLATTS
	22		111	WEDGEWOOD FLATTS
	23		112	WEDGEWOOD FLATTS

11,496 Ft² / 2,500 Ft² = 4.60 Equiv.

OTHERS BEYOND SUBDIVISIONS

	MGTN MEDICAL ARTS BLD	200	WEDGEWOOD DR	111,000 Ft ² / 2,500 Ft ² = 44.4 Equiv.
	CARDIAC AND VASCULAR ASSOC OF MGH	300	WEDGEWOOD DR	61,000 Ft ² / 2,500 Ft ² = 24.4 Equiv.
BARRINGTON NORTH	JOSEPH CERNELLI	104-APT 1	WEDGEWOOD DR	48,000 Ft ² / 2,500 Ft ² = 19.2 Equiv.
	STEPHEN GRISWOLD	104-APT 2	WEDGEWOOD DR	
	SEAN HEALY	104-APT 3	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	104-APT 4	WEDGEWOOD DR	
	VISHAL YADAV	104-APT 5	WEDGEWOOD DR	
	KARA HAUGHT	104-APT 6	WEDGEWOOD DR	
	BAQIYYAH CONWAY	104-APT 7	WEDGEWOOD DR	
	JASON CLARK	104-APT 8	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	104-APT 9	WEDGEWOOD DR	
	EVAN ABELE	104-APT 10	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	104-APT 11	WEDGEWOOD DR	
	JOSE SOTO	104-APT 12	WEDGEWOOD DR	
	DOUGLAS HENNEN	106-APT 1	WEDGEWOOD DR	
	DAVID SMITH	106-APT 2	WEDGEWOOD DR	
	CHRISTOPHER FRIEND	106-APT 3	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	106-APT 4	WEDGEWOOD DR	
	ADRIANA HANSEN	106-APT 5	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	106-APT 6	WEDGEWOOD DR	
	WENDELL HOFER	106-APT 7	WEDGEWOOD DR	
	MELANIE VUNJAK	106-APT 8	WEDGEWOOD DR	
	HICHAN LAEVI	106-APT 9	WEDGEWOOD DR	
	CHRIS SCARPINITI	106-APT 10	WEDGEWOOD DR	
	ERIN DIBBERN	106-APT 11	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	106-APT 12	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	108-APT 1	WEDGEWOOD DR	
	ALLISON BOOTHBY	108-APT 2	WEDGEWOOD DR	
	RACHEL DELEVETT	108-APT 3	WEDGEWOOD DR	
	ASHLEY ONUFRAK	108-APT 4	WEDGEWOOD DR	
	FRANCIS CURRAN III	108-APT 5	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	108-APT 5	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	108-APT 6	WEDGEWOOD DR	
	CORD SCOTT	108-APT 8	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	108-APT 9	WEDGEWOOD DR	
	JOHN SINSEL	108-APT 10	WEDGEWOOD DR	
	RACHEL BALDRIGE	108-APT 11	WEDGEWOOD DR	
	JUSTIN PAULEY	108-APT 12	WEDGEWOOD DR	
	SARAH PERCONTE	110-APT 1	WEDGEWOOD DR	
	GBEMINIYI SAMUEL	110-APT 2	WEDGEWOOD DR	
	TYLER BRUMLEY	110-APT 3	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	110-APT 4	WEDGEWOOD DR	
	MANAL ALNATOUR	110-APT 5	WEDGEWOOD DR	
	KALA GOLDEN	110-APT 6	WEDGEWOOD DR	
	NAGA SRINIVAS SIRIKONDA	110-APT 7	WEDGEWOOD DR	
	JAMES TOLLEY	110-APT 8	WEDGEWOOD DR	
	MICHAEL COMER	110-APT 9	WEDGEWOOD DR	
	DIANA BLACK	110-APT 10	WEDGEWOOD DR	
	BARRINGTON NORTH LLC	110-APT 11	WEDGEWOOD DR	
	BEACON RECOVERY COMPANY	110-APT 12	WEDGEWOOD DR	
MOHAMEAD BAKIR	112-APT 1	WEDGEWOOD DR		
JOSEPH RODRIGUEZ	112-APT 2	WEDGEWOOD DR		
CHENG-HSIEN WU	112-APT 3	WEDGEWOOD DR		
BARRINGTON NORTH LLC	112-APT 4	WEDGEWOOD DR		
PO-SHEG LIN	112-APT 5	WEDGEWOOD DR		
BELACHEW AMAROE	112-APT 6	WEDGEWOOD DR		
ELVONNA ATKINS	112-APT 7	WEDGEWOOD DR		
LDS CHURCH-WVC MISSION	112-APT 8	WEDGEWOOD DR		
RJTA DANIELS	112-APT 9	WEDGEWOOD DR		
BARRINGTON NORTH LLC	112-APT 10	WEDGEWOOD DR		
ROBERT MNATSAKANOV	112-APT 11	WEDGEWOOD DR		
ANTHONY VENUSOV	112-APT 12	WEDGEWOOD DR		

OTHERS INSIDE CITY, PAYING STORM FEE - MUB TO PAY SURCHARGE

JAN FORD	659	KENWOOD PL
KIMBERLY DEEVERS	663	KENWOOD PL
DORSEY JACOBS	667	KENWOOD PL
CHRISTINE WANG	668	KENWOOD PL
GEORGE HARPER	671	KENWOOD PL
EVER BARBERO	672	KENWOOD PL
ROGER BARCLAY	675	KENWOOD PL
MARK REASOR	676	KENWOOD PL
OSCAR SCHUBERT	1428	ANDERSON AVENUE
TINA BLAND	603	SCHUBERT PLACE
JOHN DEMPSEY	609	SCHUBERT PLACE
ROBERT GRAVES	617	SCHUBERT PLACE
BETSY ELSWICK	649	NUEVA DRIVE



June 26, 2014

Dear Resident and/or Property Owner:

As you probably know, the residents of Oakview continue to work to have the portions of their sub-division suffering surface water drainage problems annexed into the City of Morgantown. Although their success is not yet certain, they appear to be making significant progress.

If approved, this annexation will allow MUB to construct a 48" storm culvert in Forest Drive and Morgan Street. That construction is proposed in order to reduce the significant and frequent flooding of the low lying areas of the Oakview subdivision. The estimated cost of the project is \$655,421, based upon bids that were received by MUB on February 5, 2014.

The attachments to this letter describe how the cost of the project will be funded. Please note that the funding plan will implement both standard MUB stormwater fees and a project specific surcharge applicable to your address. Only properties served by the new stormwater infrastructure will pay the surcharge that funds those improvements.

The current terms of the financing of the project are 3.16% interest, for 20 years. The surcharge is meant only to cover the debt service on the loan, and will end upon retirement of the debt.

The standard stormwater fee is currently \$5.88 per month for single family residences, or \$2.35 per month per 1000 sq ft (of impervious area) for all other properties. The proposed surcharge will be \$13.28 per month for single family residences, or \$5.31 per month per 1000 sq ft (of impervious area) for all other properties. The surcharge will apply in addition to the standard fee. A copy of the proposed Stormwater Ordinance establishing these charges is attached.

The fees and surcharge will be charged to all residents / property owners whose stormwater discharges flow to the intersection of Forest and Morgan (see the red star on the attached address map). Those areas include Poplar Woods, Windsor Estates (homes, townhomes and apartments), and the commercial / non-residential properties along Wedgewood Dr. Please note that the red boundary shown on the map is a watershed boundary, and is not the proposed annexation boundary. Properties that are annexed, but are located outside of the watershed boundary will be charged only the standard stormwater fee.

Reviewing the address map, several items deserve clarification:

1. Although they are located within the Oakview subdivision, and may or may not be within the area to be annexed, three properties do not discharge stormwater to the intersection of Forest / Morgan. The applicable charges for these properties will be:
 - a. 126 Morgan – will be annexed, standard fee: yes, surcharge: no
 - b. 116 Oakview - will be annexed, standard fee: yes, surcharge: no
 - c. 100 Oakview - will not be annexed, already pays standard fee, surcharge: no
2. Townhomes and apartments currently under construction at Treyson Lane and Wedgewood Flatts (both near Windsor Estates) have already been included in the customer count and the related calculation of the proposed surcharge. Future construction at currently vacant lots (indicated in blue font labels) have not been included; they will be included, and the surcharge will be re-calculated as provided by the Ordinance, if / when construction occurs.
3. Existing apartment buildings at Barrington North along Wedgewood Drive (104-112) discharge part of their stormwater to the subject area, and part of their stormwater to a different drainage area that is beyond the scope of this project. Accordingly, we have included only the areas that discharge into the problematic watershed in the calculation of stormwater charges for this customer group.
4. Eight homes along Kenwood Place, and five others at Anderson, Nueva, and Schubert Place are already in the City. They have been included in the customer count for the purpose of calculating the stormwater surcharge. Because they are already in the City and discharge into the problematic watershed, MUB will pay the stormwater surcharge on their behalf. The standard stormwater fee will continue to apply to these residents.

Upon completion of the proposed annexation, the stormwater collection systems of the respective areas (Oakview, Poplar Woods, Windsor Estates, and Wedgewood Dr) within the served watershed will become eligible to be acquired by MUB. However, these acquisitions will not occur automatically. Each acquisition will need to be documented by a Bill of Sale and a Right of Way and Easement, to be executed separately by each of the HOA's / POA's. MUB will agree to accept the systems "as is", but we will not accept liability for any damages sustained prior to the conveyance. We expect such conveyances to move forward smoothly; the only likely complication being if the HOA fails to possess adequate land rights for its system as it runs through or upon the property of private lots within the HOA.

MUB will operate and maintain any facilities that it acquires. MUB will not acquire any ponds, or other detention / retention structures; such facilities will remain the private property of the HOA / POA.

Unrelated to the annexation and the storm water project, MUB will perform a sanitary sewer replacement along the open stream from Forest Drive, upstream to a point approaching the dead end cul-de-sac of Poplar Woods Drive. For the purposes of maximizing construction efficiency and minimizing disruption of the neighborhoods, we have postponed the sanitary sewer construction so that it may be performed at the same time as the proposed storm work. The sanitary sewer work will be performed completely at MUB's expense. The proposed stormwater surcharge will not be used to fund any part of the sanitary sewer work.

The attached information will be provided to City Council at its meeting on July 1, 2014. It is expected that City Council will act at that time upon all matters related to the proposed annexation and the related stormwater project.

If the annexation and related Ordinances are not approved by City Council by July 15, 2014, it is nearly certain that both the construction bids and the funding interest rate quotes will expire before the delayed annexation can be completed. In that case, renewal of those items may increase the project cost, and in turn, cause the surcharge to be re-calculated and increased.

In addition, if the annexation is delayed until September or beyond, MUB will be required to begin the sanitary sewer replacement regardless of the status of the stormwater project. In that case, the inefficiencies of doing the two projects separately would likely add even more to the cost of the delayed stormwater project.

While it is assumed that you and your neighbors will support the limited annexation and related improvement plans, it is certainly your prerogative to disagree. In either case, I encourage your group to voice its support or opposition as City Council considers these matters.

I will be happy to answer any questions that you might have. Please feel free to call me at (304) 292-8443, or email at tball@mub.org.

Respectfully

MORGANTOWN UTILITY BOARD



Timothy L. Ball, P.E.
General Manager

Encl: Address map
Mailing list
Stormwater surcharge ordinance
Surcharge calculation

X:\Eng\Projects\Work Orders\H_WORK ORDERS\H-806 - Oakview Drive Homeowners Assoc - Forest Drive\Estimate\Alternatives - Surcharge\Mailing\Letter to Residents 6-26- FINAL.doc

Funding Plan
 Forest / Poplar 48" Stormwater Culvert as MUB project with only Oakview annexed.
 Residential equivalents based on impervious square feet

652,068.05
 3,353.00
 655,421.05

Bid Extension
 Estimated Project Cost

Number of Homes

Oakview	45						
Poplar Woods	26						
Morningside							
Greenbrier							
Windsor Ests	38						
Windsor Ests Apts	25	res equiv	Sq ft	Financing Terms			
Others Beyond 5 Subdiv's	88	res equiv	Sq ft	Years	20		
Kenwood Place	8			Interest	3.16%		
Schubert Place	3						
Anderson / Nueva	2						
Total	<u>235</u>						

County pays: \$150,000
 Residents pay: \$505,421

SURCHARGE CALCULATION: Monthly

Interest rate Years	Financing Terms	
	Residential Flat fee	Non Residential Per 1000 Sq Ft
After 10 years *	\$12.07	\$4.83
First 10 years *	\$13.28	\$5.31

* Payments 10% higher in first 10 years to build debt service reserve (DSR) over time, rather than borrowing to pre-fund the DSR account.