



THE CITY OF
MORGANTOWN
WEST VIRGINIA



YEAR IN REVIEW **2021**



MESSAGE FROM THE CITY MANAGER

The City of Morgantown

experienced a lot of growth and transition in the past year. It was my first full year serving as the City Manager and we successfully and safely navigated the evolving COVID-19 pandemic all while implementing a transparent and successful community engagement plan for the use of over \$11 million in federal American Rescue Plan (ARP) funds which resulted in the creation of a robust ARP Action Plan for the city. The city's ARP engagement process and action plan was highlighted as a leading example by the Southern Economic Advancement Project in its ARP "Good Examples" report, which was referenced by the U.S. Treasury.

Looking to 2022, we will continue to build off of the successes listed here and further our efforts to improve our services and become more transparent and accountable to our citizens by upholding our core values:

- 1 **Transparency**
- 2 **Trust**
- 3 **Integrity**
- 4 **Community**
- 5 **Diversity**

The information in this document is but a snapshot of the services city staff delivered to our citizens in the last year. Morgantown continues to be a leader in the state for its forward-thinking initiatives such as the Monongalia Morgantown Area Geographic Information Consortium (MMAGIC) which was the first of its kind in the state. The city also saw great strides in supporting diversity with the approval of the CROWN Act and protecting our citizens well being with a ban on conversion therapy. These efforts resulted in the city achieving its first perfect score in the 2021 Municipal Equality Index. These are just a few things that our community can be proud of as we move into the new year.

*Sincerely,
A. Kim Haws*

MORGANTOWN CITY COUNCIL



Jenny Selin
Mayor
Fourth Ward



Danielle Trumble
Deputy Mayor
Fifth Ward



Joe Abu-Ghannam
First Ward



Bill Kawecki
Second Ward



Ixya Vega
Third Ward



Dave Harshbarger
Sixth Ward



Brian Butcher
Seventh Ward

MORGANTOWN MUNICIPAL AIRPORT



BUDGET:
\$2,306,076

- Began construction on the Runway 18-36 Extension Project at an estimated cost of \$50 million.
- Launched Art at the Airport Program with Arts & Culture Department and Morgantown Art Association.
- Removed 100 year old t-hangars to make room for new development at the airport.

The Morgantown Municipal Airport (MGW) offers daily flights to Washington Dulles Airport (IAD) and Pittsburgh International Airport (PIT) in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations. Commercial flights are operated by Southern Airways Express. Southern is a Mississippi-based airline, offering scheduled regional air service to over twenty cities in the Gulf and Mid-Atlantic regions. Southern Airways interline tickets connecting with United, American and Alaska Airlines flights.

The Morgantown Municipal Airport and the City of Morgantown held a Groundbreaking Ceremony on March 24, 2021 for the Morgantown Municipal Airport Runway 18-36 Extension Project. The groundbreaking marked the beginning of what is anticipated to be a five-year, multi-phase project. Phase 1 construction began in March 2021 and continued through the end of the year. This phase includes land clearing and embankment construction. Phase 2 construction began in fall 2021, and Phase 3 construction is expected to begin in spring/summer 2022. The Runway 18-36 Extension Project will modernize the

airport's facilities to enhance current operations, recruit new business, and improve airport safety. The project will add 1,001 feet to the existing runway, extending the total length to 6,200 feet. The total cost for the runway extension is approximately \$50 million.

In partnership with the Arts & Cultural Development Department and the Morgantown Arts Association, the airport launched the Art at the Airport program. The program showcases local artists' work in an exhibition at the airport terminal. Along with showcasing artwork, there are opportunities for the artists to sell their work if desired. The Morgantown Art Association coordinates the selection of artists and rotating the exhibition.

The World War II era T-Hangars located on the West side of the airport were removed at the beginning of 2021 through a competitively bid contract. The hangars were removed at no cost to the City as the cost of recycled steel offset the price of the removal of the steel structures. The removal of these old facilities allows for new development opportunities for new corporate aviation facilities.

ARTS AND CULTURAL DEVELOPMENT

BUDGET:
\$353,003



- Reopened the Metropolitan Theatre, Ruby Amphitheater, and Hazel Ruby McQuain Park.
- Established the Cultural Arts Commission.
- Transitioned Morgantown History Museum from BOPARC to Arts and Cultural Development.
- Established Public Art and Mural Programs.

The Arts and Cultural Development Department

(DACD) strives to enhance the vitality of Morgantown and the quality of life for all residents by supporting an environment where arts and cultural organizations thrive, artists and culture bearers are celebrated and supported, and people of all ages enjoy opportunities for expression and experiencing the arts.

The COVID-19 pandemic continued to place limitations on public gatherings and theater spaces. The Metropolitan Theatre hosted only 15 events for nearly 6,000 attendees instead of nearly 100 performances with annual audiences of over 30,000 pre-pandemic. The Ruby Amphitheater open and hosted 20 total events reaching nearly 7,500 people including concerts, Shakespeare in the park, weddings, and culminating with the 4th of July Celebration of America. We also held a number of Story Time events in collaboration with the Morgantown Public Library and free weekly Thai Chi classes in partnership with the Osher Institute for Lifelong Learning at WVU.

This year marked the first meeting of the newly created Cultural Arts Commission. With the consolidation of the department and the planned transition of the Morgantown History Museum, the former Metropolitan Theatre and Museum Commissions were combined into a new Cultural Arts Commission (CAC) designed to look at all arts, culture, and history related programs, activities, and city owned facilities being managed by the DACD. The CAC toured city facilities and selected an artist for the Westover Bridge Pier Mural project as part of this year's activities.

The Morgantown History Museum was transferred from the auspices of BOPARC to the City of Morgantown and became part of the DACD. Most of

the existing staff became City employees and salaries were raised as well. The City applied for and received funding from the Preservation Alliance of West Virginia to partially fund a full-time AmeriCorps staff person who has added to the capacity and management of the museum. The museum has been focused on updating the prehistory section of the museum and catching up on the back log of accessioning artifacts that have been donated. A new website for the museum was also created and launched by the City.

This was a big year for public art and murals in Morgantown. Staff partnered with Main Street Morgantown to commission and install 3 murals and 6 utility box murals in the downtown district. Staff also assisted the Alpha Phi sorority to install a utility box mural on Willey Street and worked with Generation Morgantown to secure funding for, and commission, a "Greetings from Morgantown" mural that will be installed on the north side of the Morgantown Dental Group building on High Street. Staff are also assisting Main Street Morgantown with 3 additional mural projects slated for completion in the spring of 2022. The DACD issued a regional/national call for artists for the Westover Bridge Pier Mural Project at the waterfront and a public art advisory committee of community stakeholders selected artist Rafael Blanco who will complete the mural in March/April 2022.

Staff also partnered with the Morgantown Municipal Airport and Morgantown Art Association to create and launch 2 exhibitions of the Art at the Airport Program. This activity showcases local artwork at the airport in the baggage and gate areas and has resulted in numerous sales for local artists in addition to transforming the aesthetics of the airport.

CITY CLERK



BUDGET:
\$225,844

- Received the 2021 All Star Community Award at the 2021 WVML Conference for Diversity training.
- Developed alternative processes for nominating candidates in municipal elections to promote safe distancing and prevent the spread of COVID-19.
- Saved the city \$12,543.22 in 2021 election through the elimination of waste and improving efficiencies.

The Office of the City Clerk serves as the administrative support to City Council, the city's election official for city council elections, and as secretary to the Police Civil Service Commission and Fire Civil Service Commission. The City Clerk is the official record keeper of city council meetings and minutes; deeds; history of the city; ordinances; and resolutions. The office performs administrative tasks as required by West Virginia state law, the Morgantown City Charter and Municipal Code. The Clerk's office also serves as a liaison between Morgantown residents and city government.

In 2021, the Clerk's office effectively met the city's goals to provide a welcoming election. This was accomplished by providing an inclusive workplace that fostered the development of Poll Workers, facilitated cooperation and teamwork, and supported constructive resolution of conflicts. The Clerk's office worked with West Virginia University staff to prepare in-person and virtual diversity training simultaneously for election workers prior to the April 2021 election. The training event was open to all city residents and community organizations and was the first Diversity Training of its kind in Morgantown. The collaboration with WVU resulted in the university providing the training at no cost. In facilitating our first diversity training through thoughtful collaboration with citizens, community organizations, and WVU, the City of Morgantown demonstrated its commitment to embracing the growing diversity of

our community. The Clerk's office hopes to share our training with other cities. The city received the 2021 All Star Community Award at the 2021 West Virginia Municipal League Conference for this Diversity training.

To promote safe distancing to prevent the spread of COVID-19 during the 2021 City Council election process the Clerk's office corresponded with and collaborated with City Attorney Ryan Simonton, West Virginia Secretary of State representatives and General Counsel, and Communications Director Andrew Stacy in the development of a nomination form the registered voters could use to nominate candidates. City residents were able to print and complete forms themselves and send them to the candidate they were nominating by email or mail – no in-person contact with others.

The core of Lean Methodology involves the identification and elimination of waste and improving efficiency. Waste was identified during the 2019 Election. Utilizing the Lean Methodology, the Clerk's Office was able to achieve their goal in a healthier, smarter, and more sustainable way. Through process improvements and a reduction of part-time staff for the 2021 election season a cost savings of \$11,331.19 was achieved. Overtime was also reduced resulting in a cost savings of \$1,212.03. Total cost savings in salary for the 2021 election season was \$12,543.22.

CITY MANAGER



BUDGET:
\$702,218

- Received \$2,051,687 million in grants for rent, utility and feeding assistance and other city initiatives.
- Conducted a transparent and thorough public planning process for the use of \$11,243,509 million in federal American Rescue Plan funds.
- Improve the city's cyber security monitoring, detection, and response and training for all city employees.

The City Manager's Office provides staff support for several City initiatives. As the city's Chief Administrative Officer, the City Manager is responsible for carrying out policy enacted by City Council, overseeing the administration of the City, and maintaining inter-governmental relationships.

The City of Morgantown applied for and received \$1,000,000 in grant funding from the state's HUD supplemental program, which was funded through the federal CARES Act. These funds were in addition to the City's direct allocation of CDBG-CV funds. These funds will be used to help those most impacted by the COVID-19 pandemic. The city will use \$500,000 to help approximately 200 individuals avoid eviction and/or shut off of utilities by providing funding assistance to cover passed due rent and/or utilities. The other \$500,000 will be used to provide funding to local food pantries, which will help approximately 600 individual.

Morgantown received direct funding of \$11,243,509 through the American Rescue Plan Act (ARPA). The funding was given to cities with the guidance to use the funds however it would have the most positive effect to address local impacts of the COVID-19 pandemic. Recognizing the importance of community support and for use of the funds, the City focused on gathering public input on possible uses of the funds and to keep the public informed of the planning process. The engagement process was widely advertised, online surveys were opened, and a series of community forms were held to gather input and

refine project ideas. Projects were then scored, with results publicly available on the city's website.

The Information Technology staff worked to improve the city's cyber security capability and increase training for all city employees. In 2021, IT staff partnered with Cynamics on improving cyber security monitoring of the city's network. One of the best ways to prevent cyber attacks is to have a properly trained staff. That's why the city worked with Infima to provide ongoing cyber security training for all city employees. Staff also upgraded the city's antivirus software to include end point detection and response to further enhance the city's cyber security.

The past year and a half has been full of change for the city. In 2020, while the City was recruiting a new City Manager, there was high turnover in the executive team as well. Three director retirements and three director resignations left the City with major voids to fill. Other employees stepped up to fill the gaps during this time of transition while others permanently filled these top roles. Several reorganizations of staff also occurred. While four of the new directors have long tenures with the City, only two of the current executive team members have more than five years of experience in their current role. We strongly believe that where there is change, there is opportunity and we look forward to working with our current leadership in making Morgantown a great place to live, work, and play

COMMUNICATIONS

BUDGET:
\$194,066



- Improved city's ability to conduct hybrid and virtual public meetings and training to limit the spread of COVID-19.
- Implemented a robust public engagement campaign for the use of American Rescue Plan funds, which resulted in over 4,000 public comments.
- Assisted in the development of two new websites and led a complete redesign of the City of Morgantown website.

The Communications Department ensures accountability to the public and transparency of government. The department encourages citizen involvement and participation in government and community activities; works to establish and maintain an accurate perception of the city among the public; informs citizens of municipal programs and services; and promotes the city's achievements. This year was the first that the Communications Department was a stand alone department.

In 2021, the Communications Department worked to increase virtual and hybrid methods for the city to conduct internal business, public meetings and training. Communications staff developed a method for city council to conduct hybrid meetings at minimal cost through the use of existing technology. The Communications Department worked with the City Clerk's office to promote and increase access to the 2021 Morgantown Municipal Election held on April 27, 2021. The ongoing COVID-19 pandemic created unique challenges which required city staff to develop innovative solutions to ensure that voters, candidates, and election workers could still take part in the election process while minimizing in-person contact. One of the ways Communications helped was by creating a virtual option for election workers and trainers to participate in diversity training. The training resulted in the city winning the 2021 All-Star Community Award from the West Virginia Municipal League.

Through the American Rescue Plan (ARP) of 2021, the City of Morgantown received \$11,243,509 in federal funds to help recover from the effects of the COVID-19 pandemic. Throughout August and

September 2021, the city embarked on a robust Community Engagement process which included an ARP webpage on the city's website, an online survey and two community forums. The city's ARP webpage serves as the information hub for the city's ARP projects and it includes the city's process for community engagement and selecting ARP funded projects. The online survey, meetings and action plan were promoted via multi-lingual flyers, city social media platforms, Morgantown 15, city newsletters and eblasts, and by local news media outlets. The community engagement process resulted in over 4,000 public comments. The comments were used by city staff to develop an ARP Action Plan that was presented to the public and ultimately approved by city council. The community engagement process was highlighted as a leading example by the Southern Economic Advancement Project in its ARP "Good Examples" report, which was referenced by the U.S. Treasury.

The Communications Department assisted with the development of several new city affiliated websites and a web redesign. In early 2021, we worked with Civic Plus on a complete redesign of the City of Morgantown website. The work was included in the city's current contract with Civic Plus so there was no additional cost required for the redesign. Working with the Arts and Cultural Development Department, Communications staff assisted in the development of a new website for the Metropolitan Theatre and the Morgantown History Museum. Over the last half of 2021, Communications staff has worked with a local design firm on a website for the Morgantown Police Department. This is expected to be rolled out in early 2022.

DEVELOPMENT SERVICES



BUDGET:
\$1,597,223

- Merged with the Code Enforcement Department to streamline services and improve communication.
- Launched the pilot pedlet program to showcase outdoor dining in downtown Morgantown.
- Prepared for the 10 year update to the city's Comprehensive Plan, which will begin in 2022.

The Development Services Department is responsible for protecting public health, safety, and welfare through the administration of land development and land use, the Department seeks to provide an efficient and effective development review process supporting desired growth and economic and community development. Development Services also provides administrative and technical support to boards and commissions that direct and review issues on land development and land use such as the Board of Zoning Appeals and the Planning Commission. The Development Services Department also includes Code Enforcement, which ensures buildings and rental units in the city are safe for occupation.

There was a lot of change for the Development Services Department in 2021. In March, the City Manager hired Rickie Yeager as the new Director of Development Services and the Department was merged with the Code Enforcement Department. The merge was designed to increase communication with staff that have jurisdiction over the City's planning and permitting processes, as well as increase both department's organizational capacity. Accomplishments to date include the hiring of a new certified Chief Building Official, Amy Fairman, distribution of educational materials to property owners regarding code enforcement activities and the establishment of city-wide property maintenance

zones. The latter was designed to improve response times and help staff to be more proactive. During the summer of 2021, the City of Morgantown launched a pilot program with Gibbie's Pub & Eatery to facilitate and showcase outdoor dining opportunities in downtown Morgantown. To maximize the establishment's outdoor dining space, city staff worked with the Mills Group to design a temporary walkway around the existing sidewalk, which is referred to as a pedlet. The pedlet was constructed and installed by the Engineering and Public Works Department. The design included planters for aesthetic purposes and flowers were planted by the Urban Landscape Department. The hope is that this pilot pedlet will encourage more outdoor dining opportunities in the downtown area in 2022.

The City of Morgantown is required to update its Comprehensive Plan every 10 years in accordance with West Virginia State Code. To assist staff in this effort, the city hired the planning and design firm of Rhodeside & Harwell (RHI) located in Alexandria, Virginia. Over the next year, city staff will be working with RHI to draft a plan that reflects the community's vision and priorities. The city is working with RHI and the Communications Department to develop an effective public engagement campaign. Public engagement and outreach efforts are slated to start in January 2022.

ENGINEERING & PUBLIC WORKS

BUDGET:
\$4,153,752



- Merged the Engineering Department with the Public Works Department to increase efficiencies and improve communication.
- Completed over 2 miles of paving on the Deckers Creek Rail-Trail.
- Installed the first outdoor dining pedlet at Gibbie's Pub and Eatery in downtown Morgantown.

The Engineering and Public Works Department

(EPWD) responsible for the design, supervision and inspection of all street, highway, sidewalk and bike path construction, management of city public right-of-ways; and the preparation and carrying out of traffic and crash analysis studies. The EPWD provides the community with a safe and efficient roadway system and minimizes disruptions to return life to normalcy during and after natural disasters.

The past year brought many changes with the EPWD. Previously, these were two separate departments, but they were merged in June 2021. The intent of this merger was to continue efforts to improve how the city provides services. This merger enhances focus on key service areas, as well as allows for better integration of planning and technology into daily work. Under the direction of a single Director of Engineering and Public Works, there are three divisions: Streets and Right-of-Ways, Fleet, and Facilities and Permitting, each led by a Deputy Director or Superintendent. The divisions each have advanced professional staff working along staff performing labor and hands on work. The merger has already proven to be successful in sharing of ideas, learning new ways of accomplishing tasks, and planning for improvements.

With funding from the Federal Highway Administration's Recreational Trails Program, Hazel Ruby McQuain Charitable Trust, People For Bikes, the City of Morgantown, and donations to the Mon River Trails Conservancy, the City and BOPARC were able to assist the Mon River Trails Conservancy on the

completion of a grant project to repave two sections of the Deckers Creek Rail-Trail. The original grant was awarded in 2014, but it wasn't until June 2021 that Mountaineer Contractors was able to be selected to perform the work. The project involved repaving over 2 miles of trail. The newly repaved trail is already being enjoyed by many cyclists and pedestrians.

The ongoing COVID-19 pandemic has caused local restaurants and bars to suffer huge negative economic impacts due to limited seating capacity, social distancing, remote working, and other restrictions. Numerous city programs were expanded and enacted to promote more outdoor dining, particularly in the downtown area. The outdoor dining program was expanded to allow any business within the City apply for use of the city's right-of-way to be used as an outdoor dining/business area. The fee was also waived to encourage businesses to take advantage of it. Two different outdoor dining areas were installed by EPWD staff utilizing existing on street parking. The first "parklet" was located in front of Tin 202. It was comprised of a raised platform and decorative concrete blocks to protect diners. The second "pedlet" was installed in front of Gibbie's Pub and Eatery. In this particular application, the sidewalk was pushed out into the parking area utilizing a raised platform and decorative planters for pedestrian safety. Both of these outdoor dining areas were installed by City crews and enjoyed by many. The City is looking at expanding the outdoor dining program in the upcoming year.

FINANCE



BUDGET:
\$1,039,412

- New Finance Director Kevin Tennant was hired in May 2021.
- Increased Financial Stabilization Fund to \$6 million and General Fund Contingency to \$1.5 million.
- Providing financial management and planning services to city departments on the use of \$11,243,509 in ARP funds.

The Finance Department is responsible for providing professional and courteous service to the citizens and businesses of Morgantown. As the Finance Department is often the primary contact a resident or business taxpayer has with City personnel, the staff strives to make it a positive experience, while ensuring that all aspects of the City's financial administration are performed in an efficient and equitable manner.

The Finance Department is also an integral component of the administrative structure of the City of Morgantown, rendering services in a staff capacity to the other City administrative and operating departments. In May 2021, city administration hired Kevin Tennant as the new Finance Director.

The City of Morgantown has been extremely resilient financially over the past year, despite the ongoing COVID-19 pandemic. The pandemic has forced the city to be even more vigilant with its finances. Thanks to these efforts, the city has not had to layoff or furlough any employees as a result of the pandemic. Over the past year, the city continued streamlining its services and cutting unnecessary spending which, with assistance from the federal CARES Act, has allowed the city to provide itself a level of protection from future negative financial impacts.

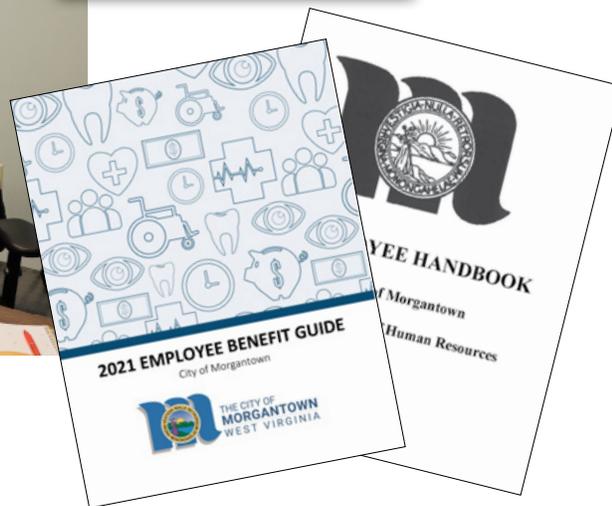
The city's Financial Stabilization Fund has increased to \$6 million and the General Fund Contingency has increased to \$1.5 million.

The Finance Department has been integral in the planning and management of the city's \$11,243,509 in American Rescue Plan funds. In 2021, the city received the first of two installments in the amount of \$5,621,754.50. A second installment is anticipated in the same amount in the Spring/Summer of 2022. The city has until December 31, 2024, to obligate funds and December 31, 2026, to spend the funds. Finance Department staff are represented on each of the ARP project committees to provide advice and insight into how to best use the funds.

The past year was also the first full year of collection of the city's Municipal Sales Tax, which was implemented in July 2020. In the last fiscal year, the 1% sales tax was expected to generate \$6,000,000 in revenue for the city. The sales tax came with a reduction in Business & Occupation taxes for retail, by .05 percent, and service, by .1 percent. The funds gathered from the sales tax are only used for police and fire pensions, other post-employment benefits, capital infrastructure projects, and capital improvements to BOPARC facilities and parks.

HUMAN RESOURCES

BUDGET:
\$369,804



- Worked towards completion of a new Employee Handbook with expected rollout to employees in 2022.
- Worked with outside contractor and other city departments on a Compensation Plan for city employees.
- Brought on-board over 50 new employees, including seven leadership positions.
- Helped 15 employees attempt to quit using Tobacco/Nicotine/Vaping through employee wellness initiatives.

The Human Resources Department manages the process of hiring new employees, processing medical, vision, and dental insurance forms, as well as working with all employees on questions related to employee benefits and pay.

In 2021, the Human Resources Department continued work on a new Employee Handbook for City of Morgantown Employees. The last wholesale update of the city's Employee Handbook was in 1993, approximately thirty years ago. Some areas of the new handbook required immediately policy review, education, and presentation to employees such as our harassment policy. Human Resources staff is currently finalizing the new handbook and working with city administration and the Finance Department regarding potential changes. The final document is expected to be presented to employees in 2022.

The Human Resources Department also sought to provide some structure as to how the city pays its employees. Staff issued a Request For Proposals for a Compensation Review for City of Morgantown

employees. Consulting firm GOV HR was awarded the bid in the amount of \$32,500. The plan is nearly completed and Human Resources staff is working with city administration to fine tune the plan and finalize it for presentation to city employees.

Despite the ongoing COVID-19 pandemic, Human Resources staff brought onboard over 50 new employees. Several leadership positions were also filled from both internal applicants and external applicants. Leadership positions filled included: Director of Finance, Police Chief, Fire Chief, Director of Development Services, Chief Building Official, and the Deputy Police Chief.

This was also the first full year of integrating employee wellness initiatives such as the Tobacco/Nicotine/Vaping Program with the City Health Insurance Plan. Thanks to these efforts the City of Morgantown had 15 employees attempt to quit using Tobacco/Nicotine/Vaping and received reimbursement of \$25.00 per pay for attempting to do so.

FIRE



BUDGET:
\$6,560,450

- Captain Eugene Deem was appointed as the new Fire Chief in September 2021.
- Fire Department staff responded to 2241 total incidents, including 79 fires and 983 Rescue or Emergency Medical Service.
- Engaged 882 adults and 1,173 children through various fire education initiatives.

The Morgantown Fire Department (MFD) is comprised of 61 sworn members and one civilian Administrative Assistant. The Administrative side of the department consists of the Fire Chief, Fire Marshal and Operations Captain. The MFD is divided into three divisions: Operations, Training, and Fire Marshal.

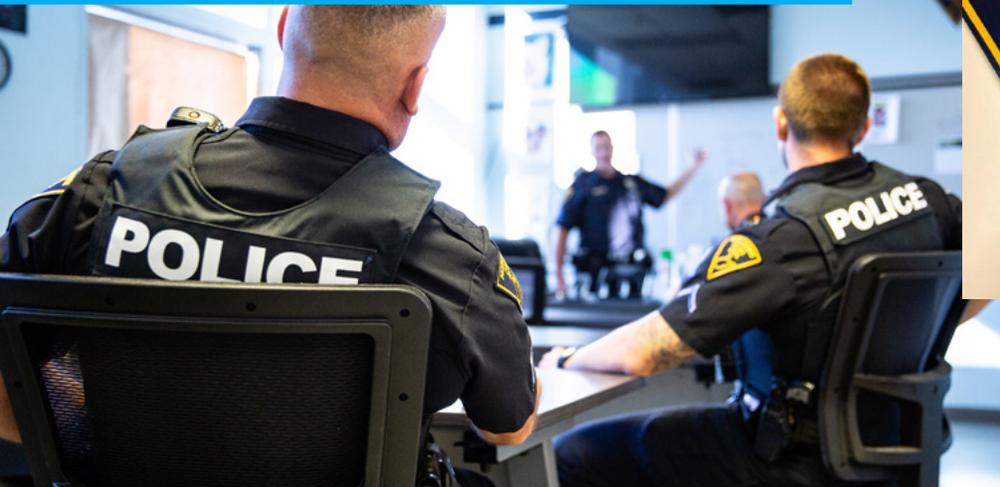
The Operations Division consists of 54 personnel and is responsible for all aspects of emergency response. The Operations Division is divided into three crews, each comprised of eighteen firefighters, three lieutenants and a division captain. The Training Division is under the direction of the department's Operations Captain. This division is responsible for training of all departmental personnel. They are an active partner with West Virginia University Fire Service Extension, RESA 7, the West Virginia State Apprenticeship Training Board and other groups dedicated to fire training. The Fire Marshal's Division consists of the Fire Marshal and three deputy fire marshals, who are responsible for the inspection of buildings for compliance with local and state fire codes; review of building plans, working with

contractors and business owners in the areas of fire and life safety; handling complaints and investigations concerning life safety violations; enforcement of occupancy limits; investigating the cause and origin of fires within the City; conducting criminal investigations of fires determined to be arson; and public education services conducted by the Fire Prevention Coordinator.

Like most city departments, the MFD underwent leadership change in the past year. In September 2021, Eugene Deem became the new Fire Chief. Chief Deem took over for former Fire Chief Mark Caravaso, who retired after more than 30 years of service. John Lemley was promoted to Captain

In 2021, the MFD responded to 2,241 total incidents. Of those, 79 were fires, 983 were rescue and/or emergency medical service, and 579 were fire alarms. As part of its annual public fire education services, the MFD installed 16 smoke and CO2 alarms, conducted 227 fire extinguisher trainings and 7 home fire safety visits and distributed over 10,000 MFD branded items.

POLICE



BUDGET:
\$8,785,585

- Created a Crisis Intervention Team to respond to calls regarding psychological or substance abuse issues.
- Worked with other departments on methods to improve methods for recruitment.
- Responded to 37,143 calls for service in 2021 or 30 percent of all calls received by MECCA 911.

The Morgantown Police Department is a full-service law enforcement agency with an authorized strength of 76 sworn police officers and 12 civilian support staff. The MPD strives to provide outstanding services with integrity, respect, and fairness while providing a safe environment. We serve an area of approximately 11 square miles and a population of more than 30,000 residents. In 2021, Eric Powell was named as the new Chief of Police and P.J. Scott took over as Deputy Chief.

One of the major accomplishments for the MPD in 2021 was the creation of the Crisis Intervention Team (CIT). The program consists of 12 officers which all took part in training centered around methods for responding to individuals that are experiencing a crisis related to psychological or substance abuse issues. One of the main topics of the training is to divert these individuals to facilities that are better equipped to provide treatment for those issues. Officers in the CIT program are part of a regular crew and are “dressed down” with less formal, but identifying attire. When a crisis situation is identified the CIT member will receive the call and be the primary responding officer.

The MPD administration began working with city administration, the Human Resources Department, City Clerk’s office and the Communications Department on new methods to our recruiting process. Some of these methods have been put into place such as identifying a recruitment officer to serve as a point of contact for applicants as they navigate the application process

and the creation of a new MPD web site with a focus on recruitment. The Police Civil Service Commission also now accepts applications for entry level police officer on a continual basis, offering two testing dates a year.

Other accomplishments in 2021 include two officers being recognized by the Governors Highway Safety Program as top performers in distracted driving enforcement in the State of West Virginia. Equipping all officers with updated communications equipment (radios) This involved the purchase of 70+ new radios. The MPD began implementing a vehicle lease program which will gradually replace current fleet with leased vehicles ultimately saving the city money while creating better sustainability of the fleet.

In 2021, the MPD responded to 37,143 calls for service or 30% of all calls received by MECCA 911 in the county. The calls for service in 2021 generated 5,988 cases 651 were cleared by arrest, 626 cleared by citation, 842 were cleared due to lack of leads or the victim’s refusal to cooperate with investigation. In 2021, MPD officers responded to 291 domestic disputes, 463 disturbances, 133 drug incidents, 101 loitering or panhandling complaints, 188 loud party complaints, 527 petit larceny complaints, 188 loud party complaints, and 244 shoplifting complaints, there were 65 calls regarding drug overdoses, and 48 drug overdose calls. The MPD also responded to 76 reports of assault or battery, 110 burglaries and 19 breaking and entering calls.

URBAN LANDSCAPES

BUDGET:
\$290,665



- Designed, planted and maintained 40 flower planters in the downtown area and logged 1,327 trees into the city's tree inventory.
- Urban Landscapes staff planted 25 trees throughout the city with assistance from volunteers and contractors.
- Designed and planted seasonal ornamentals and flowers for the Hight Street pilot pedlet project in front of Gibbie's Pub & Eatery.

The Urban Landscapes Department works to promote the beautification of the city and to provide an aesthetically attractive environment in the City of Morgantown.

In 2021, there were a total of 40 flower planters planted in the downtown area. Approximately 50 bags of soil mix were used to plant 149 flowers. The planters are a favorite for residents and visitors. A variety of city staff from multiple departments assist with the planting process and help make this a successful program. The Engineering and Public Works Department assists with mounting the flower baskets on the poles. The horticulture staff of the Urban Landscapes Department inserts coco shell liners and fills them with soil, water retaining granules, and a slow release fertilizer. The baskets are planted around the second week of May every year, although cold temperatures may delay the planting. Staff then waters and fertilizes them once a week with a liquid fertilizer. At the beginning of July, as the flowers grow and begin to cascade over the sides, we switch to a 7 day watering schedule and water every other day. This extends into the weekend. At the end of September,

staff removes the flowers and soil. The soil is recycled for other Urban Landscape project sites.

Contracted tree plantings for 11 large trees with a measurement greater than 2" caliper were planted at the Public Safety Building, Morgantown Public Library, the High Street bump out at Pleasant Street, Hazel Ruby McQuain Park, and in the Evansdale and Suncrest neighborhoods. Mon Power donated and assisted with planting 2 large Dogwoods in Sabraton. The City Arborist planted 10 trees, with a 1" caliper, at the Willey-Richwood Pedestrian Corridor and in the South Park neighborhood. Four trees were planted with volunteers to celebrate Arbor Day in Krepps Park. In total, the City Arborist logged in 1,327 trees into the city's tree inventory.

The horticulture staff with the Urban Landscape Department designed and planted a fall/winter/spring planting for the High Street pedlet planters located at Gibbies Pub & Eatery. Fifty bags of soil were used to fill the planters. Staff planted ornamental grasses, Blue Zinger Carex (26), ornamental cabbage and kale (32), and Pansies (56).

BOPARC



BUDGET:
\$1,039,412

- Updated Krepps Park playground through the Play for All program to make it more accessible.
- Established a Trail Division within BOPARC and hired a full-time position to assess and maintain our municipal park trail system.
- Completed a Current Conditions Study, Concept Design and received public input for upgrades to the 63 year old Marilla Pool.

The Board of Parks and Recreation (BOPARC) is responsible for operation and maintenance of the city's public parks and recreational facilities. The board is made up of seven members. Two members of the Morgantown City Council serve on the board along with five other members which are appointed by City Council.

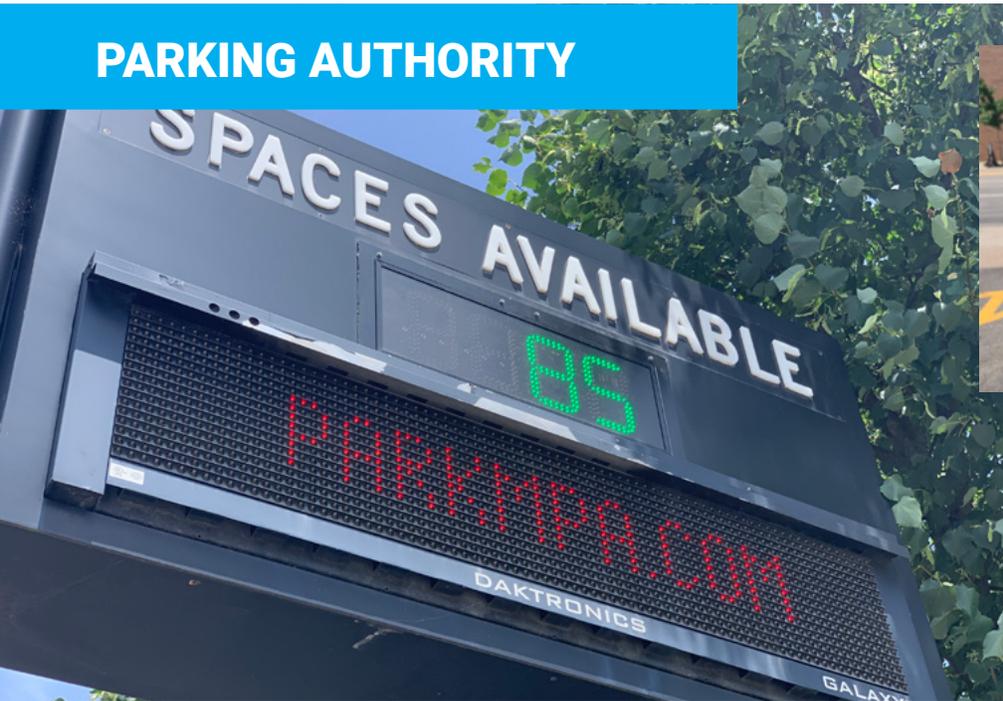
Over the past year, BOPARC's commitment to accessible and inclusive play spaces through its Play for All program made a significant improvement at Krepps Park. Through this program, BOPARC staff replaced playground equipment that was originally installed over 25 years ago, added multi-sensory options providing greater accessibility and opportunities for a more diverse social experience. The total cost of this project was \$251,410.

The BOPARC trail system contains shared use trails in several of its parks, including Krepps, Marilla, White, Dorsey's Knob and Whitmoore Park. In addition to BOPARC's partnership with the Mon River Trail Conservancy (MRTC) for maintenance of portions of the Rail-Trail, the opportunities for trail experiences

provide an important recreational component within the municipal park system. Due to the extensive use of these trail systems, BOPARC made the decision to invest in them to the extent that the community desires and deserves. This investment came in the form of establishing a Trail Division. With the establishment of this division, BOPARC will focus on assessment and improvement of trails over the next several years.

Another important accomplishment for BOPARC in 2021 was the completion of a study and concept design for upgrades to Marilla Pool. Administration at BOPARC engaged The Thrasher Group and aquatics experts Counsilman-Hunsaker for concept design, A&E and project management as it endeavors to upgrade the 63 year old aquatic facility in Marilla Park. The current conditions study and public input portions of the process are completed and BOPARC staff are looking forward to conceptual models for consideration. This project is one of two major projects (the other being Ice Arena renovations) that we hope to bond in 2022.

PARKING AUTHORITY



BUDGET:
\$2,282,581

- Offered three months of free parking to assist downtown businesses impacted by the ongoing COVID-19 pandemic.
- Secured \$2,350,918.37 in 2021 Parking Revenue Bonds for Capital Improvements to parking facilities.
- Completed repairs and construction on three major projects using Parking Revenue Bonds.

The Morgantown Parking Authority works diligently to provide convenient, safe, clean, and accessible public parking for the Downtown area. The Authority continually works to maintain, improve, and increase parking opportunities to meet the unique challenges that are present as the result of growth and continued development in the City of Morgantown.

In 2021, the Parking Authority continued daily operations through the pandemic. The Authority was able to keep all staff employed by cutting unnecessary expenses. However, there was an initial \$600,000 revenue loss because most citizens sheltered in place and did not feel comfortable frequenting stores in person for roughly three months. During this time, the Parking Authority did not charge for parking to try and help downtown businesses struggling to stay open.

The Morgantown Parking Authority was able to secure Parking Revenue Bonds for Capital Improvements to its facilities. The process took close to two years with the help of City Attorney Ryan Simonton and Bond Counsel. The Bonds were for \$2,350,918.37 through United Bank.

Capital Improvement projects completed using the bonds include the replacement of the Armory Lot Retaining Wall which was completed by Parrotta Paving for \$107,000. The wall was demolished and rebuilt in the fall of 2021. The University Avenue Parking Garage underwent substantial repairs as well. Nathan Contracting was the successful bidder for that project. The estimated repair cost is \$1,000,000, this included change orders from Nathan Contracting and additional upgrades requested by Parking Authority staff. The repairs include concrete deck repairs, replacing broken tendons within the floor slabs, repairing the University Avenue stairwell, block wall repair, and much more. Before the bids went out for repairs, GAI Engineering Consultants completed an assessment of the entire University Avenue garage built-in 1977. GAI concluded that the garage would last another 25 years if the repairs were done. The University Avenue Parking Garage Elevator was also completed using bond revenue funds. Kone is performing the elevator upgrades in the University Avenue Parking Garage, which includes new electronics, a new elevator car, and a new fire system for \$110,000. The project was completed in December 2021.

DOWNTOWN INVESTMENT



High Street is known as the heart of Morgantown's downtown historic district. Known for its good food, unique businesses, vibrant nightlife, and historic nineteenth century architecture, the downtown area is a place of great pride for residents and visitors alike. The City of Morgantown is working with community partners such as Main Street Morgantown and the Morgantown Area Partnership to help spur investment in the downtown and ensure it has a bright future. Thanks to those efforts, downtown Morgantown is undergoing a revitalization with multiple large scale investments taking place over the past several years with more on the horizon.

Investing in Downtown Morgantown



In the last five years, over \$26 million was invested to enhance buildings in the downtown area, with nearly \$18 million of those funds coming from two large projects: the revitalization of Hotel Morgan and the construction of High Street Commons.

"Revitalizing Downtown Morgantown is vital

to our community's growth and quality of life," said Morgantown City Manager Kim Haws. "Investing in local businesses is a great way to ensure that owners keep their businesses in Morgantown and that the community members have new experiences aside from your typical chain-businesses." Built in 1925, the 81-room, 2-suite Hotel Morgan is

Morgantown's premier boutique luxury hotel and a favorite among Morgantown travelers. In 2019, the Hotel Morgan was purchased by the Thrash Group of Mississippi for \$2.5 million. The Thrash Group invested roughly \$7.9 million into rewiring the building, refurbishing original woodwork, replacing outdated furniture, and improving the décor of the hotel's rooms and suites.

Also in 2019, the SunCap Property Group of North Carolina purchased 461 High Street. SunCap demolished the existing building and built the High Street Commons, a three-story mixed retail and residential building. Additionally, the group purchased 485 and 469 High Street and restored the residential living areas in the upper two stories of each building. Overall, the SunCap group invested \$10.6 million into the construction of the High Street Commons and the restoration of 485 and 469 High Street.

Downtown revitalization and investment efforts are taking place outside of High Street as well. Incentives such as the federal Opportunity Zone have rallied investors to the downtown area, including Pittsburgh-based developer Hardy World who began construction at its 1050 University Avenue location called The Deck in September 2021. The new building will be a multi-level building with retail and office space.

In 2018, Governor Jim Justice announced that downtown Morgantown would be designated as an official "Opportunity Zone". The Opportunity Zone program seeks to provide incentives for a broad array of investors to pool and deploy their resources in Opportunity Zones. Hardy World plans to take advantage of the Opportunity Zone incentive as it begins construction on its two-story, 15,000 square-

foot mixed use building. Overall investment into The Deck location is estimated to run to roughly \$5 million.

“Continuing investment in Downtown Morgantown is critical to our ongoing growth throughout Monongalia County as it is the heart of the community,” said Russ Rogerson, president and CEO of the Morgantown Area Partnership. “The Morgantown Area Partnership is proud to be working with the City of Morgantown and Mainstreet Morgantown to further the economic vitality of Morgantown and Monongalia County.”



Traveling just across University Avenue from Hardy World’s property, the Wharf District has also seen large scale improvements. In 2020, the

city completed major renovations to Hazel Ruby McQuain Park and the Walnut Street Landing totaling \$4.3 million. Improvements to the park include an expansion of the amphitheater stage and seating, a sunshade over the seating area, renovations to the historic depot, a new green room, upgraded restroom facilities, and added security features. Upgrades during the project also included the addition of a new parking area and kayak launch and storage area at the Walnut Street Landing. Funding for this project was provided through a generous grant from the Hazel Ruby McQuain Charitable Trust. The city plans to continue to enhance the park to make Ruby Amphitheater one of the best outdoor live performance venues in the area. The city is preparing a robust programming schedule for the 2022 Spring/Summer outdoor event season at Ruby Amphitheater.

Downtown Beautification

The City of Morgantown and Main Street Morgantown are assisting businesses and property owners with improving the look of downtown buildings through the Morgantown Mural Program and the Façade Improvement Program.

The Morgantown Mural Program is meant to offer the community a sense of pride and provide added beauty to the downtown area. Since the creation of the program, three building murals and six utility box murals were placed across Downtown Morgantown,

and more are being planned for 2022. The most recent utility box mural project was funded in part by an Organizational Arts Grant from Your Community Foundation, City of Morgantown, Monongalia County Commission, and the Douglas H. Tanner Memorial Fund for the Arts.



The Façade Improvement Program, which began in 2018, allows building owners to apply for a grant that functions as a 50/50 deferred loan that will cover one-half of project costs between \$2,000 and \$10,000. The only requirement to apply is that the property be within Main Street Morgantown districts and that the project improve the façade of the building. So far, the Façade Improvement Program has disbursed over \$65,918 to eligible applicants with a reported impact of \$244,043.

Other improvements are also happening throughout Downtown Morgantown such as a regular power washing of the streets by the Engineering and Public Works Department, the creation of the Spruce Street pocket park, and the first outdoor dining pedlet was installed at Gibbie’s Pub & Eatery on High Street.

ARP Funds and Future Plans for Development

The City of Morgantown is set to receive \$11,243,509 in American Rescue Plan funds over the next two years. The city has received the first of two installments in the amount of \$5,621,754.50. A second installment is anticipated in the same amount in the Spring/Summer of 2022. Approximately \$1.1 million of the first installment is being directed towards projects in the downtown business district.

One of those projects is the Morgantown City Ambassador Pilot Program, which allocates \$200,000 to provide services that include patrolling the Downtown and riverfront districts, removing litter and graffiti, providing safety escorts, motor vehicle assistance, security patrols, and greeting and assisting people. The program is slated to begin in 2022 and is modeled after successful ambassador programs in other cities such as Columbus, Ohio.

Other projects which are intended to have a direct impact on downtown businesses are the Small

Business Assistance Grants Program and an enhanced Façade Improvement Program. The city has allocated \$500,000 of its initial ARP funds to provide grants of up to \$10,000 each to small existing and new business owners to help meet their most immediate needs leveraging public-private partnerships. Grants for new businesses will also include support services in cooperation with the Small Business Administration. This program is planned to begin in early 2022. The first iteration of the Façade Improvement Program was so successful that the city is allocating \$200,000 of ARP funds to continue the program. The new and enhanced program will allow grants up to \$20,000, with a 30 percent match, to improve building facades and interior improvements to enhance the appearance and vibrancy of the business.

The city is also working with local partners to invest in Downtown Morgantown's neighborhood connections, which are vital to its success. One of these important connectors is Richwood Avenue – connecting the Woodburn neighborhood to downtown

Morgantown. At the end of 2020, Morgantown City Council approved a collaboration agreement between the Monongalia County Development Authority, the Monongalia County Commission and West Virginia University to purchase and redevelop 9.5 continuous acres of property along Richwood Avenue in the Woodburn area. The land will serve as a base for multiple types of housing including market rate housing, student housing, and workforce housing. Additionally, the land will allow for connectivity into Whitemore Park as well as improved connectivity for both pedestrian and vehicular traffic into the downtown area and the WVU campus. The project is still in the beginning stages and planning for the project is anticipated to be complete in the coming months.

“This is really about enhancing our community and its quality of life,” said Haws. “Morgantown has a bright future on the horizon because of the plans and ideas that are coming to life for the continued growth and development of our downtown.”





THE CITY OF
MORGANTOWN
WEST VIRGINIA

WHERE DOES MY MONEY GO?

USER FEE - \$3.00/WEEK

POLICE \$1.23/WEEK

In the FY 2022 budget, approximately \$1.6 million, or 42%, of the Safe Streets Fee, also known as the Municipal User Fee, went toward police personnel (36%) and the purchase of police equipment (6%).



In action: Since 2016, the Municipal User Fee has allowed the Morgantown Police Department to hire 10 police officers, and purchase 20 vehicles and additional equipment such as body cameras to ensure our streets are kept safe.

FIRE FEE - COST VARIES

FIRE DEPT. 64%

The FY 2020 Fire Department Budget in total is \$6.5 million, which is funded, in part, through the Fire Fee. Charges for residential, commercial, and university properties make up about 64%, or \$4.2 million, of the Department's overall costs.



In action: The Fire Fees have helped the Morgantown Fire Department earn a Class Two rating from the Insurance Services Office. This places it within the top 3% of fire departments across the nation on its ability to protect the community.

STREETS \$1.20/WEEK

In the FY 2022 budget, approximately \$1.8 million, or 39%, of the Municipal User Fee went toward public right-of-way improvements, which include paving and ADA improvements to sidewalks.



In action: Since 2016, the Municipal User Fee has allowed the Engineering and Public Works Department to pave more than 40 miles of city streets and install over 500 ADA improvements to city sidewalks.

PROPERTY TAX - 11.3%

In the FY 2022 budget, property taxes are expected to generate \$4.31 million. These monies are placed in the General Fund and support city operations such as personnel, public safety, streets and transportation, transit, and culture and recreation.

Top revenue sources:

1. B&O Tax \$11,500,000
2. Sales Tax \$ 6,000,000
3. Property Tax \$ 4,315,087
3. B&O Construction \$ 2,450,000
4. Utility Excise Tax \$ 1,125,000
5. Hotel Occupancy \$ 775,000

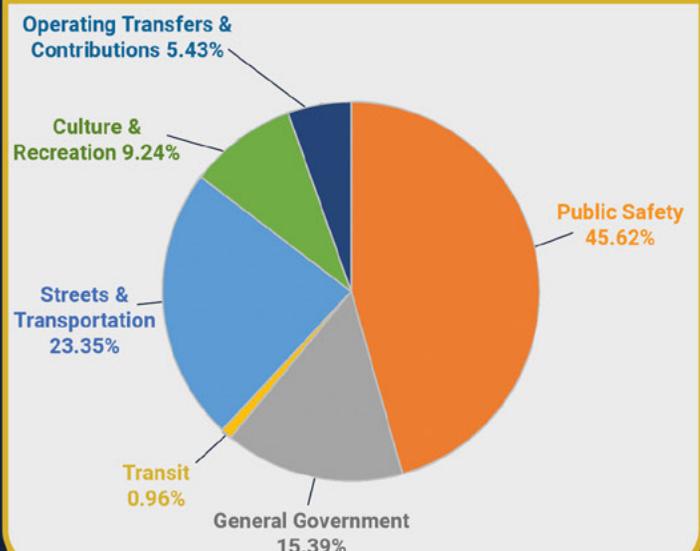
PUBLIC WORKS \$0.57/WEEK

In the FY 2022 budget, approximately \$800,000, or 19%, of the Municipal User Fee went toward Public Works personnel (14%) and the purchase of Public Works equipment (5%).



In action: Since 2016, the Municipal User Fee has allowed the Morgantown Public Works Department to hire 5 additional staff and purchase new equipment including a street sweeper, snow plows, and paving equipment to help maintain our city.

WHERE ARE THE FUNDS USED?





www.morgantownwv.gov

END OF YEAR REPORT 2021

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