

COMMITTEE OF THE WHOLE MEETING March 29, 2016:

The Committee of the Whole meeting of the Common Council of the City of Morgantown was held in the Council Chambers of City Hall on Tuesday, March 29, 2016 at 7:00 p.m.

PRESENT: Mayor Marti Shamberger, Deputy Mayor Kawecki and Council Members, Ron Bane, Wes Nugent, Jenny Selin, Jay Redmond and Nancy Ganz, City Manager Jeff Mikorski, Assistant City Manager Glen Kelly and City Attorney Ryan Simonton.

Deputy Mayor Kawecki called the meeting to order.

PRESENTATIONS:

1. Community Development Block Grant:

Dave Bott, Community Development Coordinator Administrator, presented to Council the Community Development Block Grant Draft 2016 Annual Action Plan.

City Council asked questions. No action was taken.

2. Republic Services:

City Manager Jeff Mikorski reported that John Connerton, New Manager of Republic Services called him at 5:30 pm stating due to illness he was unable to attend meeting. Mr. Mikorski stated that he is going to have Mr. Connerton on the agenda for the April 5th, 2016 Regular Meeting.

3. Transit Authority:

David Bruffy, Transit Authority Directory, went over the needs of local residents, how the Transit Authority provides high quality service and helps the economy. He stated if the levy fails many routes will be out which will affect family's needs to survive; for seniors and disabled lose transportation to health care and transit won't be able to replace old buses with new to meet transportation needs. **(Exhibit A)**

City Council asked questions. No action was taken.

4. Proposed TIF District-Housing Authority:

John Marty's, Executive Director of the Fairmont/Morgantown Housing Authority, presented to Council the creation of a TIF district in the 3rd ward off Liberty Street along Braddock Street. Marty's stated that the TIF will be used solely for support of two projects, an independent living facility for seniors and a family scholar house complex. **(Exhibit B)**

City Council asked questions.

Jeff Mikorski said he would bring additional information to Council in a future meeting for discussion.

No action was taken.

PUBLIC PORTION:

Deputy Mayor Kawecki asked if there was anyone else to speak during the Public Portion.

Cayla Nolder, HSUS Intern, presented a proposed tethering Ordinance to regulate and manage dogs and cats and prevent cruelty per State Code. **(Exhibit C)**

City Council asked questions. No action was taken.

There being no other presenters, Deputy Mayor Kawecki closed the public portion.

ITEMS FOR DISCUSSION:

1. Proposed TIF District:

Deputy Mayor Kawecki asked if Council wanted to move this item to the Regular Agenda.

City Manager Jeff Mikorski stated that proposed TIF district will be brought back to Council with additional informational at a future meeting. After discussion, consensus for City Manager to move forward with TIF information.

2. Boards and Commissions:

Deputy Mayor Kawecki requested Council’s ideas of appointing Boards and Commissions:

After discussion, Council by consensus suggested development of a Special Committee to look at the Boards and Commissions.

Council referred the item to Regular Agenda by consensus.

3. Stewart Street Urban Landscaping project:

Deputy Mayor Kawecki requested that City Manager, Jeff Mikorski, explain the project.

City Manager, Jeff Mikorski, explained the project and the vision to beautify the area. **(Exhibit D)**

City Council asked questions. City Manager, Jeff Mikorski noted that he wanted Council to be aware of this project and that the City will be moving forward on this soon. He stated that once there is a design there would be a full presentation to Council. No action was taken.

Council adjourned the Committee of the Whole meeting at 9:15 pm

City Clerk

Mayor

A COMPREHENSIVE DVD IS AVAILABLE OF ALL COUNCIL MEETINGS ON DVD AT THE MORGANTOWN CITY LIBRARY.

First, Vote For Mountain Line – It's Critical

Mountain Line Meets the Critical Needs of Local Residents

- Local residents use Mountain Line to make over 1,000,000 trips a year to jobs, stores, healthcare appointments and schools throughout our communities.
- Ridership is growing by 20% per year and has grown by over 353% since 1996, yet we've had no increase in funding since 2008.
- Mountain Line has the second most riders of all West Virginia transit systems, but ranks near the bottom in local funding – so the local and federal funding cuts really hurt.
- We face huge and immediate local and federal cuts. The levy is needed to keep services for thousands of working families, employers, seniors, students and citizens with disabilities.

Mountain Line Provides High Quality Service

- Thousands of riders rely on Mountain Line for high-quality, dependable service. Its routes go where people need and with levy funding, we can keep and improve these essential services.
- With the levy, Mountain Line can add to high-demand schedules, and provide transportation to growing job and population centers. Without it, that's impossible.
- With the levy, Mountain Line can maintain and replace vehicles and keep buses operating properly. Without the levy, it can't keep up.

Mountain Line Helps Our Economy

- Major employers like WVU, healthcare providers, restaurants, retail and many other businesses need Mountain Line to transport workers and customers.
- The levy will allow Mountain Line to add new routes to destinations like Mylan Park, linking thousands of area residents to new jobs and newly developing areas.
- National studies show that every \$1 invested in transit returns \$4 dollars to the local economy.

Every Vote for Mountain Line Protects Our Communities

- If the levy fails, more than 6,000 service hours and many routes will be cut, severely reducing the transit system many workers and families need to survive.
- If the levy fails, many seniors and people with disabilities lose their transportation to health care.
- If they levy fails, Mountain Line won't be able to replace old, inefficient buses or expand the system to meet community transportation needs.

**Mountain Line is the 1st levy on the May 10 ballot.
Please vote for Mountain Line! For our Community – It's Critical.**

THE PROJECT DESCRIPTION

The Fairmont-Morgantown Housing Authority is proposing to develop an affordable active adult retirement community on a vacant 20 acre parcel owned by the Housing Authority in the city's 3rd ward. The project site is located off Liberty Street and runs along Braddock Street to the west. The project will be an independent living facility for persons 55 and older at or below 150% of the area median income (moderate income) that will consist of 150+/- rental/ownership units, approximately 40 assisted living units and approximately 10 memory care units. Key elements of the development shall include modern architectural design standards that are consistent with FMHA Morgantown Homecoming concepts; accessibility, high energy efficiency to Energy Star standards, outdoor green and recreational space to be linked with WVU green space, on-site community space with amenity package, social, recreational and educational opportunities linked with WVU and other area institutions/businesses, and other such elements that are indicative to the latest and most desirable in retirement living. The development will also include a wide scope of amenities that may include fee based housing keeping, interior and exterior recreational facilities, shops, multi-purpose rooms/facility, social and educational facilities, and other amenities common to an attractive Class A retirement community. The project will offer a continuum of care model that will include an assisted living and a memory unit. This model will provide residents care options that prevent institutionalization and promote the maximum level of quality of life. The project costs for the retirement village are estimated to be between \$50 and \$60 million dollars.

Adjacent to the retirement community is planned a Family Scholar House Complex. Family Scholar House is a 40 to 48 two and three bedroom unit apartment complex that provides residential living to persons with children who are, or wish to attend higher education. The facility and program would provide the necessary support elements to assist the family through graduation such as off-site day care, transportation, tutoring/mentoring and other services to enhance educational success. Not considered "student housing" the Family Scholar House model boasts a 90% graduation rate and near 100% job placement. Compared to the typical university graduation rate of 40%, Family Scholar House has been honored as one of the best models in higher education in the country. The program has graduated many attorneys and medical professionals. About 40% of graduates enter the health care industry. The estimated cost of the scholar house project is approximately \$3.5 to \$4 million dollars.

The placement of both retirement village and Family Scholar House on the proposed site will create a unique but growing market of inter-generational housing. Intergenerational living is an innovative concept based upon the idea that the blending of families, students, and seniors in social living activities builds a community that enhances our understanding of one another. Intergenerational communities provide a congenial environment for those who wish to connect and share with other generations on a daily basis and seniors remain integrated into society and are able to continue to contribute in meaningful ways. By maintaining independence and their own decision-making, seniors enjoy improved physical and mental health. The benefits of this model is that loneliness among seniors is prevented, families can draw on different generations for child support, people without relatives living in the same city or country can draw on the support of surrogate grandparents, aunts, uncles etc., the children of

solo parents or one-child families can benefit from a wider sense of family and the willingness to cooperate means that people choose to live alongside those who share the values of caring, support and respect for others.



Proximity to WVU organic farm property.



Possible project concept.

Proposed Upper Falling Run

Fact Sheet

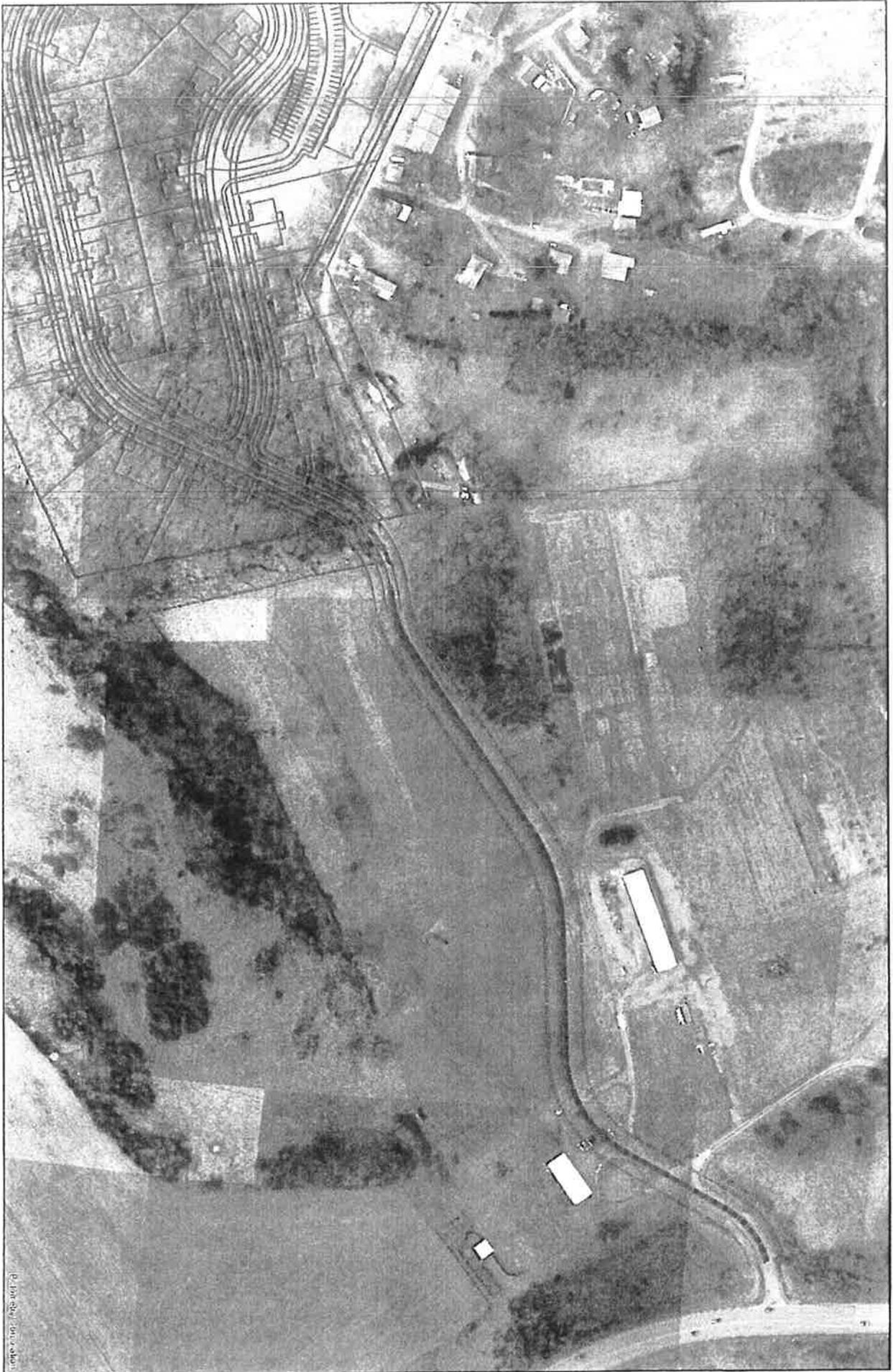
- FMHA is proposing a wonderful opportunity for the residents of Morgantown.
- FMHA is proposing the development of an affordable active adult retirement community for moderate income (household of two < \$85,000 per year) persons 55 and older.
- The development will include 160 units one, two, and three, bedroom apartments base prices ranging from \$750 to \$1650 per month based on package.
- Unit sizes 1Br 800 sf to 3 Br at 1500 sf.
- Unit mix; 1BR den 1- 1.5BA; 2BR den 1.5-2BA; 3BR den 2-2.5BA.
- Apartments will include universal design, modern appliances, solid surface kitchens, cable/Wi-Fi, washer/dryer, balcony/deck/porch, covered parking, carpet/laminate flooring, large walk-in closets.
- Congregate care services will be provided on a purchase of service basis which will include a meal program, laundry and housekeeping services.
- 48 assisted living and 16 memory care units
- There are proposed four buildings and a 10,000 sf club house/recreational facility.
- Community facilities may include;
 - Walking trails
 - Restaurant-Style Dining
 - Café
 - Private dining rooms
 - Beauty Salon / Barber Services
 - Activity center
 - Fitness center
 - Wellness center
 - Wellness programs
 - Wireless Internet
 - Computer with internet access
 - Complimentary laundry facility on-site
 - Housekeeping
 - Mail and Newspaper Service
 - Pets Permitted
 - Pharmaceutical delivery service
 - Smoke free environment
 - Comfortable common and lounge areas to gather with friends and family
 - Beautiful Garden(s) / Courtyard(s)
 - Private balcony/ porch / patio

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- Facility will employ high quality design standards
 - Built to energy star standards
 - Recreational and life-long educational opportunities linked to WVU and other community resources
 - Medical Services
 - Public transportation

TIF funds are necessary to make the project feasible and to support project infrastructure requirements that cannot be supported by the project due to the desire to maintain moderate rents and project costs. TIF funds will support;

- Entry road development
- Secondary street (Liberty/Van Guilder) improvement
- Utility extensions

Total estimated project costs are \$50 to \$60 million dollars.



Morgantown WV: Proposed Tethering Ordinance
Restricted Tethering with Shelter Definition and Tiered Penalties

Authority: Authority to regulate and manage dogs and cats WV Code Chapter 19-20-6; Authority to prevent cruelty to animals, impose penalties for violations Chapter 7-1-14.

Purpose: To provide for proper restraint, shelter, protection and care for dogs.

Section 1, Permanent Restraint Requirements

- a. It shall be unlawful for any person to tether, fasten, chain, tie, or cause a dog to be fastened, chained, tied or restrained to any stationary or inanimate object by means of a rope, chain, strap or other physical restraint:
 - (1) between the hours of 10 p.m. and 6 a.m.;
 - (2) without adequate shelter and water as defined in Section 2 of this Ordinance
 - (2) in the case of extreme weather conditions, including conditions in which:
 - i. the actual or effective outdoor temperature is below 32 degrees Fahrenheit;
 - ii. a weather watch or advisory has been issued by a local or state authority or the National Weather Service
- b. The dog must be tethered by a properly fitted non-choke collar or a body harness, which is free from entanglement. The tether must be no less than 8 ft. in length.
- c. The tether shall have swivels at both ends and all areas of confinement shall be maintained as to provide a safe and healthy environment for the dog.
- d. Individuals who do not comply are subject to penalties stipulated in Section 3 of this Ordinance.

Section 2, Shelter and Permanent Outdoor Enclosure Requirements

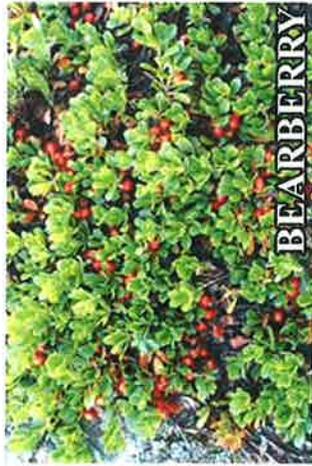
- a. A Permanent Outdoor Enclosure shall be defined as any enclosure used for the purpose of confinement.
- b. Proper shelter, including protection from the weather and elements, shall be provided at all times. The shelter for a dog shall have a weatherproof roof (defined as having no gaps,) enclosed sides, a doorway, and a solid floor. No interior surfaces shall be metal, except for roof. The shelter shall have an entryway that the dog can easily enter and be sufficient in size for a dog to stand, turn around, lie down, and exit in a natural manner. The shelter shall have adequate ventilation and protection from temperature extremes at all times.
- c. Bedding, such as wood shavings, straw or other material shall be provided in sufficient quantity for insulation. Bedding shall be kept dry.
- d. Shade, separate from the proper shelter, either natural or manmade, shall be available at all times to a tethered dog or a dog confined to a permanent outdoor enclosure.

Section 3. Enforcement; Penalties for Violation

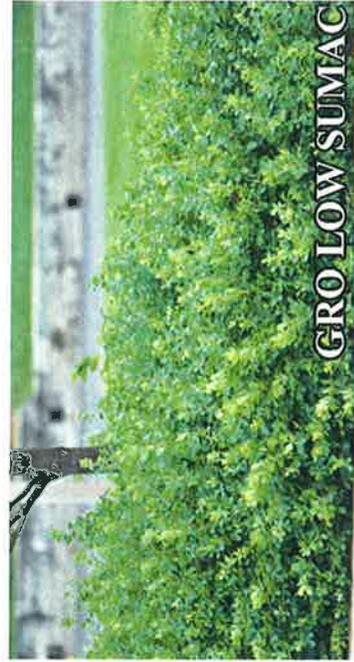
(a) Enforcement

- 1) First offense: Any humane officer or law enforcement officer who determines an animal is being kept in violation of any section of this ordinance shall issue a warning to the owner or guardian of the animal or property owner on which the violation is present. The owner or guardian will be given a reasonable amount of time to correct the violation, not to exceed 72 hours.
- 2) Second Offense: If, after receiving a warning, the animal continues to show evidence of cruelty or inhumane treatment as set forth in this ordinance, the owner or guardian of the animal shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined not less than three hundred nor more than two thousand dollars.
- 3) Additional Offense(s): For each subsequent offense, the owner shall be punishable by a fine of not less than three hundred nor more than two thousand dollars. In addition, any humane officer or law enforcement officer may, on or after the third offense, take into custody, upon either private or public property, an animal which clearly shows evidence of cruel or inhumane treatment as set forth in this ordinance.

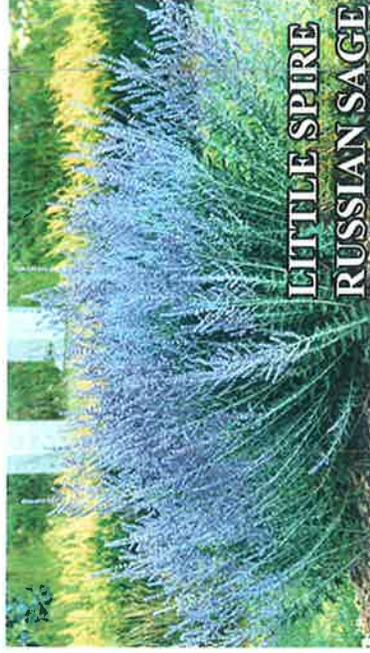
(b) In addition to the fines and penalties imposed by this section, any defendant convicted of a violation under this ordinance shall pay the Monongalia County Canine Adoption Center or other animal care provider, as a penalty, all reasonable expenses incurred for the care, treatment, and boarding of any animal taken into custody pursuant to this ordinance



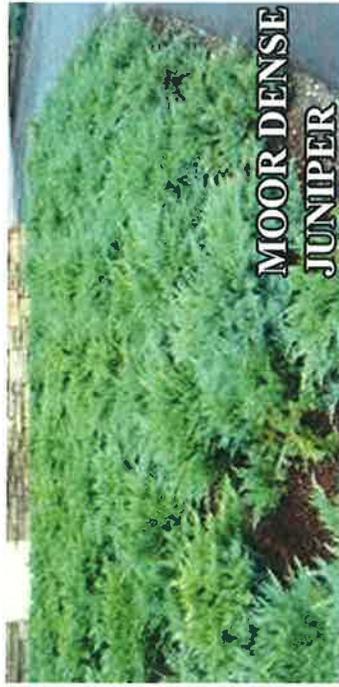
BEARBERRY



GRO LOW SUMAC



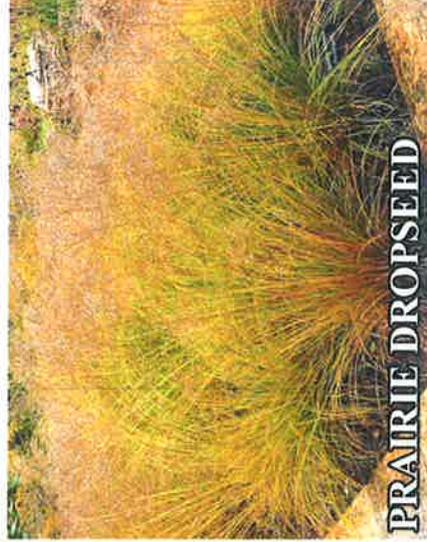
**LITTLE SPIRE
RUSSIAN SAGE**



**MOOR DENSE
JUNIPER**

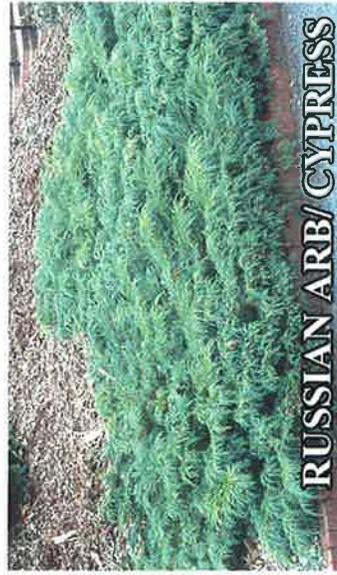


**KARL FOERSTER
GRASS**



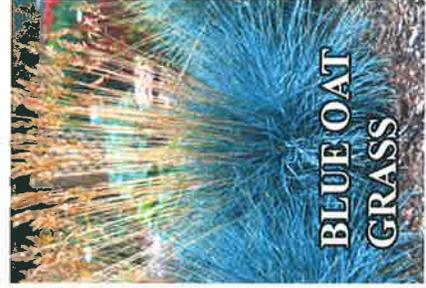
PRAIRIE DROPSEED

SITE CONDITIONS
-POOR COMPACTED SOILS
-FULL SUN
-URBAN CONDITIONS
-ROCK SALT
-HEIGHT RESTRICTIONS

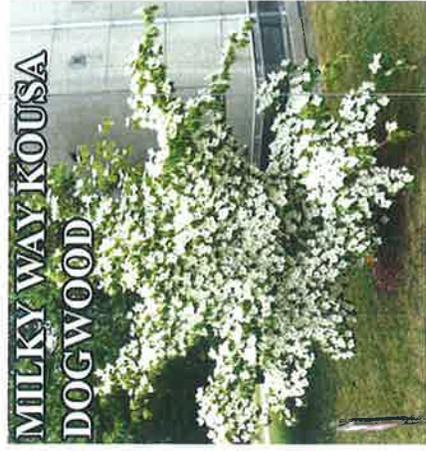


RUSSIAN ARB/ CYPRESS

**UNIVERSITY & STEWART
STREET GREENSPACE**



**BLUE OAT
GRASS**



**MILKY WAY KOUSSA
DOGWOOD**