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:** Water Development Authority
Meredith J. Vance, Director, Environmental Engineering Division, BPH

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

**Date:** July 21, 2026

**Subject:** Weirton Area Water Board
IJDC Application - 2026W-2800
Proposed Cast Iron and Galvanized Water Line Replacement 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.

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 aims to replace all galvanized steel water lines wherever they exist in the WAWB's distribution system as well as all cast iron water lines within the Downtown North district of Weirton through which approximately 2,850 customers are served.

The proposed total cost for this project is $39,220,000, and the WAWB intends to pursue a Congressional Directed Spending (CDS) Grant of $10,000,000, a Private Loan of $18,970,000, a WV IJDC Loan of $5,000,000 (3%, 20 years), a DWTRF Loan of $4,250,000 (2.75%,0.25% admin fee, 20 years), a DWTRF Principal Forgiveness Loan of $1,000,000.

The project will need to seek a Design and Total Engineering Fee waiver.

Preliminary Project Ratings:
Public Health Benefits: 5
Compliance with Standards: 20

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

**FROM:** Mason Belt, DWWM

**DATE:** July 9, 2026

**SUBJECT:** Weirton Area Water Board
IJDC Application - 2026W-2800
Proposed Cast Iron and Galvanized Water Line Replacement Project

---

## 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 a Class A drinking water utility located in Brooke and Hancock Counties which operates a water treatment plant (WTP) under Public Water System Identification Number (PWSID) #WV3300516. The WAWB currently serves 9,356 total customers within its service area including 8,639 residential, 648 commercial, 40 industrial, 26 public authority, and 3 other customers principally contained within Weirton city limits on the border of Brooke and Hancock Counties and with a small portion extending into unincorporated parts of Brooke County. The WAWB also serves 2 resale customers adjacent to its service area: the Oakland Public Service District (Oakland PSD) and the Brooke County Public Service District (Brooke PSD). The WTP operated by the WAWB draws water from 2 sources including a groundwater well and a supplemental raw water intake on the Ohio river from which roughly equal portions are mixed. This WTP produces an average of 3.36 MGD. The WAWB's distribution system consists of approximately 142 miles of water lines, 9 water storage tanks with a combined storage volume of 6,120,000 gallons, 5 booster stations, and all necessary appurtenances.

The proposed project aims to replace all galvanized steel water lines wherever they exist in the WAWB's distribution system as well as all cast iron water lines within the Downtown North district of Weirton through which approximately 2,850 customers are served. The project will include 137,000 linear feet (LF) of PVC, DI, and HDPE water line which will generally match the size and capacity of the existing lines and will range between 2" and 12" in diameter along with all necessary valves, fire hydrants, and other appurtenances to replace existing cast iron and galvanized steel water line.

The proposed total cost for this project is $39,220,000, and the WAWB intends to pursue a Congressional Directed Spending (CDS) Grant of $10,000,000, a Private Loan of $18,970,000, a WV IJDC Loan of $5,000,000 (3%, 20 years), a WV DEP DWTRF Loan of $4,250,000 (2.75%,0.25% admin fee, 20 years), a WV DEP DWTRF Principal Forgiveness Loan of $1,000,000. The proposed monthly rate will be $70.05, approximately 1.41% of the median household income (MHI) in Weirton and approximately 1.55% of MHI in Brooke and 1.37% of MHI in Hancock Counties, for 3,400 gallons.

## NEED FOR PROJECT

Within the WAWB's distribution system, cast iron and galvanized steel water lines are deteriorating. The average age of these water lines is around 73 years old which exceeds the expected useful life of most pipe materials. This has led to a significant share of treated water in Weirton, including known leaks and unknown factors which are stated to likely be unidentified leaks, amounting to 52% of all treated water (21,539 EDUs) being lost. Cold weather conditions in winter 2024/25 resulted in over 100 water leaks in a very short period of time which lead to pressure drops disrupting service for 140 customers including one resale. The WV PSC has ordered Weirton to develop a plan to replace its entire inventory of cast iron and galvanized steel water lines. Under the terms of its order from the PSC, Weirton must reduce its unaccounted-for water percentage to 15% (1.75 MGD to 0.31 MGD).

## DEFICIENCIES/COMMENTS

- Using the Combined Application, the Design, and Total Engineering Fees appear to be outside of the ASCE Curves.
- Rate information in PER appears to be incorrect.

Preliminary Project Ratings:
Public Health Benefits: 5
Compliance with Standards: 20

# 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

June 30, 2026

Brad Sergent, Chair
Water Development Authority, Acting Executive Director
Katheryn Emery, P.E., Program Manager
CWSRF & DWTRF, Division of Water and Waste Management, WVDEP
Meredith Vance, Director
Environmental Engineering Division, WVBPH

Re: Public Service Commission Staff Review Comments
Application No. 2026W-2800
Weirton, City of – Cast Iron & Galvanized Waterline Replacement
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:

__X__ 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:** June 30, 2026

**PROJECT SPONSOR:** **CITY OF WEIRTON WATER BOARD**

**PROJECT SUMMARY:** The City of Weirton is proposing to replace cast iron and galvanized waterlines within its existing water distribution system.

**PROPOSED FUNDING:**

| | |
|---|---|
| Congressionally Directed Spending | $ 10,000,000 |
| Private Loan (4%, 35 years) | 18,970,000 |
| DWTRF Loan (2.75%, .25% AF, 20 years) | 4,250,000 |
| IJDC Loan (3%, 20 years) | 5,000,000 |
| DWTRF Principal Forgiveness | 1,000,000 |
| Total | $ 39,220,000 |

**CURRENT RATES:**

| | |
|---|---|
| $41.60 | 3,400 gallons |
| $47.00 | 4,000 gallons |

**PROPOSED RATES:**

| | |
|---|---|
| $70.03 | 3,400 gallons |
| $79.12 | 4,000 gallons |

Application No. 2026W-2800

**RECOMMENDATION:**
__X__ Forward to the Funding Committee
____ Forward to the Consolidation Committee
____ Return to the Applicant

**FINANCIAL:** Dave Acord

1. Current rates ($41.60 for 3,400 gallons) are below the rates attributable to 1.25% ($52.94), 1.5% ($63.53), 1.75% ($74.12) and 2.0% ($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 $1,728,135, $3,341,717, $4,955,299 and $6,568,881 respectively.

2. Using Scenario 1, the preferred funding package consisting of Congressionally Directed Spending of $10,000,000, a Private Loan of $18,970,000 at 4% for 35 years, a DWTRF Loan of $4,250,000 at 2.75%, .25% Administrative Fee, for 20 years, an IJDC Loan in the amount of

$5,000,000 at 3% for 20 years, and DWTRF Principal Forgiveness of $1,000,000, proposed rates ($70.03 for 3,400 gallons) will provide a cash flow surplus of $225,100 and debt service coverage of 148.27%.

3. Using the Scenario 2 alternate loan package of $29,220,000 (in uncommitted funds) at 5% for 40 years (paid back over 38 years) and Congressionally Directed Spending of $10,000000, proposed rates ($69.93 for 3,400 gallons) will provide a cash flow surplus of $105,038 and debt service coverage of 143.10%.

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. The Going Level and Proforma adjustments included in the Applicant's Cash Flow Analyses for Scenarios 1 and 2 were used in Staff's Cash Flow Analyses, except as noted on Attachments A and B.

   C. 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 Exhibit submitted with the application.

   D. Staff notes the Applicants Cash Flow Analysis includes the impact of prior projects, pending projects, and the current project to be undertaken. The project which is the subject of this review is identified as the Proposed Proforma. Staff's analysis includes these prior project adjustments as well as the impact of this project and the proposed rates ($70.03 for 3,400 gallons). Staff notes, these proposed rates, as of this date, have not been adopted by the City.

   E. The project sponsor's Annual Report for the Fiscal Year Ended June 30, 2025, listed current operation and maintenance expenses of $4,182,337, while the cash flow provided with the preliminary application lists per books operation and maintenance expenses of $4,247,356. No justification was provided in the filing for this adjustment. Staff reflected the cash flow numbers in its analysis.

   F. The project sponsor's Annual Report for the Fiscal Year Ended June 30, 2025, listed current operating revenue of $5,257,681, while the cash flow provided with the preliminary application lists per books operating revenue of $5,273,271. No justification was provided in the filing for this adjustment. Staff reflected the cash flow numbers in its analysis.

G. Staff has included a Scenario 3 analysis. Staff notes that the project sponsor is proposing a DWTRF Loan of $4,250,000 at 2.75%, .25% Administrative fee, for 20 years and an IJDC Loan of $5,000,000 at 3% for 20 years. Since proposed target rates of $70.03 (3,400 gallons) are greater than 1.5% ($63.53) but less than 1.75% ($74.12) of the MHI, the terms of this proposed DWTRF Loan would typically be 1.75%, .25% Administrative Fee, for 30 years and the proposed IJDC loan would typically be 2% for 30 years, for the preferred funding package. If the preferred funding package is adjusted for this change, proposed target rates ($70.03 for 3,400 gallons) would provide a cash flow surplus of $454,653 and debt service coverage of 159.45%.

H. 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.

I. The City of Weirton 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:** 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 Weirton is proposing to replace cast iron and galvanized waterlines within its existing water distribution system. The proposed project scope includes: mobilization, demobilization, erosion and sediment control, project area video recording, 400 LF of 12-inch PVC waterline, 500 LF of 10-inch PVC waterline, 3000 LF of 8-inch PVC waterline, 5000 LF of 6-inch PVC waterline, 2000 LF of 4-inch PVC waterline, 1125 LF of 3-inch PVC waterline, 104400 LF of 2-inch PVC waterline, 3000 LF of 12-inch DIP waterline, 3500 LF of 10-inch DIP waterline, 700 LF of 8-inch DIP waterline, 6000 LF of 6-inch DIP waterline, 7000 LF of 4-inch DIP waterline, 300 LF of 3-inch DIP waterline, 100 LF of 12-inch HDPE waterline (horizontal directional drill), 300 LF of 24-inch steel casing (bore & jack), 400 LF of 20-inch steel casing (bore & jack), 250 LF of 16-inch steel casing (bore & jack), 1000 LF of 12-inch steel casing (bore & jack), 500 LF of 8-inch steel casing (bore & jack), 1055 LF of 6-inch steel casing (bore & jack), 600 LF of 1-1/2-inch poly service line (bore & jack), 300 LF of 1-1/2-inch poly service line (open cut), 32975 LF of 3/4-inch poly service line (bore & jack), 16550 LF of 3/4-inch poly service line (open cut), seventy-four (74) 1-inch air release valve assembly, five (5) 12-inch gate valve (with box & lid), five (5) 10-inch gate valve (with box & lid), five (5) 8-inch gate valve (with box & lid), fifteen (15) 6-inch gate valve (with box & lid), ten (10) 4-inch gate valve (with box & lid), one (1) 3-inch gate valve (with box & lid), sixty (60) 2-inch gate valve (with box & lid), remove and replace 100 fire hydrant assembly, 2090 customer reconnections, 755 replace existing water meter setting, 200 cold tap existing waterlines, 7 hot tap existing waterlines, 9775 LF of concrete restoration, 10250 LF of asphalt restoration, 3200 LF of gravel restoration, 12250 LF of WVDOH Type “A” Trench Repair, 60650 LF of WVDOH Type “B” Trench Repair, 8975 LF of WVDOH Type “C” Trench Repair, 1050 LF of WVDOH Type “D” Trench Repair, 33475 LF of single lane 2-inch deep rotomilling and asphalt overlay, 33850 LF of restoration of disturbed areas, 140600 LF of WVDOH inspection fees, 377 cut and cap existing waterline, 438 CY of slurry fill existing water lines, B&O taxes, local building permit, contractor’s financing costs, and necessary appurtenances. The estimated construction cost is $33,020,000 (includes 10.02% construction contingency), and the estimated total project cost is $39,220,000 (includes 1.19% project contingency).

Need: The PER indicates that, based on the 2025 PSC Annual Report, approximately 38% of treated water was lost due to leaks, and 14% of water was lost to unknown factors (most likely additional leaks); this results in approximately 52% of treated water being lost to leaks or unaccounted for. The PER states that Weirton's water system includes significant amounts of aged cast iron and galvanized steel water lines, and the WV PSC issued an Order in Case No. 25-0262-W-P requiring Weirton Area Water Board to take certain actions regarding its water system to improve its system's water loss, leak detection and repair, resolving WV BPH violations, investigate a possible interconnection, etc.

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 $39,220,000, and having approximately 9365 customers, the cost per customer will be approximately $4,188. The cost per customer in terms of proposed borrowing is $3,014, as the proposed funding is 72% loan.

3. Project Alternatives: The PER did include an evaluation of alternatives for its waterline replacement project: Alternative #1 – Entire System, Alternative #2 – Half Moon Industrial Park, Alternative #3 – Marland Heights, Alternative #4 – Downtown South, Alternative #5 – Downtown North, Alternative #6 – Weircrest to Old Route 22, Alternative #7 – Vermont Terrace North, Alternative #8 – Vermont Terrace South, Alternative #9 – Pleasant Valley, Alternative #10 – Three Springs Drive, Alternative #11 – East Weirton, Alternative #12 – Galvanized Steel, and Alternative #13 – Do Nothing. The PER indicates that Alternative #12 was selected as this alternative includes replacement of more waterline than other alternatives, and the waterlines in this alternative serve many residential customers and are failure-prone. It is worth noting that "All regions except the Half Moon Industrial Park include some galvanized steel water lines which will be replaced as part of Alternative #12."

4. Consolidation: There are no consolidation opportunities presented by this project.

5. Operation and Maintenance (O&M) Expenses: The PER did include a discussion of anticipated changes to O&M expenses. The PER indicates that it is anticipated that annual O&M expenses should decrease as much as $55,895.43. The anticipated decrease is related to reductions in source water pumping, water treatment (chemicals, power, etc.), and transmission and distribution (pumping, power, etc.).

6. 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 $5,365,000, which is equal to 16.25% of the construction cost of $33,020,000 (includes 10.02% construction contingency).

7. Deficiencies/Comments:
   - Nothing significant to note.

CITY OF WEIRTON WATER BOARD
CASH FLOW ANALYSIS
YEAR ENDED: June 30, 2025
2026W-2800
June 30, 2026

**PREFERED 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 | | 6,010,444 | 9,982,311 | (752,928) | (1) | 9,229,383 |
| Other Operating Revenue | | 245,496 | 245,496 | - | | 245,496 |
| SB 234 Annual Working Cash Collections | | | | 752,928 | (2) | 752,928 |
| Interest Income & Other Misc. | | 350,447 | 350,447 | - | | 350,447 |
| Total Cash Available | | 6,606,387 | 10,578,254 | - | | 10,578,254 |
| OPERATING DEDUCTIONS | | | | | | |
| Operating Expenses | | 4,526,096 | 6,023,524 | 5,610 | (3) | 6,029,134 |
| Taxes | | 138,281 | 138,281 | - | | 138,281 |
| Total Cash Requirements Before Debt Service | | 4,664,377 | 6,161,805 | 5,610 | | 6,167,415 |
| Cash Available for Debt Service | (A) | 1,942,010 | 4,416,449 | (5,610) | | 4,410,839 |
| DEBT SERVICE REQUIREMENTS | | | | | | |
| Principal & Interest | (B) | 765,243 | 3,010,802 | (35,836) | (4) | 2,974,966 |
| Other Debt | | | | - | | - |
| Reserve Account @ 10% | | | 224,556 | (3,583) | (5) | 220,973 |
| Renewal & Replacement Fund (2.5%) | | 165,160 | 264,456 | (27,584) | (6) | 236,872 |
| Total Debt Service Requirement | | 930,403 | 3,499,814 | (67,003) | | 3,432,811 |
| SB 234 Cash Working Capital | | 565,762 | 752,928 | - | | 752,928 |
| Remaining Cash | | 445,845 | 163,707 | 61,393 | | 225,100 |
| Percent Coverage | (A) / (B) | 253.78% | 146.69% | | | 148.27% |
| Average rate for 3,400 gallons | | $ 41.60 | $ 70.03 | $ - | | $ 70.03 |
| Average rate for 4,000 gallons | | $ 47.00 | $ 79.12 | $ - | | $ 79.12 |

**CITY OF WEIRTON WATER BOARD**
**CASH FLOW ANALYSIS**
**YEAR ENDED: June 30, 2025**
**2026W-2800**

**Attachment A**
**PREFERED FUNDING PACKAGE**
**SCENARIO 1**

**Staff Adjustments**

| | Adjustment Description | | $ | Increase <Decrease> |
|---|---|---|---|---|
| (1) | **Operating Revenues** | **Per Staff Analysis** | **9,229,383** | **(752,928)** |
| | | **Per Application with Project** | **9,982,311** | |
| | Adjust revenues in accordance with PSC General Order 183.11. | | | |
| (2) | **SB 234 Annual Working Cash Collections** | **Per Staff Analysis** | **752,928** | **752,928** |
| | | **Per Application with Project** | **-** | |
| | Account for SB 234 (2015) funding pursuant to PSC General Order 183.11. | | | |
| (3) | **Operating Expenses** | **Per Staff Analysis** | **6,029,134** | **5,610** |
| | | **Per Application with Project** | **6,023,524** | |
| | Staff's calculation included a difference in an Administrative Fee associated with a loan. | | | |
| (4) | **Principal & Interest** | **Per Staff Analysis** | **2,974,966** | **(35,836)** |
| | | **Per Application with Project** | **3,010,802** | |
| | The difference in P&I is related to Staff's calculation of a private loan in the amount of $18,970,000 for 35 years at 4%, a DWTRF Loan in the amount of $4,250,000 for 20 years at 2.75%, and an IJDC Loan in the amount of $5,000,000 for 20 years at 3%. | | | |
| (5) | **Reserve Account @ 10%** | **Per Staff Analysis** | **220,973** | **(3,583)** |
| | | **Per Application with Project** | **224,556** | |
| | Staff assumed a 10% reserve on the new debt. | | | |
| (6) | **Renewal & Replacement Fund (2.5%)** | **Per Staff Analysis** | **236,872** | **(27,584)** |
| | | **Per Application with Project** | **264,456** | |
| | Staff used 2.5% of the projection of "Operating & Other Revenues" as the basis of the renewal & replacement fund. | | | |

CITY OF WEIRTON WATER BOARD
CASH FLOW ANALYSIS
YEAR ENDED: June 30, 2025
2026W-2800
June 30, 2026

**LOAN PACKAGE**
**SCENARIO 2**

| | | 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 | | 6,010,444 | 9,966,402 | (752,259) | (1) | 9,214,143 |
| Other Operating Revenue | | 245,496 | 245,496 | - | | 245,496 |
| SB 234 Annual Working Cash Collections | | | | 752,928 | (2) | 752,928 |
| Interest Income & Other Misc. | | 350,447 | 350,447 | - | | 350,447 |
| Total Cash Available | | 6,606,387 | 10,562,345 | 669 | | 10,563,014 |
| OPERATING DEDUCTIONS | | | | | | |
| Operating Expenses | | 4,526,096 | 6,023,524 | - | | 6,023,524 |
| Taxes | | 138,281 | 138,281 | - | | 138,281 |
| Total Cash Requirements Before Debt Service | | 4,664,377 | 6,161,805 | - | | 6,161,805 |
| Cash Available for Debt Service | (A) | 1,942,010 | 4,400,540 | 669 | | 4,401,209 |
| DEBT SERVICE REQUIREMENTS | | | | | | |
| Principal & Interest | (B) | 765,243 | 3,003,734 | 71,972 | (3) | 3,075,706 |
| Other Debt | | | | - | | - |
| Reserve Account @ 10% | | | 223,849 | 7,198 | (4) | 231,047 |
| Renewal & Replacement Fund (2.5%) | | 165,160 | 264,059 | (27,568) | (5) | 236,491 |
| Total Debt Service Requirement | | 930,403 | 3,491,642 | 51,602 | | 3,543,244 |
| SB 234 Cash Working Capital | | 565,762 | 752,928 | - | | 752,928 |
| Remaining Cash | | 445,845 | 155,970 | (50,933) | | 105,038 |
| Percent Coverage | (A) / (B) | 253.78% | 146.50% | | | 143.10% |
| Average rate for 3,400 gallons | | $ 41.60 | $ 69.93 | $ - | | $ 69.93 |
| Average rate for 4,000 gallons | | $ 47.00 | $ 79.01 | $ - | | $ 79.01 |

**CITY OF WEIRTON WATER BOARD**
**CASH FLOW ANALYSIS**
**YEAR ENDED: June 30, 2025**
**2026W-2800**

**Attachment B**
**LOAN PACKAGE**
**SCENARIO 2**

## Staff Adjustments

| Adjustment Description | | $ | Increase <Decrease> |
|---|---|---|---|
| (1) **Operating Revenues** | **Per Staff Analysis** | **9,214,143** | **(752,259)** |
| | **Per Application with Project** | **9,966,402** | |
| Adjust revenues in accordance with PSC General Order 183.11. | | | |
| (2) **SB 234 Annual Working Cash Collections** | **Per Staff Analysis** | **752,928** | **752,928** |
| | **Per Application with Project** | **-** | |
| Account for SB 234 (2015) funding pursuant to PSC General Order 183.11. | | | |
| (3) **Principal & Interest** | **Per Staff Analysis** | **3,075,706** | **71,972** |
| | **Per Application with Project** | **3,003,734** | |
| The difference in P&I is related to Staff's calculation of a loan in the amount of $29,220,000 for 40 years (paid back over 38 years) at 5%. | | | |
| (4) **Reserve Account @ 10%** | **Per Staff Analysis** | **231,047** | **7,198** |
| | **Per Application with Project** | **223,849** | |
| Staff assumed a 10% reserve on the new debt. | | | |
| (5) **Renewal & Replacement Fund (2.5%)** | **Per Staff Analysis** | **236,491** | **(27,568)** |
| | **Per Application with Project** | **264,059** | |
| Staff used 2.5% of the projection of "Operating & Other Revenues" as the basis of the renewal & replacement fund. | | | |

CITY OF WEIRTON WATER BOARD
CASH FLOW ANALYSIS
YEAR ENDED: June 30, 2025
2026W-2800
June 30, 2026

**PREFERED FUNDING PACKAGE**
**SCENARIO 3**

| | | 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 | | 6,010,444 | 9,982,311 | (752,928) | (1) | 9,229,383 |
| Other Operating Revenue | | 245,496 | 245,496 | - | | 245,496 |
| SB 234 Annual Working Cash Collections | | | | 752,928 | (2) | 752,928 |
| Interest Income & Other Misc. | | 350,447 | 350,447 | - | | 350,447 |
| Total Cash Available | | 6,606,387 | 10,578,254 | - | | 10,578,254 |
| OPERATING DEDUCTIONS | | | | | | |
| Operating Expenses | | 4,526,096 | 6,023,524 | 5,553 | (3) | 6,029,077 |
| Taxes | | 138,281 | 138,281 | - | | 138,281 |
| Total Cash Requirements Before Debt Service | | 4,664,377 | 6,161,805 | 5,553 | | 6,167,358 |
| Cash Available for Debt Service | (A) | 1,942,010 | 4,416,449 | (5,553) | | 4,410,896 |
| DEBT SERVICE REQUIREMENTS | | | | | | |
| Principal & Interest | (B) | 765,243 | 3,010,802 | (244,468) | (4) | 2,766,334 |
| Other Debt | | | | - | | - |
| Reserve Account @ 10% | | | 224,556 | (24,447) | (5) | 200,109 |
| Renewal & Replacement Fund (2.5%) | | 165,160 | 264,456 | (27,584) | (6) | 236,872 |
| Total Debt Service Requirement | | 930,403 | 3,499,814 | (296,499) | | 3,203,315 |
| SB 234 Cash Working Capital | | 565,762 | 752,928 | - | | 752,928 |
| Remaining Cash | | 445,845 | 163,707 | 290,946 | | 454,653 |
| Percent Coverage | (A) / (B) | 253.78% | 146.69% | | | 159.45% |
| Average rate for 3,400 gallons | | $ 41.60 | $ 70.03 | $ - | | $ 70.03 |
| Average rate for 4,000 gallons | | $ 47.00 | $ 79.12 | $ - | | $ 79.12 |

**CITY OF WEIRTON WATER BOARD**
**CASH FLOW ANALYSIS**
**YEAR ENDED: June 30, 2025**
**2026W-2800**

**Attachment C**
**PREFERED FUNDING PACKAGE**
**SCENARIO 3**

**Staff Adjustments**

| | Adjustment Description | | $ | Increase <Decrease> |
|---|---|---|---|---|
| (1) | **Operating Revenues** | **Per Staff Analysis** | **9,229,383** | **(752,928)** |
| | | **Per Application with Project** | **9,982,311** | |

Adjust revenues in accordance with PSC General Order 183.11.

| | | | | |
|---|---|---|---|---|
| (2) | **SB 234 Annual Working Cash Collections** | **Per Staff Analysis** | **752,928** | **752,928** |
| | | **Per Application with Project** | **-** | |

Account for SB 234 (2015) funding pursuant to PSC General Order 183.11.

| | | | | |
|---|---|---|---|---|
| (3) | **Operating Expenses** | **Per Staff Analysis** | **6,029,077** | **5,553** |
| | | **Per Application with Project** | **6,023,524** | |

Staff's calculation included a difference in an Administrative Fee associated with a loan.

| | | | | |
|---|---|---|---|---|
| (4) | **Principal & Interest** | **Per Staff Analysis** | **2,766,334** | **(244,468)** |
| | | **Per Application with Project** | **3,010,802** | |

The difference in P&I is related to Staff's calculation of a private loan in the amount of $18,970,000 for 35 years at 4%, a DWTRF Loan in the amount of $4,250,000 for 30 years at 1.75%, and an IJDC Loan in the amount of $5,000,000 for 30 years at 2%.

| | | | | |
|---|---|---|---|---|
| (5) | **Reserve Account @ 10%** | **Per Staff Analysis** | **200,109** | **(24,447)** |
| | | **Per Application with Project** | **224,556** | |

Staff assumed a 10% reserve on the new debt.

| | | | | |
|---|---|---|---|---|
| (6) | **Renewal & Replacement Fund (2.5%)** | **Per Staff Analysis** | **236,872** | **(27,584)** |
| | | **Per Application with Project** | **264,456** | |

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

west virginia department of environmental protection

Division of Water and Waste Management
601 57th Street SE
Charleston, WV 25304-2345
Telephone Number: (304) 926-0495
Fax Number: (304) 926-0463

Harold D. Ward, Cabinet Secretary
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: June 18, 2026

SUBJECT: Infrastructure Preliminary Application for the City of Weirton: Water Distribution Improvements - Galvanized & Cast Iron in Hancock County, WV. (2026W-2800)

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. Since changes to the backwash system are being made, a modification of WVG640096 shall be required.

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 effective on April 6, 2024. 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