



Office of the City Clerk

# The City of Morgantown

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## AMENDED AGENDA MORGANTOWN CITY COUNCIL REGULAR MEETING

June 21, 2016

7:00 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **APPROVAL OF MINUTES: COW Meeting Minutes May 31, 2016, and Regular Meeting Minutes June 7, 2016.**
5. **CORRESPONDENCE: Proclamation-CTA Highflyers**
6. **PUBLIC HEARINGS:**
  - A. **AN ORDINANCE ESTABLISHING THE RATES OF COMPENSATION FOR THE CITY OF MORGANTOWN EMPLOYEES FOR THE FISCAL YEAR 2016-2017.**
  - B. **AN ORDINANCE AMENDING SECTIONS III-1(B) (LONGEVITY PAY), III-3(B) (SHIFT DIFFERENTIAL), III-4 (HAZARDOUS DUTY PAY), AND III-5 (SPECIAL SUPERVISION DIFFERENTIAL) OF THE PERSONNEL RULES OF THE CITY OF MORGANTOWN BY INCREASING THE MONETARY AMOUNTS WITHIN EACH.**
  - C. **AN ORDINANCE AUTHORIZING AN AGREEMENT WITH KLM PROPERTIES, INC. TO LIST RENTAL SPACE AT THE MORGANTOWN MUNICIPAL AIRPORT.**
  - D. **AN ORDINANCE AMENDING CITY CODE SECTION 155.03 PROVIDING FOR THE COMPOSITION AND MEMBERSHIP OF THE PARKING AUTHORITY.**
  - E. **AN ORDINANCE VACATING, ABANDONING, AND ANNULLING A**

**PORTION OF FIFTH STREET MEASURING APPROXIMATELY FORTY (40) FEET IN WIDTH AND APPROXIMATELY ONE HUNDRED (100) FEET IN LENGTH LOCATED AND SITUATE IN THE FOURTH WARD OF THE CITY OF MORGANTOWN, MONONGALIA COUNTY, WEST VIRGINIA.**

**F. APPLICATION REGARDING CREATION OF THE CITY OF MORGANTOWN DEVELOPMENT DISTRICT #5 AND APPROVAL OF A PROJECT PLAN FOR UPPER FALLING RUN PROJECT #1 AND ISSUANCE OF TAX INCREMENT FINANCING OBLIGATIONS. (Published June 10th and 17<sup>th</sup>, 2016)**

**7. UNFINISHED BUSINESS:**

- A. Consideration of APPROVAL of (SECOND READING) and (ADOPTION) of AN ORDINANCE ESTABLISHING THE RATES OF COMPENSATION FOR THE CITY OF MORGANTOWN EMPLOYEES FOR THE FISCAL YEAR 2016-2017. (First reading June 7, 2016)**
- B. Consideration of APPROVAL of (SECOND READING) and (ADOPTION) of AN ORDINANCE AMENDING SECTIONS III-1(B) (LONGEVITY PAY), III-3(B) (SHIFT DIFFERENTIAL), III-4 (HAZARDOUS DUTY PAY), AND III-5 (SPECIAL SUPERVISION DIFFERENTIAL) OF THE PERSONNEL RULES OF THE CITY OF MORGANTOWN BY INCREASING THE MONETARY AMOUNTS WITHIN EACH. (First reading June 7, 2016)**
- C. Consideration of APPROVAL of (SECOND READING) and (ADOPTION) of AN ORDINANCE AUTHORIZING AN AGREEMENT WITH KLM PROPERTIES, INC. TO LIST RENTAL SPACE AT THE MORGANTOWN MUNICIPAL AIRPORT. (First reading June 7, 2016)**
- D. Consideration of APPROVAL of (SECOND READING) and (ADOPTION) of AN ORDINANCE AMENDING CITY CODE SECTION 155.03 PROVIDING FOR THE COMPOSITION AND MEMBERSHIP OF THE PARKING AUTHORITY. (First reading June 7, 2016)**
- E. Consideration of AN ORDINANCE VACATING, ABANDONING, AND ANNULLING A PORTION OF FIFTH STREET MEASURING APPROXIMATELY FORTY (40) FEET IN WIDTH AND APPROXIMATELY ONE HUNDRED (100) FEET IN LENGTH LOCATED AND SITUATE IN THE FOURTH WARD OF THE CITY OF MORGANTOWN, MONONGALIA COUNTY, WEST VIRGINIA. (First reading and Adopted May 3, 2016)**

(Public Hearing, second reading and Tabled May 17, 2016) (Placed on agenda for discussion on June 7, 2016 take off of the table and stays on the table for June 7, 2016)

**F. 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 **A RESOLUTION AUTHORIZING AN AGREEMENT WITH WEST VIRGINIA UNIVERSITY FOR PARTNERSHIP IN OPERATION OF THE METROPOLITAN THEATRE.**
11. **CITY MANAGER'S REPORT:**
  - New Business:**
    1. State Contract purchase for Public Works Department
    2. 2016 Urban Deer Archery Hunt Requirements and Rules
12. **REPORT FROM CITY CLERK:**
13. **REPORT FROM CITY ATTORNEY:**
14. **REPORT FROM COUNCIL MEMBERS:**
15. **ADJOURNMENT:**

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

**Exhibit A**

**NOTICE OF PUBLIC HEARING**

TO BE PUBLISHED IN *THE DOMINION POST*  
ONCE A WEEK FOR TWO SUCCESSIVE WEEKS  
ON FRIDAY, JUNE 10, 2016 AND  
FRIDAY, JUNE 17, 2016

**APPLICATION REGARDING CREATION OF  
THE CITY OF MORGANTOWN DEVELOPMENT DISTRICT NO. 5 AND  
APPROVAL OF A PROJECT PLAN FOR  
UPPER FALLING RUN PROJECT NO. 1 AND  
ISSUANCE OF TAX INCREMENT FINANCING OBLIGATIONS**

A public hearing will be held at a regular meeting of the City Council of The City of Morgantown (the "City"), on June 21, 2016 at 7:00 p.m. in the City Council Chambers, located at 389 Spruce Street, Morgantown, West Virginia 26505, and at such hearing any person interested may appear and present comments, protests, suggestions and otherwise express their views respecting an application regarding the creation of a development district to be designated as "The City of Morgantown Development District No. 5" (the "TIF District") in Morgantown, Monongalia County, West Virginia, and the financing of certain projects described in a Project Plan for the TIF District to be designated as "Upper Falling Run Project No. 1" (the "Project Plan"). All comments, protests, suggestions and views shall be heard at such public hearings, and the City Council shall thereafter take such actions as it shall deem proper in the premises regarding the approval, pursuant to Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the "Act"), respecting the application regarding the creation of the TIF District and the approval of the Project Plan. Following is a brief summary of such matters.

**Creation of TIF District**

The proposed TIF District includes approximately 20 acres of contiguous real property located generally off of Liberty Street and running along Braddock Street to the west, as set forth on the map below, including the specifically delineated TIF District boundary.

### **Approval of Project Plan**

Fairmont Morgantown Housing Authority (“FMHA”) proposes a Project Plan for the TIF District to develop certain public infrastructure improvements within the TIF District, including, without limitation, water lines, gas lines, sanitary sewer lines, stormwater drainage, new road construction, and road improvements and other related infrastructure and utilities improvements, all within or benefitting the proposed TIF District (the “TIF Projects”).

### **Tax Increment Financing Obligations**

To finance the costs of the TIF Projects the City proposes to issue tax increment revenue bonds or other obligations (the “TIF Obligations”) in an amount not to exceed \$10,000,000, 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 and expected to be used to (i) finance 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, including relating to the creation of the TIF District and preparation and approval of the Project Plan and related costs. A portion of the TIF Projects may also be paid directly from tax increment revenues.

Further information regarding the proposed TIF District, the Project Plan, the TIF Projects and the TIF Obligations are on file and available for inspection at the office of the City Clerk during regular business hours, located at the City Clerk’s located at 389 Spruce Street, Morgantown, West Virginia 26505.

Dated: June 7, 2016.

By: /s/ Linda Tucker

City Clerk

