



west virginia department of environmental protection

Division of Water and Waste Management
601 57th Street, SE
Charleston, WV 25304
Phone: 304-926-0495 / Fax: 304-926-0463

Harold D. Ward, Cabinet Secretary
dep.wv.gov

MEMORANDUM

To: Marie Prezioso, Chair

From: Katheryn Emery, P.E. Engineer Chief
Sewer Technical Review Committee

Date: December 12, 2024

Subject: Greenbrier Valley Economic Development Corporation
IJDC Application - 2022S-2117
Pocahontas Memorial Hospital Wastewater System Relocation Project

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1. This committee has reviewed the preliminary application and engineering report submitted for the above referenced project in accordance with Chapter 31, Article 15A. It has been determined that the proposed project is:
 - a. Consistent with the intent of the Infrastructure and Jobs Development Act and is the most cost-effective, environmentally sound alternative for solving the wastewater needs in this area.
 - b. Not consistent with the Act and may not be the most cost effective, environmentally sound alternative for solving the wastewater needs in this area.
 - c. Same as (a) above except that certain issues need to be addressed prior to design and construction as the attached comments indicate.
 2. Our recommendation is that:
 - a. The Funding Committee needs to review the proposed sources of funding to determine the best mix of grant and/or loan funds in accordance with applicable guidelines.
 - b. The Funding Committee should recommend that the Council approve the proposed project and its funding plan.

- c. ___ The Funding Committee does not need to review the funding assumptions on this project because of deficiencies in the engineering report. The proposed project should be tabled for the consultant to address technical comments.
- d. ___ This project should be referred to the Consolidation Committee.

3. Other remarks:

The proposed project will construct a new WWTP to replace the existing package plant that was put into service in the 1980s. The existing WWTP is over 40 years old and its components are past their useful life.

The proposed total cost for this project is \$1,300,000; and the Greenbrier Valley Economic Development Corporation intends to pursue a \$650,000 WV IJDC Grant, and \$650,000 from the Pocahontas County Commission ARPA funds.

Using the Combined Application, the Design, and Total Engineering Fees appear to be within the ASCE Curves.

Preliminary Project Ratings:

Public Health Benefits: 5
Compliance with Standards: 5



Sherrri A. Young, DO, MBA, FAAFP
Cabinet Secretary

Jason R. Frame
OEHS Director

MEMORANDUM

TO: Jason Billups, P.E.
DEP/Infrastructure Sewer Technical Review Committee

FROM: Patrick Murphy, P.E.
Environmental Engineering Division

DATE: December 13, 2024

SUBJECT: Greenbrier Valley Economic Development Corporation (Pocahontas Memorial Hospital)
IJDC Application- **2022S-2117**
Wastewater Treatment Plant Relocation Project
Pocahontas County

Recommendation:

We have reviewed this preliminary application and recommend it be forwarded to the Funding Committee for review.

Project Scope:

This project proposes to build a new WWTP at an adjacent site approximately 1000' west of the current WWTP. Construction of the new WWTP will include a new package unit, three (3) manholes, approximately 750 linear feet of 8" gravity sewer line, a gravel driveway to the new plant, and the removal and land reclamation of the existing WWTP. No additional customers are included in this project.

The total project cost is **\$1,300,000**. (Local Contribution (Pocahontas County Commission ARPA Grant): **\$500,000** and IJDC Grant: **\$795,200**)

Need for the Project:

The Pocahontas Memorial Hospital WWTP is reaching the end of its useful life. In addition, the property owner no longer wants the WWTP located on his property.



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Concerns:

No concerns noted.

Permits:

A permit may be required from the WV Bureau for Public Health prior to construction.
WVDEP Stormwater Construction Permit
WV Department of Highways Permits



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Harold D. Ward, Cabinet Secretary
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MEMORANDUM

TO: Katheryn Emery, P.E., Engineer Chief, DWWM

FROM: Chantz Rankin, E.I., DWWM

DATE: November 26, 2024

SUBJECT: Greenbrier Valley Economic Development Corporation
IJDC Application - 2022S-2117
Pocahontas Memorial Hospital Wastewater System Relocation Project

RECOMMENDATION

The IJDC Application and Preliminary Engineering Report (PER) prepared by Potesta & Associates, Inc. for the above referenced project has been reviewed and is technically feasible.

PROJECT DESCRIPTION

The Pocahontas County Commission (PCC) owns and operates the Pocahontas Memorial Hospital (PMH) while the Pocahontas County Board of Education owns and operates the adjacent Marlinton Middle school. The sewage from these two entities is treated by a small extended aeration package wastewater treatment plant (WWTP); as well as the sewage from the State Police Barracks and the Pocahontas Pharmacy Building. The WWTP was constructed by the PCC in the mid-1980s and is permitted to treat up to 20,000 gallons per day (GPD); which discharges to Bucks Run per General Permit No. WV010311 (formerly WVG550803).

The proposed project will construct a new WWTP approximately 1000' west of its current location on to a new parcel of land. The construction of the new WWTP will include a new package unit, three (3) manholes, approximately 750 linear feet (LF) of 8" gravity sewer, a gravel driveway to the new plant, and the removal/land reclamation of the existing WWTP. Due to the proximity of the WWTP relocation, no additional customers will be included in the project.

The proposed total cost for this project is \$1,300,000; and the Greenbrier Valley Economic Development Corporation intends to pursue a \$650,000 WV IJDC Grant, and \$650,000 from the Pocahontas County Commission ARPA funds. The proposed monthly rate for 3,400 gallons is \$62.35 (2.45% MHI).

NEED FOR PROJECT

The existing WWTP is over 40 years old and its components are past their useful life. The metal basins are deteriorating; the block wall around the sand filters is cracked, and corrosion is present. In addition to the physical condition of the WWTP, the plant is located on private property. The property's lease agreement included a reversion clause, which the owner recently exercised. As a result, the WWTP needs to be moved to a new property. This project will allow the WWTP to maintain compliance and continue its operation under the NPDES Permit.

DEFICIENCIES/COMMENTS

- Using the Combined Application, the Design, and Total Engineering Fees appear to be within the ASCE Curves.
- Flood elevations, peak flow rates, and irreversible impacts should be discussed for the proposed construction in the Facilities Plan.
- Environmental Correspondence should be provided.
- Although the application was submitted by Greenbrier Valley EDC, ownership of the package plant will be turned over to Pocahontas County PSD.

Preliminary Project Ratings:

Public Health Benefits: 5
Compliance with Standards: 5

Public Service Commission of West Virginia

201 Brooks Street, P.O. Box 812
Charleston, West Virginia 25323

Phone: (304) 340-0300
Fax: (304) 340-0325



December 12, 2024

Ms. Kathy Emery, P. E.
Office of Water Resources
Department of Environmental Protection
601 57th St.
Charleston, West Virginia 25304

Re: Public Service Commission Staff Review Comments
Application No. 2022S-2117
Greenbrier Valley EDC - Sewer System Improvements
Infrastructure Preliminary Application

Dear Ms. Emery:

As requested, the Technical Staff of the Public Service Commission of West Virginia has completed its review of the above-referenced Infrastructure application. In light of Technical Staff's comments enclosed herewith, we are recommending the application be:

- Forward the Application
 Return the Application
 Returned to the Applicant

Please advise if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Jonathan M. Fowler".

Jonathan M. Fowler, P.E.
Engineering Division

Enclosures
JMF:vb

**PUBLIC SERVICE COMMISSION STAFF
TECHNICAL REVIEW**

DATE: December 11, 2024

PROJECT SPONSOR: GREENBRIER VALLEY EDC - SEWER

PROJECT SUMMARY: The Pocahontas Memorial Hospital, on behalf of the Pocahontas County Commission, is currently managing and operating a decentralized wastewater treatment and collection system for the Hospital, local middle school and several other businesses located outside of the Town of Marlinton. Due to its age the system has reached the point to which significant capital investments are necessary to continue to provide effective sanitary service.

PROPOSED FUNDING: Pocahontas County Commission	\$ 650,000
IJDC District 3 Grant	<u>\$ 650,000</u>
Total	\$1,300,000

CURRENT/PROPOSED

RATES:	\$44.98	3,400 gallons
	\$52.92	4,000 gallons

Application No. 2022S-2117

RECOMMENDATION: forward to the Funding Committee.
 forward to the Consolidation Committee.
 return to the Applicant.

FINANCIAL: William Nelson

1. This entity is not a regulated utility so there is no financial analysis provided. Proposed funding is all grant.
2. Staff notes the project is to be served by either the Town of Marlinton or the Pocahontas County Public Service District (PCPSD). The proposed rates are those charged by the PCPSD.
3. The Preliminary Engineering Report indicates that the Applicant's rates and the operation and maintenance costs are to be under the Pocahontas County Public Service District's jurisdiction and authority, thus, no cash

flow is attached. The current PCPSD rates are to apply to the Greenbrier Valley EDC. Greenbrier Valley EDC does not operate any sewer facilities.

4. Staff notes that the project sponsor requested a Draft Rule 42 Exhibit waiver. We have no objection to this request.

ENGINEERING: Brandon Crace

1. This project may not require a Certificate of Convenience and Necessity from the PSC. The utility should consult with Commission Staff pursuant to the requirements of General Order No. 246 for such determination. Should a Certificate be required, the utility should reference this application number on the PSC's Form No. 4 when its application is filed at the Commission given the requirement of West Virginia Code §24-2-11 (c) and (e) et seq.
2. Scope: The Pocahontas County Commission (PCC) is proposing to replace its WWTP. The proposed scope includes: site development for the a WWTP, a new package WWTP, installation of the new package WWTP, 750 LF of 8-inch PVC pipe, 500 tons of Type "C" Trench Repair, 3 manholes, 1 new connection to existing sewer main, abandon existing sanitary sewer line (cut, plug, and grout), removal of existing package plant, 100 ton gravel access drive to new WWTP, traffic control, construction survey and stakeout, mobilization, and all necessary appurtenances. The estimated construction cost is \$962,700 (includes 20.00% construction contingency), and the estimated total project cost is \$1,300,000 (includes 10.52 % project contingency).

Need: The PER indicates that the existing WWTP is located on a parcel of property that is leased, and that lease term has expired. The landowner is requesting that the WWTP be removed from the property and has agreed to sell a one-acre lot to the Pocahontas County Commission (PCC) for the location of the new WWTP. The PER notes the poor condition and advanced age of the packaged WWTP as further justification for the project.

Customer Density: This project is an upgrade project; therefore, customer density will remain unchanged.

Cost per Customer: Based upon the estimated total project cost is \$1,300,000, and having approximately 4 customers, the cost per customer will be approximately \$325,000. The cost per customer in terms of proposed borrowing is \$0, as the proposed funding is 100% grant.

3. Project Feasibility: The project appears to be technically feasible and poses little technical risk. It will replace aged facilities and provide for utility operation of a small sewer system thus ensuring reliable operation.
4. Project Alternatives: The PER evaluated 3 alternatives: Option 1 – Relocating Existing WWTP, Option 2 – Gravity Line from Marlinton Middle School to Marlinton, and Option 3 – Lift Station at the WWTP Package Plant and Pump to Marlinton. The PER states that Option 1 was selected primarily due to the urgency to remove the existing WWTP, because the lease has expired.
5. Consolidation: The project consolidates a small, non-utility, County-run system with a public utility. This will ensure reliable long-term operation of this small but, essential system.
6. Operation and Maintenance (O&M) Expenses: The PER states that Pocahontas County PSD will be responsible for the O&M of the WWTP and there will not be a significant increase in O&M expenses. Staff does not object to this assertion.
7. Engineering Agreement: The application includes information to determine compliance with West Virginia Code §5G-1-1, *et seq.* Total technical services (engineering) costs for the project are \$137,500, which is equal to 14.28% of the construction cost of \$962,700 (includes 20.0% construction contingency).
8. Deficiencies/Comments:
 - IJDC Application General Budget includes 20.0% construction (\$160,450) and 10.52% project (\$32,100) contingency. These percentages are well above the Council's norms.
 - The PER indicates that the existing package plant is of advanced age and is deteriorating however, no substantive documentation of such was provided. Additional information regarding the condition of the existing package plant would be useful.