



MORGANTOWN
CITY CLERK

304-284-7439
Morgantownwv.gov
430 Spruce St.
Morgantown, WV 26505

AGENDA
CITY COUNCIL REGULAR MEETING
Mon County Commission Chambers, 243 High Street, 2nd Floor, Morgantown, WV 26505
Tuesday, July 25, 2023 at 7:00 PM

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **PLEDGE:**
4. **APPROVAL OF MINUTES:**
 - A. July 11, 2023, Special Meeting Minutes
 - B. July 11, 2023, Regular Meeting Minutes
5. **CORRESPONDENCE:**
 - A. Presentation of the Zoning Text Amendment - Director of Development Services Rickie Yeager
 - B. Main Street Morgantown Annual Report - Executive Director Amy Loomis
 - C. Main Street Morgantown Downtown Safety Plan - Executive Director Amy Loomis
6. **PUBLIC HEARINGS:**
7. **UNFINISHED BUSINESS:**
 - A. Boards & Commissions
8. **PUBLIC PORTION WHICH SHALL BE SUBJECT TO RULES ESTABLISHED BY COUNCIL AND ADOPTED BY RESOLUTION:**
9. **SPECIAL COMMITTEE REPORTS:**
10. **CONSENT AGENDA:**
11. **NEW BUSINESS:**
 - A. Consideration of **Approval of (First Reading) of An Ordinance Amending the FY 2023-2024 Annual Budget of the City of Morgantown as shown in the revised budget**

attached hereto and made a part of this Ordinance as the same applies to the General Fund

B. Consideration of APPROVAL of A Bid Award 2023-13 General Construction for High Street Tree Fencing Project

12. CITY MANAGER'S REPORT:

13. REPORT FROM CITY CLERK:

14. REPORT FROM CITY ATTORNEY:

15. REPORT FROM COUNCIL MEMBERS:

16. EXECUTIVE SESSION:

- A. Pursuant to West Virginia State Code Section 6-9A-4(2)(9) to discuss acquisition and or development of real estate in the First Ward.

17. ADJOURNMENT:

For accommodations please call or text 304-288-7072

City of Morgantown

SPECIAL MEETING July 11, 2023

Special Meeting July 11, 2023: The Special Meeting of the Common Council of the City of Morgantown was held in Monongalia County Commission Chambers on Tuesday, July 11, 2023, at 6:02 p.m.

Present: Council Members, Joe Abu-Ghannam, Bill Kawecki, Louise Michael, Jenny Selin, Danielle Trumble. Dave Harshbarger and Brian Butcher were absent. Brian Butcher was present at 6:30 p.m.

The meeting was called to order by Mayor Selin.

New Business: None

Executive Session: Pursuant to West Virginia Code Section 6-9a-4(b)(2)(a) to discuss Personnel Matters. Motion by Councilor Michael, second by Councilor Abu-Ghannam, to go into executive session. Motion carried by acclamation. Present: City Council. Time: 6:04 p.m.

Sarah Barnes – Planning Commission 1st Ward, Sister Cities Commission, and Ward Boundary Commission

Alice Meehan – Ward Boundary Commission 6th Ward

Johnathan Trumble – Ward Boundary Commission 5th Ward

Representation of the West Virginia Foundation Regional Director Election

Adjournment:

There being no further business, motion by Councilor Abu-Ghannam, second by Councilor Kawecki, to adjourn the meeting. Time: 6:58 p.m.

City Clerk

Mayor



Development Services Department
389 Spruce Street
Morgantown, WV 26505
304.24.7431

MEMORANDUM

To: A. Kim Haws, City Manager
Christine Wade, City Clerk

Cc: Emily Muzzarelli, Assistant City Manager
Ryan Simonton, City Attorney
Heather Carl, Assistant City Clerk

From: Rickie Yeager, Development Services Director

Date: July 20, 2023

Re: City Council Agenda – Zoning Text Amendment allowing Dwelling, Mixed Use, Dwelling Multi-family, and Mixed Use Building as a conditional use in the Professional, Residential and Office District in the Planning and Zoning Code (Case No. TX23-01)

During its public hearing on June 8, 2023, the Planning Commission made a motion to forward to City Council that the proposed zoning text amendment is consistent with the 2013 Comprehensive Plan and that the Planning Commission recommends enactment. The motion failed (2-4-0).

Enclosed with this communication is the related Staff Report presented to the Planning Commission on June 8, 2023, as well as the draft ordinance. Please note the proposed meeting schedule for City Council below:

- City Council Presentation:** Tuesday, July 25, 2023 at 7:00 p.m.
- Ordinance – 1st Reading:** Tuesday, August 15, 2023 at 7:00 p.m.
- Ordinance – 2nd Reading and Public Hearing*:** Tuesday, September 19, 2023 at 7:00 p.m.

* In accordance with the WV State Code, there shall be at least thirty days between the first and second reading of the zoning text amendment ordinance.

Please include this new business item on the City Council meeting agendas noted above and include this communication and the attachments associated therewith in the City Council meeting packet for July 25, 2023. The ordinance should only be included in the August 15th and August 19th City Council meeting packets, provided the ordinance advances forward at each step. If there are no objections, Morgantown City Council may receive and file the Commission’s recommendation.

This memorandum, under a cover letter explaining the public comment opportunities before City Council relating to the matter, will be sent to the petitioner. Thank you.

Ordinance No. _____

AN ORDINANCE AMENDING TABLE 1331.05.01: PERMITTED LAND USES OF THE PLANNING AND ZONING CODE TO ALLOW DWELLING, MIXED USE, DWELLING MULTI-FAMILY, AND MIXED USE BUILDING BY CONDITIONAL USE IN THE PROFESSIONAL, RESIDENTIAL AND OFFICE DISTRICT

The City of Morgantown hereby ordains Table 1331.05.01: Permitted Land Uses of the Planning and Zoning Code amended (new matter underlined) as follows:

Table 1331.05.01: Permitted Land Uses

Land Use:	R-1	R-1A	R-2	R-3	PRO	B-1	B-2	B-4	OI	B-5	I-1
Dwelling, Mixed Use			C	P	<u>C</u>	P	P	P	P	P	
Dwelling, Multi-family			C	P	<u>C</u>		P	C	C		
Mixed Use Building			C	P	<u>C</u>	P	P	P	P	P	

This ordinance shall be effective upon the date of adoption.

FIRST READING: _____

Mayor

ADOPTED: _____

FILED: _____

RECORDED: _____

City Clerk



MORGANTOWN PLANNING COMMISSION

June 8, 2023
6:30 p.m.

Monongalia County Commission Chambers | 243 High Street – 2nd FL

President:

Peter DeMasters, 6th Ward

Vice-President:

Bill Petros, 4th Ward

Planning Commissioners:

Vacant, 1st Ward

Tim Stranko, 2nd Ward

William Blosser, 3rd Ward

Michael Shuman, 5th Ward

Danielle Trumble, City Council

Vacant, 7th Ward

Vacant, City Admin.

CASE NO:

A. TX23-01/ Robert Bennett / Dwelling, Multifamily, Mixed-use Building, and Dwelling Mixed Use

REQUEST and LOCATION:

Request by Mr. Bennett for Zoning Text Amendments to Table 1331.05.01: Permitted Land Uses of the City’s Planning and Zoning Code allowing Dwelling, Multifamily, Mixed-use Building, and Dwelling Mixed Use uses to be permitted by conditional use in a PRO (Professional, Residential, and Office) District.

BACKGROUND:

The applicant owns Tax District 15, Tax Map 6, Parcel 18, more commonly known as 440 Drummond Street. Please see Addendum A of this report to see photographs of the property, as well as an aerial map. According to Mr. Bennett, the two-story building has three apartments located on the second floor, and the first floor could be used for a variety of uses, including commercial office space, however, the property has been vacant for more than a year and therefore has lost its grandfather status in accordance with Section 1373.05 of the City’s Planning and Zoning Code regarding nonconforming uses. According to the Monongalia County Assessor’s Office, the building was constructed in 1960.

The property was previously registered in 1994 as a rental property with Betty Lynch (now deceased). The property was continuously operated as rental property until 2007 when Ms. Lynch indicated on the rental property renewal notice that she “no longer had an apartment rented.” According to Ms. Lynch, it had become “owner occupied.”

It is the understanding of staff that Mr. Bennett desires to repurpose and/or sell the building, however, he is constrained by the land use regulations governing development in the PRO District. More specifically, only two of the three apartments on the second floor could be rented as two-family dwellings are permitted in the PRO District by right, but multi-family and mixed-use dwellings are not permitted. Additionally, the first-floor space cannot be used for another use if the second floor is made available for apartments. Please see Addendum B to review Table 1331.05.01: Permitted Land Uses.

To address this issue, Mr. Bennett is seeking to amend Table 1331.05.01: Permitted Land Uses of the City’s Planning and Zoning Code to permit the following land uses in a PRO District by conditional use permit:

Development Services

Rickie Yeager, AICP, EDFP
Director

Rodney Bohner, AICP
Planner

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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- Dwelling, Mixed Use
- Dwelling Multifamily
- Mixed-Use Building

Each of the uses referenced here are defined below per Section 1329 of the City’s Planning and Zoning Code:

Dwelling, mixed-use means a dwelling unit located within a mixed use building as permitted in the zoning district.

Dwelling, multi-family means a freestanding building containing three or more dwelling units, whether they have direct access to the outside, or access to a common building entrance. Multifamily dwellings can consist of rental apartment buildings, rental or owner occupied townhouse buildings, and rental or owner occupied condominium buildings, provided that all such freestanding buildings contain three or more dwelling units.

Mixed-use building means a building containing residential in addition to nonresidential uses permitted in the zoning district.

ANALYSIS:

According to Section 1341.01 of the City’s Planning and Zoning Code, the purpose of the PRO District is to *provide a mixed use of professional, office, and appropriate residential uses in transition areas between more intensive commercial districts and less intensive residential neighborhood districts.* After review, all but two of the districts zoned PRO are located in and around Patteson Drive, Van Voorhis Road, and the University Drive Corridors. They include N. Willey Street, between College Avenue and Garden City Apartments, and Sturgiss Avenue, between Dug Hill Road and Eljadid Street. Please see Addendum C for maps identifying all the PRO Districts in the City of Morgantown.

Comprehensive Plan Concurrence

Chapter 3 – Land Management of the 2013 Comprehensive Plan Update provides guidance for physical development and redevelopment of Morgantown. In doing so, the plan recommends that *the Land Management chapter be consulted for any development proposal based on the intent, location and preferred developed types (pattern and character areas) identified in the plan.* Additionally, Chapter 3 outlines eleven principles that should be used to *help guide the City on how to use land resources in a more efficient and effective manner to foster a high-quality community with distinct sense of place (page 34).*

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As the Comprehensive Plan notes, most of the City of Morgantown is built out. In order to capture a portion of the region’s growth, the plan 1) *encourages redevelopment and intensification of already-developed areas in the City, and/or 2) expansion the City outward through annexation (page 23).*

As it pertains to the proposed zoning text amendments and the 2013 Comprehensive Plan:

- All of the PRO Districts in the City of Morgantown were identified in the Conceptual Growth Framework (regional vision) Map as areas Encouraged Growth or Infill and Redevelopment, the one exception being the PRO District along Collins Ferry Road, between University Avenue and Burroughs Street. This area appears to be identified as Limited Growth.

Encouraged Growth is defined in the plan as *areas where growth should strongly be encouraged for economic development interests and revitalization of neighborhoods and districts. Such growth includes new development and redevelopment within existing areas.*

Infill and Redevelopment is defined as *existing developed areas where additional growth through infill or redevelopment is appropriate.* Please see Addendum D of this report.

Limited Growth is defined as all other areas that are subject to development, but where increased intensity is generally not desired. These areas include both existing open space and existing development and all development land in areas of the County that are not shown.

Please see Addendum D of this report to see the Conceptual Growth Framework maps.

- The following land use patterns and character were identified in the PRO Districts:
 - **University.** *This district contains the campuses of West Virginia University, including Downtown, Evansdale, Law School, Health Sciences Campus, and Athletic Department Campuses. Building size and their relationships to each other and to streets vary but the districts are generally walkable. This district does not include the University’s agricultural campuses (which are considered rural in character).*

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- **Commercial Corridor.** Corridors are linear districts defined by development along arterial or collector roadways. Commercial Corridors are auto-oriented and are dominated by large single-story buildings setback from the street and parking areas facing the street. These corridors are generally not pedestrian friendly due to lack of sidewalks, long block lengths and many vehicle access points (curb cuts) which create conflicts for pedestrians.
- **Neighborhood Corridor.** Neighborhood corridors are transitional areas between neighborhoods and more intensely developed commercial or urban corridors. The development pattern reflects the lot sizes and block structure of the surrounding neighborhood, but includes a mix of building types such as small residential buildings along the street and suburban style buildings set back behind a surface parking lot. Uses also vary and include commercial, office, and multi-family residential. Since they share a neighborhood block structure, these corridors are more walkable than a Commercial Corridor. Due to the high levels of traffic, these areas will continue to face redevelopment pressure.
- **Mountain / Valley Corridor.** Mountain / Valley Corridors are narrow strips of development that occur along roadways that trace ridges and valleys. They have many qualities associated with rural development such as streets that lack curb and gutter, small, one or two story buildings, and each address typically has direct driveway access to the thoroughfare. However, unlike typical rural areas where buildings are often set back far from the street, development in these corridors is often clustered in pockets that are very close to the street. Uses along these corridors tend to be eclectic, including single-family and multi-family residential, commercial, light industrial, warehousing and other uses.

- With the exception of N. Willey Street a portions of property along Birch Street, all of the PRO Districts were identified in the Land Management Plan as a Corridor Enhancement concept area. **Corridor Enhancement** is defined as *improving development along corridors with a mix of uses, increased intensity at major nodes or intersections, and roadway improvements to improve traffic flow, pedestrian and biking experience.* Note, appropriate development depends on the existing context, therefore the *Patterns and Character map should be consulted.*

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- N. Willey Street, between College Avenue and City Gardens Apartments, is defined as Corridor Enhancement and Encouraged Growth concept area. **Encouraged Growth** is defined as areas where new growth is encouraged primarily for economic development. These areas may be special districts or mixed-use areas.

- The area north and south of Birch Street, between Rec Center Drive and University Avenue is defined as WVU Campus Development. **WVU Campus Development** is characterized as growth within WVU's campus areas that supports the University's functions. Development may include a mix of institutional, residential, civic and commercial uses.

Please see Addendum E for the Land Management Concept Area Maps.

The following further describes the development types that are encouraged in Corridor Enhancement and Encouraged Growth concept areas:

- **Multifamily:** Includes various forms such as apartment buildings where three or more separate residential dwelling units are contained with a structure and townhouse dwelling types. They vary considerably in form and density depending on the context – from four-story or larger buildings set close to the street in and at the edge of the downtown core and along major corridors, to smaller two- to four-story buildings with greater street setbacks in areas between the downtown core and single-family neighborhoods.
- **Civic and Institutional:** These sites include both public uses (government buildings, libraries, community recreation centers, police and fire stations, and schools) and semi-public or private uses (universities, churches, hospital campuses). Public uses should be strategically located and integrated with surrounding development. Civic and Institutional sites may be distinctive from surrounding buildings in their architecture or relationship to the street.
- **Neighborhood Center Mixed-Use:** A mix of housing, office, commercial, and civic uses adjacent to one another or contained within the same structure (such as offices or apartments above ground-floor retail). Such uses should be compatible with and primarily serve nearby neighborhoods (within 1/2 mile). Parking should be located behind.
- **Urban Center Mixed-Use (Encouraged Growth only):** A mix of housing, office, commercial, and civic uses located adjacent to one another or sharing the same building. Buildings are generally larger in

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scale than neighborhood mixed-use and contain more employment and commercial uses that serve the broader community. Buildings should be located near the street with parking provided on-street or in shared parking configurations behind or between buildings.

- **Community Commercial:** Larger scale, primarily retail, restaurant and accommodation uses that serve the broader community. Buildings should be located close to the street with parking to the rear or side and should be well-connected to surrounding development and pedestrian infrastructure.
- **Office / Research:** Larger-scale 2-6 story buildings generally housing professional offices or research/development activities with single or multiple tenants. May involve multiple large-scale buildings in a campus setting, but buildings should be in a walkable configuration with shared parking typically behind or to the side. Supportive retail establishments may occupy the lower levels of a multistory building. Supportive retail uses include coffee shops, delicatessens, barbers, and bookstores among others.
- **Limited Industrial (Encouraged Growth only):** Typically, 1-2 story large footprint buildings intended for light industrial development, clean manufacturing and or warehousing activities.
- **Cluster Development (Encouraged Growth only):** Primarily residential development on large sites (typically at least 40 acres) where relatively small lots are arranged in a clustered pattern, rather than larger lots spread over the entire site. This type of development leaves a significant area of a site undeveloped (often 50%) to preserve significant natural areas such as steep slopes, stream corridors and areas of mature trees.
- **Greenspace:** Includes formal parks, recreation areas, trails, and natural open space.

Please note, that according to the 2013 Comprehensive Plan, development in a Corridor Enhancement concept area should depend on the existing context, therefore the patterns and character map, and descriptions should be consulted.

After review, the proposed text amendments to Table 1331.05.01: Permitted Land Uses, appear to be consistent with the regional vision, conceptual growth framework, and land management plan described in the 2013 Comprehensive Plan Update. More specifically:

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- The proposed zoning text amendments to permit Dwelling, Mixed Use, Dwelling, Multifamily, and Mixed-Use Building uses by conditional use are in keeping with the regional vision to capture further growth in the City’s corporation limits along commercial corridors in the City.
- The intersection of Patteson Drive, Van Voorhis Road, and University Avenue represents a major node in the community. As such, a mix of uses and an increase in density was envisioned/encouraged in the Corridor Enhancement area.
- Any of the proposed uses established in the PRO District would be subject to the development standards set forth in Article 1341 and attached hereto in Addendum F.

STAFF RECOMMENDATION:

While the proposed additional conditional uses to the PRO District described above are likely consistent with the 2013 Comprehensive Plan, the Comprehensive Plan Update currently underway (Morgantown 2033) that more accurately addresses current community planning and goals, is forthcoming, and text amendments affecting city-wide classifications may be better made with reference to the plan when adopted.

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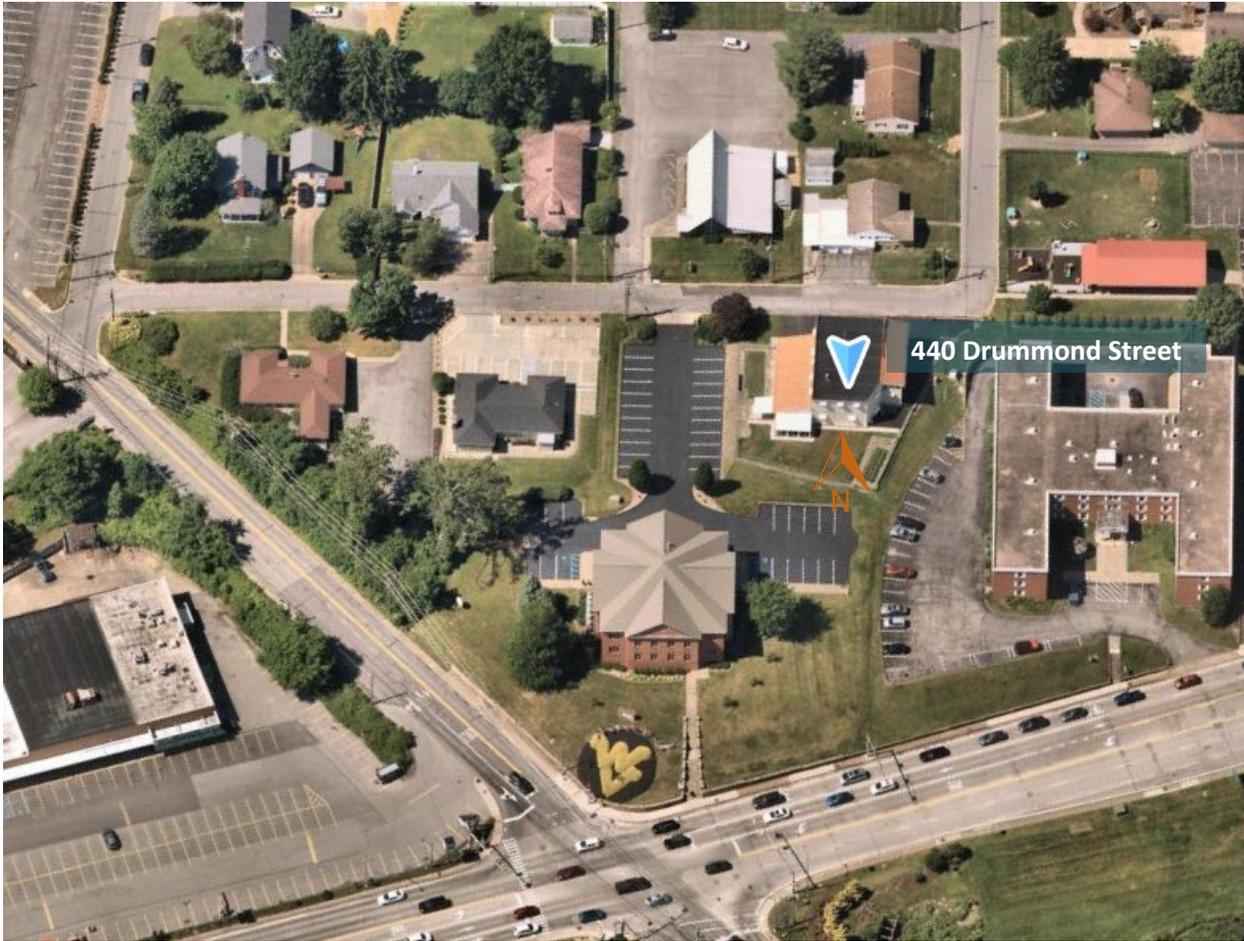
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STAFF REPORT ADDENDUM A

TX23-01/ Robert Bennett / Dwelling, Multifamily, Mixed-use Building, and Dwelling Mixed Use

Staff Enhanced Aerial Map:



Source: Near Map

STAFF REPORT ADDENDUM A

TX23-01/ Robert Bennett / Dwelling, Multifamily, Mixed-use Building, and Dwelling Mixed Use

440 Drummond Street - Looking Southeast toward Van Voorhis Road



Source: Google Maps

STAFF REPORT ADDENDUM B

**TX23-01/ Robert Bennett / Dwelling, Multifamily, Mixed-use Building,
and Dwelling Mixed Use**

Table 1331.05.01: Permitted Land Uses

Sec. 1331.05. Permitted land uses.

The table and supplemental regulations of the Permitted Land Use Table are incorporated in this section and are adopted as the basic land use regulations for the City. The table and supplemental regulations identify the types of land uses that are permitted within the City and any applicable conditions and limitations.

To determine the zoning district in which a particular use is allowed, find the use in the list of uses along the left-hand side of the Permitted Land Use Table and read across the use row to find the zoning district column designations.

Legend:

- P — Use is permitted by right in a particular zoning district.
- A — Use is permitted as an accessory use in a particular zoning district.
- C — Use is allowed only as a conditional use in a particular zoning district subject to the limitations and conditions specified; a conditional use permit is required.
- Empty — Use is not permitted in a particular zoning district.

The uses listed in the Permitted Land Use Table are defined in the definitions section (Article 1329).

A description of the supplemental regulations immediately follows the Permitted Land Use Table.

Table 1331.05.01: Permitted Land Uses

Uses	R-1	R-1A	R-2	R-3	PRO	B-1	B-2	B-4	OI	B-5	I-1	Supplemental Regulations
Administrative Office				C	P	C	P	P	P	P	P	29
Agricultural Activity	P										P	
Airport											C	
Amphitheater							P	P				
Animal Grooming Service		C	C	C	C	P	P	P		P		28, 29
Animal Shelter							C			C	P	
Apparel Shop						P	P	P		P	P	28
Appliance Repair Establishment		C	C	C		P	P	P		P	P	4, 28, 29
Appliance Sales Establishment							P	P		P		
Art Gallery		C	C	C		P	P	P	P	P		28, 29
Artist Studio		C	C	C	P	P	C	P	P	C		28, 29
Assembly Hall						P	P	P		P		28
Assisted Living Facility				C		C	C					
Athletic Field	C	C	C	C		C	P	P		P		
Automotive Paint Shop							P				P	4, 9, 10
Automotive Rentals							C			C		
Automotive Sales							C			C		
Automotive Supply							C			P	P	

Automotive Tire Repair/Sales							P			P	P	4, 9, 10
Automotive/Boat Repair Shop							P				P	4, 9, 10
Automobile Repair Shop, Incidental							C	C		C	P	4, 9, 10
Bakery, Retail		C	C	C			P	P	P		P	28, 29
Bakery, Wholesale							P				P	
Barber Shop/Beauty Salon		C	C	C	P		P	P	P		P	28, 29
Bed and Breakfast Inn			C	C			P	P	P			5, 28
Brew Pub							C	P	P		P	18
Building Materials Supplier								P			P	9, 10
Car Wash/Detailing								P			P	
Caretaker's Residence	C	C	C	C				C		C	C	P
Cemetery	P	P	P	P				P	P			
Charitable, Fraternal or Social Organization							P	P	P	P	P	28
Churches, Places of Worship	C	C	C	C	C		C	P	P	C	P	12
Clinic, Medical				C			P	P	P	P	P	28, 29
Club or Lodge							P	P	P			28, 29
Coin-operated Cleaning/Laundry Service			A	C			P	P	P		P	28, 29
Communications Equipment Building	C	C	C	C			P	P	C	P	P	28
Community Center	C	C	P	P	P		P	P	P	C		28
Community Gardens	P	P	P	P			P					28
Composting Operation											P	3
Conference Center								P	P		P	
Consumer Fireworks Retail Sales								C			P	33
Consumer Fireworks Retail Sales Establishment								C			P	33
Consumer Fireworks Wholesale Establishment											P	34
Convenience Store, Neighborhood		C	C	C			P	P	P			28, 29

Dance or Social Club, Youth						C	P			P		
Day Care Facility, Class 1	P	P	P	P	P	P	P	P	P	P		
Day Care Facility, Class 2	C	C	C	P	P	P	P	P	P	P		19
Day Care Facility, Class 3				C	P	P	P	P	P	P		19
Department Store							P	P		P		
Distribution Center											P	
Dog Run							C			C	C	24
Dormitory				P			P	P				
Drive-in Theatre/Outdoor							P				P	
Drive-through Facility						A	A	A	A	A		25
Driving Range, Golf							C				C	
Drug Store		C	C	C		P	P	P		P		28
Dry Cleaning and Laundry Pick-up				P		P	P	P		P		28, 29
Dry Cleaning and Laundry Service						C	P	P		P		
Dwelling, Mixed Use			C	P		P	P	P	P	P		20, 26, 28
Dwelling, Multi-family			C	P			P	C	C			35
Dwelling, Single family	P	P	P	P	P							16
Dwelling, Townhouse			P	P	P		P	P				
Dwelling, Two-family			P	P	P			C				
Electrical Repair Shop						P	P	P		P		4, 28
Emergency Shelter				C		C	C	P				
Equipment or Furniture Rental Establishment							P	P		P	P	9, 10
Essential Services and Equipment	P	P	P	P	P	P	P	P	P	P	P	28
EV Charging Station, Private	A	A	A	A	A	A	A	A	A	A	A	
EV Charging Station, Public			A	A	A	A	A	A	A	A	A	
Extractive Industry											P	31
Fairgrounds											P	
Farmer's Market						C	C	P				
Financial Services Establishment					P	P	P	P	P	P		28
Florist Shop		C	C	C		P	P	P		P		28, 29
Fraternity or Sorority House			C	P			P	C				

Funeral Home				P		P	P	P				28
Furniture Sales Establishment (Antique, New or Used)							P	P		P		4
Garden Center							P			P		
Gas Station Mini-Mart							P	P		P	P	8
Gasoline Service Station							P	P		P	P	8
Golf Course	C	C	C	P		P	P	P		P	P	28
Government Facility	P	P	P	P		P	P	P	P	P	P	28
Greenhouse, Non-Commercial	A	A	A	A							P	
Greenhouse, Commercial							P				P	
Grocery Store							P	P		P	P	
Group Residential Facility	P	P	P	P		P	P	P				28
Group Residential Home	P	P	P	P		P	P	P				28
Guest House			C	C								
Half-way House			C	C		C	C					
Hardware Store						C	P	P		P	P	
Health/Sports Club			C	C		P	P	P	P	P	P	28, 29
Heavy Machinery Sales										P	P	4, 9, 10
Heliport or Helipad								C		C	C	
Home Improvement Center							P	C		P		
Home Occupation, Class 1	A	A	A	A	A	A	A	A	A	A	A	2
Home Occupation, Class 2	C	C	C	C	C	C	C	C	C	C	C	2
Hospital	C	C	C	C		C	P	C		P	C	
Hotel							P	P	P	P		
Hotel, Full-service							P	P	P	P		1
Hypermarket							P			P		
Industrial Equipment Repair Establishment											P	
Industrial Park											P	
Industrial Supplies Establishment											P	
Industry, Heavy											C	32
Industry, Light							C			C	P	9, 10
Instructional Studio		C	C	C		P	P	P		P		28, 29
Junkyard											C	17
Kennel, Commercial						C	P					7
Laboratories									P	P	P	9, 10

Laundromat			C	C		P	P	P		P		28, 29
Liquor Store							P	P		P		
Lodging or Rooming House			C	P			P					
Manufactured Homes	P	P	P	P	P							16
Manufactured Housing Sales											P	
Manufacturing, Heavy											P	32
Marina, Commercial							C	C		C	C	14
Marina, Private							C	C		C	C	14
Marine Supplies Establishment							P			P	P	9, 10
Medical Cannabis Dispensary							P			P		
Medical Cannabis Growing Facility											P	
Medical Cannabis Processing Facility										P	P	
Mixed Use Building			C	P		P	P	P	P	P		20, 26, 28
Motel							P	P		P		
Motorcycle Sales Establishment							P			P		
Movie Theater, Large							P	C		P		
Movie Theater, Small						P	P	P		P		28
Multi-Use Nonresidential Building					C	C		C	P		P	29
Newsstand		C	C	C		P	P	P	P	P		29
Nursery, Plant							P	C		C		
Nursing Home				P			P		P			
Office Building					P	C	P	P	P	P	P	
Office Equipment Repair Establishment							P	P		P	P	4, 9, 10
Office, Medical					P		P	P	P	P		
Office Park									C	P	P	
Office Supplies Establishment						P	P	P	P	P		28
Oil Change Facility							P	P		P	P	
Outdoor Flea Market						C	C	C		C		
Outdoor Storage							C			C	P	

Outdoor Storage, Seasonal							P			P	P		
Park and Recreational Services	C	C	C	P			P	P	P	P		11, 28	
Parking Lot, Principal Use				C			P	P	C		P	P	
Parking Structure, Principal Use				C			P	P	C		P	P	28
Passenger Station, Motor Bus, Railroad							C	P	P		P	P	
Pawnshop							P	P	P		P		28
Penal/Correctional Institution												C	
Personal Services Establishment				C	P		P	P	P	C	P		28, 29
Personal Storage Facility								C			C	C	15
Private Club								C			P	P	18
Professional Services Establishment			C	C	P		P	P	P		P		28, 29
Recreation Facility, Commercial, Outdoor							C	P			P		11
Recreational Facility, Commercial, Indoor							C	P			P		11
Recyclable Collection Center/ Solid Waste Transfer Station												P	6
Recycling Center											P	P	
Repair, Small Engine and Motor Shop								P	P		P	P	4, 9, 10
Research and Development Center										C	P	P	
Restaurant				P			P	P	P	P	P		27, 28, 29
Restaurant with Drive-in								P	P	P	P		
Restaurant, Family			C	P			C	P	P	P	P		28, 29
Restaurant, Fast Food							C	P	P	P	P		22, 25, 27
Restaurant, Private Club							C	P	C		P	P	18, 27
Restaurant, Private Wine							P	P	P		P	P	
Retail Sales Establishment							P	P	P		P		28
Re-use of Closed/Vacant School or Church	C	C	C	C			C	C	C				
Salvage Yard												C	

School (K-12), Private	C	C	C	C		C	P	P		P		
Sexually Oriented Business											C	
Shooting Range, Indoor							C			C	P	
Shopping Center, Large Scale							P			P		
Shopping Center, Medium Scale							P			P		
Shopping Center, Small Scale							P			P		
Snack Bar/Snack Shop				C		P	P	P	A	P		28, 29
Sporting Goods Establishment						C	P	P		P		
Tavern						P	P	P		P	P	21, 28
Taxicab Service							P			P	P	23
Telecommunications Class I	P	P	P	P	P	P	P	P	P	P	P	30
Telecommunications Class II			P	P		P	P	P	P	P	P	30
Telecommunications Class III						C	C	C		C	C	30
Transient Amusement Enterprise							P			P	P	
Terminal, Truck or Motor Freight											P	
University or College, Private							C	P		P		
Upholstery/Interior Decorating Service							P	P		P		4
Video Gaming/Lottery Establishment											P	13
Veterinary Clinic					C	P	P	P		P		7, 28
Warehousing/Distribution									P		P	21
Wellness Center			C	C	P	C	P	P	P	P		29
Wholesale Establishment									P	P	P	
Wrecker Service							C				P	

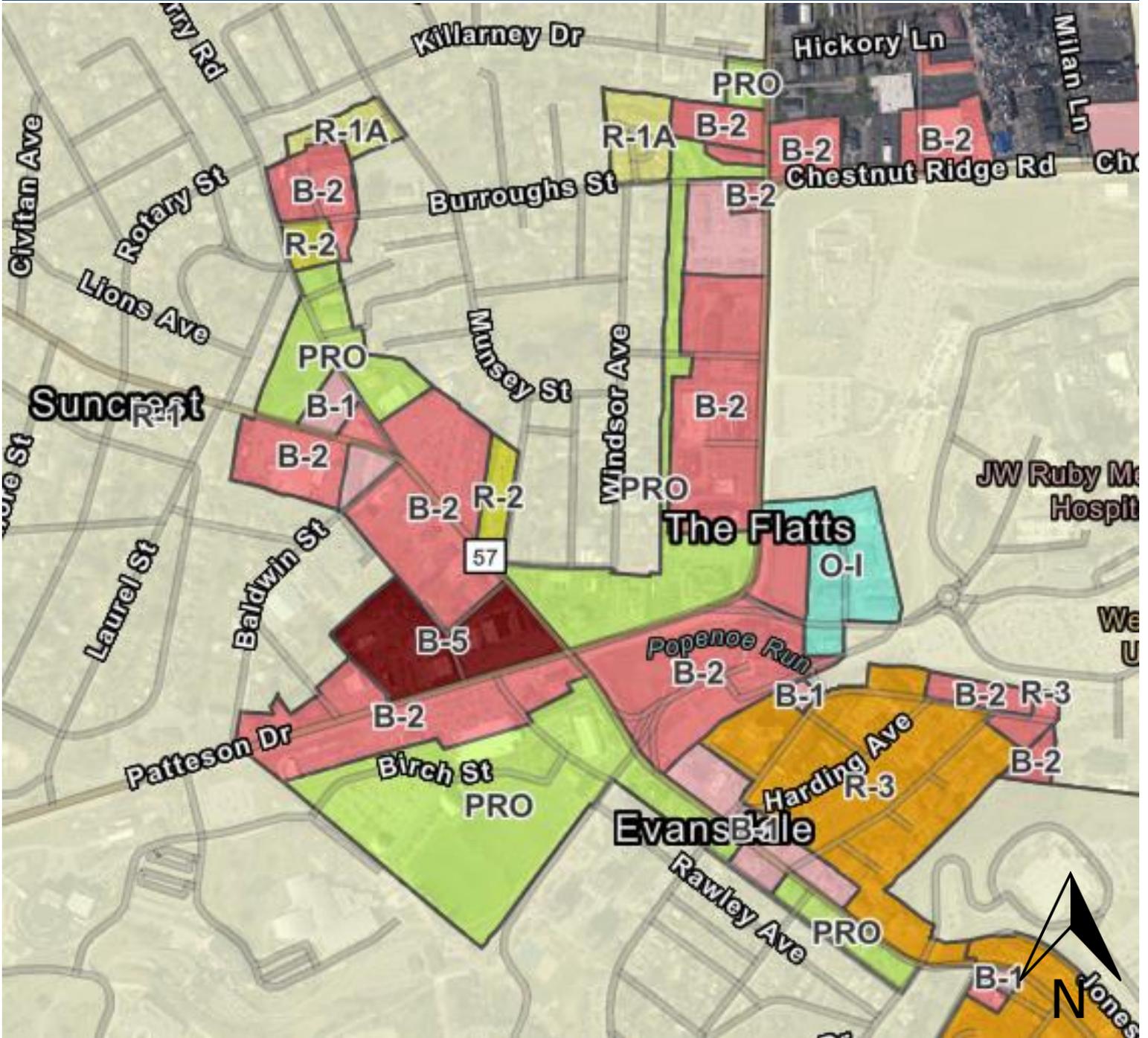
(Ord. No. 06-37, 11-8-2006; Ord. No. 06-48, 12-5-2006; Ord No. 07-17, 6-5-2007; Ord. No. 07-19, 6-5-2007; Ord. No. 07-20, 6-5-2007; Ord. No. 07-53, 11-6-2007; Ord. No. 09-08, 3-3-2009; Ord. No. 09-16, 5-5-2009; Ord. No. 09-29, 7-7-2009; Ord. No. 11-44, 11-1-2011; Ord. No. 12-27, 7-3-2012; Ord. No. 13-32, 7-2-2013; Ord. No. 16-38, 8-2-

STAFF REPORT ADDENDUM C

**TX23-01/ Robert Bennett / Dwelling, Multifamily, Mixed-use Building,
and Dwelling Mixed Use**

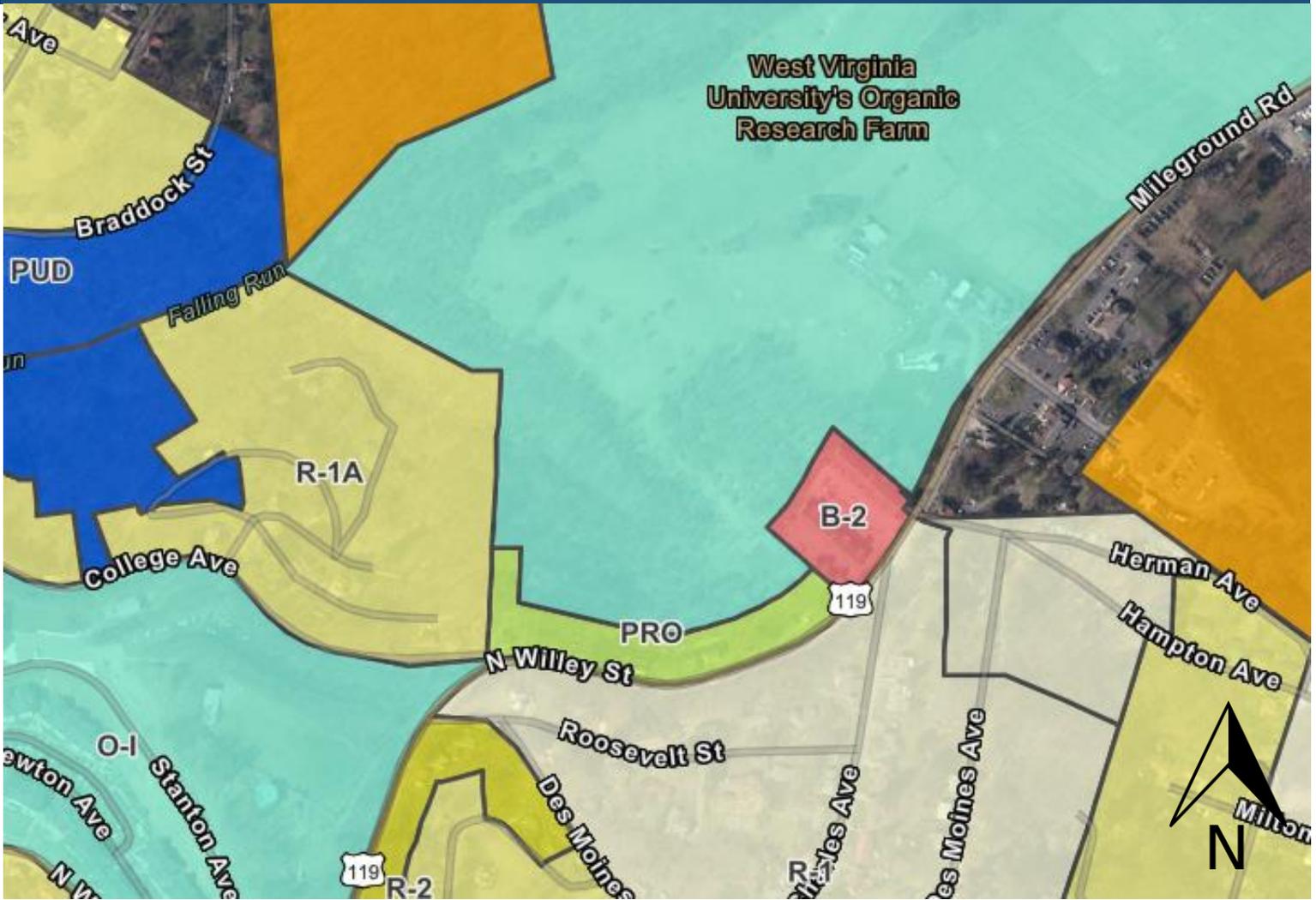
PRO District Identification Maps

PRO DISTRICT IDENTIFICATION MAP 1



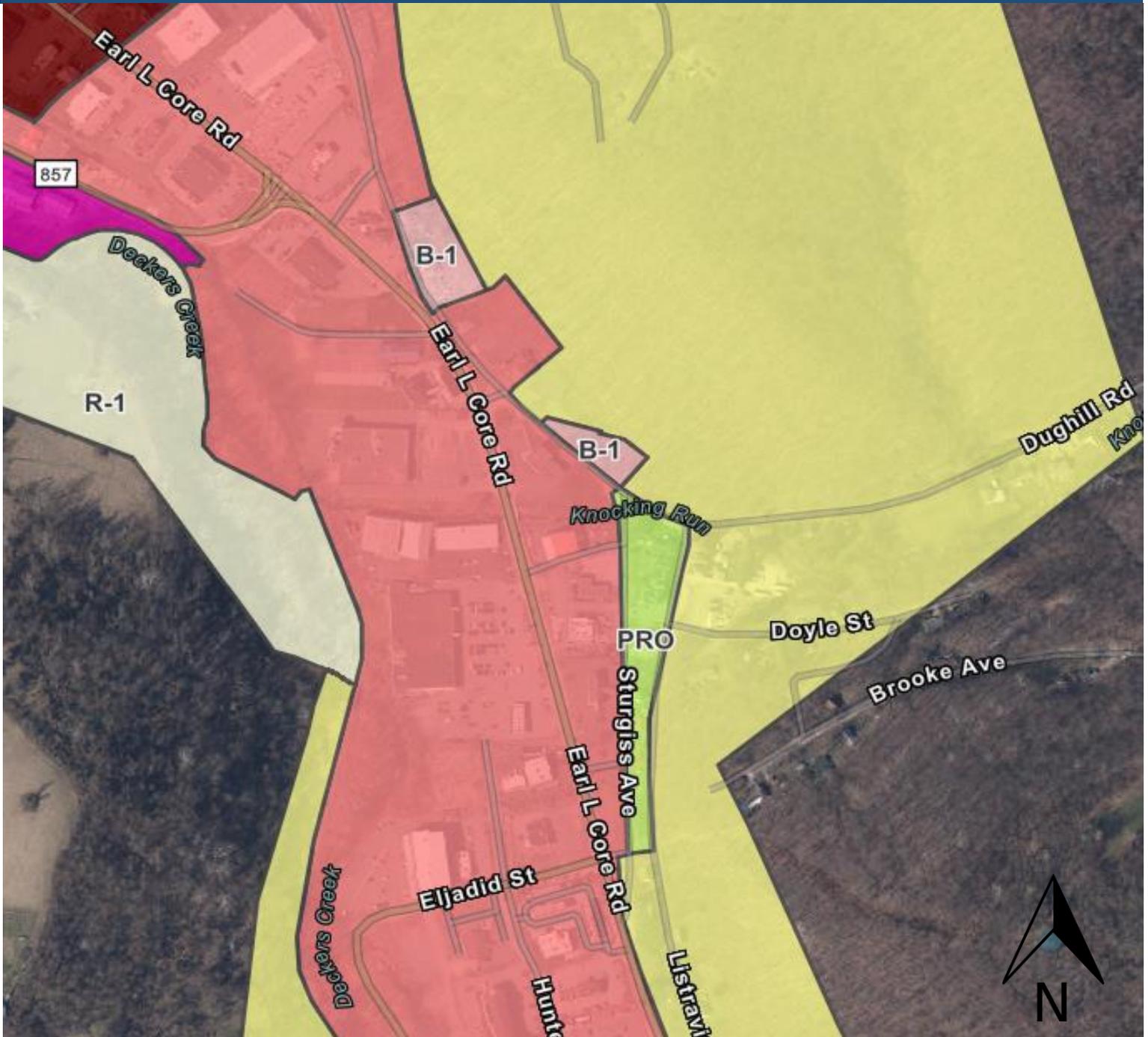
Source: City of Morgantown

PRO DISTRICT IDENTIFICATION MAP 2



Source: City of Morgantown

PRO DISTRICT IDENTIFICATION MAP 3



Source: City of Morgantown

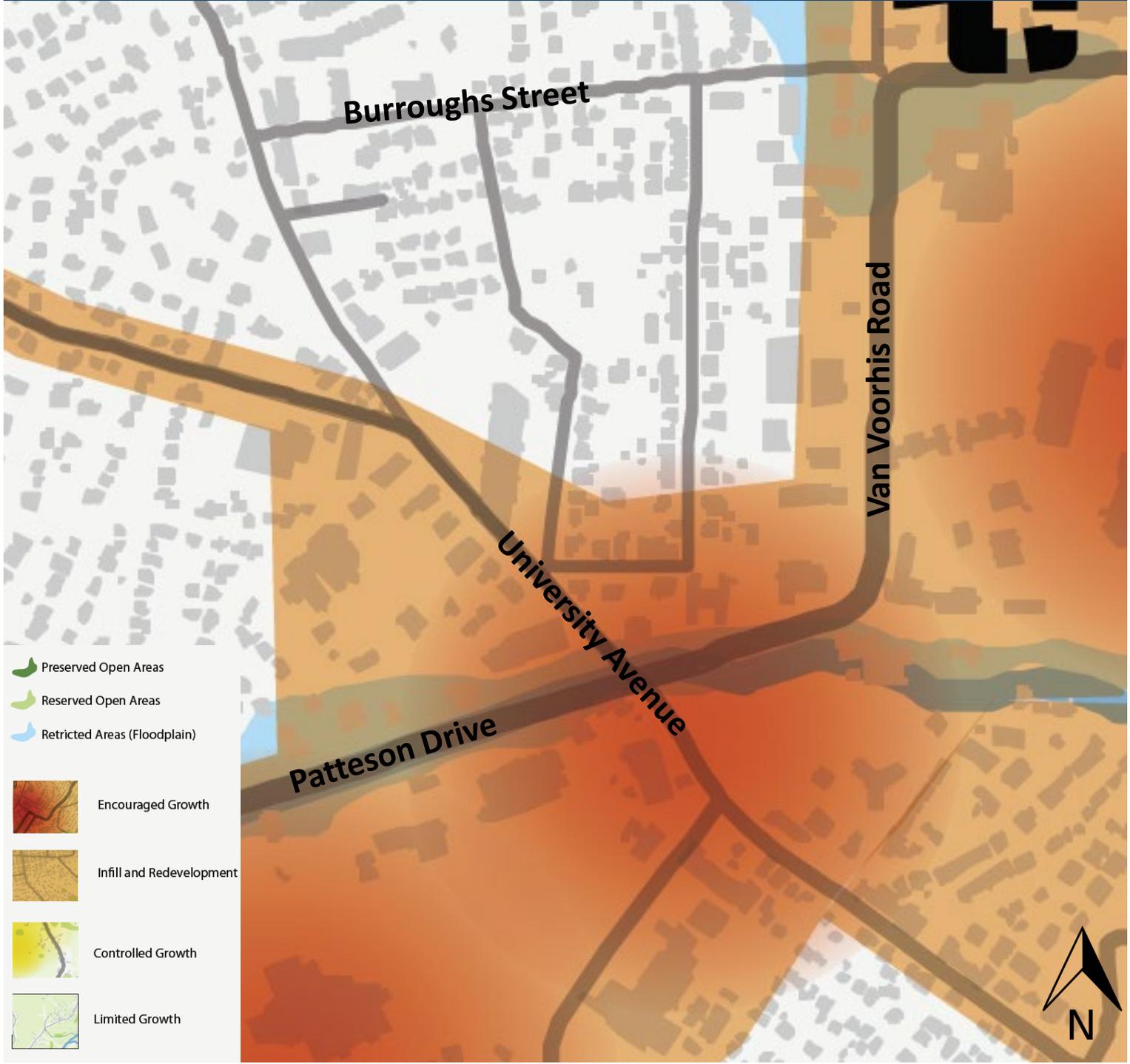
2016; Ord. No. 16-43, 9-6-2016; Ord. No. 16-48, 10-4-2016; Ord. No. 17-27, 7-5-2017; Ord. No. 18-14, 4-3-2018; Ord. No. 18-23, 7-10-2018; Ord. No. 18-24, 6-5-2018; Ord. No. 18-29, 10-16-2018; Ord. No. 2020-21, 7-7-2020)

STAFF REPORT ADDENDUM D

**TX23-01/ Robert Bennett / Dwelling, Multifamily, Mixed-use Building,
and Dwelling Mixed Use**

Conceptual Growth Framework Maps

Conceptual Growth Framework Map 1



Conceptual Growth Framework Map 2



Conceptual Growth Framework Map 3



-  Preserved Open Areas
-  Reserved Open Areas
-  Restricted Areas (Floodplain)
-  Encouraged Growth
-  Infill and Redevelopment
-  Controlled Growth
-  Limited Growth

STAFF REPORT ADDENDUM E

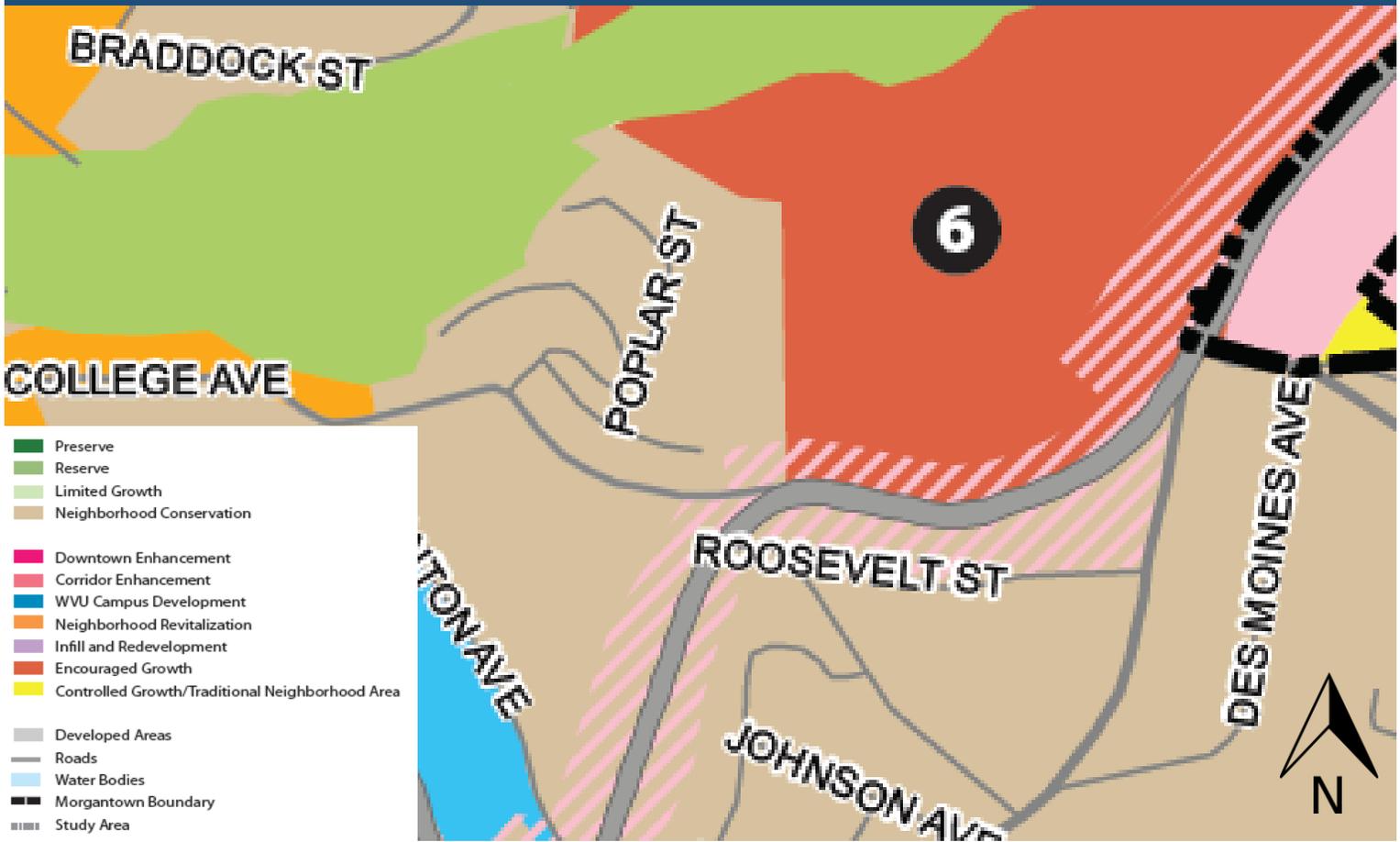
**TX23-01/ Robert Bennett / Dwelling, Multifamily, Mixed-use Building,
and Dwelling Mixed Use**

Land Management Plan Maps

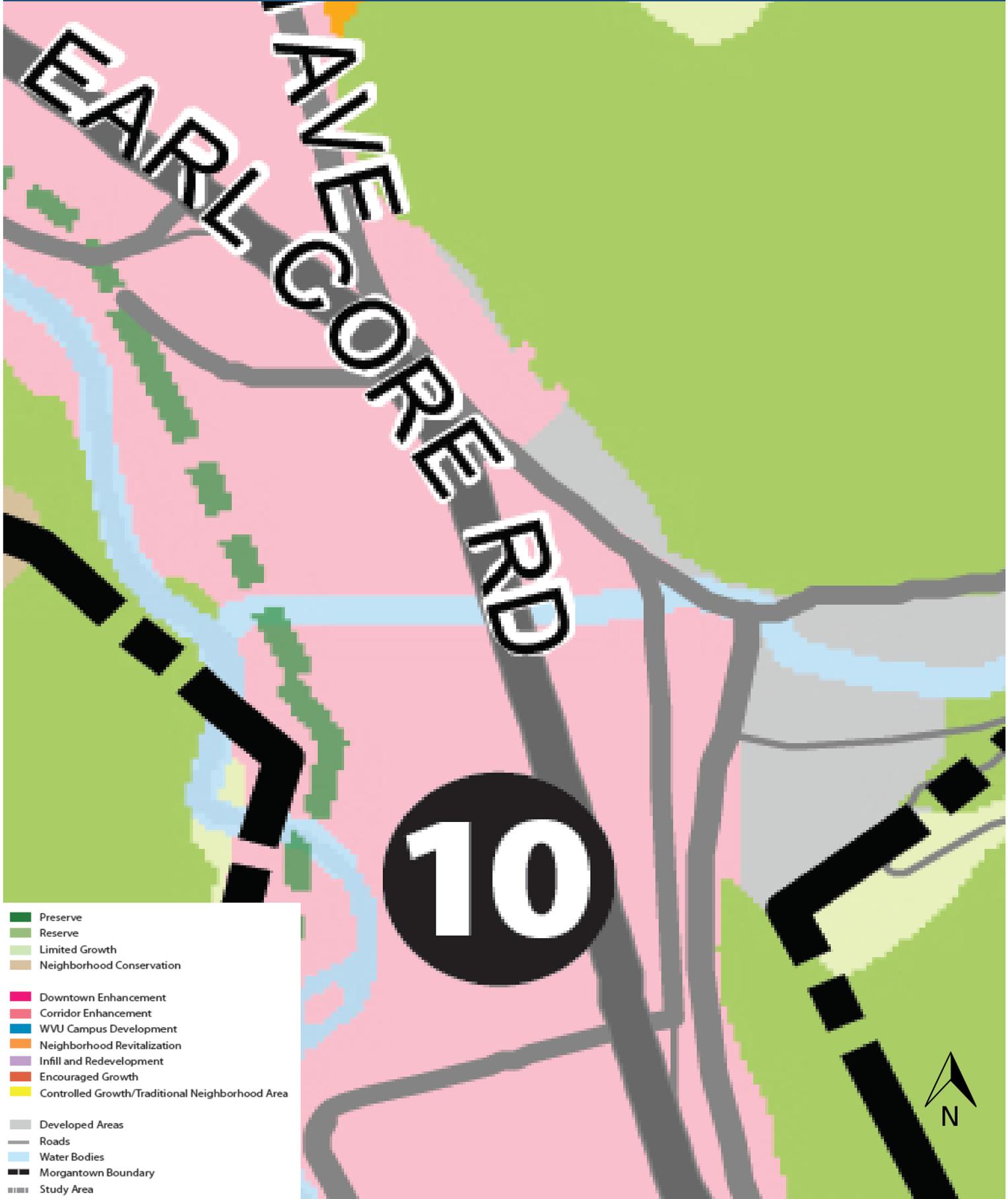
Land Management Plan Map 1



Land Management Plan Map 2



Land Management Plan Map 3



- Preserve
- Reserve
- Limited Growth
- Neighborhood Conservation

- Downtown Enhancement
- Corridor Enhancement
- WVU Campus Development
- Neighborhood Revitalization
- Infill and Redevelopment
- Encouraged Growth
- Controlled Growth/Traditional Neighborhood Area

- Developed Areas
- Roads
- Water Bodies
- Morgantown Boundary
- Study Area

STAFF REPORT ADDENDUM F

**TX23-01/ Robert Bennett / Dwelling, Multifamily, Mixed-use Building,
and Dwelling Mixed Use**

Article 1341 – PRO, Professional, Residential and Office District

PART THIRTEEN - PLANNING AND ZONING CODE
CHAPTER SEVEN - LAND USE
ARTICLE 1341. PRO, PROFESSIONAL, RESIDENTIAL AND OFFICE DISTRICT

ARTICLE 1341. PRO, PROFESSIONAL, RESIDENTIAL AND OFFICE DISTRICT¹

Sec. 1341.01. Purpose.

The purpose of the Professional, Residential and Office (PRO) District is to provide for a mixed use of professional, office and appropriate residential uses in transition areas between more intensive commercial districts and less intensive residential neighborhood districts.

Sec. 1341.02. Permitted and conditional uses.

See the Permitted Land Use Table 1331.05.01.

Sec. 1341.03. Lot provisions.

- (a) The minimum lot size shall be 7,000 square feet.
- (b) The minimum lot frontage shall be 60 feet.
- (c) Maximum lot coverage shall be 40 percent.

Sec. 1341.04. Setbacks and encroachments.

- (a) The following setbacks shall be required for all principal structures, except as otherwise provided in Section 1363.02(b), Yard, Building Setbacks and Open Space Exceptions:
 - (1) Minimum front setback:10 feet
 - (2) Maximum front setback:15 feet
 - (3) Minimum side setback:15 feet
 - (4) Minimum rear setback:40 feet
- (b) The minimum setback for accessory structures on a lot shall be ten feet from the rear property line and ten feet from each side property line. No accessory structures are permitted within the front setback.

Sec. 1341.05. Building height, size and use.

- (a) The maximum height of a principal structure shall not exceed two and one-half stories or 35 feet, whichever is less, except as provided in Section 1363.02(a), Height Exceptions.
- (b) The maximum height of an accessory structure shall not exceed 25 feet.
- (c) The total maximum gross floor area of any building shall not exceed 4,000 square feet.

¹Cross reference(s)—Home occupation—see P. & Z. 1331.06(2); drive-through facilities prohibited—see P. & Z. 1331.06(28).

State law reference(s)—Factory-built homes—see W. Va. Code 8A-11-1.

(Ord. No. 06-40, 11-21-2006)

Sec. 1341.06. Parking and loading standards.

- (a) All uses within this district shall conform to the off-street parking and loading requirements in Article 1365, Parking, Loading and Internal Roadways.
- (b) No parking spaces shall be permitted between the front facade of a building and any street right-of-way.

Sec. 1341.07. Performance standards.

- (a) Important structures should be built so that they terminate street vistas whenever possible, and should be of sufficient design to create visual anchors for the community. All principal structures within a development should maintain a consistent architectural style.
- (b) Metal paneling shall not be used for any wall surfaces visible from a public street.
- (c) Materials:
 - (1) Walls shall be clad in any combination of wood, stone, brick, marble, and/or cast concrete.
 - (2) Roofs should be clad in slate, sheet metal, corrugated metal, and/or diamond tab asphalt shingles.
 - (3) The orders, if provided, should be made of wood or cast concrete.
- (d) Configuration: Flat roof lines are allowed.
- (e) Techniques:
 - (1) Windows should be set to the inside of the building face wall.
 - (2) Rooftop equipment which is enclosed should be enclosed in building material that matches the structure or is visually compatible with the structure.
- (f) Residential construction within this district shall follow the height and performance standards listed in Sections 1339.06 and 1339.07.
- (g) Business hours for all non-residential uses within the district shall be limited to between 6:00 a.m. and 10:00 p.m.
- (h) All lighting shall be low intensity and shielded so as not to cause illumination of adjoining residential properties.
- (i) Sidewalks shall be constructed in accordance with the requirements of Article 913 of this Code at each lot upon which a use is to be constructed.

(Ord. No. 21-09 , 4-20-2021)

Sec. 1341.08. Landscaping.

Landscaping and screening as required in Article 1367, Landscaping and Screening, shall be provided for all uses, unless otherwise noted.

(Supp. No. 4)



THE CITY OF MORGANTOWN WEST VIRGINIA

PAID

MAY 09 2023

OFFICE USE CASE NO. IX2301

APPLICATION FOR ZONING TEXT AMENDMENT

(PLEASE TYPE OR PRINT IN INK)

Fee: \$250.00 [Z-TX]

visa

I. APPLICANT

Name:	Robert Bennett			Phone:	304-212-5332
Mailing Address:	238 Wayland Street			Mobile:	304-276-7751
	Street	Star City	WV	26543	Email: summers@petroplus.com
	City	State	Zip		

II. PROPOSED TEXT AMENDMENT

Section of the Zoning Code to be Amended: 1331.05.01

Summary of Proposed Text Amendment (an additional sheet may be attached hereto):

Requesting a change to the text of table 1331.05.01: "Permitted Land Uses" to be amended to permit the following uses in a PRO zone by conditional use:

1. Dwelling, Multi-family
2. Mixed-use Building
3. Dwelling, Mixed Use

III. ATTEST

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of application will be complied with whether specified herein or not. The granting of an approval does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating same. This application has not been requested within the past year.

Robert Bennett	
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent
	4/27/2023
	Date

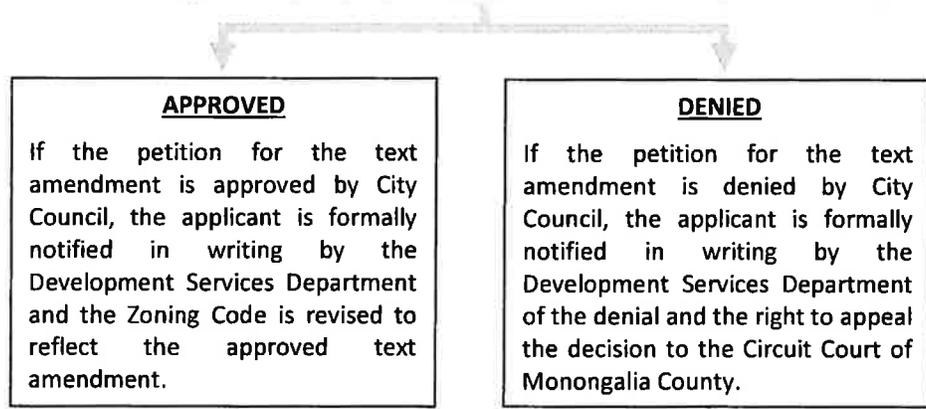


OFFICE USE
CASE NO. _____

APPLICATION FOR ZONING TEXT AMENDMENT

ADDENDUM A - Zoning Code Text Amendment Process

- 1 •An application for an amendment, or change, to the text of the Zoning Code is filed with the Development Services Department.
- 2 •The Development Services Department conducts a formal review of the completed application and prepares a strikethrough and/or underline petition.
- 3 •The Development Services Department publishes a legal advertisement describing the petition for a text amendment at least 15 days prior to the scheduled public hearing before the Planning Commission.
- 4 •The Planning Commission holds a duly scheduled public hearing on the text amendment petition, prepares a report, and makes a recommendation to City Council.
- 5 •City Council hears the petition in accordance with its rules and procedures, which normally includes two readings and an additional public hearing.



If the request for the text amendment is **denied** by City Council, the applicant may not re-submit the same request for a period of one (1) year, unless the Planning Director determines that there have been significant changes in conditions in the area proximate to the parcel in question.

Boards & Commissions Vacant Position List

- **Board of Zoning Appeals: 1 Vacant – City Resident (Minimum 3yr City Resident)**
1 – 2yr – 3yr term: 1/1/2022 – 12/31/2024
- **Civilian Police Review & Advisory Board: 1 Vacant – (City Resident or Work within City)**
1 – 1yr – 3yr term: 7/4/2023 – 7/5/2026
- **Fire Code Board of Appeals: 1 Vacant – City Resident (Legal, Building Contractor, Engineering/Architectural Design)**
1– 3yr terms: 5/2/2022 – 4/30/2025
- **Health & Wellness Commission: 3 Vacant – City Resident**
1 – 3yr – 3yr term: 1/1/2021 – 12/31/2023
2 – 2yr – 3yr terms: 1/1/2023 – 12/31/2025
- **Historic Landmarks Commission: 1 Vacant – City Resident**
1 – 4yr – 4yr term: 11/5/2022 – 11/4/2026
- **Human Rights Commission: 2 Vacant – City Resident**
2 – 1yr – 2yr term: 7/1/2023 -6/30/2025
- **“ICC” Building Code Board of Appeals: 1 Vacant (Architect/Engineer or Bldg. Contractor)**
1 – 1yr – 5yr term: 5/1/2021 – 4/30/2026
- **Personnel Board: 1 Vacant – City Resident**
1 – 3yr – 1yr – 3yr term: 7/1/2021 – 6/30/2024
- **Planning Commission: 3 Vacant – City Resident Ward Specific**
 - 1 – 2yr – 3yr term: 1st Ward 1/1/2021 – 12/31/2023
 - 2 – 3yr – 3yr terms: 5th & 7th Wards 1/1/2022 – 12/31/2024
- **Sister Cities Commission: 3 Vacant**
1 – 2yr – 3yr term: 6/1/2021 – 5/31/2024
1 – 1yr – 3yr term: 6/1/2023 – 5/31/2026
- **Urban Landscape Commission: 3 Vacant (Landscape - Design Horticulture - Plant Health)**
1 – 2yr – 3yr term: 7/1/2022 – 6/30/2025
1 – 3yr – 3yr term: 7/1/2020 – 6/30/2023
1 – 1yr – 3yr term: 7/1/2021 – 6/30/2024
- **Ward & Boundary Commission: 2 Vacant – City Resident Ward Specific**
2 – 2yr terms: 7/1/2023 – 6/30/2025 – Wards 3 & 7
- **Woodburn Commission: 2 Vacant – City Resident**
2 – 2yr – 3yr terms: 1/1/2022 – 12/31/2024

AN ORDINANCE AMENDING THE FY 2023-2024 ANNUAL BUDGET OF THE CITY OF MORGANTOWN AS SHOWN IN THE REVISED BUDGET ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE AS THE SAME APPLIES TO THE GENERAL FUND.

The City of Morgantown hereby ordains:

That the FY 2023-2024 Annual Budget of the General Fund of the City of Morgantown is amended as shown in the revised budget (Revision 01) attached hereto and made a part of this ordinance.

First Reading:

Adopted:

Mayor

Filed:

Recorded:

City Clerk

REQUEST FOR REVISION TO APPROVED BUDGET

Item 11A.

Ora Ash, Deputy State Auditor
 West Virginia State Auditor's Office
200 West Main Street
 Clarksburg, WV 26301
 Phone: 627-2415 ext. 5114
Fax: 304-340-5090
Email: lgs@wvsao.gov

Subject to approval of the state auditor, the governing body requests that the budget be revised prior to the expenditure or obligation of funds for which no appropriation or insufficient appropriation currently exists.
 (§ 11-8-26a)

CONTROL NUMBER
 Fiscal Year Ending: **2023-2024**
 Fund: **001**
 Revision Number: **1**
 Pages: **1 of 1**

City of Morgantown
 GOVERNMENT ENTITY

Person To Contact Regarding Request:
 Name: **Kevin Tennant**
 Phone: **304-284-7407**
 Fax: **304-284-7418**
 Email: kevin.tennant@morgantownwv.gov

389 Spruce Street
 STREET OR PO BOX
 Morgantown 26508
 CITY ZIP CODE

Municipality
 Government Type

REVENUES: (net each acct.)

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUSLY APPROVED AMOUNT	(INCREASE)	(DECREASE)	REVISED AMOUNT
299	Unassigned Fund Balance	5,000,000	2,999,013		7,999,013
	#N/A				

NET INCREASE/(DECREASE) Revenues (ALL PAGES) 2,999,013

Explanation for Account # 378, Municipal Specific:
 Explanation for Account # 369, Contributions from Other Funds:

EXPENDITURES: (net each account category)

(WV CODE 7-1-9)

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUSLY APPROVED AMOUNT	(INCREASE)	(DECREASE)	REVISED AMOUNT
409	Mayor's Office	17,686	43		17,729
410	City Council	68,828	258		69,086
412	City Manager's Office	917,466	23,355		940,821
414	Finance Office	1,211,658	26,314		1,237,972
415	City Clerk	283,801	5,252		289,053
416	Police Judge's Office	254,228	22,837		277,065
420	Engineering	238,235	2,688		240,923
422	Personnel Office	657,143	112,963		770,106
436	Building Inspection	1,191,825	29,629		1,221,454
437	Planning & Zoning	457,178	7,934		465,112

NET INCREASE/(DECREASE) Expenditures 2,999,013

APPROVED BY THE STATE AUDITOR
 BY: _____
 Deputy State Auditor, Local Government Services Division Date

AUTHORIZED SIGNATURE
 OF ENTITY

APPROVAL
 DATE

EXPENDITURES (CONT'D)

City of Morgantown

LGSD: BR

City of Morgantown

CONTROL NUMBER:

2023-2024

001

1

BUDGET REVISION REQUEST-SUPPLEMENT

FY

FUND

REV#

ACCOUNT NUMBER	ACCOUNT CATEGORY	PREVIOUSLY APPROVED AMOUNT	INCREASE	DECREASE	REVISED AMOUNT
439	Data Processing	767,079	96,033		863,112
440	City Hall	1,548,552	70,932		1,619,484
444	Contributions / Transfers to Other Funds	4,652,687	1,482,035		6,134,722
569	Local Government Access Channel	308,167	7,885		316,052
699	Contingencies*	1,145,139	389,592		1,534,731
700	Police Department	10,411,746	421,105		10,832,851
706	Fire Department	7,642,208	164,799		7,807,007
750	Streets and Highways	3,296,702	82,782		3,379,484
754	Central Garage	923,286	18,671		941,957
758	Airports	150,000	28,446		178,446
950	Beautification Programs	360,641	5,460		366,101
	#N/A				
NET INCREASE/(DECREASE) Expenditures (this page)					2,767,740



MORGANTOWN
ENGINEERING &
PUBLIC WORKS

P: 304-284-7412
Fax: 304-284-7409
Morgantownwv.gov
389 Spruce St.
Morgantown, WV 26505

Memorandum

To: A. Kim Haws, City Manager
From: Damien Davis, Director of Engineering and Public Works
Date: July 20, 2023
Re: Results from Bid Call 2023-13 – High Street Tree Fencing

Bids for the annual paving project were opened at 2:00pm on July 19, 2023. The results are as follows:

<u>CONTRACTOR</u>	<u>BID AMOUNT</u>
1. Anderson Excavating	\$68,593
2. Blue & Gold Development	\$80,605
3. Lombardi Development	\$81,800
4. Landscapes Plus	\$95,200

Engineering has reviewed the submitted bids for completeness and adherence to the Bid Call requirements.

Anderson Excavating was the low bidder. They were contracted with the City in the past on several paving and miscellaneous projects. They are currently not working on any other city projects. They are well qualified to perform this work. We recommend the award to Anderson Excavating.



Herbert, Rowland & Grubic, Inc.
829 Fairmont Road, Suite 201
Morgantown, WV 26501
304.284.9222
www.hrg-inc.com

Via Email

July 20, 2023

Mr. Damien Davis, Director of Engineering & Public Works
City of Morgantown
389 Spruce Street
Morgantown, West Virginia 26505

Re: High Street Tree Fencing Project
Contract No. 2023-13 – General Construction
Bid Review and Tabulation
Recommendation of Notice of Intent to Award

Dear Mr. Davis:

Herbert, Rowland & Grubic, Inc. (HRG) has reviewed the bids for the above captioned project which were received on July 19, 2023. All the bids received appear to be in order, with the exception of one small 3 cent rounding error with Lombardi Development Co. Inc.'s bid. This error has no effect on the bid award as Lombardi Development Co. Inc. was not the apparent low bidder.

Therefore, HRG recommends that the City award this contract to Anderson Excavating, LLC for a unit price bid amount of \$68,593.00 subject to receipt of an executed Agreement and acceptable Performance and Payment Bonds. We also recommend authorizing the issuance of Notice of Intent to Award to Anderson Excavating, LLC transmitting the Agreement and Bonds for Execution.

We are enclosing a certified bid tabulation for your files.

Sincerely,

Herbert, Rowland & Grubic, Inc.

A handwritten signature in black ink that reads "Ethan D. Williams".

Ethan D. Williams, EIT
Staff Professional | Water & Wastewater

EDW/kmg
R002099.0445

project\0020\002099_0445\admin\bidning\award\2023.07.20 recommendation of award 2023-06g.docx

Enclosure



ITEM	DESCRIPTION	UNIT OF MEASURE	QUANTITY	Anderson Excavating, LLC 343 Williams Road Morgantown, WV 26501 304-983-2296		Blue Gold Development, LLC 551 Panther Lick Run Road Rivesville, WV 26588 304-244-9036		Lombardi Development Co. Inc. 649 Virginia Ave. Follansbee, WV 26037 304-748-5920		Landscapes Plus, LLC 117 Wesley Drive Morgantown, WV 26508 304-694-5632	
				UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	Street Tree Curb and Fence Protection	EA	7	\$9,799.00	\$68,593.00	\$11,515.00	\$80,605.00	\$11,685.71	\$81,800.00	\$13,600.00	\$95,200.00
UNIT PRICE BID ITEMS					\$68,593.00		\$80,605.00		\$81,800.00		\$95,200.00

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT
 TABULATION OF BIDS RECEIVED ON
 July 19, 2023

Ethan D. Williams, EIT
 Staff Professional