

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

#1 COURT SQUARE, SUITE 203
PARKERSBURG, WV 26101

IN RE: MINUTES OF MEETING HELD
THURSDAY, NOVEMBER 16, 2017

PRESENT: DAVID BLAIR COUCH, PRESIDENT
ROBERT K. TEBAY, COMMISSIONER
JAMES COLOMBO, COMMISSIONER

At 9:30 A.M., the County Commission of Wood County met in regular session. They signed purchase orders, invoices and other correspondence.

The County Commission, upon a motion duly made, seconded and passed, approved minutes of October 26 and 30, 2017.

AGENDA AND DISCUSSION ITEMS

The 9:30 A.M. hearing in regard to the estate of Gregory Myers was cancelled.

At 9:45 A.M., the County Commission held a hearing in regard to the estate of Kimberly D. Cochran. Paul Cochran, Administrator, asked that claims be disallowed. After review, the County Commission ruled that claims be disallowed. (Probate Order)

At 9:47 A.M., the County Commission met with John Reed, Wood County Solid Waste Authority Director. They discussed a complaint they had received from Cathy Tennant of Shiloh Road regarding her property. She was under the impression the County, not the Solid Waste Authority, had contacted her.


ORDERS APPROVED AND ATTACHED TO THESE MINUTES

M/3781, A/1866 and Probate Order

Having no further scheduled appointments or business to attend to, the County Commission adjourned at 10:47 A.M.

APPROVED:

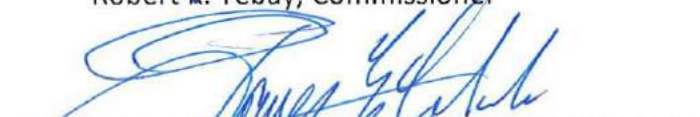
THE COUNTY COMMISSION OF WOOD COUNTY



David Blair Couch, President



Robert K. Tebay, Commissioner



James Colombo, Commissioner

To listen to this meeting, please refer to DVD labeled November 16, 2017.

Wood County Commission Meeting
Held November 16, 2017

Please Print

1.	Paul Cochran
2.	John R. R. R.
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Wood County Commission
Agenda

11/16/2017

1 Court Square, Suite 203
Parkersburg, WV 26101

9:30 A.M. <i>CANCELLED</i>	Estate of Gregory Myers – consider request claims for child support be paid out of bond	Daniel Douglass, Attorney
9:45 A.M.	Estate of Kimberly D. Cochran – consider request to have claims disallowed	Paul Cochran, Administrator
	Consider Request to Hire – John Woods as an Assistant Prosecuting Attorney - \$54,000.00	
	Administrator's Report	Marty Seuffer, County Administrator
	County Commission Reports	

Discussion, Review and Approval of expenditures and disbursements identified on Exhibit 1, hereto attached

Correspondence for this meeting will be available for public review during regular office hours in Room 205 of the Wood County Courthouse two (2) days prior to the meeting

Exhibit 1

Discussion, Review and Approval of the following items may be included during this meeting and are available for public inspection in the Office of the County Administrator two days prior to this meeting.

Budget revisions

Purchase orders and requisitions

Revisions, reimbursement requests, resolutions and correspondence for grants

Grant disbursements to other entities

Invoices for expenditures to be paid

Reimbursements for travel expenses

Bid specifications and procedures for bids previously authorized by the Commission

Monthly Hotel Occupancy Tax Collection disbursements

Disbursements for previously approved Innovative Programming Grants

Tax refunds, exonerations, improprieties and consolidations

Probate items, including settlements, petitions and Fiduciary Commissioner reports

General Fund disbursements to entities

Funding requests from local organizations by written form

Payroll modification as submitted by elected officials

ORDERS—Wood County Commission, West Virginia

85

OCTOBER Term, THIRTEENTH

November 16, 2017
Day NOVEMBER

20 2017

It appearing to this Commission, proper so to do, the SHERIFF OF WOOD COUNTY is hereby qualified as such

ADMINISTRATOR D B N.

Whereupon the said SHERIFF, by virtue of his office as SHERIFF in and for WOOD COUNTY, does not have to take an oath of office or post bond to qualify as such ADMINISTRATOR D B N of the estate of MILTON STROEHMANN GARRIDO, deceased.

Letters of administration are hereby granted and the said SHERIFF, upon the estate of MILTON STROEHMANN GARRIDO, deceased in due form.


In accordance with Chapter 44, Article 1, Section 14 of the West Virginia Code, of 1931, as amended, effective July 9, 1993, the Personal Representative, after first being duly sworn, shall make a true and accurate appraisal of the Estate of MILTON STROEHMANN, deceased, both real and personal, and will make their return thereof as required by law.

No reference is made to a Fiduciary Commissioner, for settlement, in this Estate.

IN RE: KIMBERLY D COCHRAN, DECEASED

This day came PAUL COCHRAN, ADMINISTRATOR, for the estate of KIMBERLY D COCHRAN, deceased, before the County Commission, in a hearing asking that claims be disallowed in said estate. The County Commission, after reviewing said estate, ruled the claim be disallowed in said estate. The County Commission ordered that if additional funds come into the estate, that the estate will need to be reopened.

The orders and proceedings of the previous sessions of this Commission, held on Thursday, November 16, 2017, were read before the County Commission, approved and ordered signed.



President

NOVEMBER 16, 2017

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION ORDERED THAT THE NEW ROAD NAME REQUEST FORM FROM POPE PROPERTIES BE APPROVED. THE NEW ROAD NAME WILL BE NORTH ELM STREET.

ORDER

The County Commission of Wood County was in receipt of a New Road Name Request Form from Kim Pope, to name a road NORTH ELM STREET. The said Request does not interfere with the scheduled readdressing and mapping for the E-9-1-1 Master Street Addressing Guide. The road to be known as NORTH ELM STREET is located between old River Road and Route 14 on the corner of Williams Highway and Keller Lane, in Williams District, Tax Map 230, Parcel S/Q2. The request by Kim Pope is in accordance with Chapter 7, Article 1, Section 3 of the Code of West Virginia, 1931, as amended, which deals, in part, with the County Commission naming or renaming thereof of roads, ways, streets, avenues, drives and the like to assure uniform, nonduplicative conversion of all rural routes to city-type addressing on a permanent basis.

The County Commission does hereby find that the said request, made in writing, by Kim Pope, and the approval from the Wood County E-9-1-1, is in proper form and is hereby ORDERED to be filed.

NOW, THEREFORE, the County Commission of Wood County, upon a motion made by Robert K. Tebay, seconded by James E. Colombo and made unanimous by David Blair Couch, , does hereby ORDER that the aforementioned road be named NORTH ELM STREET. The County Commission does further ORDER that a copy of this ORDER, along with the New Road

Name Request Form, be certified by the Clerk of the County Commission for entry in the Office of the Clerk of the County Commission.

APPROVED:

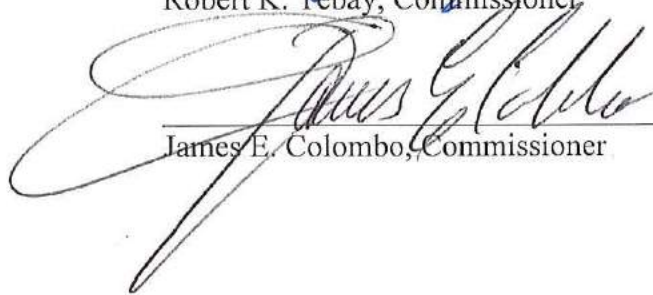
THE COUNTY COMMISSION OF WOOD COUNTY

A handwritten signature in blue ink, appearing to read "David Blair Couch", written over a horizontal line.

David Blair Couch, President

A handwritten signature in blue ink, appearing to read "Robert K. Tebay", written over a horizontal line.

Robert K. Tebay, Commissioner

A handwritten signature in blue ink, appearing to read "James E. Colombo", written over a horizontal line.

James E. Colombo, Commissioner

A/1866

Please complete the upper portion of this request form. Return it to: Central Telecommunications Center, 911 Core Road, Parkersburg, WV 26104.

fax 482-6270

WOOD COUNTY 9-1-1
NEW ROAD NAME REQUEST FORM

Applicant Name: Avi Norton - William Stae *Prop*

Applicant Phone #: 304-483-7368

Property Owner Name: Pope Properties

Current Road Name or Highway Number, if any: NO 1A

Tax District: 12 Tax Map #: 230 Parcel #: 5/02

Describe Physical Location: 30 ACES BETWEEN
OLD RIVER ROAD AND ROUTE
14. On corner of Williams Hwy and Keller Lane.

List Three Road Name Suggestions: 1st NORTH ELM STREET *
2nd _____
3rd _____

Please prioritize. ✓

Signature of Applicant: [Signature]

OFFICIAL USE ONLY

Coordinated with the Map Processor: _____

Processor Signature: [Signature] Process Date: 11-13-17

Granted Street Name: _____

Place signature, address and telephone number all of the homeowners agreeing to the road name changes. This must be 100% of the residents if less than 10 and 75% if more than 10.

Signature	Existing Address	Phone #

Mark Rhodes
WOOD County 09:09:34 AM
Instrument No 8769654
Date Recorded 11/16/2017
Document Type CCM
Pages Recorded 3
Book-Page 74-172

Att: Dwayne

NOVEMBER 16, 2017

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION DID HEREBY AUTHORIZE
A PAYMENT FOR EMERSON COMMONS TIF DISTRICT.

ORDER

On this date, the County Commission of Wood County, upon a motion made by Robert K. Tebay, seconded by James E. Colombo and made unanimous by David Blair Couch, did hereby AUTHORIZE Requisition for Payment Number Five (5) for the Emerson Commons Tax Increment Financing (TIF) District. Said payment is in the amount of six hundred seventy-five thousand six hundred eight-four dollars and forty-two cents (\$675,684.42).

A copy of said Requisition for Payment is attached to this Order and should be made a part thereof.

APPROVED:

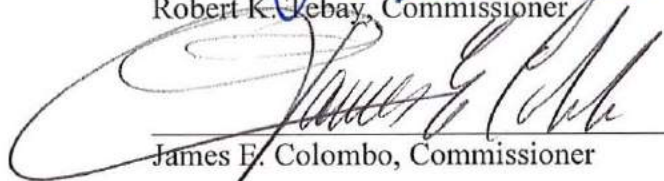
THE COUNTY COMMISSION OF WOOD COUNTY



David Blair Couch, President



Robert K. Tebay, Commissioner



James E. Colombo, Commissioner

M/3781

REQUISITION FOR PAYMENT FROM
PROJECT FUND

\$4,700,000

The County Commission of Wood County
Tax Increment Revenue Bonds
(Emerson Commons Project No. 1)
Series 2017 (TAXABLE)

REQUISITION FOR PAYMENT NO. 5

The County Commission of Wood County, a public corporation and governing body of Wood County, a political subdivision of the State of West Virginia (the "Issuer"), and Emerson Commons LLC, a West Virginia limited liability company (the "Developer") by their duly Authorized Officers, hereby certify, in connection with this Requisition for Payment from the Project Fund (the "Requisition") under an Trust Indenture for the above captioned Bonds (the "Bonds"), dated as of July 1, 2017 (the "Indenture") between the Issuer and WesBanco Bank, Inc., as trustee thereunder (the "Trustee") and a Development Agreement (the "Development Agreement"), dated July 21, 2017, by and between the Issuer and the Developer, that:

1. Terms used herein and not otherwise defined herein shall have the meanings given such terms in the Indenture and in the Development Agreement.

2. The amount requested to be disbursed by this Requisition: (a) is a portion of the Costs of the Project authorized for funding under the Indenture and Development Agreement; (b) includes only payments for work, materials, equipment and other costs that constitute capital costs of the TIF Project which have been incurred and remain unpaid; and (c) is an authorized expenditure under the Project Plan for the Development District and the TIF Act.

3. The total amount requested to be disbursed pursuant to this Requisition is \$675,684.42. As set forth in **Schedule I** attached hereto, of the total amount of such disbursement:

- (a) \$ is to be paid to the Developer as reimbursement to the Developer for one or more invoices or statements, each of which was previously paid by the Developer to an entity that is not affiliated with the Issuer or the Developer; and
- (b) \$675,684.42 is to be paid to one or more third party payees, each of which are not affiliated with the Issuer or the Developer (including any mortgagee or trust deed beneficiary, contractor or supplier of materials), or to be paid on a joint basis to the Issuer or the Developer and such a third party payee with respect to an expense previously incurred but not yet paid.

4. The Trustee is directed to forward this Requisition to the Purchasers and, upon



receipt of requested funds from the Purchasers and the deposit of such funds by the Trustee into the Project Fund to thereafter disburse from the Project Fund to the parties and in the amounts indicated in this Requisition.

5. In connection with the foregoing request and authorization, the undersigned authorized representative of the Issuer does hereby certify to the Trustee that:

(a) the obligations in the stated amounts have been incurred by the Issuer and are presently due and payable and each item hereof is a proper charge against the Project Fund and has not been previously paid from the Project Fund;

(b) such costs are valid "costs" of a "project" under the Act and no part thereof was included in any other requests previously filed with the Bond Trustee;

(c) there has not been filed with or served upon the Issuer any notice of claim of lien, right to a lien or attachment upon, or claims affecting the right of any person, firm or corporation named above, to receive payment of any of the amounts payable to any of the persons named above, that has not been released or will not be released simultaneously with the payment of such obligation; and

(d) this statement and all exhibits hereto shall be conclusive evidence of the facts and statements set forth herein.

In either event, the amounts set forth herein and in **Schedule I** attached hereto are supported by the attached copies of invoices or statements.

[Signature page follows this page.]

A handwritten signature in black ink, appearing to be "J. M. D." with a large, stylized flourish at the end.

IN WITNESS WHEREOF, this Requisition has been duly executed by the Issuer and by the Developer by their duly Authorized Officers this November 16, 2017.

THE COUNTY COMMISSION OF
WOOD COUNTY

By: 
Its President

EMERSON COMMONS LLC

By: 
Its Manager

RESIDENT PROJECT REPRESENTATIVE'S CERTIFICATE

Steven A. Cain, CEC, as Resident Project Representative for the TIF Project, hereby certifies that the portion of the TIF Project for which payment is requested hereby has been constructed in accordance with the plans and specifications therefore, that payment is now due and owing for such costs, and that such costs have not been the subject of a previous requisition by the Issuer and the Developer.

RESIDENT PROJECT REPRESENTATIVE

By: Steven A. Cain 11-8-17
Name: STEVEN A. CAIN
Title: VICE PRESIDENT



REIMBURSEMENT AND THIRD PARTY PAYMENTS

- (1) Total Amount of disbursement pursuant to this Requisition: \$339,176.92
- (2) Reimbursement to the Developer:

<u>Vendor</u>	<u>Description of Expense</u>	<u>Date of Payment</u>	<u>Amount</u>
1. See Attached Spreadsheet			
TOTAL			\$

- (3) Payment to third party payees:

<u>Vendor</u>	<u>Description of Expense</u>	<u>Amount</u>	<u>Payee Name(s)/ Address(es)</u>
<u>1.</u> Boyd Real Estate Resources	Project Management	\$5,000	See Invoice
<u>2.</u> CEC	Construction Management	\$39,644.04	See Invoice
<u>3.</u> Capital Valley Contracting	Site Work	\$631,040.38	See Invoice
TOTAL			\$675,684.42

The items listed for reimbursement to the Developer or the Issuer or payment to third party payees are supported by attached copies of invoices or statements.


5

Schedule I
to Requisition
(continued)

(Attached) Copies of Invoices or Statements

[Handwritten signature]

Total Legal				0.00
Project Management	Boyd Real Estate Resources	9	5,000.00	
Total Project Management				5,000.00
Erosion and Sediment Control	Capital Valley Contracting	3	33,984.22	
Total E & S Control				33,984.22
Earthwork	Capital Valley Contracting	3	246,402.57	
Total Earth Work				246,402.57
Development Roads - Onsite	Capital Valley Contracting	3	301,132.57	
Totals Development Roads - Onsite				301,132.57
Misc. Site Features	Capital Valley Contracting	3	3,845.02	
Total Misc. Site Features				3,845.02
Water Line	Capital Valley Contracting	3	24,149.00	
Total Water Line				24,149.00
Sanitary Sewer	Capital Valley Contracting	3	399.00	
Total Sanitary Sewer				399.00
Misc. Utilities				
Total Misc. Utilities				0.00
Storm Water	Capital Valley Contracting	3	21,128.00	
Total Storm Water				21,128.00
Engineering Design				
Total Engineering Design				0.00
Construction Management	CEC	180214	39,644.04	
Total Construction Management				39,644.04
Geo Technical Engineering				
Total Geotechnical Engineering				0.00
Eco and Environmental				
Total Eco and Environmental				0.00
Utility Relocation / Fees				
Total Utility Relocation / Fees				0.00
Wetland Mitigation				
Total Wetland Mitigation				0.00
Miscellaneous				
Total Miscellaneous				0.00
TOTAL DRAW NUMBER 5				675,684.42

Contractor's Application for Payment No.

3

Application Period: 27-Oct-17		Application Date: 10/30/2017
To (Owner): Emerson Commons, LLC	From (Contractor): Capitol Valley Contracting, Inc.	Via (Engineer): Civil & Environmental Consultants, Inc.
Project: Tax Increment Financing Infrastructure Project	Contract:	
Owner's Contract No.:	Contractor's Project No.: 1703	Engineer's Project No.:

**Application For Payment
Change Order Summary**

Approved Change Orders			
Number	Additions	Deductions	
1		\$448,275.00	
TOTALS		\$448,275.00	
NET CHANGE BY CHANGE ORDERS	- \$448,275.00		

1. ORIGINAL CONTRACT PRICE	\$	\$3,305,547.00
2. Net change by Change Orders	\$	- \$448,275.00
3. Current Contract Price (Line 1 ± 2)	\$	\$2,857,272.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$1,180,536.25
5. RETAINAGE:		
a. 5% X \$1,180,536.25 Work Completed.....	\$	\$59,026.81
b. 5% X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$59,026.81
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)	\$	\$1,121,509.44
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$	\$490,469.06
8. AMOUNT DUE THIS APPLICATION	\$	\$631,040.38
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$1,735,762.57

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature Capitol Valley Contracting, Inc.

By: M. L. Farmer Date: 10/31/17

M. L. Farmer

Payment of: \$ 631,040.38
(Line 8 or other - attach explanation of the other amount)

is recommended by: Steven A. Goss 11-7-17
(Engineer) (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: [Signature]
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Tax Increment Financing Infrastructure Project						Application Number: 3					
Application Period: 27-Oct-17						Application Date: 30-Oct-17					
A					B	C	D	E	F		
Bid Item No.	Item Description	Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
		Item Quantity	Units	Unit Price	Total Value of Item (\$)						
1	Mobilization/Demobilization	1	LS	\$51,214.00	\$1,214.00	0.5	\$25,607.00		\$25,607.00	50.0%	\$25,607.00
2	Erosion and Sediment Control	1	LS	\$238,485.70	\$238,485.70	0.65	\$155,015.71		\$155,015.71	65.0%	\$83,470.00
3	Earthwork-Adjusted Cut w/5% Swell	219000	CY	\$3.66	\$801,540.00	116991.5	\$428,188.89		\$428,188.89	53.4%	\$373,351.11
4	Stripping/Topsoil Stockpiling (3")	6000	CY	\$5.37	\$32,220.00	6000	\$32,220.00		\$32,220.00	100.0%	
5	Engineered Fill/Borrow	5000	CY	\$10.00	\$50,000.00	2220	\$22,200.00		\$22,200.00	44.4%	\$27,800.00
6	6" Stone Road Sub-Base (On-Site)	1660	Ton	\$45.00	\$74,700.00	1341.37	\$60,361.65		\$60,361.65	80.8%	\$14,338.35
7	4" Stone Shoulder (On-Site)	600	Ton	\$38.00	\$22,800.00						\$22,800.00
8	8" Concrete Pavement (On-Site)	2215	CY	\$330.00	\$730,950.00	764	\$252,120.00		\$252,120.00	34.5%	\$478,830.00
9	Separation Fabric (On-Site)	9950	SY	\$0.90	\$8,955.00	5000	\$4,500.00		\$4,500.00	50.3%	\$4,455.00
10	Pavement Striping (On-Site)	1	LS	\$15,800.00	\$15,800.00						\$15,800.00
11	Light Pole and Assembly (on-Site)	17	EA	\$9,000.00	\$153,000.00						\$153,000.00
12	6" Stone Road Sub-Base (Emerson Ave WV DOH Specifications)	1000	Ton	\$37.00	\$37,000.00						\$37,000.00
12a	2-4" Lifts Aggregate Base Course, Class 3 (Emerson Ave WV DOH Specs)	1350	Ton	\$40.00	\$54,000.00						\$54,000.00
12b	Aggregate Base Course, Class 10 Shoulder Stone (Emerson Ave WV DOH Specs)	200	Ton	\$38.00	\$7,600.00						\$7,600.00
13	Sub-Base Excavation/Embankment (Emerson Ave WV DOH Specs)	1100	CY	\$13.00	\$14,300.00						\$14,300.00
14	Milling and Surface Preparation (Emerson Ave WV DOH Specs)	115	SY	\$60.00	\$6,900.00						\$6,900.00
15	HLBC-4" Base Course, Type 1 (Emerson Ave WV DOH Specs)	715	Ton	\$110.00	\$78,650.00						\$78,650.00
15a	HLBC-2" Base Course, Type 2 (Emerson Ave WV DOH Specs)	358	Ton	\$110.00	\$39,380.00						\$39,380.00
16	HLBC-1.5" Wearing Course, Type 2 (Emerson Ave WV DOH Specs)	269	Ton	\$125.00	\$33,625.00						\$33,625.00
17	Separation Fabric (Emerson Ave WV DOH Specs)	2582	SY	\$0.90	\$2,323.80						\$2,323.80
18	Pavement Striping and Markings (Emerson Ave WV DOH Specs)	1	LS	\$50,000.00	\$50,000.00						\$50,000.00
19	Guardrail (Emerson Ave WV DOH Specs)	110	LF	\$20.00	\$2,200.00						\$2,200.00
20	Signage (Emerson Ave WV DOH Specs)	1	LS	\$9,000.00	\$9,000.00						\$9,000.00
21	Signage (On-Site)	1	LS	\$2,000.00	\$2,000.00						\$2,000.00
22	Guardrail (On-Site)	3900	LF	\$20.00	\$78,000.00						\$78,000.00
23	Permanent Seeding (5AC)	1	LS	\$10,500.00	\$10,500.00						\$10,500.00
24	12" PVC C-900 (On-Site)	2373	LF	\$33.00	\$78,309.00	1145	\$37,785.00		\$37,785.00	48.3%	\$40,524.00
25	6" PVC C-900 (On-Site)	1076	LF	\$15.00	\$16,140.00	160	\$2,400.00		\$2,400.00	14.9%	\$13,740.00
26	12" PVC C-900 (Off-Site)	2610	LF	\$34.00	\$88,740.00						\$88,740.00
27	12" Gate Valve Assembly	8	EA	\$2,500.00	\$20,000.00	3	\$7,500.00		\$7,500.00	37.5%	\$12,500.00
28	8" Gate Valve Assembly	1	EA	\$1,500.00	\$1,500.00						\$1,500.00
29	6" Gate Valve Assembly	3	EA	\$1,000.00	\$3,000.00	1	\$1,000.00		\$1,000.00	33.3%	\$2,000.00
30	20" Steel Casing (Bore & Jack)	35	LF	\$350.00	\$12,250.00						\$12,250.00
31	Connect to Existing	4	EA	\$8,400.00	\$33,600.00	1	\$8,400.00		\$8,400.00	25.0%	\$25,200.00
32	Reconnect Service Lateral	5	EA	\$500.00	\$2,500.00						\$2,500.00
33	Fire Hydrant	2	EA	\$4,800.00	\$9,600.00	1	\$4,800.00		\$4,800.00	50.0%	\$4,800.00
34	2" Post Flushing Hydrant	1	EA	\$3,200.00	\$3,200.00						\$3,200.00
35	Asphalt Trench Repair	32	LF	\$42.00	\$1,344.00						\$1,344.00
36	10" DIP Sanitary Sewer	339	LF	\$55.00	\$18,645.00	643	\$35,365.00		\$35,365.00	189.7%	-\$16,720.00

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Tax Increment Financing Infrastructure Project						Application Number: 3					
Application Period: 27-Oct-17						Application Date: 30-Oct-17					
A					B	C	D	E	F		
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
37	10" PVC Sanitary Sewer	351	LF	\$31.00	\$10,881.00	45	\$1,395.00		\$1,395.00	12.8%	\$9,486.00
38	8" DIP Sanitary Sewer	205	LF	\$50.00	\$10,250.00	205	\$10,250.00		\$10,250.00	100.0%	
39	8" PVC Sanitary Sewer	952	LF	\$38.00	\$36,176.00						\$36,176.00
40	6" Wye Connections w/25" Stub	9	EA	\$420.00	\$3,780.00	8	\$3,360.00		\$3,360.00	88.9%	\$420.00
41	Sanitary Manhole	8	EA	\$2,775.00	\$22,200.00	5	\$13,875.00		\$13,875.00	62.5%	\$8,325.00
42	Connect to Existing Manhole	1	EA	\$400.00	\$400.00	1	\$400.00		\$400.00	100.0%	
43	Gas Main Trenching	987	LF	\$10.50	\$10,363.50	56	\$588.00		\$588.00	5.7%	\$9,775.50
44	Underground Electric, Phone, Cable Duct Bank	740	LF	\$23.00	\$17,020.00	110	\$2,530.00		\$2,530.00	14.9%	\$14,490.00
45	Lighting Electrical Conduit	1	LS	\$14,000.00	\$14,000.00	0.33	\$4,620.00		\$4,620.00	33.0%	\$9,380.00
46	Lighting Junction Box	6	EA	\$900.00	\$5,400.00						\$5,400.00
47	Lighting Control Cabinet	1	EA	\$31,000.00	\$31,000.00						\$31,000.00
48	36" HDPE Corrugated Pipe	623	LF	\$70.00	\$43,610.00	282	\$19,740.00		\$19,740.00	45.3%	\$23,870.00
49	24" HDPE Corrugated Pipe	465	LF	\$45.00	\$20,925.00	707	\$31,815.00		\$31,815.00	152.0%	-\$10,890.00
50	18" HDPE Corrugated Pipe	39	LF	\$40.00	\$1,560.00						\$1,560.00
51	15" HDPE Corrugated Pipe	186	LF	\$35.00	\$6,510.00						\$6,510.00
52	WVDOH Type "G" Inlet	5	EA	\$3,000.00	\$15,000.00	4	\$12,000.00		\$12,000.00	80.0%	\$3,000.00
53	WVDOH Type "A" Manhole, Frame and Lid	5	EA	\$2,500.00	\$12,500.00	1	\$2,500.00		\$2,500.00	20.0%	\$10,000.00
54	6"-8" Rip Rap Stone Material	50	Ton	\$170.00	\$8,500.00						\$8,500.00
55	Storm Water Headwall Structure	1	LS	\$1,500.00	\$1,500.00						\$1,500.00
56	Traffic Control (Emerson Ave WV DOH Specs)	1	LS	\$140,000.00	\$140,000.00						\$140,000.00
57	Deduction From Change Order 001	1	LS	-\$448,275.00	-\$448,275.00						-\$448,275.00
Totals					\$2,857,272.00		\$1,180,536.25		\$1,180,536.25	41.3%	\$1,676,735.76

Invoice

Invoice Date: November 1, 2017

Invoice Number: 009

From: Boyd Real Estate, Resources, LLC
120 McGovran Road
Charleston, WV 25314

To: Emerson Commons, LLC
101 Wyndham Knob
Parkersburg, WV 26104

Description of Services

Professional Services, Emerson Commons, Menards, TIF
From 10/15/17 to 11/15/17

Sub Total	\$5,000
Tax	0
Total	\$5,000

Invoice

Civil & Environmental Consultants, Inc.
Phone: 412-429-2324 | Fax: 412-429-2114
www.cecinc.com

Joseph Pope
Emerson Commons, LLC
101 Wyndham Knob
Parkersburg, WV 26104

October 20, 2017
Project No: 164-625
Invoice No: 180214

Project 164-625 Emerson Commons TIF Project 1

Professional Services through October 7, 2017

Task 0001 Site Development

Professional Fees

	Hours	Rate	Amount	
Gardner, Lucas	12.75	70.49	898.75	
	12.75		898.75	
				898.75

Unit Billing

CADD	12.75 Units @ 10.00	127.50	
Total Units	1.0 times	127.50	127.50
	Total this Task		\$1,026.25

Task AW00 All Work

Professional Fees

	Hours	Rate	Amount	
Rockwell, Mike	10.00	61.17	611.70	
Ovt	10.00		611.70	
				611.70

Unit Billing**Field Vehicle (Daily)**

V00-225 MC	1.0 Day @ 60.00	60.00
V00-225 MC	1.0 Day @ 60.00	60.00
V00-225 MC	1.0 Day @ 60.00	60.00
V00-225 MC	1.0 Day @ 60.00	60.00
V00-225 MC	1.0 Day @ 60.00	60.00
V00-225 MC	1.0 Day @ 60.00	60.00
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V00-225 MC	1.0 Day @ 60.00	60.00
V00-225 MC	1.0 Day @ 60.00	60.00
V00-225 MC	1.0 Day @ 60.00	60.00
V00-225 MC	1.0 Day @ 60.00	60.00

Project	164-625	Emerson Commons TIF Project 1	Invoice	180214
V00-225 MC		1.0 Day @ 60.00	60.00	
V00-225 MC		1.0 Day @ 60.00	60.00	
V00-225 MC		1.0 Day @ 60.00	60.00	
V00-225 MC		1.0 Day @ 60.00	60.00	
V00-225 MC		1.0 Day @ 60.00	60.00	
Total Units		1.0 times	1,260.00	1,260.00
		Total this Task		\$1,871.70

Task CONS Construction Management
Professional Fees

	Hours	Rate	Amount	
Cain, Steven	30.00	200.40	6,012.00	
Cvechko, Mark	244.50	90.00	22,005.00	
DeMarco, Zachary	34.00	104.15	3,541.10	
Eshun, Kow	11.00	130.18	1,431.98	
Gardner, Lucas	5.50	70.49	387.70	
Miller, Stephanie	.50	66.50	33.25	
	325.50		33,411.03	33,411.03

Reimbursable Expenses

Mileage				
9/12/2017	Cain, Steven	Site Visit	133.75	
9/28/2017	Cain, Steven	Site Visit	96.30	
Per diem				
9/18/2017	Cvechko, Mark	meals and lodging	120.00	
9/18/2017	Cvechko, Mark	meals and lodging	120.00	
9/19/2017	Cvechko, Mark	meals and lodging	120.00	
9/19/2017	Cvechko, Mark	meals and lodging	120.00	
9/20/2017	Cvechko, Mark	meals and lodging	120.00	
9/20/2017	Cvechko, Mark	meals and lodging	120.00	
9/21/2017	Cvechko, Mark	meals and lodging	120.00	
9/21/2017	Cvechko, Mark	meals and lodging	120.00	
9/22/2017	Cvechko, Mark	meals and lodging	120.00	
9/22/2017	Cvechko, Mark	meals and lodging	120.00	
9/25/2017	Cvechko, Mark	meals and lodging	120.00	
9/26/2017	Cvechko, Mark	meals and lodging	120.00	
9/27/2017	Cvechko, Mark	meals and lodging	120.00	
9/28/2017	Cvechko, Mark	meals and lodging	120.00	
9/29/2017	Cvechko, Mark	meals and lodging	120.00	
10/2/2017	Cvechko, Mark	meals and lodging	120.00	
10/3/2017	Cvechko, Mark	meals and lodging	120.00	
10/4/2017	Cvechko, Mark	meals and lodging	120.00	
10/5/2017	Cvechko, Mark	meals and lodging	120.00	
10/6/2017	Cvechko, Mark	meals and lodging	120.00	
10/7/2017	Cvechko, Mark	meals and lodging	120.00	
Total Reimbursables		1.12 times	2,750.05	3,080.06

Unit Billing

Field Vehicle (Daily)	3.0 Units @ 85.00	255.00	
Total Units	1.0 times	255.00	255.00
	Total this Task		\$36,746.09
	Amount Due This Invoice		\$39,644.04

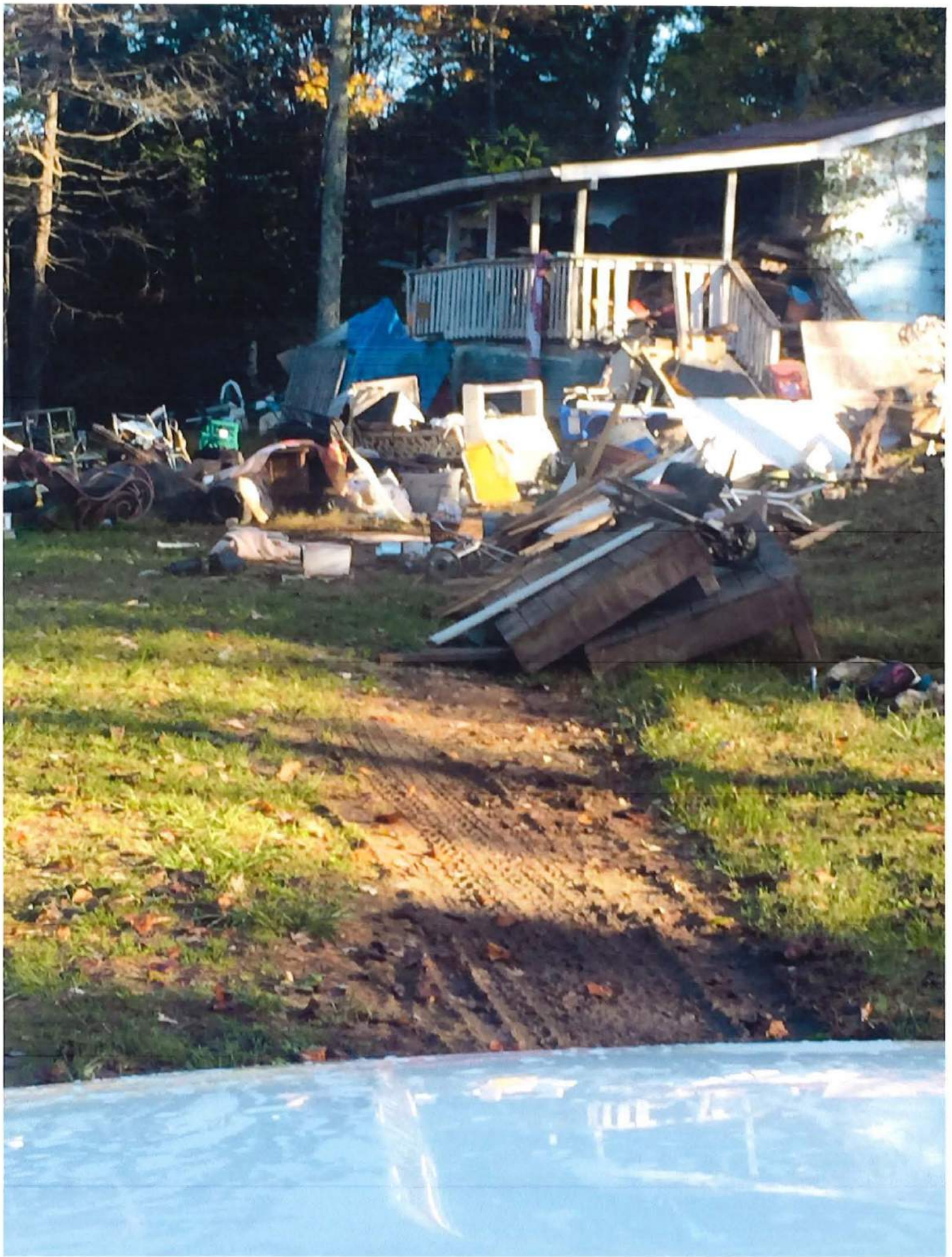
Mark Rhodes
Woods County 09:06:20 AM
Instrument No 8769652
Date Recorded 11/16/2017
Document Type CSD
Pages Recorded 14
Book-Page 74-258

COMPLAINT FORM

Property Owner	Kathy Tennant
Subject Property Address	515 Shiloh Road
Property Owners Address	
Property Owners Phone #	966-4423
Date of Complaint	10/14/2017
Complainants Name	
Complainants Address	
Complainants Phone #	
Nature of Complaint	Outside of house property covered with salvage and debris
Actions Taken	10-14-17 Visited site, house is vacant. Went to a neighbors
	house, Madison Williams, who said the property was owned by
	Kathy Tennant who lived 2 doors down. I went to that residence
	and spoke with Shane, who said he was Kathys stepson. He told
	me that his brother had junked up the property and that he is in
	out of trouble all the time and he has tried to get him to clean up
	property for some time now and he wont. Shane said he would
	help his brother to get it done. I asked him to have his mother call
	me by Monday.
	10-17-17 Kathy did not call, I called her and Imom indicating
	she needed to have the property cleaned up by Nov 17 and
	informed her the action steps that would take place.
	10-18-17 Kathy called and said her step sons brother John
	Sawyers is the one that used the property for a dump. She said
	she was in a car accident and is using a wheel chair and can not
	the work herself, but would have her son Nathan Bonnett do it.
	She said she called for a dumpster. Was not sure if they could
	get it all done in time. I told her I would work with her as long

COMPLAINT FORM

	substantial progress was being made.
	11-10-17 Kathys neice Natasha called and said they filled up th
	dumpster but needed more time to finish. She said they would
	done by Dec 1 and I said that would be fine.







Pollworkers

REPLACEMENT POLLWORKERS SPECIAL ELECTION 2017

TO THE WOOD COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA;

I, MARK RHODES, CLERK OF THE WOOD COUNTY COMMISSION, HEREBY RESPECTFULLY SUBMITS THE FOLLOWING LIST OF REPLACEMENTS FOR THE SPECIAL ELECTION 2017.

DEMOCRAT REPLACEMENTS:

PRECINCT NUMBER	NAME
32	GLEN SIEGRIST REPLACED BY MARY MOWERY
42A	MARY HUGHES REPLACED BY EMMA MARLIENNE WHITT
36B	SHIRELY THOMPSON REPLACED BY CRAIG RABATIN
37A	RICARDO CERQUEDA REPLACED BY JESSICA ROGERS
40	LINDA MALCOLM REPLACED BY PAUL DAVID MCCRADY
41	JUDITH SMITH REPLACED BY REBECCA SMITH
41	REBECCA SMITH REPLACED BY ERIC BARBER
43A	LARRY MONTGOMERY REPLACED BY LYDIA COBRANCHI
45A	KIM KRAMER REPLACED BY PEGGY BAKER
48	SHARON R STEWART REPLACED BY GLENN RAWSKY
49	FREDERICK BAKER REPLACED BY CELESTE BENSON
54	DOUGLAS EVANS REPLACED BY CARA ATKINSON
58	SANDRA SINNETT REPLACED BY ROBERTA NULTER
61	CURTIS DICKSON REPLACED BY KIRSTIE ELLIOTT
62	D PAULINE LOWERS REPLACED GREGORY SHOCKEY
63B	KELLIS BOYCE REPLACE BY DEBRA MARTIN
63B	KELLYE HARKNESS REPLACED BY MADI DYE
67A	SUSAN DARLING REPLACED BY LISA REED
77	BEVERLY TRIMBLE REPLACED BY RUTH JACKMAN
81	REBECCA FULTINEER REPLACED BY ROBERT CORDELL
82	PHYLISS MORRIS REPLACED BY DONALD HENTHORN
84	PATSY WEISS REPLACED BY BRENDA DYE
87	MARY SWISHER REPLACED BY JUDY KAY MCCRADY
88	KATHY SHRIVER REPLACED BY DELORES BRAGG

REPLACEMENT POLLWORKERS SPECIAL ELECTION 2017

TO THE WOOD COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA;

I, MARK RHODES, CLERK OF THE WOOD COUNTY COMMISSION, HEREBY RESPECTFULLY SUBMITS THE FOLLOWING LIST OF REPLACEMENTS FOR THE SPECIAL ELECTION 2017.

REPUBLICAN REPLACEMENTS:

PRECINCT NUMBER	NAME
10	MELINDA MYERS REPLACED BY TIFFANY GIBSON
10	JUDITH ROBINSON REPLACED BY MELINDA MYERS
19	JENNY KIRPATRICK REPLACED BY CAROLYN BECKETT
19	RONALD BRODE REPLACED BY WADE GARRETT
34A	JANET MICHELS REPLACED BY JOHN DOLLMAN

Pollworkers

34A	THERESA GOODNOW REPLACED BY JANET MICHELS
35	JOYCE ANDERSON REPLACED BY BRYCE SPONSLE
36B	JORDAN BLANKENSHIP REPLACED BY SANDRA THARP
36B	CARL RAY REPLACED BY RANDALL WOOLLARD
37	RICHARD CRAMLET REPLACED BY LOUIS BOGDAN
37A	JENNIFER OROCCHI REPLACED BY EVAN FORDYCE
37A	BONNIE RIDDLE REPLACED BY DEBRA VEON
38	WANDALEA MCNABB REPLACED BY MARJORIE LYNCH
38	IVA JANE BREEDLOVE REPLACED BY RONNIE BIBBEE
40	HANNAH WILLIAMS REPLACED BY SARAH GREGG
41	BONNIE SIKIO REPLACED BY KATHY KIDD
42A	SARAH DEEM REPLACED BY VIRGINIA RAPP
45A	CIERRA CRAFT REPLACED BY GARY SCOTT JARVIS
45A	RENA CRAFT REPLACED BY SARAH JARVIS
52	STEPHANIE FERRARIS REPLACED BY KATHALEEN CARPENTER
54A	LAURA STRAUSS REPLACED BY CYNTHIA WARE
50	MARIJEAN STOCKWELL REPLACED BY KRISTY CHAMPION
50	DONNA MORRIS REPLACED BY KYLEE RADABAUGH
53A	NORMA CROSS REPLACED BY CHRISTINA SOMERVILLE
53A	CHRISTINA SOMERVILLE REPLACED BY THERESA SOMERVILLE
56A	RANDALL ROTON REPLACED BY MARGARET DAWKINS
56A	ANGELA HARKNESS REPLACED BY TAMMY FORDYCE
58	JANE ANDERSON REPLACED BY NANCY BATTON
58	NANCY BATTON REPLACED BY NANCY BROWN
58	AMY WALTON REPLACED BY CHANDLER RABATIN
58	CHANDLER RABATIN REPLACED BY JOSIE RABATIN
60	LISA CARPENTER REPLACED BY WAYNE BROWN (D)
62A	JENNIFER HABEB REPLACED BY JENNIFER ORACCHI
63A	VEDA SHANK REPLACED BY JOSIE RABATIN
63A	JOSIE RABATIN REPLACED BY CHANDLER RABATIN
63B	ROBERT RODEHEAVER REPLACED BY JON CHAPMAN
67A	KATHY KIDD REPLACED BY CAROLYN ROLSTON
69	LARRY VILLERS REPLACED BY AMANDA DENNIS
74	MARY BETH RIDDLE REPLACE BY ERIC LITTLE
74B	CHARLES PRUITT REPLACED BY AMANDA DENNIS
74B	AMANDA DENNIS REPLACED BY ERICA MERCER
74C	ROBERTA BOONE REPLACED BY TERRY BROWN
75	CYNTHIA WARE REPLACED BY WARREN RADER
78A	VIRGINIA RAPP REPLACED BY DARLENE JANKOWSKI-COOPER
79	LLOYD KEITH REPLACED BY KYMBERLY POWELL
81	BRENDA BUCK REPLACED BY HILDA SMITH
81	HILDA SMITH REPLACED BY GWENDOLYN MILES
84	ERIKA WHITED REPLACED BY STEVEN BROWNING
85	THERESA SOMERVILLE REPLACED BY CHRISTINA SOMERVILLE
86	JANET HINTON REPLACED BY HEATHER DEBORD
86	GRADY BALLARD REPLACED BY NAKISHIA BRODE
86	CAROL MILLER REPLACED BY GRADY BALLARD
87	ALISON BEARSE REPLACED BY DELORES BIBBEE
89	WANDA MELROSE REPLACED BY ANGIE GRAHAM