



Office of the City Clerk

The City of Morgantown

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Morgantown, West Virginia 26505
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AGENDA
MORGANTOWN CITY COUNCIL
REGULAR MEETING
December 2, 2014
7:00 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **APPROVAL OF MINUTES:** Special & Regular Meeting – November 18, 2014
5. **CORRESPONDENCE:**
6. **PUBLIC HEARINGS:**
 - A. **AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE CITY CODE.**
7. **UNFINISHED BUSINESS:**
 - A. **Consideration of APPROVAL of (SECOND READING) and (ADOPTION) of AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE CITY CODE. (First Reading November 18, 2014)**
 - B. **BOARDS AND COMMISSIONS**
8. **PUBLIC PORTION WHICH SHALL BE SUBJECT TO RULES ESTABLISHED BY COUNCIL AND ADOPTED BY RESOLUTION**
9. **SPECIAL COMMITTEE REPORTS**

10. **NEW BUSINESS:**

- A. Consideration of **APPROVAL of FIRST READING of AN ORDINANCE APPROVING AND CREATING A NEW TAX INCREMENT FINANCING DISTRICT IN THE CITY OF MORGANTOWN, MONONGALIA COUNTY, WEST VIRGINIA TO BE KNOWN AS "THE CITY OF MORGANTOWN REDEVELOPMENT DISTRICT NO. 4"; APPROVING THE WILLEY-SPRUCE-BROCKWAY REDEVELOPMENT PROJECT PLAN NO. 1 AS APPROVED BY THE WEST VIRGINIA DEVELOPMENT OFFICE; ESTABLISHING A TAX INCREMENT FINANCING FUND AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.**

11. **CITY MANAGER'S REPORT:**

NEW BUSINESS:

1. Contracting for Traffic Engineering Services
2. Upper Monongahela River Association Request
3. 2015 Health Plan Renewal Rates
4. Don Knotts Memorial Statue

12. **REPORT FROM CITY CLERK**

1. Liquor License Application – TIN 202 at 202 High Street
2. Ward and Boundary Report

13. **REPORT FROM CITY ATTORNEY**

14. **REPORT FROM COUNCIL MEMBERS**

15. **ADJOURNMENT**

If you need an accommodation contact us at (304) 284-7439

SPECIAL MEETING NOVEMBER 18, 2014:

The special meeting of the Common Council of the City of Morgantown was held in the Council Chambers on Tuesday, November 18, 2014 at 6:00 p.m.

PRESENT: Mayor Jenny Selin, and Council Members, Ron Bane, Bill Kawecki, Wes Nugent, Marti Shamberger, Mike Fike, Nancy Ganz and City Clerk Linda Tucker were present.

The meeting was called to order by Mayor Selin.

EXECUTIVE SESSION:

Motion by Councilor Bane, second by Councilor Shamberger, to go into executive session pursuant to Section 6-9A-4(2)(9) of the West Virginia Code in order to consider matters involving Attorney/Client privileges with the following persons present; Mayor Selin, Council Members, Jeff Mikorski, Glen Kelly, Steve Fanok and Legal Counsel Bob Bastress.

ADJOURNMENT:

There being no further business, Council immediately adjourned at 6:50 pm.

City Clerk

Mayor

***A FULL TRANSCRIPT OF ALL COUNCIL MEETINGS IS AVAILABLE ON CD AT THE MORGANTOWN CITY LIBRARY.**

REGULAR MEETING NOVEMBER 18, 2014: The regular meeting of the Common Council of the City of Morgantown was held in the Council Chambers of City Hall on Tuesday, November 18, 2014 at 7:00 p.m.

PRESENT: City Manager Jeff Mikorski, Assistant City Manager Glen Kelly, and City Clerk Linda Tucker, Mayor Selin, Deputy Mayor Marti Shamberger and Council Members: Ron Bane, Bill Kawecki, Wes Nugent, Mike Fike, Nancy Ganz and City Attorney Steve Fanok.

The Meeting was called to order by Mayor Selin.

APPROVAL OF MINUTES: The minutes of the regular meeting of November 5, 2014, were approved as printed.

CORRESPONDENCE: Mayor Selin presented a proclamation to the PSALM students from St. Francis School for their participation to eliminate landmines and declare November 18th, 2014 as Cluster Bomb Awareness Day and urge everyone to support the global ban of these bombs. The Mayor then read a proclamation encouraging citizens to support Small Business Saturday on November 29, 2014. Mayor Selin was asked to read an e-mail into the record from Joey James (Attached Exhibit A); requested that Council implement the Truck Ordinance that as a young professional who is weighing investing in buying property in the City. He noted that if the ordinance is not implemented he will never move into the City of Morgantown. Motion by Councilor Ganz, Second by Kawecki to suspend the rules to have Bob Bastress, Legal Counsel, submit a recommendation to Council. Mr. Bastress told Council that in WV Code, Council has the right to regulate truck traffic in the downtown district, but the necessary signage needs to be approved by the WV Division of Highways before enforced. Mr. Bastress advised Council that they should delay enforcement until the DOH approves the signage or until a favorable judgment is obtained following the December 15th, 2014 hearing. Councilor Shamberger reported that the Bartlett House will be open extended hours on November 18th and 19th; 7am to 7pm due to the cold weather. Councilor Kawecki read a thank you from Eastwood Elementary thanking the City for coming to their Meet and Greet on November 10, 2014.

PUBLIC HEARING- AN ORDINANCE REGARDING CONSIDERATION OF ADOPTION OF A BOND AUTHORIZING ORDINANCE WHICH WOULD AUTHORIZE AND DIRECT THE ISSUANCE BY THE CITY OF MORGANTOWN OF NOT MORE THAN \$6,500,000 OF TAX INCREMENT REVENUE AND REFUNDING BONDS FOR THE PURPOSES OF REFUNDING AND PAYING IN FULL THE CITY'S OUTSTANDING TAX INCREMENT REVENUE BONDS, SERIES 2010, PAYING COSTS OF THE DESIGN, ACQUISITION, CONSTRUCTION AND EQUIPPING OF CERTAIN INFRASTRUCTURE IMPROVEMENTS IN THE CITY OF MORGANTOWN REDEVELOPMENT DISTRICT NO. 3 ANY PAYING COSTS OF ISSUANCE OF SUCH BONDS AND RELATED MATTERS.

There being no appearances, Mayor Selin declared the Public Hearing closed.

UNFINISHED BUSINESS:

AN ORDINANCE AUTHORIZING REFUNDING OF CURRENT BONDS: The below entitled Ordinance was presented for second reading.

AN ORDINANCE REGARDING CONSIDERATION OF ADOPTION OF A BOND AUTHORIZING ORDINANCE WHICH WOULD AUTHORIZE AND DIRECT THE ISSUANCE BY THE CITY OF MORGANTOWN OF NOT MORE THAN \$6,500,000 OF TAX INCREMENT REVENUE AND REFUNDING BONDS FOR THE PURPOSES OF REFUNDING AND PAYING IN

FULL THE CITY'S OUTSTANDING TAX INCREMENT REVENUE BONDS, SERIES 2010, PAYING COSTS OF THE DESIGN, ACQUISITION, CONSTRUCTION AND EQUIPPING OF CERTAIN INFRASTRUCTURE IMPROVEMENTS IN THE CITY OF MORGANTOWN REDEVELOPMENT DISTRICT NO. 3 ANY PAYING COSTS OF ISSUANCE OF SUCH BONDS AND RELATED MATTERS.

After explanation from City Manager Jeff Mikorski, motion by Bane, second by Nugent to adopt the above entitled Ordinance. Motion carried 7-0.

BOARDS AND COMMISSIONS: Council by acclamation appointed the following new members: Joe Morris; 7th Ward Representative for the Urban Landscape and Cindy O'Brien as the 2nd Ward Representative for the Ward & Boundary Commission.

PUBLIC PORTION:

Evan Hanson, 295 High Street, representing Safe Streets Morgantown, noted that the Safe Streets supports the Truck Ordinance and wants to see it implemented as soon as possible; but understands the City's position as advised by legal counsel.

Matthew Held, 213 Kingwood, thanked City Street Crew for clearing limestone from sidewalks along Brockway Avenue; due to the Trucks driving through the neighborhood of Greenmont. Mr. Held spoke on behalf of the Greenmont Neighborhood in support of Council decision in delaying Truck Ordinance due to legal issues and trust that Council will remedy this soon to implement ordinance for the safety of the community.

Mayor Selin, welcomed the Political Science 220 Class to the meeting.

There being no more appearances, Mayor Selin declared the Public Portion was closed

SPECIAL COMMITTEE REPORTS: No Reports

NEW BUSINESS:

AN ORDINANCE APPROVING REPLACEMENT PAGES OF CODE: The below entitled Ordinance was presented for first reading.

AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE CITY CODE.

Motion by Kawecky, second by Bane, to pass the above entitled Ordinance to second reading. Motion carried 7-0.

CONSIDERATION OF APPROVAL OF A RESOLUTION TO SUBMIT THE NECESSARY PAPERWORK TO OBTAIN \$20,000 FOR THE WV PUBLIC THEATRE THROUGH THE GOVERNOR'S COMMUNITY PARTICIPATION GRANT PROGRAM: The above entitled Resolution was presented for Council's approval:

After explanation by City Manager, motion by Shamberger, second by Ganz to adopt the above entitled Ordinance. Motion carried 7-0.

CONSIDERATION OF APPROVAL OF A RESOLUTION OF THE CITY OF MORGANTOWN AUTHORIZING THE PARTICIPATION BY THE CITY IN THE MUNICIPALITIES CONTINUING DISCLOSURE COOPERATION INITIATIVE OF THE U.S. SECURITIES AND EXCHANGE COMMISSION AND THE FILING OF A REPORT WITH THE COMMISSION IN CONNECTION THEREWITH; AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH POWERS OF ATTORNEY AND OTHER DOCUMENTS AND THE UNDERTAKING OF SUCH ACTIONS BY CITY OFFICIALS AND EMPLOYEES AS MAY BE NECESSARY FOR THE CITY TO PARTICIPATE IN THE MUNICIPALITIES CONTINUING DISCLOSURE COOPERATION INITIATIVE; ADOPTING POLICIES AND PROCEDURES WITH RESPECT TO COMPLIANCE WITH CONTINUING DISCLOSURE OBLIGATIONS UNDERTAKEN BY THE CITY AND APPROVING OTHER MATTERS IN CONNECTION WITH THE FOREGOING: The above entitled Resolution was presented for Council's approval:

After explanation by the City Manager, Jeff Mikorski, motion by Kawecki, second by Ganz to adopt the above entitled Resolution. Motion carried 7-0.

CITY MANAGERS REPORT:

New Business:

1. Contracting for Planning Services

As a part of the Fiscal Year 2014-2015 budget, funds were allocated for the contracting of planning services to augment the Development Services Department planning staff for implementation of the Comprehensive Plan and short-term planning services. Through a lengthy process, the Development Services Department has pre-qualified a pool of firms that we hope to work with on various planning tasks. Based on the results of the evaluation process, URS Corporation has been identified and contacted to provide on-call planning services to support City staff. I recommend City Council approve the URS Corporation contract and allow us to establish task orders to implement planning services.

After explanation by the City Manager Jeff Mikorski, motion by Nugent, second by Ganz to approve the URS Corporation contract. Motion carried 7-0.

2. Request to delay enforcement of Heavy Truck Ordinance

As requested by City Council at the November 5, 2014 City Council meeting, Council requested to act on the delay of the Truck Ordinance at the November 18, 2014 meeting.

The City of Morgantown, and all Council members, received a letter from Paul Cranston, on behalf of his clients, requesting that Morgantown refrain from expending public funds and resources on the implementation and enforcement of Morgantown's Heavy Truck Ordinance until Civil Action No. 14-C-1877 is resolved on the merits. A suit was filed challenging the validity of the "Heavy Truck Ordinance" enacted by the City of Morgantown on September 2, 2014. On November 10, 2014 Mr. Cranston requested an expedited hearing on the suit and a preliminary injunction.

After discussion, motion by Kawecki, second by Ganz to delay the enforcement of Truck Ordinance until all legal issues are resolved. Motion carried 7-0.

3. Home Rule Public Hearings

In order to move along the issues related to the City of Morgantown Home Rule Application, the City Manager stated that he would like to request that Council authorize a Public Hearing for Thursday, December 18, 2014 at 6:00 pm for the following proposals:

1. Ordinance regulating Upholstered Furniture, Mattresses, and other similar items on the Exterior of Premises.
2. Intergovernmental Agreements by Resolution Rather than by Ordinance.

City Manager Jeff Mikorski explained hearings to Council and ask their consensus on hearing date. Council approved date and proposals by unanimous consent.

REPORT FROM CITY ATTORNEY: No Report.

REPORT FROM CITY CLERK:

1. City Clerk Linda Tucker informed Council of a Liquor License Application – The Dancing Fig at 2862 University Avenue.

REPORT FROM COUNCIL MEMBERS:

Councilor Bane:

No Report.

Councilor Kawecki:

No Report.

Councilor Nugent:

Councilor Nugent thanked City Manager and City Staff for Third Ward Tour; mention that the Small Bs. Saturday Santa will be available for the kids and from 11-26 to 30th there will be free parking. He reported that the Wiles Hill/HP Neighborhood Meeting will be on November 19th at 287 Eureka Drive. Councilor Nugent announced that a Neighborhood Forum will meet on December 4th at Wiles Hill at 6pm about future development in the area; he then asked everyone to try to see the play Manger in Bethlehem on December 6 or 7th at M.T. Pockets.

Councilor Shamberger

Councilor Shamberger thanked the PSALM students for the card, they are really lovely; she also thanked WVU Student Master & Public Administration class for inviting myself and Councilor Kawecki to their class today on local government and it was very informative. Councilor Shamberger announced that

the Woodburn Redevelopment Commission will be meeting on November 20, 2014, 7p at Woodburn School; also reported that the Commission applied for a grant through the WV Preservation Alliance. Councilor Shamberger reported from the Coordinating Council on Homelessness that January is Homelessness Month and that John Sonneday will be speaking about that at the COW this month.

Councilor Fike:

Councilor Fike thanked the Staff and volunteers of the History Museum for the work that went into the displays with the Home Town Teams Exhibit that we have enjoyed the last 6 weeks. He then noted he was also proud of Mayor Selin in her announcement of her Million Hour Match Initiative and then we match those volunteers as citizens.

Councilor Ganz:

Councilor Ganz announced that the Suncrest Neighborhood Association meeting will be December 4th, 2014 at Calvary Baptist Church; School Board will be present to talk about design of new school. Councilor Ganz reported that there will be Mid-Eastern Dancing on December 12th at the Lebanese Bistro. Councilor Ganz updated everyone on Operation Christmas Child and the deadline to get shoeboxes in and where to deliver; history and more.

Mayor Selin:

Mayor Selin recognized the WVU Student Government representation in the audience this evening; and asked if they wished to report any news. Mayor Selin asked the City Manager Jeff Mikorski when Assistant City Manager Glen Kelly could give an update on enplanements at the Airport. Council suspended the rules to have Mr. Kelly give a brief report. Mr. Kelly stated that there were 8000 overall with just Silver-Airway; so far this month running 266 with the upcoming holiday we are hoping 800-850. Mr. Kelly reported the Wheeling Trip numbers were 204; FAA glad we are promoting

aviation. Mr. Kelly said that the Airport will have an FSC Intern to help with marketing and also the Mylan Chief pilot will work with the Airport on Charter Companies. Mayor Selin asked for consensus for a presentation about the Million Hour Match; approved by unanimous consent.

EXECUTIVE SESSION: Motion by Bane, second by Shamberger and carried by unanimous consent for Council to go into Executive Session, pursuant to West Virginia Code Section 6-9A-4(2) (9) as it pertains to personnel matters. Present: Council and City Manager Jeff Mikorski. Time 8:10 p.m.

ADJOURNMENT: There being no further items of business or discussion, the meeting adjourned by unanimous consent at 9:26 p.m.

City Clerk

Mayor

*A FULL TRANSCRIPT OF ALL COUNCIL MEETINGS IS AVAILABLE ON DVD AT THE MORGANTOWN CITY LIBRARY.

Exhibit A

Zimbra

Please read into the record

From : Joey James <jjames@downstreamstrategies.com>

Tue, Nov 18, 2014 11:07 AM

Subject : Please read into the record**To :** citycouncil@cityofmorgantown.org

My name is Joey James. I have an office at the corner of High Street and Walnut, or as I like to call it the ground zero of jake braking. As a young professional living and working in central Morgantown, I am thankful that council (with the exception of Wes Nugent) has passed the truck ordinance. This ordinance not only protects pedestrians but it also safeguards people's investments in their town (both homes and businesses). I find it no coincidence that some of the most blighted areas in the city are along the truck route and the passing of this ordinance provides us hope for community revitalization and investment.

The city has waited long enough for this. Please do not delay implementation. As a young professional who is weighing the options of purchasing a home and investing in their community, I can tell you that if the ordinance is not implemented, I will not even consider living in town.... and I am not an isolated case. Please read this into the record.



Office of the City Manager

The City of Morgantown

City Manager
Jeff Mikorski, ICMA-CM
389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7405 FAX: (304) 284-7430
www.morgantownwv.gov

City Manager's Report for City Council Meeting on December 2, 2014

New Business :

1. Contracting for Traffic Engineering Services

In order to determine the safety issues of heavy trucks traveling Route 7 through the downtown, and to confirm our traffic safety concerns, City administration requested quotes for traffic engineering studies from various firms. Attached is Trans Associates quote, the best price quote for the services identified. Funds will be used from the Capital Escrow contingency line for this study. I recommend that City Council approve the budgeting of \$11,900 from the Capital Escrow Contingency line for this traffic study by Tans Associates. Attached is a revision of the Capital Escrow Fund to show item #1 and #2 and the remaining contingency.

2. Upper Monongahela River Association Request

The Upper Monongahela River Association, Inc. (UMRA) has requested \$5000 to increase the recreational and commercial activity on the Monongahela River by paying the Army Corps of Engineers for opening the Opekiska and Hildebrand Locks for 34 days in 2015. UMRA has also requested these funds from other local and county agencies. In addition, UMRA has requested \$500 for supporting their participation with the Waterways Council. Council must authorize the budgeting of \$5,500 from the Capital Escrow Contingency line for this expenditure.

3. Don Knotts Memorial Statue

Over the last few months a group of people have been looking at the locations to place the Memorial Don Knotts Statue in Morgantown. Once the location is determined, the creation of the statue can begin. Recently, the top selected location has been identified and they have asked for the City of Morgantown approval of the location. As seen in the attached mockup, the selected location is on High Street, in front of the Metropolitan Theater. This is a great opportunity to showcase the downtown and the theater's history. Placing the statue on the sidewalk would still allow more than five feet of access along the sidewalk, in an area that does not have any tree pits to compete with access. The building also sits recessed along the metropolitan Theater, further reducing the impact of the statue. I recommend that City Council authorize the location of this significant piece of public art in front of the Metropolitan Theater.

City staff will power wash the sidewalk, and the building, prior to the installation of the statue as with all new sidewalk installations downtown on a regular basis.

4. 2015 Health Plan Renewal Rates

This is the time of year that we renew the City's Health Plan rates. I am happy to report that there is only a slight (2.9%) increase in premium rates for employees for the coming year. In addition, we have been able to improve our vision benefit, increase employee life insurance. As seen in the attached summary of rates, our employee health plan is a great benefit with rates from \$7.22 to \$32.79 per pay period, depending on the coverage and family status. I recommend City Council approve the 2015 City Health Plan rates for employees and retirees.

Jeff Mikorski ICMA-CM,
Morgantown City Manager



November 20, 2014

Mr. J. Damien Davis, P.E., CFM
Interim Director of Public Works and Engineering
City of Morgantown
389 Spruce Street
Morgantown, West Virginia 26505

Subject: Proposal for Traffic Engineering Services
Truck Circulation Evaluation Study

Dear Mr. Davis:

As requested, Trans Associates (TA) is pleased to submit this proposal to provide traffic engineering services. If acceptable, upon signature it shall serve as a contract for these services. The purpose of these services is to perform a truck circulation evaluation study for two routes between I-68 and an offloading site located at 6th Street and Beechurst Avenue in the City of Morgantown. The following sections of this proposal provide a description of the proposed scope of services, schedule and fee considerations.

SCOPE OF SERVICES

The following scope of services has been developed based on the original scope of work sent via email on September 19, 2014, a corrected scope of work sent via email on September 22, 2014 and a revised scope of work sent via email on November 5, 2014. The two routes to be considered in this evaluation are as follows:

Route 1 - WV Route 7 from I-68 to site on US 119 (Beechurst Avenue) (Existing route)

Route 2 - County Route 857 from WV Route 7 to site on US 119 (Beechurst Avenue)

These routes are also shown color coded on the attached map. It is anticipated that this scope will provide the required study to provide engineering justification for roadway improvements, turn prohibitions, or the posting of a truck route.

The following parts and tasks are included from the aforementioned scopes of work and revisions specified by the City.

Iwin lowers, Suite 400, 4955 Steubenville Pike, Pittsburgh, PA 15205 T (412) 490-0630 F (412) 490-0631

Mr. J. Damien Davis, P.E., CFM
November 20, 2014
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Task D. Isolated Traffic Counts

In order to quantify potential operational issues at intersections, 15 minute sample counts will be collected at up to four (4) locations. These four (4) locations will be identified after completion of Task A. The sample counts will be collected during the AM and PM peak periods. This information will be used to quantify the number of heavy vehicles using critical intersections on each route. Per the revised scope of work, it is assumed that the City will collect and summarize this data for use by TA.

Part II – Traffic Engineering Analysis

Task A – AutoTurn Evaluation

Using the collected information from Part I – Data Collection, TA will perform truck turn investigations at the following locations along the two (2) routes:

Route 1

1. WV 7 and Co 857
2. Hogback Turn
3. WV 7 and Pennsylvania Avenue
4. WV 7 and S. Walnut Street
5. Walnut Street and University Avenue
6. Beechurst Avenue and 6th Street
7. University Avenue and Beechurst Avenue
8. University Avenue and Pleasant Street
9. Pleasant Street and Spruce Street
10. Spruce Street and Walnut Street

Route 2

1. WV 7 and Co 857
2. Deckers Creek Boulevard and Greenbag Road
3. Turn on Greenbag Road at Morgantown Printing and Binding
4. Co 857 and US 119
5. Beechurst Avenue and 6th Street

Part IV – Meetings

TA will be available to attend meetings with the City, the County, and/or WVDOH throughout the duration of the project, at the City's request. For the purposes of this scope and fee, three (3) meetings are assumed. TA will be available to attend additional meetings when requested. These supplemental meetings will be attended upon the City's authorization for an additional fee. TA will develop meeting minutes of any meeting with a public agency.

SCHEDULE

Two (2) weeks will be required to perform the required data collection. An additional three (3) weeks will be required for analysis and preparation of a report. A total of five (5) weeks will be required to prepare a report contingent on receiving satisfactory mapping/aerial photography from the City.

FEE

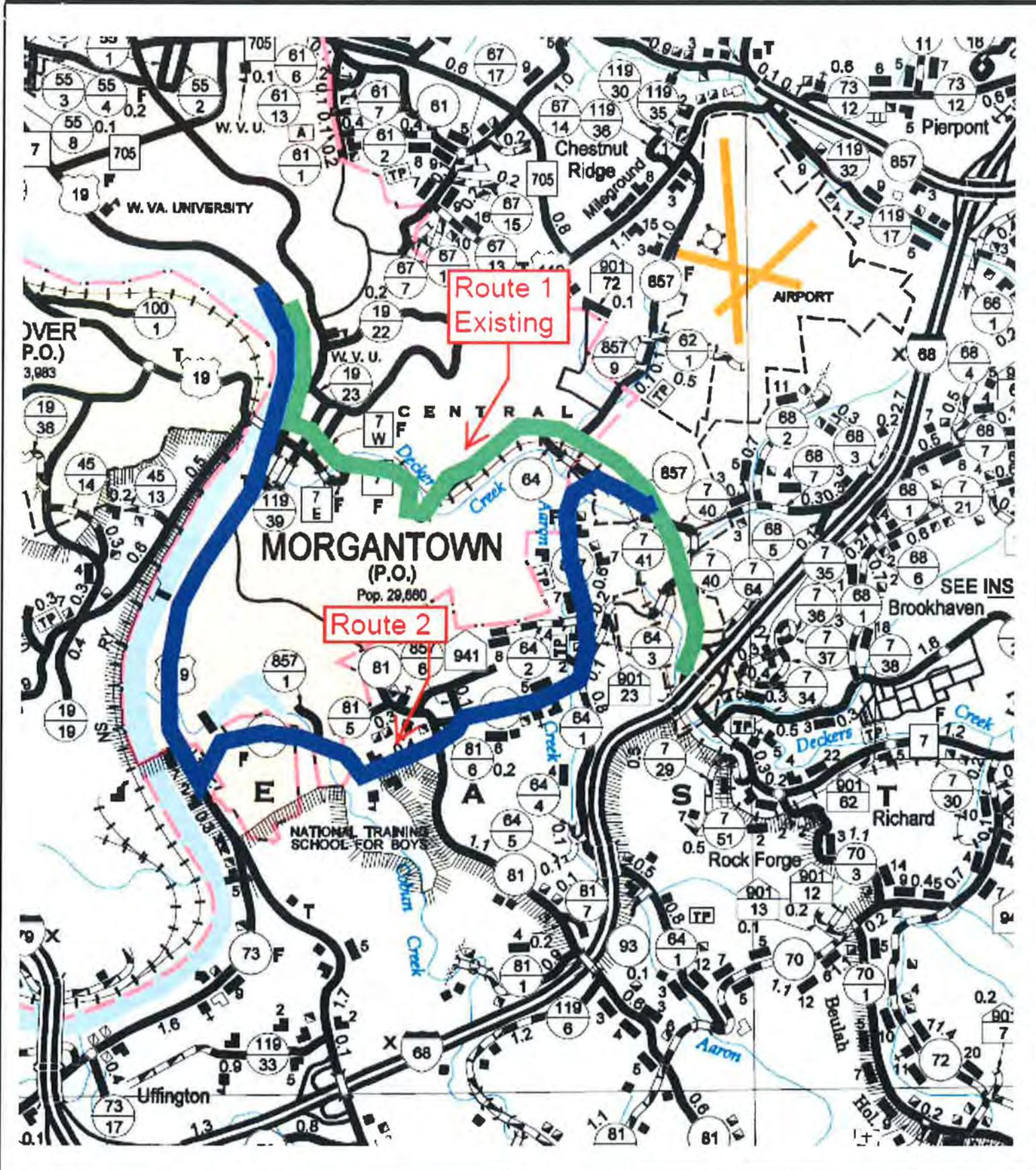
TA proposes to be compensated for the outlined scope of services in accordance with the attached rate schedule. A fee limit of \$11,900 is recommended including attending up to three (3) meetings. If attendance at additional meetings is required, such meetings will be invoiced at \$700 per meeting inclusive of personnel and direct costs. This fee limit will not be exceeded without your written authorization. The attached terms and conditions shall apply to all supplemental authorizations. Upon verbal authorization from you, TA will provide you with written documentation of the same. It shall be your responsibility to object, within reasonable time, to the written documentation if it is not, in the opinion of the client, in conformity with the verbal authorization obtained.

Approved by: _____

Print/Type Name and Title

Entity: _____

Date: _____




SCALE: N.T.S.



Transportation Solutions for Today and Tomorrow
 Twin Towers Suite 400 / 4955 Steubenville Pike
 Pittsburgh, Pennsylvania 15205 / (412) 490-0630

PROJECT NO.	morga00 - 14252
PROJECT:	TRUCK CIRCULATION EVALUATION STUDY
TITLE:	ROUTES 1 AND 2

FIGURE	1
D.B. <u>MIY</u>	
C.B. <u>REG</u>	
REV. _____	



GENERAL 2014 RATE SCHEDULE

<u>PERSONNEL CLASSIFICATION</u>	<u>RATES PER HOUR</u>
PRINCIPAL / SENIOR MANAGER	\$156.00
MANAGER	\$135.00
SENIOR ENGINEER / DESIGNER	\$117.00
ASSOCIATE DESIGNER / ANALYST	\$97.00
SENIOR TECHNICIAN	\$77.00
SENIOR SURVEY TECHNICIAN	\$77.00
TECHNICIAN	\$72.00
CLERICAL	\$57.00/67.25 ⁽¹⁾
FIELD ENUMERATORS	\$30.00

<u>DIRECT EXPENSES</u>	<u>RATE</u>
AUTO TRAVEL	\$0.56/MILE*
COPIES	\$0.17/SHEET
Color	\$0.50/SHEET
PLAN PRINTS	
Bond	\$0.27/S.F.
Vellum	\$1.00/S.F.
Mylar	\$1.35/S.F.
Color Plot	\$0.65/S.F.
OTHER DIRECT COSTS	AT COST

*Current Federal Standard Mileage Rate(Subject to Federal Rate Change)

⁽¹⁾Premium hourly rate based upon authorized overtime.



Upper Monongahela River Association, Inc.

P.O. Box 519

Granville, WV 26534-0519

Tuesday 25 November 2014

STATEMENT TO MORGANTOWN CITY COUNCIL COMMITTEE OF THE WHOLE

The Monongalia County Commission and its partner the Upper Monongahela River Association (UMRA) request the City of Morgantown to contribute \$5,000, as partial payment to the US Army Corps of Engineers, to reopen and staff the locks on the Upper Monongahela River at Opekiska and Hildebrand, and as necessary at Morgantown. An additional \$500 is needed by UMRA to support our efforts to accomplish these ends. Reopening the locks would foster increased commerce, recreation, and economic development on the Upper Monongahela River including allowing fishing tournaments and other events to take place that would not be able to do so were the locks continued to be closed. It would also help ensure that a portion of your gasoline, diesel, coal and limestone continue to be delivered by barge, and that the pool levels continue to be maintained so our drinking/bathing water supply is secure. This year the Corps will be reviewing whether the Upper Mon locks should remain in Federal Service or be decommissioned. For all these reasons and more we believe it is essential that the communities, organizations, and businesses in the Mon River watershed contribute and participate in our efforts to reopen the locks. These actions will demonstrate to the Corps that we consider the locks and dams and the Mon River not only a treasure but critical infrastructure and essential for our continued and future well being.

Barry Pally, President UMRA, Co-Chair, Lock Operations Working Group.
Tim Mitchem, President, Bass Nation of West Virginia, UMRA Board Member,
Co-Chair, Lock Operations Working Group.
Frank Jernejcic, Vice-President UMRA.

www.UpperMon.org

City of Morgantown

Finance Department

389 Spruce Street

Morgantown, WV 26505

Phone 304-284-7407/Fax 304-284-7418

jsabatelli@cityofmorgantown.org

MEMO

DATE: November 26, 2014

TO: Jeff Mikorski, ICMA-CM
City Manager

FROM: JR Sabatelli, CPA
Finance Director 

RE: Capital Escrow Budget Revision #4

Per our discussion, the following revision provides for an allocation to the Upper Mon River Association to put toward reopening and staffing the locks of the Upper Monongahela River. Also, funds are included for a traffic study of Route 7.

Budget Line	Current Unencumbered Balance	Current Budget	Proposed Revised Budget	Net Change
Revenues:		-	-	-
Expenses:				
Upper Mon River Association	-	-	5,500	5,500
Rt. 7 Traffic Study	-	-	11,900	11,900
Contingencies	134,366	134,366	116,966	(17,400)
Net Revision				-



DON KNOTT



City of Morgantown

Finance Department

389 Spruce Street

Morgantown, WV 26505

Phone (304) 284-7407/Fax 7418

MEMO

DATE: November 26, 2014

TO: Jeff Mikorski, ICMA-CM
City Manager

FROM: Joseph R. Sabatelli, CPA
Finance Director



RE: Health Plan Renewal Rates - Effective 1/1/2015

The following summarizes the proposed rate changes in the City of Morgantown's Group Health Plan effective January 1, 2015:

	<u>2014</u>	<u>2015</u>	<u>% Change</u>
<u>Fixed Costs:</u>			
Reinsurance Premiums	\$ 599,681	\$ 599,681	0.0%
Administrative Fees	<u>163,987</u>	<u>166,615</u>	1.6%
	\$ 763,668	\$ 766,296	0.3%
<u>Projected Claims (125%)</u>			
Medical Claims	\$2,962,428	\$3,127,764	5.6%
Prescription Claims	762,930	762,930	0.0%
Dental	149,486	135,515	- 9.3%
Vision	<u>49,226</u>	<u>33,111</u>	- 32.7%
Projected Claims	\$3,924,070	\$4,059,320	3.4%
Total Costs to be Funded	\$4,687,738	\$4,825,616	2.9%

The City budgeted for rates to increase in health plan contributions as of January 1, 2015. Consequently, the rates to be implemented January 1, 2015 effect an approximate 2.9% increase from the amount originally budgeted for the fiscal year. This results in budgetary savings to the General Fund of approximately \$77,720 before the effects of open enrollment and staffing changes.

In accordance with the policy adopted by Council on June 1, 2010, it is also proposed that employee and retiree contribution rates increase 2.9%, effective January 1, 2015, except that rates related to the Medicare Advantage participants and those required to pay the full premiums have been adjusted according to premium requirements. Other changes include reducing the classes to 2 groups and including a definition of annual regular earnings. I have attached schedules of the rates for each benefit group.

**City of Morgantown
Group Health Plan
Employee Contribution Rates (Per Pay Period)
Effective January 1, 2015
(with 2.9% Increase)**

Group I - Employees with annual regular earnings up to \$39,519

Group II - Employees with annual regular earnings over \$39,519

	Medical Only	Dental Only	Vision Only	Medical & Dental	Medical & Vision	Dental & Vision	Medical, Dental & Vision
<u>Group I</u>							
Single	\$ 7.22	\$ 3.04	\$ 1.92	\$ 8.01	\$ 9.14	\$ 4.96	\$ 9.93
Family	\$ 24.09	\$ 4.50	\$ 3.84	\$ 26.34	\$ 27.93	\$ 8.34	\$ 30.18
<u>Group II</u>							
Single	\$ 8.02	\$ 3.10	\$ 1.92	\$ 8.87	\$ 9.94	\$ 5.02	\$ 10.79
Family	\$ 26.49	\$ 4.71	\$ 3.84	\$ 28.95	\$ 30.33	\$ 8.55	\$ 32.79
Spousal Surcharge**	\$ 339.05						

All contributions will be withheld on a before-tax basis under the Section 125 Plan, unless you waive this election.

Contribution rates are subject to change by action of the Morgantown City Council.

***The Spousal Surcharge will be charged each pay period for spouses remaining on the plan that do not meet certain criteria.*

Annual regular earnings includes an employee's base rate, longevity, hazard duty, and all certification and education increases based on 2080 hours in a year.

**City of Morgantown
Group Health Plan
Retiree Monthly Contribution Rates
Effective January 1, 2015
(with 2.9% Increase)**

**NON-MEDICARE
(UNDER AGE 65)**

	Pre 1/1/11 Hires	Post 1/1/11 Hires
Single	\$ 125.69	\$ 729.09
Family	\$ 254.57	\$ 1,735.41
Spousal Surcharge**	\$ 734.60	

**MEDICARE
(AGE 65 AND OLDER OR DISABLED)**

	Medicare Advantage Plan Pre 1/1/11 Hire	Medicare Advantage Plan Post 1/1/11 Hire
Single	\$ 76.00	\$ 95.00
Spouse	\$ 152.00	\$ 190.00

	Non-Medicare Advantage Plan
Single	\$ 729.09
Family	\$ 1,735.41

If members of a family belong to both the Medicare and Non-Medicare groups, family members will be charged according to the applicable single rate for each participant (or family rate if more than one eligible dependent).

Members electing to utilize their local ppo as part of the City's Medicare Advantage Plan may do so at 100% of the premium for post 1/1/11 hires and 80% for pre 1/1/11 hires.

Contribution rates are subject to change by action of the Morgantown City Council.

Medicare eligible retirees electing to return to the City's plan must pay the entire premium.

***The Spousal Surcharge will be charged monthly for spouses remaining on the plan that do not meet certain criteria.*



Office of the City Clerk

The City of Morgantown

Linda L. Tucker, CMC
389 Spruce Street, Room 10
Morgantown, West Virginia 26505
(304) 284-7439 Fax: (304) 284-7525
llittle@cityofmorgantown.org
www.morgantownwv.org

MEMORANDUM

To: Mayor and City Council
From: Linda L. Tucker, City Clerk
Re: Ward and Boundary Report and Confusion of Precincts
Date: November 26, 2014

The County Commission merged precincts in June of 2014 as the following: Precincts 4, 6 and 8 consolidated into 2A and B; 14, 15, 16 consolidated into 13; 20 and 21 into 10; 90 and 27 into 23. This was done according to House Bill 4473 to increase the size of the precincts. Attached also for reference of numbers is the last Voter Registration List before the precincts were merged. Also I have attached the House Bill 4473 and the current Voter Registration List for you also.

The Ward and Boundary Commission have worked many hours on this project; as well as Damien Davis our City Engineer. Am asking Council to approve report per state code.

Enrolled Committee Substitute

OTHER VERSIONS - [Introduced Version](#) |

ENROLLED
COMMITTEE SUBSTITUTE
for
H. B. 4473

(By Delegates Fleischauer, Manypenny, Poore,
Marshall, laquinta, Skinner and Hamilton)

[Passed March 8, 2014; in effect ninety days from passage.]

AN ACT to amend and reenact §3-1-5 and §3-1-29 of the Code of West Virginia, 1931, as amended, all relating to establishing voting precincts and changing the composition of standard receiving boards; authorizing the consolidation of certain precincts in certain circumstances; increasing the limit on the size of certain voting precincts to three thousand registered voters in urban areas and one thousand five hundred in rural areas; permitting precincts in urban or rural areas to have fewer than the minimum numbers of registered voters allowed; removing language requiring the West Virginia Office of Legislative Services to consult with county commissions regarding precinct modification; permitting an increase in the size of standard receiving boards; providing an option to have more poll workers and commissioners; and permitting fewer poll workers in precincts during a municipal election where there is no simultaneous state or county election.

Be it enacted by the Legislature of West Virginia:

That §3-1-5 and §3-1-29 of the Code of West Virginia, 1931, as amended, be amended and reenacted, all to read as follows:

ARTICLE 1. GENERAL PROVISIONS AND DEFINITIONS.

§3-1-5. Voting precincts and places established; number of voters in precincts; precinct map; municipal map.

(a) The precinct is the basic territorial election unit. The county commission shall divide each magisterial district of the county into election precincts, shall number the precincts, shall determine and establish the boundaries thereof and shall designate one voting place in each precinct, which place shall be established as nearly as possible at the point most convenient for the voters of the precinct. Each magisterial district shall contain at least one voting precinct and each precinct shall have but one voting place therein.

Each precinct within any urban center shall contain not less than three hundred nor more than one thousand five hundred registered voters. Each precinct in a rural or less thickly settled area shall contain not less than two hundred nor more than seven hundred registered voters. A county commission may permit the establishment or retention of a precinct less than the minimum numbers allowed in this subsection upon making a written finding that to do otherwise would cause undue hardship to the voters. If, at any time the number of registered voters exceeds the maximum number specified, the county commission shall rearrange the precincts within the political division so that the new precincts each contain a number of registered voters within the designated limits: *Provided*, That any precincts with polling places that are within a one mile radius of each other on or after July 1, 2014, may be consolidated, at the discretion of the county clerk and county commission into one or more new precincts that contain not more than three thousand registered voters in any urban center, nor more than one thousand five hundred registered voters in a rural or less thickly settled area: *Provided, however*, That no precincts may be consolidated pursuant to this section if the consolidation would create a geographical barrier or path of travel between voters in a precinct and their proposed new polling place that would create an undue hardship to voters of any current precinct.

If a county commission fails to rearrange the precincts as required, any qualified voter of the county may apply for a writ of mandamus to compel the performance of this duty: *Provided*, That when in the discretion of the county commission, there is only one place convenient to vote within the precinct and when there are more than seven hundred registered voters within the existing precinct, the county commission may designate two or more precincts with the same geographic boundaries and which have voting places located within the same building. The county commission shall designate alphabetically the voters who are eligible

to vote in each precinct so created. Each precinct shall be operated separately and independently with separate voting booths, ballot boxes, election commissioners and clerks, and whenever possible, in separate rooms. No two of the precincts may use the same counting board.

(b) In order to facilitate the conduct of local and special elections and the use of election registration records therein, precinct boundaries shall be established to coincide with the boundaries of any municipality of the county and with the wards or other geographical districts of the municipality except in instances where found by the county commission to be wholly impracticable so to do. Governing bodies of all municipalities shall provide accurate and current maps of their boundaries to the clerk of any county commission of a county in which any portion of the municipality is located.

(c) To facilitate the federal and state redistricting process, precinct boundaries shall be comprised of intersecting geographic physical features or municipal boundaries recognized by the U. S. Census Bureau. For purposes of this subsection, geographic physical features include streets, roads, streams, creeks, rivers, railroad tracks and mountain ridge lines. The county commission of every county shall modify precinct boundaries to follow geographic physical features or municipal boundaries and submit changes to the Joint Committee on Government and Finance by June 30, 2007, and by June 30, every ten calendar years thereafter. The county commission shall also submit precinct boundary details to the U.S. Census Bureau upon request.

(d) The county commission shall keep available at all times during business hours in the courthouse at a place convenient for public inspection a map or maps of the county and municipalities with the current boundaries of all precincts.

§3-1-29. Boards of election officials; definitions, composition of boards, determination of number and type.

(a) For the purpose of this article:

(1) The term "standard receiving board" means those election officials charged with conducting the process of voting within a precinct and consists of no less than five persons, to be comprised as follows:

(A) Each precinct shall have at least one team of poll clerks, one team of election commissioners for the ballot box and one additional election commissioner.

(B) At the discretion of the county clerk and county commission, any county may add additional teams of poll clerks and commissioners to any precinct, as necessary to fairly and efficiently conduct an election;

(2) The term "counting board" means those election officials charged with counting the ballots at the precinct in counties

using paper ballots and includes one team of poll clerks, one team of election commissioners and one additional commissioner;

(3) The term "team of poll clerks" or "team of election commissioners" means two persons appointed by opposite political parties to perform the specific functions of the office: *Provided*, That no team of poll clerks or team of election commissioners may consist of two persons with the same registered political party affiliation or two persons registered with no political party affiliation; and

(4) The term "election official trainee" means an individual who is sixteen or seventeen years of age who meets the requirements of subdivisions (2), (3), (4), (5) and (6), subsection (a), section twenty-eight of this article.

(b) For each primary and general election in the county, the county commission shall designate the number and type of election boards for the various precincts according to the provisions of this section. At least eighty-four days before each primary and general election the county commission shall notify the county executive committees of the two major political parties in writing of the number of nominations which may be made for poll clerks and election commissioners.

(c) For each municipal election held at a time when there is no county or state election:

(1) The governing body of the municipality shall perform the duties of the county commission as provided in this section; and

(2) The standard receiving board may, at the discretion of the official charged with the administration of election, consist of as few as four persons, including one team of poll clerks and one team of election commissioners for the ballot box.

01/07/2014

VOTER REGISTRATION SUMMARY - MONONGALIA COUNTY

Page 1

District	Precinct	D	L	M	N	R						OTHER	Total
	01	459	0	2	172	205	0	0	0	0	0	12	850
	02	684	3	5	247	316	0	0	0	0	0	13	1268
	04	697	6	3	288	292	0	0	0	0	0	17	1303
	06	429	4	7	255	118	0	0	0	0	0	18	831
	08	599	5	5	248	247	0	0	0	0	0	12	1116
	10	612	6	7	590	377	0	0	0	0	0	23	1615
	13	339	6	2	276	206	0	0	0	0	0	8	837
	14	531	9	3	404	350	0	0	0	0	0	9	1306
	15	117	1	2	62	61	0	0	0	0	0	5	248
	16	586	6	4	329	298	0	0	0	0	0	21	1244
	20	190	0	0	181	95	0	0	0	0	0	8	474
	21	576	4	2	565	492	0	0	0	0	0	13	1652
	23	681	2	3	226	373	0	0	0	0	0	15	1300
	26	383	1	0	129	215	0	0	0	0	0	13	741
	27	185	1	0	79	115	0	0	0	0	0	3	383
	30	627	2	1	240	257	0	0	0	0	0	13	1140
	90	168	3	0	77	112	0	0	0	0	0	5	365
Total:		7863	59	46	4368	4129	0	0	0	0	0	208	16673

District	Precinct	D	M	N	OTH	R						Total
	01	453	2	187	0	212	0	0	0	0	0	854
	2A	1342	17	585	1	555	0	0	0	0	0	2500
	2B	1081	7	470	0	432	0	0	0	0	0	1990
	10	1410	12	1354	1	1002	0	0	0	0	0	3779
	13	1002	9	766	1	646	0	0	0	0	0	3669
	23	1049	3	396	2	616	0	0	0	0	0	2066
	26	384	1	131	0	221	0	0	0	0	0	737
	30	624	1	246	1	270	0	0	0	0	0	1142
Total:		7938	59	4482	7	4251	0	0	0	0	0	16737

MORGANTOWN WARDBOUNDARY COMMISSION REPORT, November 24, 2014

Morgantown Ward Boundary Commission Members:

- 1. Don West First Ward
- 2. Cindy O'Brien Second Ward
- 3. Roger Banks Third Ward
- 4. Steve Carpenter Fourth Ward
- 5. William Ryan Fifth Ward
- 6. Guy Panrell Sixth Ward Co-Chair *Guy Panrell 11/25/14*
- 7. Alan Donaldson Seventh Ward (Chairman 1992 to present)

2014 Registered Voter Data for City of Morgantown Provided by County Clerk's Office, Nov. 24, 2014

<u>Precinct</u>	<u>Registered Voters</u>
1	854
2A	2500
2B	1990
10	3779
13	3669
23	2066
26	737
30	<u>1142</u>
	16737

Voter Registration in 2014 by wards for the City of Morgantown and its total Registration

<u>Ward</u>	<u>Registered Voters in 2014 and numbers with boundary changes</u>	
1 st	854	2116
2 nd	2500	2277
	1990	

3 rd	3779	2730
4 th	3669	2478
5 th	2006	2417
6 th	757	2250
7 th	<u>1142</u>	<u>2469</u>
Voter Registration	16737	16737

Ward Average =2092

Comparison of voters from 2013 was 16622 (Voter Registration) being averaged with 16737(Voter Registration) would give around 16 more voters for each ward in 2014.

Voter Registration in 2014 by precinct, total for different Wards, and the voter registration deviation from the average for each Ward.

Deviations of registered voters from Average of Wards is a measure of sameness, between wards.

- Deviation from average Wards should be considered as criteria for changing ward boundaries, especially when a ward deviates more the 15% from average of Morgantown’s seven wards. However, this criteria is of secondary importance according to Section 7.05 (d) (1,2) Of 1994 Charter.

2014:

June 2014, County Commission consolidated the following precincts within the City of Morgantown; reduced the number of Precincts in the City of Morgantown from 17 to 8. Precincts 4, 6 and 8 will be consolidated into precincts 2A and B; precincts 14, 15 and 16 into 13 and precincts 90 and 27 into 30. These consolidations had no affect on any values for any changes.

VOTER REGISTRATION DATA 2013-14 & STATISTICS :(Attached Exhibit A. and B.)

Ward and Boundary Commission had several meetings as followed January 9; February 6; October 16; November 12; November 18 (minutes not approved yet); and a Work Session on November 24th at 10am.

Per minutes of February 6, 2014 Commission approved to adjust the fourth and seventh ward boundary by adding 414 voters to the seventh ward in order to balance the total number of voters in both wards. **(See attached minutes).** The Commission also on that date approved to adjust the second and third ward boundary adding 129 voters to balance number of voters in both wards.

The commission was agreeable with all decisions made and wanted this document to be available for Council for the COW Meeting and as indicated above has only the two changes as well as the annexation which Damien Davis has added to the map in ward 7. Mr. Davis has assured the Commission that he will have a map available for Council to view at the COW on 11-25-14 that explains any changes. Alan Donaldson, Chair will not be available to present report. A member from the Ward and Boundary Commission will present the report at the COW per the Chair's request.

SECTION 7.05. , ADJUSTMENT OF

(a) Number of . The territory included in the City shall be, is hereby divided into seven the number of shall not be increased or decreased.

(b) . The Council shall appoint seven qualified voters, one from each of the seven of the City as they exist at the time of such appointment, who shall comprise a . The voters chosen shall not be employed by the City in any other capacity. The appointment shall be made not later than 30 days after the commencement of each Council's term of office.

(c) Report. The shall file with the City Clerk a report containing a recommended plan a map for adjustment of to comply with the specifications set forth in subsection (d), which report shall be made between November 15 November 30 of each even-numbered year.

(d) Specifications. Except as otherwise provided in Section 10.05, the shall be adjusted from time to time in accordance with the following specifications:

(1) Each ward shall be formed of contiguous territory, its lines shall follow the precinct lines and the center lines of streets wherever practicable.

(2) Each ward shall contain as nearly as practicable the same number of qualified voters, determined from the registration for the last statewide general election. This specification shall not be construed to require the adjustment of precinct boundaries or to require the sacrifice of compactness of ward for the sake of achieving equality of numbers of registered voters among the seven wards of the City. The report shall include a map and description of the boundaries of each of the wards.

(e) Action on Report. Within 15 days after the date of the filing of the report mentioned in subsection (c), the Council shall approve or disapprove the same. If the report is disapproved, the Council shall state the reasons therefor on the minutes of the Council meetings. If the report is approved, the Council shall within 15 days after such approval, introduce a proposed ordinance providing for the ward boundaries in accordance with the specifications contained in the report. The procedure for the enactment of the ordinance shall be the same as for any ordinances provided for under Section 2.13 with the additional requirements of Section 2.13(b) (3).

Exhibit A

11/24/2014

VOTER REGISTRATION SUMMARY - MONONGALIA COUNTY

Page 1

District	Precinct	D	M	N	OTH	R						Total
	01	453	2	187	0	212	0	0	0	0	0	854
	2A	1342	17	585	1	555	0	0	0	0	0	2500
	2B	1081	7	470	0	432	0	0	0	0	0	1990
	10	1410	12	1354	1	1002	0	0	0	0	0	3779
	13	1002	9	766	1	646	0	0	0	0	0	3449
							0	0	0	0	0	
	23	1049	3	396	2	616	0	0	0	0	0	2066
	26	384	1	131	0	221	0	0	0	0	0	737
	30	624	1	246	1	270	0	0	0	0	0	1142
Total:		7938	59	4482	7	4251	0	0	0	0	0	16737

Voter Statistics City of Morgantown

Year	Total Registered Voters	Total Vote	Percentage
1991	10,661	3,110	29%
1993	11,119	2,918	26%
1995	11,628	2,048	18%
1997	13,626	2,308	17%
1999	13,367	339	3%
2001	14,336	2,292	16%
2003	14,747	3,629	24.6%
2005	14,144	1403	9.9%
2007	13,900	225	1.6%
2009	16,106	1,467	9.1%
2011	16,621	3,699	22.25%
2013	16,622	2,094	12.60%

WARD 5 BOUNDARY COMMISSION MEETING

Thursday, February 6, 2014

10:00 a.m.

City Hall - Council Chambers

PRESENT: Chairman Alan Donaldson, Commission members: Don West, David Huffman, William Ryan, Roger Banks and Guy Panrell. City of Morgantown Administration: City Clerk Linda Little, Deputy City Clerk Bethany Sypolt, City Clerk's Office Assistant Devon Milam, and Assistant City Engineer Damien Davis. Commissioner Steve Carpenter was absent. City Councilman Bill Kawecki was present in the audience.

The meeting was called to order by Chairman Donaldson at 10:01 a.m.

APPROVAL OF MINUTES:

Motion by Mr. West, second by Mr. Huffman to approve the minutes from the September 11, 2013 and January 9, 2014 meetings of the Ward and Boundary Commission. The minutes were approved as presented by unanimous consent.

PUBLIC PORTION:

There being no appearances, Chairman Donaldson declared the Public Portion closed.

UNFINISHED BUSINESS:

Mr. Davis presented a replacement map to the Commissioners, as the map drawn on at the last meeting could not be produced. The Commission reviewed changes they had approved at their last meeting.

Chairman Donaldson reviewed the voter registration numbers by ward, and Ms. Little reminded the Commission where they left off at the last meeting in their task of equalizing the wards by number of registered voters.

Discussion continued on how to reconcile between the third and second wards, followed by a motion from Mr. Panrell, second by Mr. Huffman to leave second and third wards as they are. The motion carried by unanimous consent.

Ms. Little then referenced back to the minutes of the last meeting, for the benefit of the Council person in attendance who had just arrived, and to remind everyone present what actions were last taken by the Commission.

Prepared by:

Linda Tucker

Linda Tucker
Chair

Date Approved: 11-12-14

WARD & BOUNDARY COMMISSION MEETING

Wednesday, November 12, 2014

10:00 a.m.

City Hall - Council Chambers

PRESENT: Chairman Alan Donaldson, Commission members: Don West, David Huffman 2nd Ward/Vacancy, Steve Carpenter, William Ryan, Roger Banks absent, Clerk Linda Jordan, and Assistant City Engineer Carmen Davis.

The meeting was called to order by Chairman Donaldson at 10:00 a.m.

APPROVAL OF MINUTES:

Motion by Commissioner Ryan, second by Commissioner Carpenter to approve the minutes from November 12, 2014 meeting. Motion carried 5-0. (Roger Banks, Third Ward/Absent; David Huffman, Second Ward/Vacancy).

PUBLIC PORTION:

Jenny Selin, 1224 Fairlawn Avenue, requested that the Commission check a recent Court Case to make sure the Commission is doing everything legally. Chair Alan Donaldson suspended the rules to open the floor for dialogue between Jenny Selin and members. After discussion, motion by Ryan, second by West requesting that the City Attorney research the Court Case and have a ruling by the next meeting. Motion carried 5-0. (Roger Banks, Third Ward/Absent; David Huffman, Second Ward/Vacancy).

Wes Nugent, 126 Willowdale Road, thanked the Commission for their work on the process of updating ward boundaries over the past year. He also offered background information regarding the importance of updating definitions of ward boundaries, as well as equalizing wards based on the number of registered voters to adhere to the City Charter. He spoke to other comments previously offered during the public portion, and offered his personal opinions regarding the process by which the Commission has conducted its work. He implored the Commission to validate and consider any applicable information in a timely fashion so as to report to City Council at the November Committee of the Whole meeting when the Commission's official report is due; and thanked the Commission for their continued service.

There being no more appearances, Chairman Donaldson declared the Public Portion closed.

UNFINISHED BUSINESS:

A. Review Voter Registration data from November 4th General Election:

City Clerk, Linda Tucker informed the Commission that the voter registration numbers are not ready yet as the County Clerk will send to City Clerk as soon as she has the numbers. Ms. Tucker will continue to contact the County Clerk and try to have the Voter Registration numbers by the next meeting.

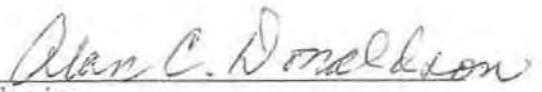
B. Review and vote ordinance to present to Council:

After discussion, the Commissioners then asked that a new map be provided for the next meeting to assist in the preparation of the Ordinance. The new map should illustrate all the boundary adjustments made in the last two meetings of the Commission, including precinct boundaries and annexations. Damien Davis, Interim City Engineer said he would prepare the description for the 2nd Ward Commissioner, since there is a vacancy there. They also requested updated Voter Registration Numbers from the County Clerk. By consensus next meeting will be on November 18, 2014 from 10am to noon.

ADJOURNMENT: There being no further business, meeting adjourned by unanimous consent. Time: 10:55am

Prepared by:

Linda Tucker


Chair

Date Approved: 11-19-14

REGULAR COUNCIL MEETING
Thursday, October 23, 2014
10:00 a.m.
City Hall - Council Chambers

PRESENT: Chairman Alan Donaldson. Commission members: Don West, David Huffman, William Ryan, Roger Banks and Guy Parrell. City of Morgentown Administrators: City Clerk Linda Tucker, and Assistant City Engineer Damien Davis. Commissioner Steve Casperer was absent.

The meeting was called to order by Chairman Donaldson at 10:01 a.m.

APPROVAL OF MINUTES:

Motion by Commissioner Parrell, second by Commissioner West to approve the minutes from the February 5, 2014. Motion carried 6-0.

PUBLIC PORTION:

There being no appearances, Chairman Donaldson declared the Public Portion closed.

UNFINISHED BUSINESS:

A. Draft Ordinance to present to Council:

After discussion, Chair Donaldson suggested that each Commissioners edit their own ward description and bring back to the next meeting. Damien Davis will e-mail each Commissioner with an updated ward and boundary map to help them in the rewrite of each Ward. By consensus all agreed to edit their wards and bring to next meeting to review.

B. Next Meeting:

The Commissioners then asked that a new map be provided for the next meeting to assist in the preparation of the Ordinance. The new map should illustrate all the boundary adjustments made in the last two meetings of the Commission, including precinct boundaries and annexations. They also requested updated Voter Registration Numbers from the County Clerk. By consensus next meeting will be on November 12, 2014 at 10am.

ADJOURNMENT: There being no further business, motion by Mr. Ryan, second by Mr. Banks to adjourn. Motion carried 6-0. Time: 10:55am

WARD & BOUNDARY COMMISSION MEETING

Thursday, January 9, 2014

10:00 a.m.

City Hall - Council Chambers

PRESENT: Chairman Alan Donaldson, Commissioners: Tom West, David Hoffman, William Ryan, Roger Backs and Guy Panrell, City of Morgentown Administration: City Clerk Linda Little, Deputy City Clerk Bethany Spole and Assistant City Engineer James Lewis. Commissioner Steve Carpenter was absent.

The meeting was called to order by the Chairman Donaldson.

NEW BUSINESS:

Mr. Donaldson reviewed voter registration data provided from the 2012 election totals. Ms. Little presented the Commission with new voter registration data acquired on January 7th, which is up to date and shows the total number of registered voters per precinct within city limits.

There was then discussion about the reports and maps provided to the commission previously, enumerating some discrepancies between wards.

Mr. Panrell informed the Commission that he reported to the City Manager the conduct of the Council Members who attended the last work session of the Commission. The Commissioners then discussed Mr. Panrell's comments, the occurrences of the last meeting, and the attending Council Member's behavior at the last meeting.

Mr. Davis arrived and presented the Commission with a new larger map showing a greater area. The Commissioners examined and discussed the new map and its content. They also discussed certain areas of concern and some of the objectives of the Commission.

Motion by Mr. Ryan, second by Mr. West to accept the map provided by the Engineering Department of the City, illustrating annexations to the City's Corporate Limits as presented. Motion carried by unanimous consent.

Mr. Ryan then brought up the task of equalizing the wards by number of voters as is the Commission's prescribed duty. Certain areas where different wards overlap in the County's voting precincts were discussed, and the Commission reviewed the data presented on these overlapping areas. Discussion continued as Commissioners reviewed and tabulated the total number of registered voters in each ward and compared the results. Discrepancies among the different wards were discussed.

Mr. Panrell then suggested that the number of voters affected in the last meeting's boundary adjustments be tallied and compared to the original totals in order to double check the previous changes made.

Mr. Davis and Mrs. Sypolt then assisted the Commissioners by referencing voter registration records to collect the data requested in order for calculations to be made. The Commission then discussed and considered changes to the fourth and seventh ward boundaries.

After discussion, motion by Mr. Ryan, second by Mr. West to adjust the fourth and seventh ward boundary, adding four hundred fourteen voters to the seventh ward in order to balance the total number of voters in both wards. This includes the streets Jacobs, Mulberry, Kenmore, and Rotary from University to Parkview; all of Laurel, Fairlawns, Cambridge, Oxford and the odd side of Elmhurst as drawn by the Commissioners and shown on the map provided to them. Motion carried by unanimous consent.

Discussion then returned to the second and third wards, and the commission re-examined whether reconciliation between the wards is actually necessary by double checking the previous calculations.

Meanwhile, the Commissioners discussed the potential for a change in the Commission leadership. Mr. Panrell agreed to begin training with Chairman Donaldson and assume the role of Co-Chair. The commission agreed by consensus.

The rules were then suspended and Councilor Kawecki addressed the Commission, reminding them of upcoming construction projects in the adjustment area being considered in second and third wards.

The Commissioners considered a boundary adjustment in the downtown area. Motion by Mr. Ryan, second by Mr. Banks, to adjust the second and third ward boundary, adding one hundred twenty nine voters to the second ward from the third ward by amending the boundary to include Pleasant Street and all streets south to Deckers Creek. Motion carried by unanimous consent.

The Commissioners then asked that a new map be provided for the next meeting to assist in the preparation of the Ordinance. The new map should illustrate all the boundary adjustments made in the last two meetings of the Commission, including precinct boundaries and annexations.

The Chair was requested to provide final numbers and percentages illustrating the changes made at the next meeting, as he has done in the past.

ADJOURNMENT: There being no further business, motion by Mr. Ryan, second by Mr. Banks to adjourn. The meeting adjourned by unanimous consent at 11:44 a.m.

Prepared by:

David C. Donaldson
Chair

Bethany Sypolt

Date Approved: 11.14.18

Motion by Mr. Farrell, second by Mr. Banks to extend the Fifth Ward boundary line to Darst and Mineral Streets as drawn by the Commissioners and shown on the map provided to them. Motion carried by unanimous consent.

Discussion commenced about the disproportionate voter registration data among the Fourth and Seventh Wards, and how to best reconcile the difference.

Motion by Mr. Banks, second by Mr. West to extend the Seventh Ward boundary into the Fourth Ward along the rights of way of Jacobs, Mulberry and Kenmore as drawn by the Commissioners and shown on the map provided to them. Further, it was added that the Fourth Ward boundary shall be revised to include the BB&T Bank property along Collins Ferry Road. Motions carried by unanimous consent.

After some discussion about how to reconcile the numbers in the Third and Second Wards, it was decided that the Commission shall reconvene and complete its task at a later date, after reassessing the changes made to the map and the related new voter registration totals.

ADJOURNMENT: There being no further business, motion by Mr. Ryan, second by Mr. West to adjourn. The meeting adjourned by unanimous consent at 12:20 p.m.

Prepared by:

Bethany Sypolt

Alan Donaldson
Chair

Date Approved:

1-31-14
by Commissioners 2-6-14

MORGANTOWN WARD & BOUNDARY COMMISSION

**Alan Donaldson – 7th Ward
Chairman**

1st Ward – Don West

2nd Ward – Cindy O'Brien

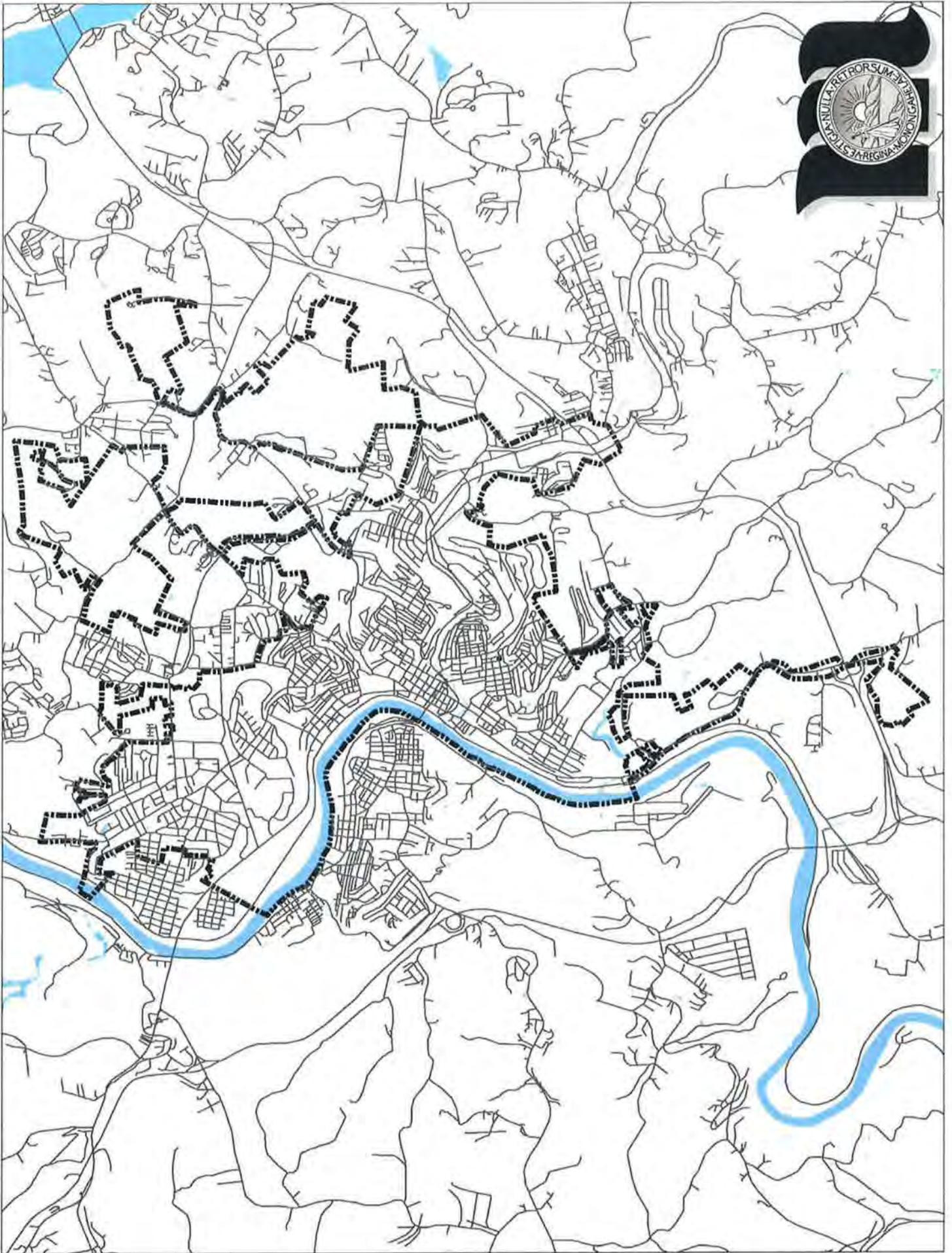
3rd Ward – Roger Banks

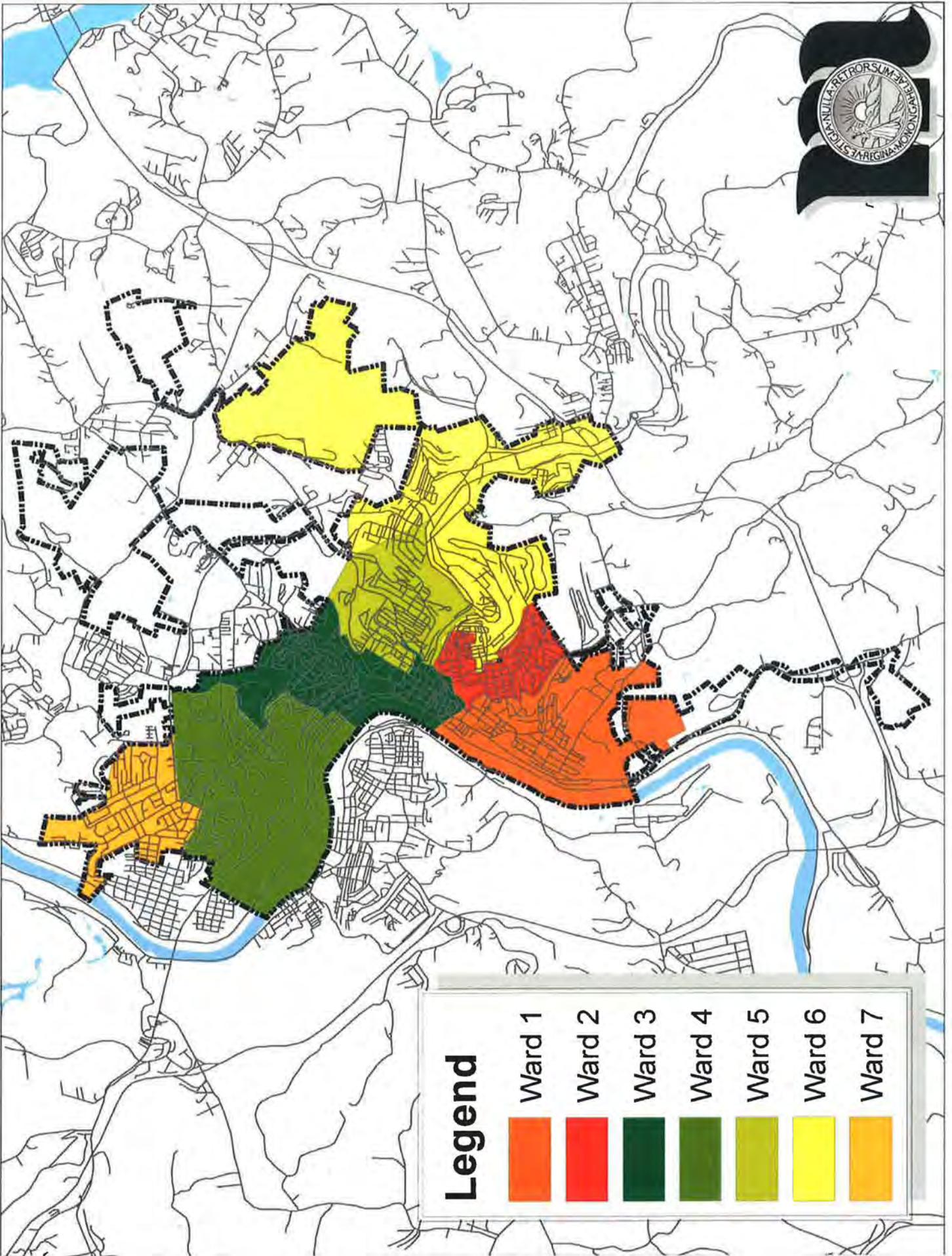
4th Ward – Steve Carperter

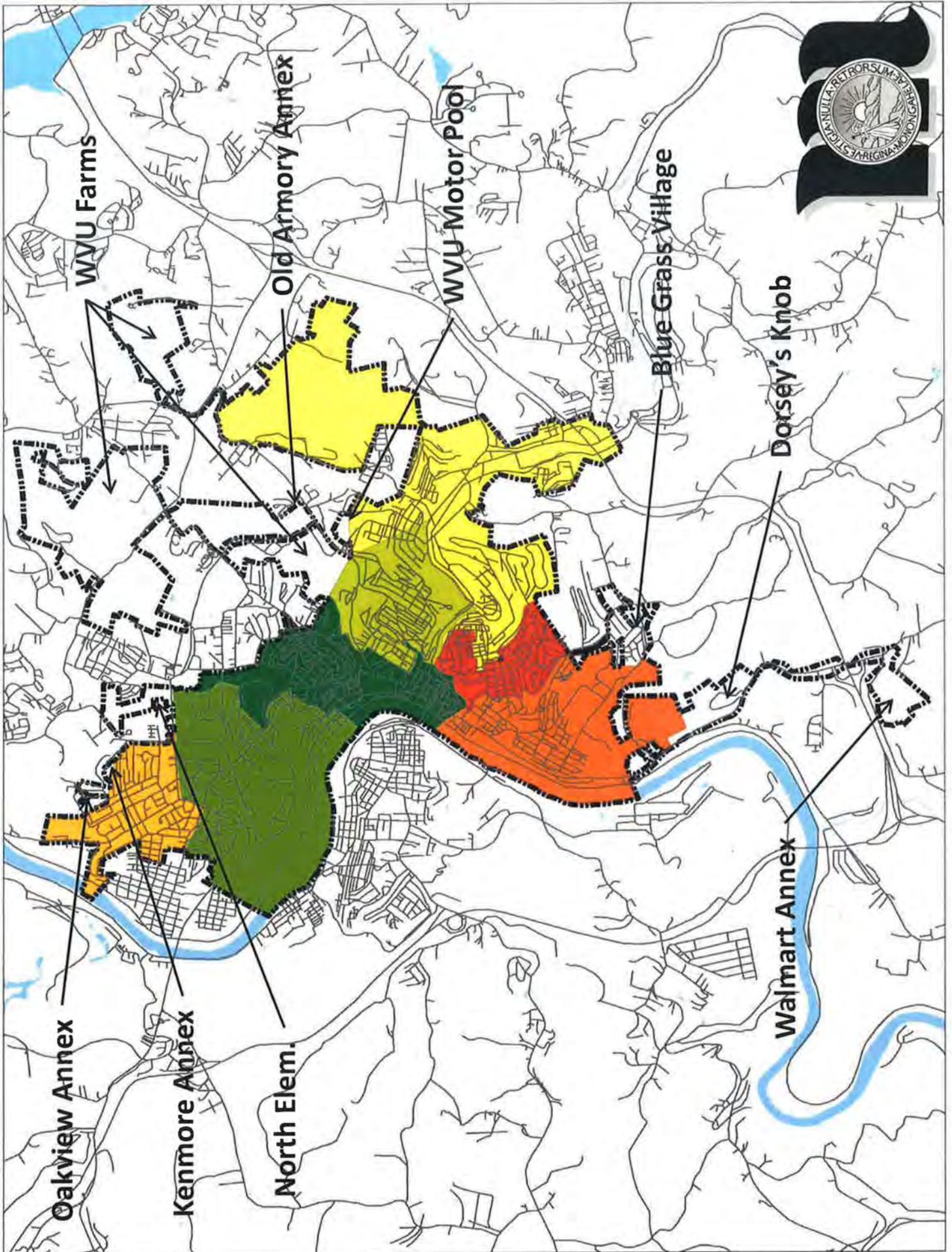
5th Ward – William Ryan

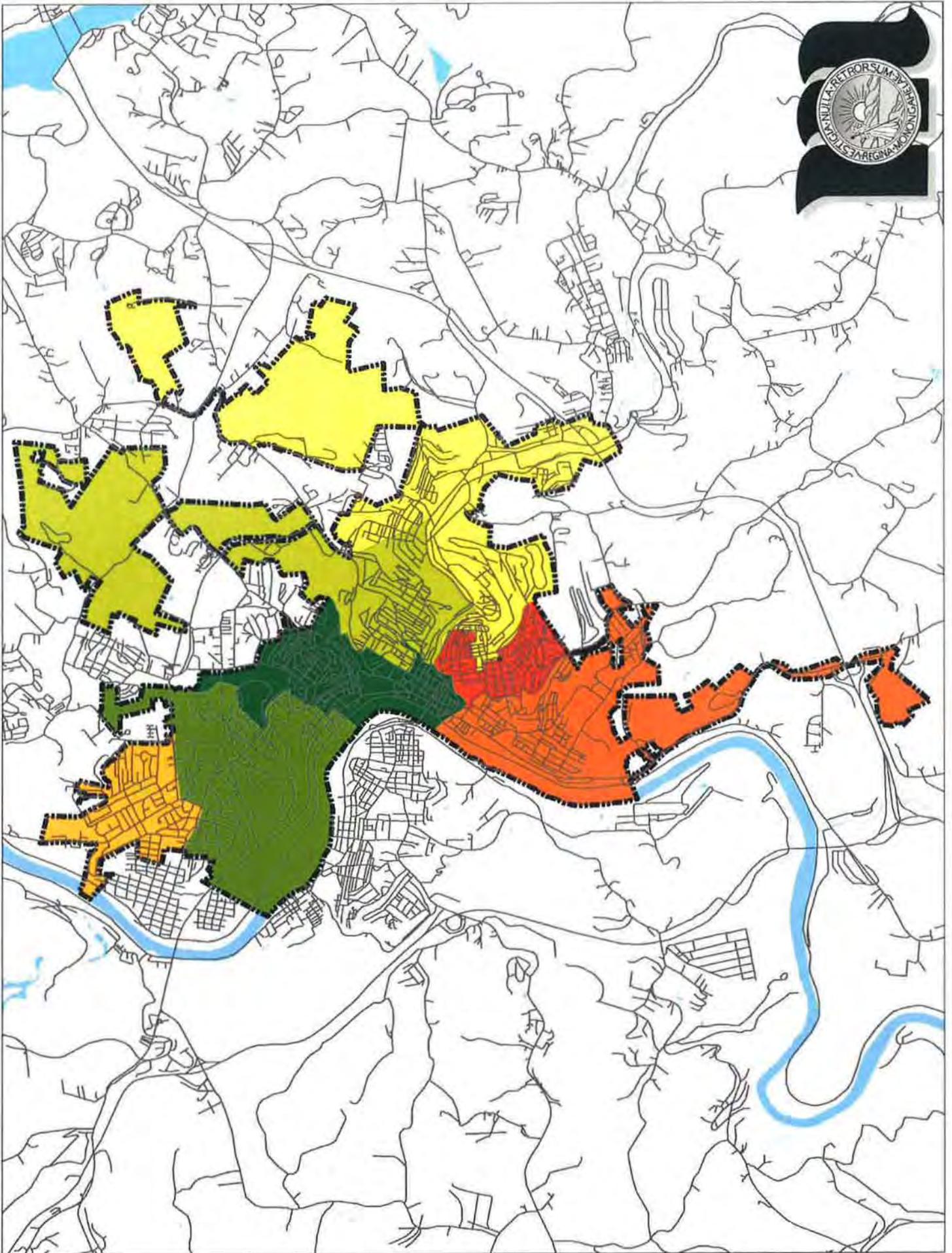
6th Ward – Guy Panrell

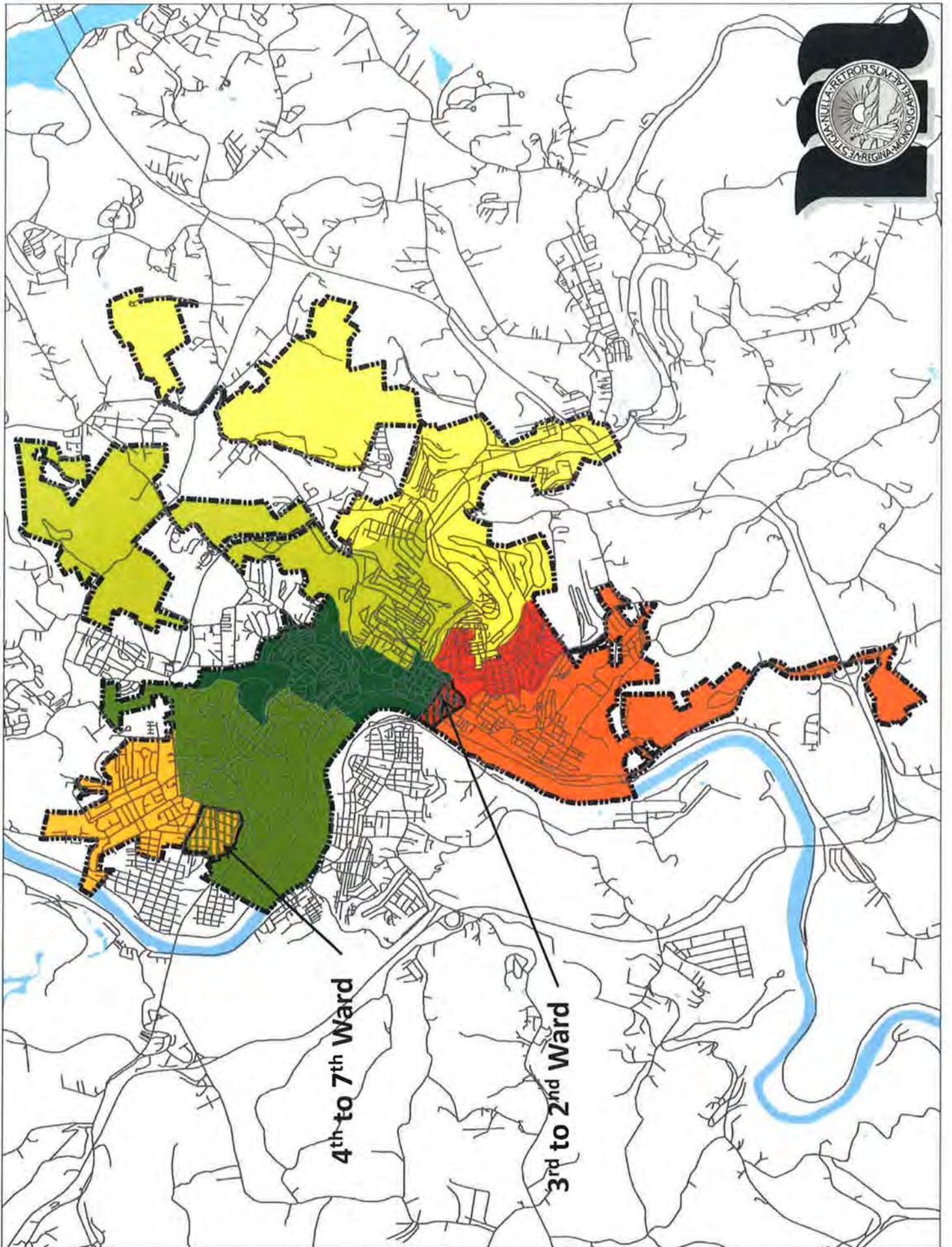
November 2014





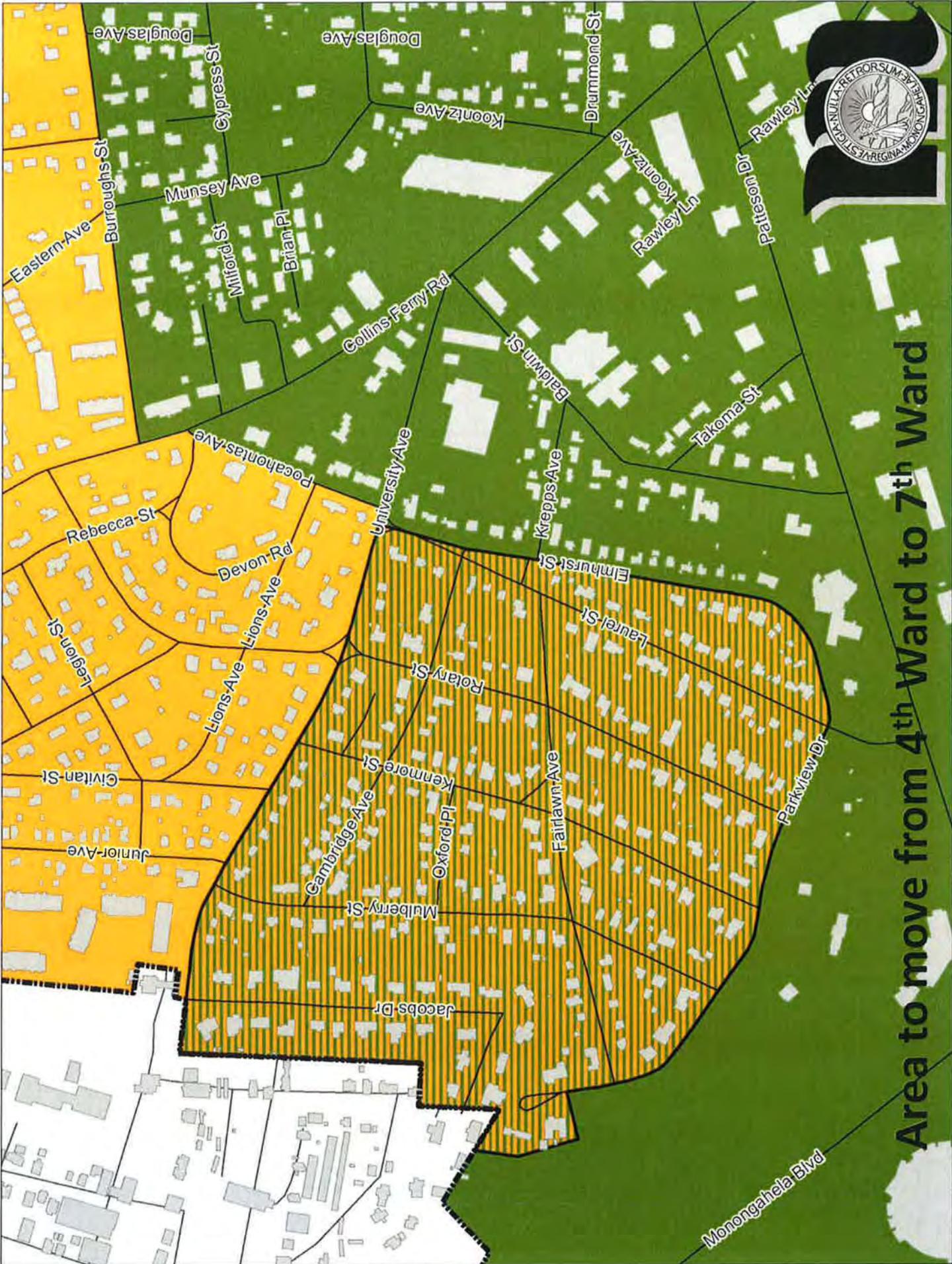






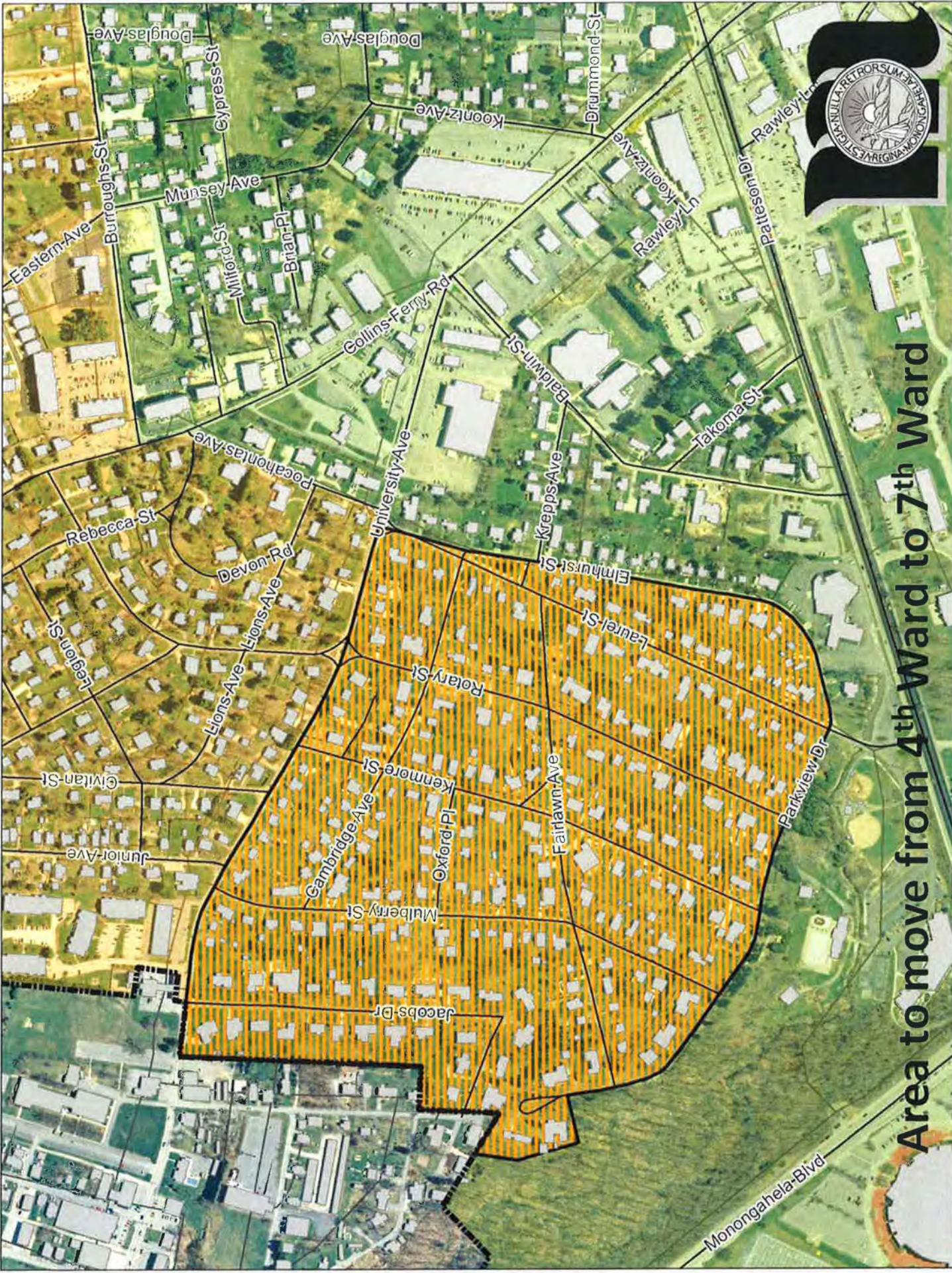
4th to 7th Ward

3rd to 2nd Ward

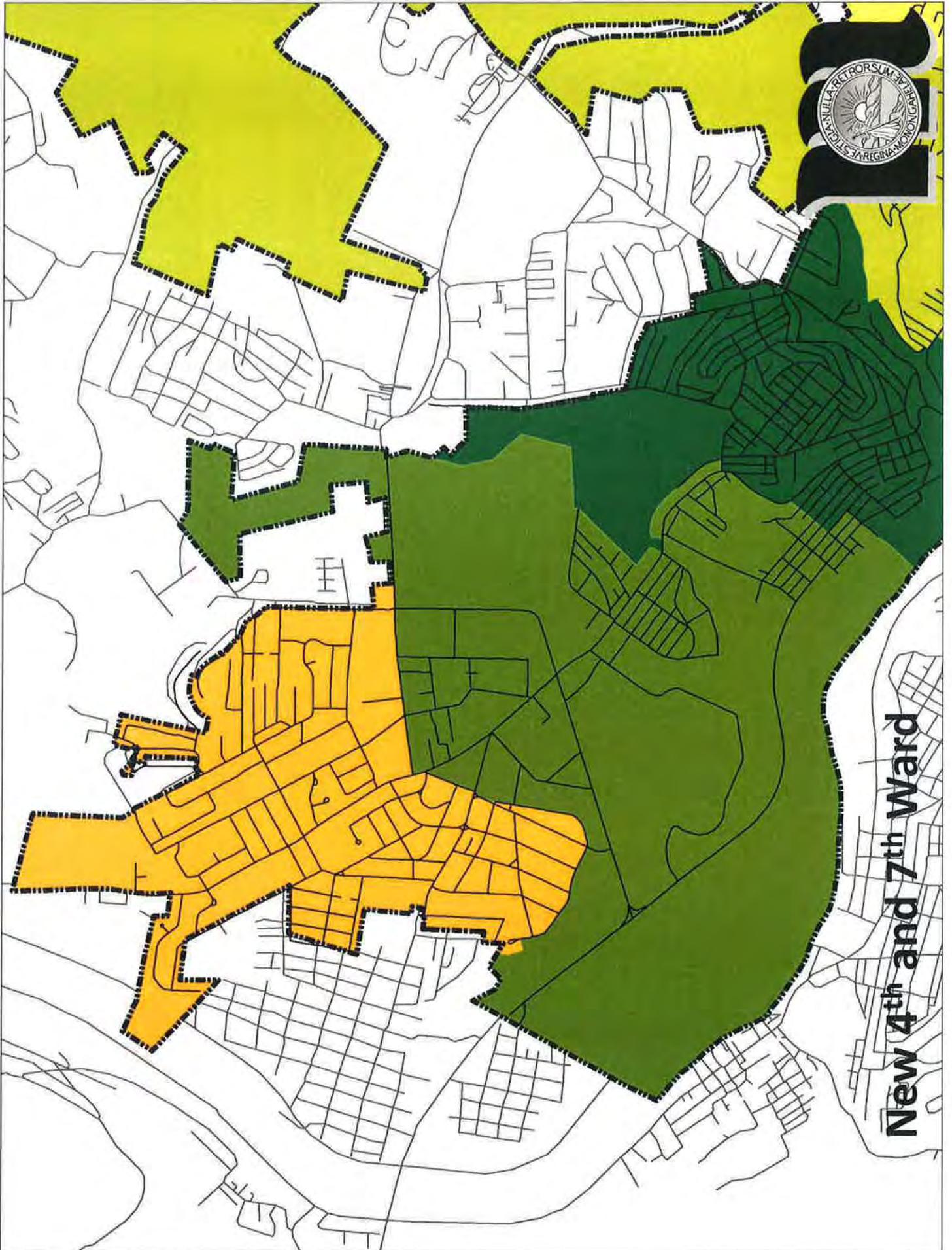


Area to move from 4th Ward to 7th Ward





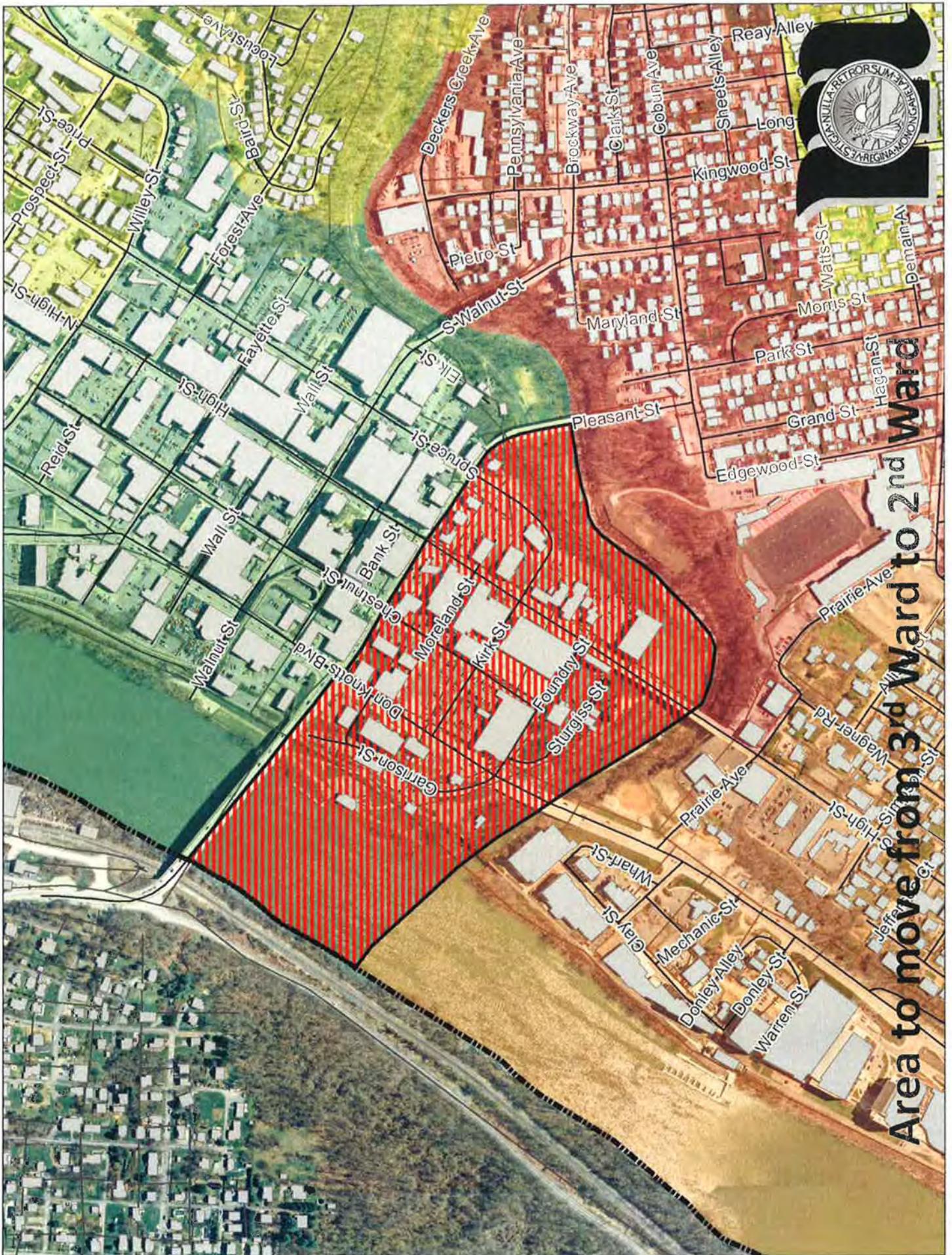
Area to move from 4th Ward to 7th Ward



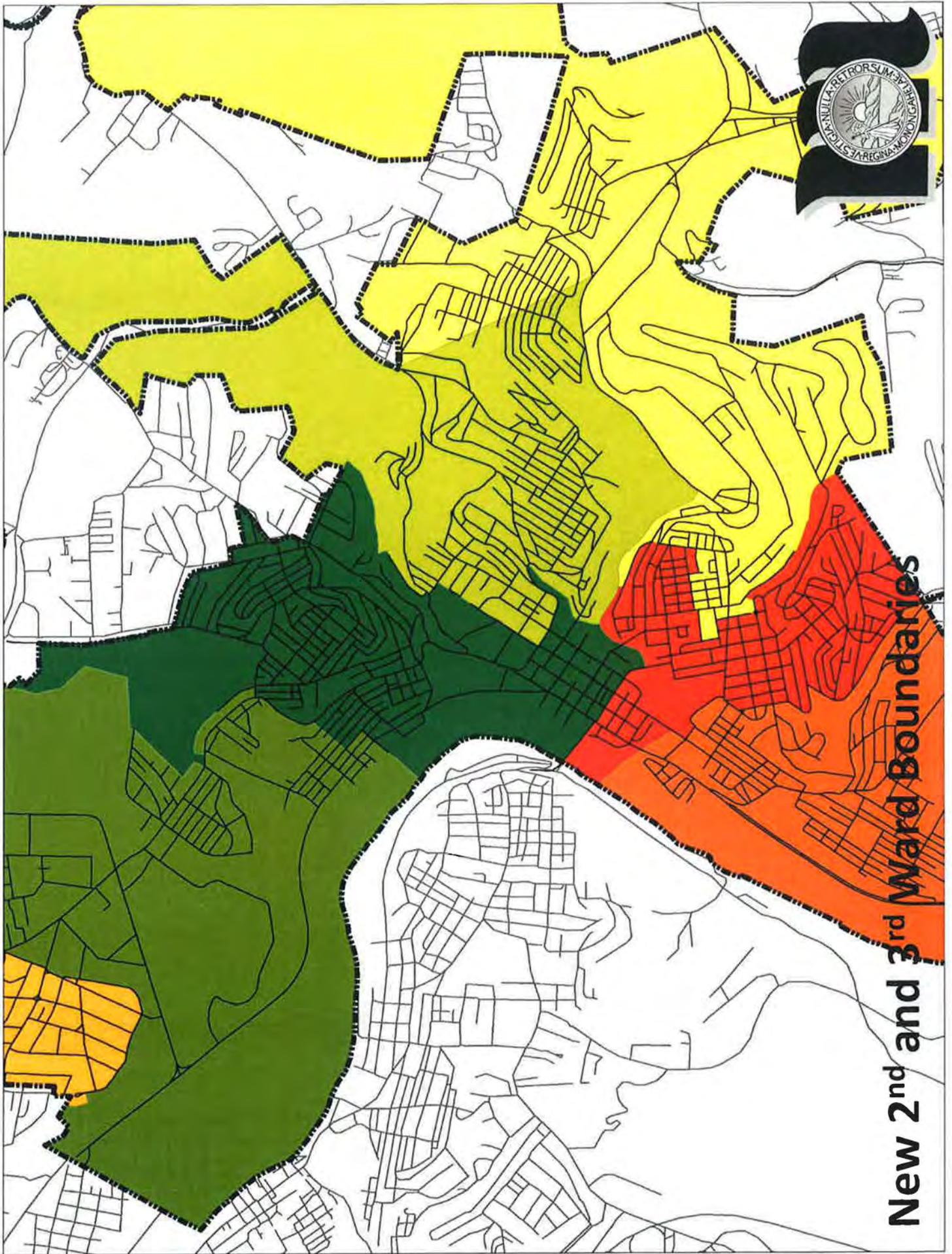
New 4th and 7th Ward



Area to move from 3rd Ward to 2nd Ward



Area to move from 3rd Ward to 2nd Ward



New 2nd and 3rd Ward Boundaries

BOARDS AND COMMISSIONS - TERMS EXPIRED AND CURRENT VACANCIES

BOARD OF ZONING APPEALS:

Bernie Bossio and George Papandreas terms expire on 12/31/14. The applicants we received did not comply with State Code. Bernie Bossio does not wish to continue to serve. Per Council direction; advertising again for applicants until 11-24-14. George wants to continue, since there are no applicants Council does not have to interview; just reappoint. Attached for Council and candidates applying for BZA vacancy is more information about the Board of Zoning Appeals Board and their duties. Resident appointed by CC - 5 members. *Have three candidates; would like to have Special Meeting on December 18th, 2014 to interview candidates.

FIRE CIVIL SERVICE:

Dan Hursh e-mailed that he must resign due to personal reasons. We are looking for a new Commissioner administratively. This is a City Manager appointment.

PLANNING COMMISSION:

Sam Loretta, First Ward Member and Tim Stranko, Second Ward Member terms expire on 12/31/2014. All wish to continue to serve. There were no applicants; Council will reappoint. Nominated by CM on recommendation by CC.

URBAN LANDSCAPE:

Nicole Panaccione, Fourth Ward resigned on 7/1/2014. Nominated by CM, one from each WD, 13 members with staggered terms and 1 Councillor.

***POLICE & FIRE CIVIL SERVICE COMMISSIONS:** NEW PRESIDENTS APPOINTED IN JANUARY.

**Information for Boards and Commissions vacancies are placed in the Dominion Post, are advertised on the City's Government Station Channel 15, and are posted at the Library and also information is on the City's Web Page.*

**Council decided on 3-21-06 by unanimous consent that if there is only one candidate for Boards & Commissions, that they will not interview; the City Clerk will check with Council before scheduling a Special Meeting.*

**BZA and Planning Commission term expirations are advertised in October and interviews must be completed by December per State Law.*

11/24/14

AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE CITY CODE.

WHEREAS, various ordinances of a general and permanent nature have been passed by Council which should be included in the City Code;

WHEREAS, certain provisions in the Traffic and General Offenses Codes should be revised to comply with current State law;

WHEREAS, the City has heretofore entered into a contract with the Walter H. Drane Company to prepare and publish such revision which is before Council; now, therefore,

THE CITY OF MORGANTOWN HEREBY ORDAINS:

Section 1. That the ordinances of the City of Morgantown, West Virginia, of a general and permanent nature, as revised, recodified, rearranged and consolidated into component codes, chapters, articles and sections within the 2014 Replacement Pages to the City Code are hereby approved and adopted.

Traffic Code

- 335.07 Special Speed Limitations When Meeting or Overtaking Waste Service Vehicles. (Added)
- 337.03 Overtaking, Passing to Left; Driver's Duties. (Amended)
- 345.15 Lights on Motorcycles, Motor-Driven Cycles and Mopeds. (Amended)
- 345.18 Special Restrictions on Lights. (Amended)
- 373.07 Lights and Reflector on Bicycle; Brakes. (Amended)

General Offenses Code

- 501.02 Obstructing or Giving False Information to an Officer; Fleeing. (Amended)
- 501.99(f) Penalty. (Added)
- 520.01 Definitions. (Amended)

Section 2. That this Ordinance shall be effective from the date of its adoption.

FIRST READING:

MAYOR

ADOPTED:

FILED:

CITY CLERK

RECORDED:

District and Project Plan Approval Ordinance

ORDINANCE

AN ORDINANCE APPROVING AND CREATING A NEW TAX INCREMENT FINANCING DISTRICT IN THE CITY OF MORGANTOWN, MONONGALIA COUNTY, WEST VIRGINIA TO BE KNOWN AS “THE CITY OF MORGANTOWN REDEVELOPMENT DISTRICT NO. 4”; APPROVING THE WILLEY-SPRUCE-BROCKWAY REDEVELOPMENT PROJECT PLAN NO. 1 AS APPROVED BY THE WEST VIRGINIA DEVELOPMENT OFFICE; ESTABLISHING A TAX INCREMENT FINANCING FUND AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, The City of Morgantown (the “City”) is authorized by the West Virginia Tax Increment Financing Act, Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the “Act”), to create development or redevelopment districts, cause project plans to be prepared, issue tax increment financing obligations and take other actions to facilitate the orderly development and economic stability of the City, all as more fully set forth in the Act;

WHEREAS, the City desires to create and establish a redevelopment district to be known and designated as the “City of Morgantown Redevelopment District No. 4”, as more fully described in **Exhibit A** hereto (the “TIF District”), and to approve a redevelopment project plan, specifically being the acquisition, construction and equipping of road, intersection and public property improvements (including utility relocation, pedestrian ways (sidewalks), curbs, lighting, landscaping, land and right-of-way acquisition, and related infrastructure), demolition and site preparation, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects, and other related public infrastructure, to be known and designated as “Willey-Spruce-Brockway Redevelopment Project Plan No. 1”, as more fully described in **Exhibit B** hereto (the “Project Plan”), all in order to facilitate the issuance of tax increment financing obligations to finance the costs of planning, acquiring, constructing and equipping the Project Plan, being necessary public infrastructure improvements within the TIF District;

WHEREAS, the City did, on October 21, 2014, following proper notice thereof, hold a public hearing with respect to the Tax Increment Financing Application relating to the creation of the TIF District and proposing the Project Plan (the “Application”) wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of the TIF District and its proposed boundaries and the proposed approval of the Project Plan;

WHEREAS, the City submitted the Application to the Director of the West Virginia Development Office (the “Director”) for his review and approval, all in accordance with the applicable provisions of the Act;

WHEREAS, the Director has, by letter dated December __, 2014, notified the City that the West Virginia Development Office has reviewed the Application and has found the Application regarding both the TIF District and the Project Plan to be complete, and has further provided that the City may now enter an order certifying the TIF District and Project Plan to be complete and that the City may now enter an order creating the TIF District, approving the Project Plan and creating a Tax Increment Financing Fund for the TIF District;

WHEREAS, it is hereby found and determined that the Application meets the criteria set forth in the Act for creation of a development district, formulation of a project plan and creation of a tax increment financing fund; and

WHEREAS, the City Council of the City of Morgantown (the "City Council") has determined to enact this Ordinance that approves, certifies and creates the TIF District, approves and certifies the Project Plan and creates the TIF Fund.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL, AS FOLLOWS:

1. Justification for Approval of TIF District. It is hereby found and determined that the real property within the TIF District will be benefitted by eliminating or preventing the development or spread of slums or blighted, deteriorated or deteriorating areas, discouraging the loss of commerce, industry or employment, increasing employment therein or any combination thereof; that development or redevelopment thereof will not be solely used for development of commercial businesses that will unfairly compete in the local economy; and that development or redevelopment is in the public interest because it will discourage commerce, industry or manufacturing from moving their operations to another state, result in increased employment in the City or result in preservation or enhancement of the tax base of the City.

2. Justification for Approval of Project Plan. It is hereby found and determined that the real property within the TIF District will be benefitted by implementing the Project Plan by eliminating or preventing the development or spread of slums or blighted, deteriorated or deteriorating areas, discouraging the loss of commerce, industry or employment, increasing employment therein or any combination thereof.

3. Approval and Creation of TIF District. The TIF District, to be known as "The City of Morgantown Redevelopment District No. 4" is hereby approved, certified and created as of the date of adoption and entry of this Order. The TIF District shall have the boundaries set forth in Exhibit A.

4. Approval of Project Plan. The Project Plan, as set forth in Exhibit B, is hereby expressly found to be economically feasible and is hereby approved and certified. The projects set forth in the Project Plan, or any portion of it subsequently deemed by the City to be included (the "Projects"), are hereby approved and declared to be eligible for funding in whole or in part, from tax increment financing obligations and from moneys remaining in the TIF Fund after there has first been paid all debt service, reserve fund deficiency and other payments payable in connection with any bonds, notes or other obligations payable from the TIF Fund, which the

City, in its discretion, may determine to issue from time to time in accordance with the provisions of the Act.

5. Establishment of TIF Fund. The TIF Fund is hereby established as a separate fund into which all tax increment revenues and other revenues designated by the City, for the benefit of the TIF District shall be deposited, and from which all costs of the Projects shall be paid, which may be assigned to and held by a trustee for the benefit of bondholders if tax increment financing obligations are issued by the City.

6. Allocation of Property Taxes. All ad valorem property taxes on real and tangible personal property (excluding personal vehicles) having a tax situs in the TIF District shall be assessed, collected and allocated in the following manner for so long as any tax increment financing obligations payable from the TIF Fund are outstanding and unpaid:

(a) For each tax year, the Monongalia County Assessor shall record in the land and personal property books both the Base Assessed Value and the Current Assessed Value of the real and tangible personal property having a tax situs in the TIF District, as such terms are defined in the Act. The Base Assessed Value shall be the value of all real and tangible personal property located within the TIF District as of July 1, 2013.

(b) Ad valorem taxes collected from regular levies upon real and tangible personal property having a tax situs in the TIF District that are attributable to the lower of the Base Assessed Value or the Current Assessed Value of real and tangible personal property located in the TIF District shall be allocated to the levying bodies situate in the County (the County Commission of Monongalia County, the City and the Monongalia County Board of Education) in the same manner as applicable to the tax year commencing July 1, 2013.

(c) The positive tax increment, if any, with respect to real and tangible personal property in the TIF District shall be allocated and paid into the TIF Fund and shall be used (i) to pay the principal of and interest on tax increment financing bonds, notes or other obligations outstanding and payable from the TIF Fund, including the principal of and interest on the tax increment financing obligations anticipated to be issued to finance a portion of the costs of the Projects, funding any reserve fund deficiency and any other payments payable in connection with such bonds, notes or obligations and (ii) to pay or reimburse costs of projects in the TIF District. Any levying body having the TIF District within its jurisdiction shall not receive any portion of the annual tax increment except as otherwise provided in the Act.

(d) In no event shall the tax increment include any taxes collected from excess levies, levies for general obligation bonded indebtedness or any levies other than the regular levies provided for in the Act.

7. Use of Proceeds of Tax Increment Financing Obligations. Proceeds from tax increment financing obligations anticipated to be issued under the Act and revenues available in the TIF Fund may only be used to pay for costs of development or redevelopment projects to

foster economic development in the TIF District, when such development or redevelopment project or projects would not reasonably be expected to occur without tax increment financing.

8. Need for TIF Financing. The City Council hereby expressly finds and states that the Projects included in the Project Plan are not reasonably expected to occur without the use of tax increment financing.

9. Dissolution of TIF District. In the event that all tax increment financing obligations issued in connection with the Project Plan or any subsequently approved project plan have been paid or defeased and are no longer outstanding and any portion of the Projects or any subsequently approved project to be paid on a pay-as-you-go basis from the proceeds of the TIF Fund have been paid, the TIF District shall be dissolved.

10. Severability of Invalid Provisions. If any section, paragraph, clause or provision of this Ordinance should be held invalid by any court of competent jurisdiction, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

11. Headings, Etc. The headings and catchlines of the articles, sections and subsections hereof are for convenience of reference only, and shall not affect in any way the meaning or interpretation of any provision hereof.

12. Conflicting Provision Repealed. All ordinances, resolutions, indentures or orders, or parts thereof, that conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed with respect to the subject matter of this Ordinance.

13. Covenant of Due Procedure, Etc. The City covenants that all acts, conditions, things and procedures required to exist, to happen, to be performed or to be taken precedent to and in the adoption and entry of this Ordinance do exist, have happened, have been performed and have been taken in regular and due time, form and manner as required by and in full compliance with the laws and Constitution of the State of West Virginia applicable thereto; and that the Mayor, City Manager, City Clerk and members of the City Council were at all times when any actions in connection with this Order occurred and are duly in office and duly qualified for such office.

14. Effective Date. This Ordinance shall take effect immediately upon enactment.

15. Statutory Notice and Public Hearing. Following the first reading by title hereof, an abstract of this Ordinance, determined by the City to contain sufficient information as to give notice of the contents hereof, shall be published once a week for two successive weeks within a period of fourteen consecutive days, with at least six full days intervening between each publication, in *The Dominion Post*, a newspaper published and of general circulation in the City, together with a notice stating that this Ordinance has been introduced and that the City Council of the City contemplates the final enactment thereof and that any person interested may appear before City Council upon a date certain, not less than ten days subsequent to the date of the first publication of said abstract and notice, and present protests, and that a certified copy of the

Ordinance is on file in the office of the City Clerk for review by interested parties during the office hours of the City Clerk.

At such hearing, all objections and suggestions shall be heard and the City Council shall take such action as it shall deem proper in the premises.

This Ordinance shall become effective upon date of adoption.

FIRST READING:

MAYOR

ADOPTED:

FILED:

CITY CLERK

RECORDED:

CERTIFICATION

The undersigned, being the duly qualified, elected and acting Clerk of the City of Morgantown, does hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Morgantown at a regular meeting duly held, pursuant to proper notice thereof, on December 16, 2014, a quorum being present and acting throughout, and which Resolution has not been modified, amended or revoked and is a true, correct and complete copy thereof as of this 16th day of December, 2014.

By: _____
City Clerk

Exhibit A

TIF District Boundaries

The proposed TIF District includes parcels beginning at the intersection of Willey Street and Oak Street, traveling south along Willey Street to Spruce Street, traveling along Spruce Street to Walnut Street and Brockway Avenue, traveling along Brockway Avenue to Pennsylvania Avenue, traveling north to Richwood Avenue, traveling along Richwood to Union Street, traveling along Union Street to Battelle Street to Oak Street.

A map of the proposed TIF District is attached hereto.

Exhibit B

Project Plan

(attached hereto)

SECTION II.

PROJECT INFORMATION

A. DETAILED DESCRIPTION OF PROJECT

Include a description of how the project fits with the overall development plans for the development or redevelopment project area or district or the overall development plans of the municipality, county or region.

The TIF District

The City proposes the creation of the TIF District to be designated as the “City of Morgantown Redevelopment District No. 4.” The proposed TIF District includes parcels beginning at the intersection of Willey Street and Oak Street, traveling south along Willey Street to Spruce Street, traveling along Spruce Street to Walnut Street to Brockway Avenue, traveling along Brockway Avenue to Pennsylvania Avenue, traveling north to Richwood Avenue, traveling along Richwood to Union Street, traveling along Union Street to Battelle Street to Oak Street. A map of the proposed TIF District and listing of included parcels of real property, as identified by Tax Map and Parcel Number, is provided in **Attachment 2**. The TIF District is being created by the City for the purpose of improving public infrastructure within the district to include right-of-way improvements along Willey Street, Spruce Street, Walnut Street, Brockway Avenue, Forest Avenue, and other streets and public property in the TIF District.

The TIF Project

The City proposes to develop/construct/install certain projects (the “TIF Projects”) within the TIF District, which TIF Projects may be acquired and constructed in several phases. The TIF Projects include the following public improvements: road, intersection, and public property improvements (including utility relocation, pedestrian ways (sidewalks), curbs, lighting, landscaping, land and right-of-way acquisition, and related infrastructure), demolition and site preparation, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects, and other related public infrastructure, to be known and designated as “Willey-Spruce-Brockway Redevelopment Project Plan No. 1” (the “Project Plan”), all in order to facilitate the issuance of tax increment financing obligations to finance the costs of planning, acquiring, constructing and equipping the Project Plan, being necessary public infrastructure improvements within the TIF District, and other related public infrastructure.

Tax Increment Financing Obligations

To finance the costs of the TIF Projects, the City proposes to use tax increment funds to finance the costs of the TIF Projects, including architectural, engineering, legal and other professional fees and expenses on a pay-as-you-go basis and/or from proceeds of tax increment revenue bonds or other obligations issued by the City (the “TIF Obligations”), from time to time, in an aggregate amount not to exceed \$12,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. Such obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally planned to be used to (i) finance a portion of the costs of the TIF Projects, including architectural, engineering, legal and other professional fees and expenses; (ii) fund reserves for the TIF Obligations; (iii) fund capitalized interest on the TIF Obligations, and (iv) pay costs of issuance of the TIF Obligations and related costs. To the extent that tax increment funds are available, all or portions of the TIF Projects may be financed directly with such tax increment funds. See **Section II.E** for more detailed Financing information and **Section II.G** for additional information on the proposed TIF Obligations.

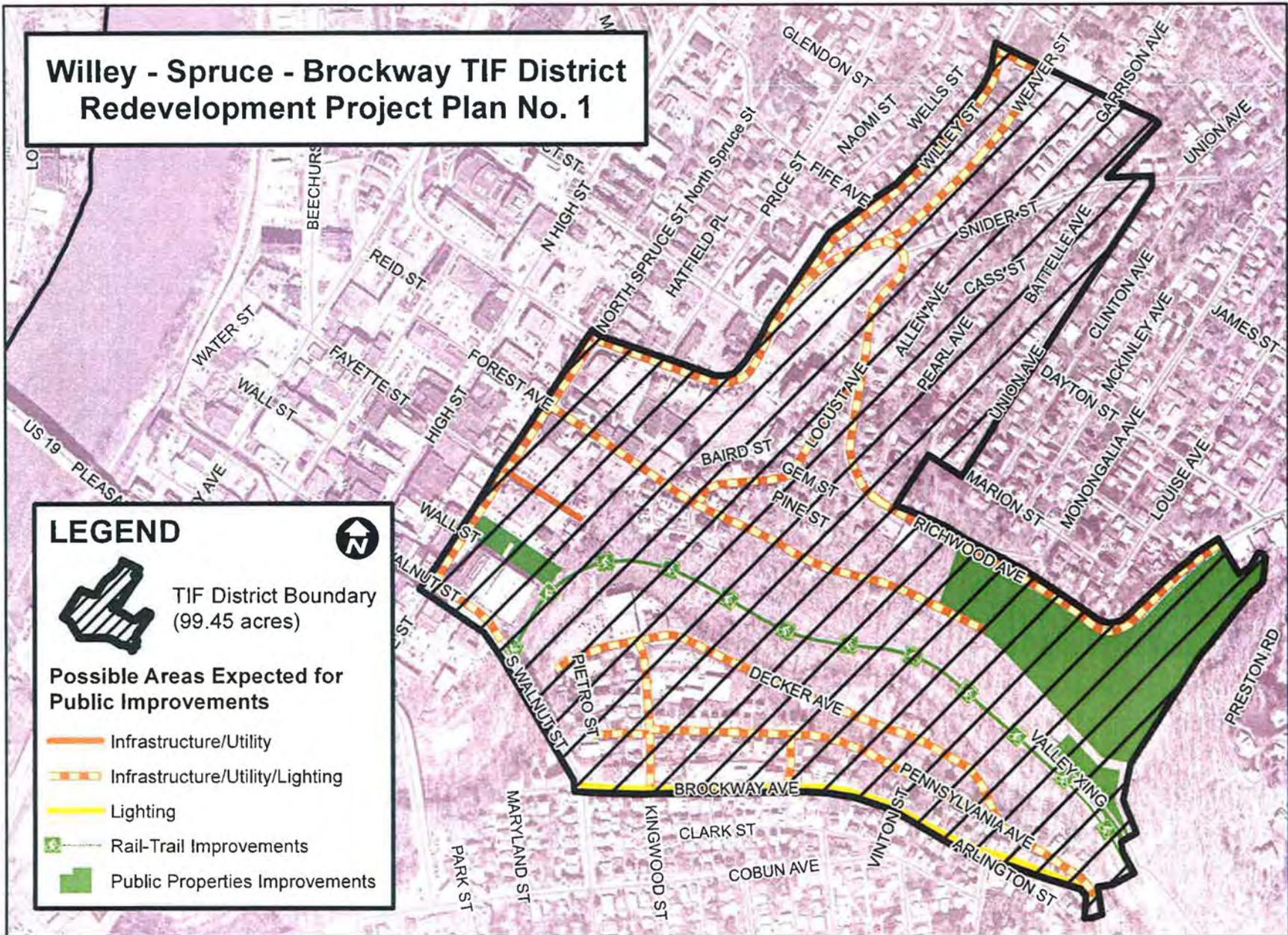
C.**PUBLIC IMPROVEMENTS**

The TIF Projects are expected to include the following public improvements: road, intersection and public property improvements (including utility relocation, pedestrian ways (sidewalks), curbs, lighting, landscaping, land and right-of-way acquisition, and related infrastructure), demolition and site preparation, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects, and other related public infrastructure.

Public Improvements*	Estimated Total (\$)
Willey Street, Spruce Street, Walnut Street, Brockway Avenue, Deckers Creek Boulevard, Richwood Avenue and Forest Street and other street right of way improvements	4,000,000
Lighting improvements within the TIF District	750,000
Public property improvements along Spruce Street	250,000
Utility infrastructure upgrades and improvements	2,000,000
TOTAL	7,000,000

* Please refer to **Attachment 2** for a specific identification of proposed location of public improvements.

Willey - Spruce - Brockway TIF District Redevelopment Project Plan No. 1



Prepared by the Development Services Department (15 OCT 2014)