



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: Brad Sergent, Chair
Meredith J. Vance, Director, Environmental Engineering Division, BPH

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

Date: March 16, 2026

Subject: City of Belington
IJDC Application - 2026W-2753
Water Plant Improvement Project

-
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.

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- 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 project will upgrade the existing water treatment plant to ensure the future dependability of the City of Belington's water treatment plant to provide its customers with a safer water source.

The total estimated cost of this project is \$2,722,000.00. The City will pursue a \$2,722,000.00 Community Development Block Grant.

The PER indicated they have a high (33.49%) unaccounted for water but this project does not address it. The City should consider pursuing improvements that reduce the percentage of unaccounted for water.

Preliminary Project Ratings:

Public Health Benefits: 5
Compliance with Standards: 5



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MEMORANDUM

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

FROM: Michael King, DWWM

DATE: February 26, 2026

SUBJECT: City of Belington
Water Plant Improvement Project
IJDC No. 2026W-2753

RECOMMENDATION

The IJDC application and Preliminary Engineering Report (PER), prepared by E.L. Robinson Engineering Company for the above referenced project, have been reviewed and are technically feasible.

PROJECT DESCRIPTION

The Water Treatment Plant and Water Distribution System of the City of Belington (COB) operates under NPDES Permit Number WV0029289 and retrieves water primarily from the Tygart Valley River and, on occasion, from the Mill Run Reservoir. The City serves approximately 938 customers throughout the City, totaling to 1,153 equivalent dwelling units and treats approximately 864,000 gallons of water per day.

The purpose of this project is to ensure the future dependability of the City's water treatment plant to provide its customers with a safer water source. This involves several water treatment plant and equipment upgrades and replacements, which includes replacing flocculator paddles/gearboxes, replacing 4 turbidity meters, upsizing to a 10" diameter Johnson screen, replacing chemical feed pumps, replacing some plant piping and appurtenances, replacing and reprogramming existing filter valves and controls, replacing the existing intake line and valve, repairing the existing air compressor, constructing a new sludge removal pit and sump pump,

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repairing the clearwell concrete cover, enclosing the raw water control panel, installing security cameras, installing back-up generators, and upsizing the main gate at the plant.

The proposed cost for this project is \$2,722,000.00. The City will pursue a funding scenario of a \$2,722,000.00 Community Development Block Grant. The proposed monthly rate for 3,400 gallons is \$54.03 (1.7% MHI) and represents a rate increase of approximately 14.5% (based on the Combined Application).

NEED FOR PROJECT

The City's existing water treatment facility was created in 1933 and has seen partial facility upgrades in 1972 and 2001, leaving several components unchanged and in need of improvements. Aged components have introduced deficiencies into the system including leaks, overflows, monitoring and reporting violations, and water loss in excess of 15% (33.49%). Conducting the proposed improvements will address these operational concerns by alleviating ongoing shortcomings within the system.

DEFICIENCIES/COMMENTS

- A cybersecurity assessment is recommended for filter programming and security camera upgrades.
- Using the Combined Application, the Total Engineering Fees appear to be below 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



March 11, 2026

Meredith J. Vance, Director
Environmental Engineering Division, WVBPH
Katheryn Emery, P.E., Program Manager
CWSRF & DWTRF, Division of Water and Waste Management, WVDEP

Re: Public Service Commission Staff Review Comments
Application No. 2026W-2753
Belington, City of – Water Source and Treatment Improvements
Infrastructure Preliminary Application

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: March 4, 2026

PROJECT SPONSOR: CITY OF BELINGTON - WATER

PROJECT SUMMARY: The City of Belington is proposing to make improvements to its water treatment plant and raw water source.

PROPOSED FUNDING: CDBG \$2,722,000

CURRENT RATES: \$47.19 3,400 gallons
\$54.88 4,000 gallons

PROPOSED RATES: \$54.03 3,400 gallons
\$62.84 4,000 gallons

Application No. 2026W-2753

RECOMMENDATION: Forward to the Funding Committee
 Forward to the Consolidation Committee
 Return to the Applicant

FINANCIAL: Bob Cadle

1. Current rates (\$47.19 for 3,400 gallons) are above the rates attributable to 1.25% (\$38.48) and 1.50% (\$46.18) of the Median Household Income (MHI), but below the rates attributable to 1.75% (\$53.88), and 2% (\$61.57) of the MHI. Increasing current rates to 1.75% and 2.0% of the MHI would provide additional revenues of \$83,516 and \$179,647 respectively.
2. Using Scenario 1, the preferred funding package consisting of a Community Development Block Grant (CDBG) of \$2,722,000, proposed rates (\$54.03 for 3,400 gallons) will provide a cash flow surplus of \$1,586 and debt service coverage of 136.42%.
3. Using the Scenario 2 alternate loan package of \$2,722,000 (in uncommitted funds) at 5% for 40 years (paid back over 38 years), proposed rates (\$69.70 for 3,400 gallons) will provide a cash flow surplus of \$5,184 and debt service coverage of 131.16%.

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, 2025, and the Applicant's Cash Flow Statement submitted with the application.
- C. Because proposed funding is based on all grant funding, the Applicant is requesting a waiver of the Rule 42 Exhibit requirement.
- D. Staff notes the Applicant's cash flow analyses include going level rates of \$54.03 (3,400 gallons). The City submitted its ordinance to the Commission and the Commission's Legal Division is currently reviewing. Staff included these rates in its analyses.
- E. 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.
- F. Senate Bill 234 (2015) required, pursuant to WV Code 24-2-4b (b), that municipally operated utilities shall consider a reasonable plant-in-service depreciation expense for rates and charges. The project sponsor should take this into consideration when preparing its Rule 42. Municipals that do not provide for a reasonable depreciation expense risk delays in Certificate of Convenience and Necessity filings if rates are determined to not be sufficient.
- G. The City of Belington 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. Calculations to support the revenue projections should also be provided.

ENGINEERING: Brandon Crace

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 Belington is proposing to make improvements to its water treatment plant and raw water source. The proposed project scope includes: mobilization, emergency back-up generator for the office, block heater and soundproofing for the existing WTP generator, replace turbidity meters, replace a 10-inch raw water intake screen, replace raw water intake line (including valve and compressor), replace chemical feed pumps, new sludge removal pit and sump pump, clean and seal clearwell, upgrade filter valves (including controls and programming), electrical upgrades, piping and appurtenances, and security fencing with camera upgrades. The estimated construction cost is \$2,189,000 (includes 10.0% construction contingency), and the estimated total project cost is \$2,722,000.

Need: The PER states that the WV Bureau for Public Health's (WV BPH) conducted a Sanitary Survey in April 2025 that noted deficiencies such as: unaccounted for water loss in excess of 15%, chlorine feed equipment improperly located, issues with the Impoundment Intake (no ability to flush or clean the intake, lack of vulnerability plan, source water limitations, etc.), and issues with the system's East and West water storage tanks. Additionally, the PER indicates that the issues identified at the 2 water storage tanks have been corrected and WV BPH has been notified. The PER indicates the proposed scope of work will prevent deterioration of the existing water treatment plant equipment, increase security, and continue to provide adequate, reliable, and safe source water.

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 \$2,722,000, and having approximately 944 customers, the cost per customer will be approximately \$2,884. However, 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.

4. Project Alternatives: The PER evaluated three (3) alternates: Alternative #1 – No Action, Alternative #2 – Abandon WTP and Purchase Water from City of Philippi, and Alternative #3 – Upgrade City of Belington WTP. The PER states that Alternative #3 was selected.
5. Consolidation: There are no consolidation opportunities presented by this project.
6. Operation and Maintenance (O&M) Expenses: The PER did include a discussion of changes to O&M and states that "...upgrading/replacing aging equipment, the O&M costs should decrease." The PER states that the Engineer will estimate that the O&M costs will remain the same.
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 \$343,000, which is equal to 15.67% of the construction cost of \$2,189,000 (includes 10% construction contingency).
8. Deficiencies/Comments:
 - The PER references the 2025 PSC Annual Report, which indicates unaccounted water at 33.49%, and the proposed scope does not appear to make any improvements to the existing distribution system that would decrease unaccounted water.
 - Belington should consider pursuing improvements that reduce the percentage of unaccounted water.

CITY OF BELINGTON - WATER
 CASH FLOW ANALYSIS
 YEAR ENDED: June 30, 2025
 APPLICATION NO: 2026W-2753
 March 11, 2026

**PREFERRED FUNDING PACKAGE
 SCENARIO 1**

	Cash Flow Going Level Per Application Before Project	Cash Flow Proforma Per Application with Project	Staff Adjustments	Per Staff Analysis
	1	2	3	4
	\$	\$	\$	\$
AVAILABLE CASH				
Operating Revenues	638,640	638,640	-	638,640
Other Operating Revenue	25,015	25,015	-	25,015
SB 234 Annual Working Cash Collections	53,713	53,713	-	53,713
Interest Income & Other Misc.	10,703	10,703	-	10,703
Total Cash Available	728,071	728,071	-	728,071
OPERATING DEDUCTIONS				
Operating Expenses	429,701	429,701	-	429,701
Taxes	16,536	16,536	-	16,536
Total Cash Requirements Before Debt Service	446,237	446,237	-	446,237
Cash Available for Debt Servi (A)	281,834	281,834	-	281,834
DEBT SERVICE REQUIREMENTS				
Principal & Interest (B)	206,591	206,591	-	206,591
Other Debt			-	-
Reserve Account @ 10%	3,353	3,353	-	3,353
Renewal & Replacement Fund (2.5%)	17,934	17,934	(1,343) (1)	16,591
Total Debt Service Requirement	227,878	227,878	(1,343)	226,535
SB 234 Cash Working Capital	53,713	53,713	-	53,713
Remaining Cash	243	243	1,343	1,586
Percent Coverage (A) / (B)	136.42%	136.42%		136.42%
Average rate for 3,400 gallons	\$ 54.03	\$ 54.03	\$ -	\$ 54.03
Average rate for 4,000 gallons	\$ 62.84	\$ 62.84	\$ -	\$ 62.84

Staff Adjustments

<u>Adjustment Description</u>		\$	Increase <Decrease>
(1) Renewal & Replacement Fund (2.5%)	Per Staff Analysis	16,591	(1,343)
	Per Application with Project	17,934	

Staff used 2.5% of the projection of "Operating & Other Revenues" as the basis of the renewal & replacement fund.

CITY OF BELINGTON - WATER
 CASH FLOW ANALYSIS
 YEAR ENDED: June 30, 2025
 APPLICATION NO: 2026W-2753
 March 11, 2026

**LOAN FUNDING 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
	\$	\$	\$	\$
<u>AVAILABLE CASH</u>				
Operating Revenues	638,640	824,391	-	824,391
Other Operating Revenue	25,015	25,015	-	25,015
SB 234 Annual Working Cash Collections	53,713	68,744	-	68,744
Interest Income & Other Misc.	10,703	10,703	-	10,703
Total Cash Available	728,071	928,853	-	928,853
<u>OPERATING DEDUCTIONS</u>				
Operating Expenses	429,701	429,701	-	429,701
Taxes	16,536	16,536	-	16,536
Total Cash Requirements Before Debt Service	446,237	446,237	-	446,237
Cash Available for Debt Servi (A)	281,834	482,616	-	482,616
<u>DEBT SERVICE REQUIREMENTS</u>				
Principal & Interest (B)	206,591	366,739	1,224 (1)	367,963
Other Debt		-	-	-
Reserve Account @ 10%	3,353	19,368	122 (2)	19,490
Renewal & Replacement Fund (2.5%)	17,934	22,954	(1,719) (3)	21,235
Total Debt Service Requirement	227,878	409,061	(373)	408,688
SB 234 Cash Working Capital	53,713	68,744	-	68,744
Remaining Cash	243	4,811	373	5,184
Percent Coverage (A) / (B)	136.42%	131.60%		131.16%
Average rate for 3,400 gallons	\$ 54.03	\$ 69.70	\$ -	\$ 69.70
Average rate for 4,000 gallons	\$ 62.84	\$ 81.07	\$ -	\$ 81.07

Staff Adjustments

<u>Adjustment Description</u>		\$	Increase <Decrease>
(1) Principal & Interest	Per Staff Analysis	367,963	1,224
	Per Application with Project	366,739	
The difference in P&I is related to Staff's calculation of a loan of \$2,722,000 for 40 years (paid over 38 years) at 5%.			
(2) Reserve Account @ 10%	Per Staff Analysis	19,490	122
	Per Application with Project	19,368	
Staff assumed a 10% reserve on the new debt.			
(3) Renewal & Replacement Fund (2.5%)	Per Staff Analysis	21,235	(1,719)
	Per Application with Project	22,954	
Staff used 2.5% of the projection of "Operating & Other Revenues" as the basis of the renewal & replacement fund.			



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M E M O R A N D U M

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

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

DATE: February 27, 2026

SUBJECT: Infrastructure Preliminary Application for the Town of Belington (2026W-2753):
Water Treatment Improvements in Barbour County, WV.

We have reviewed the above referenced project application information. The Town of Belington discharges backwash to its site, which is covered under WV/NPDES Permit No. WV0029289, as Industrial User IU01 and expires April 18, 2027.

If the Town of Belington 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 Town of Belington should contact Mr. Jeremy Bandy or a member of his staff at (304)-926-0499, extension 43894 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 Town of Belington should contact John Lockhart or a member of his staff at (304)-926-0499, extension 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

effective on March 9, 2019. Projects registered under the previous General Permit No. WV0115100 were automatically provided coverage under WV/NPDES General Permit No. WV0115924. For more information, they may contact Larry Board at (304)-926-0499, extension 43883.

In light of the above, we have no objection to this project as long as the appropriate provisions are taken to assure compliance with Chapter 22, Article 11, of the Code of West Virginia and any associated regulations. The responsible party may contact Mylinda Maddox (304) 926-0499 ext. 43825, should additional information be required.

BDB:mam

cc: Katheryn Emery