Report of the Chairman of the Finance Committee

2018

Respectfully Submitted,
Jim Leach
There are **231** Cities in WV

The City of Vienna is **Top 10** in:

- Best Places for Homeownership (#10)
- Best School Performance (#8)
- Best Overall Cities (#8)
  [https://www.bestplaces.com/city/west-virginia/](https://www.bestplaces.com/city/west-virginia/)
- Most Successful Cities (#6)
  [https://www.top100.com/ article/most-successful-cities-in-west-virginia/](https://www.top100.com/ article/most-successful-cities-in-west-virginia/)
- Safest Cities (#9)

**Economic Profile**

City of Vienna 2012-2016

- Median Household Income: **$47,954**
- Percentage of Families Below Poverty Level: **8.6%**
  - Married Couple Families: **3.1%**
  - Single Mothers with Children Under 18: **52.6%**
  - 65 Years & Older: **5.9%**
Serves 500+ people every week.
Variety of activities, from puzzles & cards to chair volleyball.
Total Investment: $1.3 million for the benefit of our seniors.
Vienna consistently ranks as one of the 10 Safest Cities in WV

Drug Task Force Officer & SRO Officer
Paid by grant money received due to Vienna stepping up to plate to administer
Highly trained personnel
Provide services that many places no longer provide
24 hour manpower
Always someone to respond & take your call

City of Vienna Police Department
Highest appraised property in Wood County
Turnaround to issue residential permits is minutes
Raised water & sewer rates for the first time in 13 years, and still have the Lowest Rates in Wood County

Replaced all of the City’s Meters without borrowing money. Most meters had far exceeded their life and desperately needed replaced.

Centralized garages, becoming much more efficient, without borrowing money. 60th street facilities will service Vienna for the next 100 years.

6 Trucks with Plows; 20 years ago, only had 1. Streets that the state plows may not be clear, but city streets are.
In 2017, the Vienna Fire Department responded to 393 Calls.

ISO Rating of 4:
Highest rating you can have without a full-time staffed department.
Saves citizens money every year on their Homeowner’s Insurance.

Fire Department Budgets:
- Parkersburg: $7,184,978 (Population: 24,492)
- Bridgeport: $3,277,243 (Population: 2,449)
- St. Albans: $1,842,998 (Population: 11,004)
- Bluefield: $1,787,575 (Population: 10,447)
- Vienna: $610,217 (Population: 10,749)

City of Vienna Fire Department
WiFi at multiple locations throughout city.
Upgraded security to allow online bill pay
Web page and social media to keep citizens informed.
Outstanding recreation programs
Participation numbers show this.

All parks are handicap accessible
Including the restrooms.

Tennis Courts, public pool, 2 dog parks, and a sledding hill
Many features and facilities unique to Vienna

City of Vienna Parks Department
Investing In Our Future

2012-2013: $6,643,105
2013-2014: $6,717,953
2014-2015: $8,859,882
2015-2016: $8,379,421
2016-2017: $10,586,271
2017-2018: $9,284,563

“Of all the enterprise systems I represent and advise, across the state of West Virginia, I can endorse the City of Vienna as a model of cost-conscious and efficient operations.”

-Michael D. Griffith, CPA
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Highest Audit Rating Possible

Offers many ways to pay bills

City has chosen to absorb costs and not pass on to citizens.
City of Vienna 2018
Johns Manville
Cleanup Budget Analysis

Cleanup cost to date:
2014-15: $1,046,138.00
2016-17: $580,475.60
2017-18: $338,400.78
Total: $1,965,014.38

Proposed 2018 Budget: $200,000.00

Brownfield Cleanup Grant: $200,000
20% Match: $40,000

Fees & Expenses $16,000

Site Characterization
Allprobe Environmental Inc.
$43,669

Production Side Parcels
M4 Resource Preparation
$4,000

Quotation for
Analysed Services
$19,391

Subsurface sampling and well installation
$29,968

Production Proposals
Assist with Site Characterization Report (SCR)
$7,145
Baseline Risk Assessment Report (RAR)
$57,600
Assist with Remedial Action Plan (RAP)
$8,000 - $16,000
Assist with Final Report (FR)
$5,960 - $8,000
Riverside Parcels:
The assessment of the Johns Manville riverside parcels is complete, the Baseline Risk Assessment (RA) has been submitted to the WVDEP, and the site will be ready for productive use following implementation of a Remedial Action Plan (RAP) detailing engineering controls and land use covenants to eliminate the exposure pathways identified in the RA. Engineering controls will consist of the placement of a soil cap over identified portions of the site, and is expected to result in the site being usable for recreational purposes. Based on the remediation timeline required by WVDEP and the expected response by the Office of Environmental Remediation, the site is expected to be ready for recreational use in 2018.

Production Side Parcels:
The Sampling and Analysis Plan (SAP) detailing the Site Characterization activities to be completed on the Johns Manville production side parcels has been approved by the WVDEP. In the January 10, 2018 approval letter, the regulator implemented a deadline of March 9, 2018 by which to begin the Site Characterization. Based on the site history and physical characteristics including concrete surface cover over approximately half of the site, it is anticipated that Site Characterization will not reveal any contaminants requiring physical removal and that the site can be returned to productive use following the implementation of appropriate engineering controls and land use covenants. Based on the remediation timeline required by WVDEP and the expected response by the Office of Environmental Remediation, the site is expected to be ready for reuse by the second quarter of 2019.
Based on my understanding that the combined acquisition price of $976,000, in addition to the anticipated remediation expense of $1.2 to $1.5 million, it is my firm opinion that the City of Vienna has made an investment in the former Johns Manville site that is a great bargain to the City of Vienna.

Based on my review of the comments from the licensed remediation specialist, the development potential for the former Manville site presents a great opportunity for the city.

In addition, the 17 acres of riverfront property to be retained by the city will provide a great benefit to the citizens in giving them riverfront access just as is available in the City of Parkersburg, in the City of Williamstown, and in the City of Marietta.
The decision by the leadership of the City of Vienna to acquire the former Johns Manville site demonstrates a vision and foresight that is often lacking in civic development.

The combined cost of buying the property and cleaning it up, which I understand to be approximately $2,250,000 to $2,500,000, represents a solid investment for the citizens of Vienna. The riverside addition brings great recreational and aesthetic value to the city, and the offering of the Johns Manville production site by the City of Vienna for future development will likely cover the entire investment made by the city. More importantly, the intrinsic value of the addition of commercial development amenities and the resulting jobs will bring a long-term return to the city that will eclipse any immediate return made by the city in the redevelopment of the site. I would urge the city’s leadership to stay the course with its current plan and offer this development opportunity as soon as possible.

West Virginia is poised for economic resurgence and the timing is right to provide this investment opportunity to potential developers within this community.
West Virginia is now the fastest growing state in the U.S. as of the last quarter of 2017 and is on the path of progress. The things that we've done have begun to pay off and have come to fruition.

A little bit of prosperity is coming to West Virginia.

- West Virginia Municipal League Conference, January 9, 2018
“Information is the Currency of Democracy”
- Thomas Jefferson