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west virginia department of environmental protection

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Division of Water and Waste Management  
601 57<sup>th</sup> 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  
Meredith J. Vance, Director, Environmental Engineering Division, BPH

**From:** Katheryn Emery, P.E., Program Manager  
Sewer Technical Review Committee

**Date:** December 12, 2025

**Subject:** Weirton Area Water Board  
IJDC Application - 2024W-2609  
Distribution System Upgrades 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 water 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.

Promoting a healthy environment.

- 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:

This project will install a waterline parallel to the existing line along Zeta Street, Mildren Avenue, and Walnut Street connecting to the Lee Avenue #1 and #2 Storage Tanks. The additional lines are needed to provide adequate and reliable water service to their customers during water line breaks and high demand times.

Using the Combined Application, the Total Engineering Fees appear to be above the ASCE Curves and will need a variance

The total project cost is \$4,340,000.00 and Weirton intends to pursue a \$1,000,000 DWTRF Principal Forgiveness Loan, a \$1,000,000 USACE Grant, and a \$2,340,000 loan from IJDC.

This application is not eligible for DWTRF principal forgiveness, but is eligible for a 2.75% interest, 0.25% administrative fee, 20 year term loan. The PSC's Scenario 3 does not indicate a rate increase will be necessary to accommodate the change in terms.

Preliminary Project Ratings:

Public Health Benefits: 5  
Compliance with Standards: 5



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Harold D. Ward, Cabinet Secretary  
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**MEMORANDUM**

**TO:** Katheryn Emery, P.E., Program Manager, DWWM

**FROM:** Chantz Rankin, E.I., DWWM

**DATE:** December 2, 2025

**SUBJECT:** Weirton Area Water Board  
IJDC Application - 2024W-2609  
Distribution System Upgrades Project

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**RECOMMENDATION**

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

**PROJECT DESCRIPTION**

The Weirton Area Water Board (WAWB) is located in Hancock and Brooke Counties, WV and operates an existing water treatment and distribution system under Public Water System Identification Number (PWSID#) WV3300516. The WAWB currently serves 9,365 total customers, including 8,632 residential customers; 654 commercial customers; 42 industrial customers; 26 public authorities; 9 other customers; Oakland PSD; and Brook PSD. The WAWB's distribution system consists of approximately 142 miles of waterline. WAWB's water lines are in fairly good condition and have an unaccounted water loss rate of approximately 15%.

The project will install approximately 3,500 linear feet (LF) of 18" water line parallel to the existing 12" line connecting the Lee Avenue #1 and #2 Storage Tanks. The water lines will be installed in the DOH rights-of-way along Zeta Street, Mildren Avenue, and Walnut Street.

The proposed total cost for this project is \$4,340,000.00 and the WAWB intends to pursue a \$1,000,000 DWTRF Principal Forgiveness Loan, a \$1,000,000 USACE Grant, and a \$2,340,000

loan from IJDC with a 20 year term with 3% interest.. The proposed monthly rate will be \$46.88 (1.1% MHI) for 3,400 gallons.

### **NEED FOR PROJECT**

The existing WTP is currently in the middle of a project to increase the plant's capacity from 4.0 MGD to 8.0 MGD. The ongoing project will allow the WAWB to serve new industrial customers and leave adequate headroom to be able to take portions of the plant down for routine maintenance. Through hydraulic modeling of the existing distribution system, it is shown that the current project will increase pressure in portions of the distribution system.

This project will allow WAWB to continue to provide adequate and reliable water service to their system by decreasing the likelihood of water line breaks. It will also prevent customers from being impacted by any contamination from line breaks.

### **DEFICIENCIES/COMMENTS**

- Using the Combined Application, the Total Engineering Fees appear to be above the ASCE Curves.

#### **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 1, 2025

Meredith J. Vance  
Office of Environmental Health Services  
350 Capitol Street, Room 313  
Charleston, West Virginia 25301-3713

Re: Public Service Commission Staff Review Comments  
Application No. 2024W-2609  
City of Weirton – Water System Improvements  
Infrastructure Preliminary Application

Dear Ms. Vance:

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:

☒ Forwarded to the Funding Committee

☐ Forwarded to the Consolidation Committee

☐ Returned to the Applicant

Please advise if you have any questions.

Sincerely,

*Brandon Crace*

Brandon Crace  
Engineering Division

Enclosures

**PUBLIC SERVICE COMMISSION STAFF  
TECHNICAL REVIEW**

**DATE:** December 1, 2025

**PROJECT SPONSOR:** CITY OF WEIRTON – (WATER)

**PROJECT SUMMARY:** Weirton is proposing to make upgrades to its existing water distribution system.

<b>PROPOSED FUNDING:</b>	USACE Grant	\$1,000,000
	DWTRF Prin. Forg. Loan	1,000,000
	IJDC Loan (3%, 20 yrs.)	<u>2,340,000</u>
	Total	\$4,340,000

<b>CURRENT RATES:</b>	\$35.60	3,400 gallons
	\$40.25	4,000 gallons

<b>PROPOSED RATES:</b>	\$46.88	3,400 gallons
	\$53.01	4,000 gallons

Application No. 2024W-2609

**RECOMMENDATION:** ☒ Forward to the Funding Committee  
☐ Forward to the Consolidation Committee  
☐ Return to the Applicant

**FINANCIAL:** William Nelson

1. Current rates (\$35.60 for 3,400 gallons) are below the rates attributable to 1.25% (\$52.94), 1.5% (\$63.53), 1.75% (\$74.12), and 2% (\$84.70) of the Median Household Income (MHI). Increasing current rates to 1.25%, 1.5%, 1.75% and 2.0% of the MHI would provide additional revenues of \$3,304,244, \$5,321,886, \$7,339,527 and \$9,357,168 respectively.
2. Using Scenario 1, the preferred funding package consisting of a US ACE Grant of \$1,000,000, a DWTRF Principal Forgiveness Loan of \$1,000,000, and an IJDC Loan of \$2,340,000 at 3% for 20 years, proposed rates (\$46.88 for 3,400 gallons) will provide a cash flow surplus of \$370,639 and debt service coverage of 207.38%.
3. Using the Scenario 2 alternate loan package of \$4,340,000 (in uncommitted

funds) at 5% for 40 years (paid back over 38 years), proposed rates (\$47.50 for 3,400 gallons) will provide a cash flow surplus of \$346,600 and debt service coverage of 198.84%.

#### 4. NOTES TO COMMENTS

- A. Staff's detailed adjustments are listed on Attachment A for Scenario 1 (Preferred Funding Package) and Attachment B for Scenario 2 (Loan Package).
- B. Staff prepared the attached Cash Flow Analysis utilizing information from the Annual Report for the Fiscal Year Ended June 30, 2024, and the applicant's Rule 42 Exhibit submitted with the application.
- C. The project sponsor lists a Pre-Project Proforma rate of (\$37.43 for 3,400 gallons), a Prior-Project Proforma rate of (\$45.60 for 3,400 gallons) and a Post-Project Proforma rate of (\$46.88 for 3,400 gallons) in its application, which staff used in its analysis. *However, it should be noted the sponsor's current tariff includes a Supplement No. 1 that is effective upon substantial completion of construction and reflects a rate of (\$41.60 for 3,400 gallons). This rate was not reflected in the Rule 42 Exhibit or preliminary application. In addition, as of this date the project sponsor has not filed any of the proposed Pre, Prior or Post Project Proforma rates with the Commission.*
- D. Senate Bill 234, effective June 12, 2015, required water and sewer utilities that are political subdivisions of the state to maintain a cash working capital reserve in an amount of no less than one-eighth (1/8) of actual annual operation and maintenance expenses. It should be noted that the cash flows provided by the project sponsor include funding for the 1/8 cash working capital reserve. Staff accepted that amount in its analyses. However, this amount may be reviewed by the Commission in future filings in accordance with Public Service Commission General Order 183.11.
- E. The City should carefully evaluate its revenue requirements before passing a rate ordinance in order to ensure that rates are sufficient to provide a reasonable surplus and meet coverage requirements. Staff notes that the City is a political subdivision of the state and it has at least 4,500 customers and annual gross revenues of \$3 million or more. Therefore, in accordance with Senate Bill 234, effective June 12, 2015,

the Commission has no jurisdiction regarding the City's rates pursuant to WV Code 24-2-4b. However, the Commission does have jurisdiction pursuant to WV Code 24-2-1 (b)(6) for the investigation and resolution of disputes involving political subdivisions of the state regarding inter-utility agreements, rates, fees and charges, service areas and contested utility combinations.

**ENGINEERING:** Jim Spurlock

1. Pursuant to House Bill 2742 passed in the 2025 Legislative Session this project will not require a Certificate of Convenience and Necessity from the PSC.
2. Scope: The City of Weirton proposes to install 3,500 feet of 18-inch water line, running parallel to an existing 12-inch line, to connect the Lee Avenue #1 and #2 water storage tanks to a 24-inch main. The new line will accommodate the upcoming expansion of Weirton's treatment plant capacity from 4 MGD to 8 MGD. It has been determined that the corresponding increased flow rate will increase pressure in the distribution system to beyond what the existing system can tolerate.

Customer Density: N/A

Cost per Customer: \$463

Taken from the total project cost estimate of \$4,340,000 spread over 9,365 existing customers.

3. Project Feasibility: The project is technically feasible. The project will alleviate excessive distribution system pressure which would otherwise occur upon expansion of the treatment plant capacity.
4. Project Alternatives: The alternative of constructing a new dedicated water supply line from the treatment plant to the water tanks was explored and found to be far more expensive.
5. Consolidation: No consolidation opportunities are presented by the project.
6. Inconsistencies: None were noted.
7. Operation and Maintenance (O & M) Expenses: O & M costs are projected to increase by \$100 annually as a result of the project. Supporting



calculations were not provided.

8. Engineering Agreement: The application includes information to determine apparent compliance with West Virginia Code §§5G-1-1, et seq. Total technical services (engineering) costs for the project are \$710,000 which is equal to 21.85% of the construction cost of \$3,250,000 (including contingency).

CITY OF WEIRTON - WATER  
CASH FLOW ANALYSIS  
YEAR ENDED: June 30, 2024  
APPLICATION NO: 2024W-2609  
December 1, 2025

**PREFERRED FUNDING PACKAGE  
SCENARIO 1**

	Rule 42 Going Level Per Application Before Project	Rule 42 Proforma Per Application with Project	Staff Adjustments	Per Staff Analysis
	1	2	3	4
	\$	\$	\$	\$
<b><u>AVAILABLE CASH</u></b>				
Operating Revenues	5,342,019	6,970,205	(578,965) (1)	6,391,240
Other Operating Revenue	263,686	263,686	-	263,686
SB 234 Annual Working Cash Collections			578,965 (2)	578,965
Interest Income & Other Misc.	231,723	231,723	-	231,723
Total Cash Available	5,837,428	7,465,614	-	7,465,614
<b><u>OPERATING DEDUCTIONS</u></b>				
Operating Expenses	4,176,241	4,631,821	-	4,631,821
Taxes	143,562	143,562	-	143,562
Total Cash Requirements Before Debt Service	4,319,803	4,775,383	-	4,775,383
Cash Available for Debt Servi (A)	1,517,625	2,690,231	-	2,690,231
<b><u>DEBT SERVICE REQUIREMENTS</u></b>				
Principal & Interest (B)	561,815	1,308,395	(11,117) (3)	1,297,278
Other Debt	203,429	203,429	-	203,429
Reserve Account @ 10%	-	74,658	(1,111) (4)	73,547
Renewal & Replacement Fund (2.5%)	145,936	181,984	(15,611) (5)	166,373
Total Debt Service Requirement	911,180	1,768,466	(27,839)	1,740,627
SB 234 Cash Working Capital	522,030	578,965	-	578,965
Remaining Cash	84,415	342,800	27,839	370,639
Percent Coverage (A) / (B)	270.13%	205.61%		207.38%
Average rate for 3,400 gallons	\$ 35.60	\$ 46.88	\$ -	\$ 46.88
Average rate for 4,000 gallons	\$ 40.25	\$ 53.01	\$ -	\$ 53.01

**Staff Adjustments**

<u>Adjustment Description</u>		\$	Increase <Decrease>	
(1)	<b>Operating Revenues</b>	<b>Per Staff Analysis Per Application with Project</b>	<b>6,391,240 6,970,205</b>	<b>(578,965)</b>
Adjust revenues in accordance with PSC General Order 183.11.				
(2)	<b>SB 234 Annual Working Cash Collections</b>	<b>Per Staff Analysis Per Application with Project</b>	<b>578,965 -</b>	<b>578,965</b>
Account for SB 234 (2015) funding pursuant to PSC General Order 183.11.				
(3)	<b>Principal &amp; Interest</b>	<b>Per Staff Analysis Per Application with Project</b>	<b>1,297,278 1,308,395</b>	<b>(11,117)</b>
The difference in P&I is related to Staff's calculation of an IJDC Loan of \$2,340,000 for 20 years at 3%.				
(4)	<b>Reserve Account @ 10%</b>	<b>Per Staff Analysis Per Application with Project</b>	<b>73,547 74,658</b>	<b>(1,111)</b>
Staff assumed a 10% reserve on the new debt.				
(5)	<b>Renewal &amp; Replacement Fund (2.5%)</b>	<b>Per Staff Analysis Per Application with Project</b>	<b>166,373 181,984</b>	<b>(15,611)</b>
Staff used 2.5% of the projection of "Operating & Other Revenues" as the basis of the renewal & replacement fund.				

CITY OF WEIRTON - WATER  
CASH FLOW ANALYSIS  
YEAR ENDED: June 30, 2024  
APPLICATION NO: 2024W-2609  
December 1, 2025

**LOAN PACKAGE  
SCENARIO 2**

	Max Rate Going Level Per Application Before Project	Max Rate Proforma Per Application with Project	Staff Adjustments	Per Staff Analysis
	1	2	3	4
	\$	\$	\$	\$
<b><u>AVAILABLE CASH</u></b>				
Operating Revenues	5,342,019	7,058,380	(578,965) (1)	6,479,415
Other Operating Revenue	263,686	263,686	-	263,686
SB 234 Annual Working Cash Collections			578,965 (2)	578,965
Interest Income & Other Misc.	231,723	231,723	-	231,723
Total Cash Available	5,837,428	7,553,789	-	7,553,789
<b><u>OPERATING DEDUCTIONS</u></b>				
Operating Expenses	4,176,241	4,631,821	-	4,631,821
Taxes	143,562	143,562	-	143,562
Total Cash Requirements Before Debt Service	4,319,803	4,775,383	-	4,775,383
Cash Available for Debt Servi (A)	1,517,625	2,778,406	-	2,778,406
<b><u>DEBT SERVICE REQUIREMENTS</u></b>				
Principal & Interest (B)	561,815	1,391,121	6,166 (3)	1,397,287
Other Debt	203,429	203,429	-	203,429
Reserve Account @ 10%	-	82,931	616 (4)	83,547
Renewal & Replacement Fund (2.5%)	145,936	181,984	(13,406) (5)	168,578
Total Debt Service Requirement	911,180	1,859,465	(6,624)	1,852,841
SB 234 Cash Working Capital	522,030	578,965	-	578,965
Remaining Cash	84,415	339,976	6,624	346,600
Percent Coverage (A) / (B)	270.13%	199.72%		198.84%
Average rate for 3,400 gallons	\$ 35.60	\$ 47.50	\$ -	\$ 47.50
Average rate for 4,000 gallons	\$ 40.25	\$ 53.70	\$ -	\$ 53.70

**Staff Adjustments**

<u>Adjustment Description</u>			\$	Increase <Decrease>
(1)	<b>Operating Revenues</b>	<b>Per Staff Analysis</b>	<b>6,479,415</b>	<b>(578,965)</b>
		<b>Per Application with Project</b>	<b>7,058,380</b>	
	Adjust revenues in accordance with PSC General Order 183.11.			
(2)	<b>SB 234 Annual Working Cash Collections</b>	<b>Per Staff Analysis</b>	<b>578,965</b>	<b>578,965</b>
		<b>Per Application with Project</b>	<b>-</b>	
	Account for SB 234 (2015) funding pursuant to PSC General Order 183.11.			
(3)	<b>Principal &amp; Interest</b>	<b>Per Staff Analysis</b>	<b>1,397,287</b>	<b>6,166</b>
		<b>Per Application with Project</b>	<b>1,391,121</b>	
	The difference in P&I is related to Staff's calculation of a Loan of \$4,340,000 for 40 years (paid back over 38 yrs.) at 5%.			
(4)	<b>Reserve Account @ 10%</b>	<b>Per Staff Analysis</b>	<b>83,547</b>	<b>616</b>
		<b>Per Application with Project</b>	<b>82,931</b>	
	Staff assumed a 10% reserve on the new debt.			
(5)	<b>Renewal &amp; Replacement Fund (2.5%)</b>	<b>Per Staff Analysis</b>	<b>168,578</b>	<b>(13,406)</b>
		<b>Per Application with Project</b>	<b>181,984</b>	
	Staff used 2.5% of the projection of "Operating & Other Revenues" as the basis of the renewal & replacement fund.			

CITY OF WEIRTON - WATER  
CASH FLOW ANALYSIS  
YEAR ENDED: June 30, 2024  
APPLICATION NO: 2024W-2609  
December 15, 2025

**PREFERRED FUNDING PACKAGE  
SCENARIO 3**

		Rule 42 Going Level Per Application Before Project	Rule 42 Proforma Per Application with Project	Staff Adjustments	Per Staff Analysis
<b>USACE</b>	<b>\$ 1,000,000</b>				
<b>DWTRF Loan</b>	<b>\$ 1,000,000</b>				
<b>* DWTRF at 2.75%, .25% AF, 20 yrs.</b>		1	2	3	4
<b>IJDC Loan 3%, 20 yrs.</b>	<b>\$ 2,340,000</b>	\$	\$	\$	\$
<b>AVAILABLE CASH</b>					
Operating Revenues		5,342,019	6,970,205	(578,965) (1)	6,391,240
Other Operating Revenue		263,686	263,686	-	263,686
SB 234 Annual Working Cash Collections				578,965 (2)	578,965
Interest Income & Other Misc.		231,723	231,723	-	231,723
Total Cash Available		5,837,428	7,465,614	-	7,465,614
<b>OPERATING DEDUCTIONS</b>					
Operating Expenses		4,176,241	4,631,821	1,320 (3)	4,633,141
Taxes		143,562	143,562	-	143,562
Total Cash Requirements Before Debt Service		4,319,803	4,775,383	1,320	4,776,703
Cash Available for Debt Servi (A)		1,517,625	2,690,231	(1,320)	2,688,911
<b>DEBT SERVICE REQUIREMENTS</b>					
Principal & Interest (B)		561,815	1,308,395	54,555 (4)	1,362,950
Other Debt		203,429	203,429	-	203,429
Reserve Account @ 10%		-	74,658	5,456 (5)	80,114
Renewal & Replacement Fund (2.5%)		145,936	181,984	(15,611) (6)	166,373
Total Debt Service Requirement		911,180	1,768,466	44,400	1,812,866
SB 234 Cash Working Capital		522,030	578,965	-	578,965
Remaining Cash		84,415	342,800	(45,720)	297,080
Percent Coverage (A) / (B)		270.13%	205.61%		197.29%
Average rate for 3,400 gallons	\$	35.60	\$ 46.88	\$ -	\$ 46.88
Average rate for 4,000 gallons	\$	40.25	\$ 53.01	\$ -	\$ 53.01

**Staff Adjustments**

<u>Adjustment Description</u>		\$	Increase <Decrease>	
(1)	<b>Operating Revenues</b>	<b>Per Staff Analysis Per Application with Project</b>	<b>6,391,240 6,970,205</b>	<b>(578,965)</b>
Adjust revenues in accordance with PSC General Order 183.11.				
(2)	<b>SB 234 Annual Working Cash Collections</b>	<b>Per Staff Analysis Per Application with Project</b>	<b>578,965 -</b>	<b>578,965</b>
Account for SB 234 (2015) funding pursuant to PSC General Order 183.11.				
(3)	<b>Operating Expenses</b>	<b>Per Staff Analysis Per Application with Project</b>	<b>4,633,141 4,631,821</b>	<b>1,320</b>
To adjust for a .25% administrative fee associated with \$1,000,000 DWTRF Loan for 20 yrs.				
(4)	<b>Principal &amp; Interest</b>	<b>Per Staff Analysis Per Application with Project</b>	<b>1,362,950 1,308,395</b>	<b>54,555</b>
The difference in P&I is related to Staff's calculation of an IJDC Loan of \$2,340,000 for 20 years at 3% and a DWTRF Loan of \$1,000,000 at 2.75% for 20 yrs.				
(5)	<b>Reserve Account @ 10%</b>	<b>Per Staff Analysis Per Application with Project</b>	<b>80,114 74,658</b>	<b>5,456</b>
Staff assumed a 10% reserve on the new debt.				
(6)	<b>Renewal &amp; Replacement Fund (2.5%)</b>	<b>Per Staff Analysis Per Application with Project</b>	<b>166,373 181,984</b>	<b>(15,611)</b>
Staff used 2.5% of the projection of "Operating & Other Revenues" as the basis of the renewal & replacement fund.				



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west virginia department of environmental protection

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Charleston, WV 25304-2345  
Telephone Number: (304) 926-0495  
Fax Number: (304) 926-0463

Harold D. Ward, Cabinet Secretary  
[www.dep.wv.gov](http://www.dep.wv.gov)

**MEMORANDUM**

MEMO TO: Meredith J. Vance  
Office of Environmental Health Services  
Bureau for Public Health

FROM: Brian D. Bailey *BB*  
Technical Analyst  
General Permits & Support Team

DATE: November 14, 2025

SUBJECT: Infrastructure Preliminary Application for the City of Weirton: Water Distribution System Upgrades Project in Hancock County, WV. (2024W-2609)

We have reviewed the above referenced project application information. The City of Weirton, discharges its backwash to its site, which is covered under WV/NPDES Site Registration No. WVG640096, and expires July 18, 2028.

If the City of Weirton is considering repairing and painting an existing water treatment plant or storage tanks, then the scope of this project requires precautions to prevent contamination of the waters of the state. Prior to beginning any removal of old paint, the City of Weirton should contact Mr. Brad Wright or a member of his staff at (304)-926-0499, extension 49746 for guidance in determining whether the paint to be removed is considered a hazardous waste. If so, proper containment and disposal procedures must be followed for the paint and any material associated with the sandblasting. If it is determined that the paint is not hazardous, the City of Weirton should contact John Lockhart or a member of his staff at (304)-926-0499, extension 43889 for proper disposal options.

Construction activities with a disturbed area of one (1) acre or greater are now required to register for the NPDES Storm Water Construction General Permit No. WV0115924 that became