



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: May 21, 2026

Subject: City of Hurricane
IJDC Application - 2026WS-2775
Woodworth Farm Ext

-
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:

The proposed project involves the extension of public sanitary sewer, drinking water and stormwater infrastructure to serve a planned residential development located within the City of Hurricane on a large vacant tract generally located to the west of the commercial frontage along Main Street, extending north toward the CSX railroad corridor, west to Shaw Lane and the Valley View Memorial Park, and surrounding the existing residential subdivision along B.B. Way. The planned development is anticipated to include approximately 470 residential units intended to provide workforce housing necessary to support ongoing and anticipated industrial and commercial growth within the City of Hurricane and Teays Valley region.

The total proposed project cost is \$4,000,000 and the City intends to pursue \$4,000,000 in EEG funds.

According to the PSC memo, the provided cash flow shows a going level deficit. A stamped PER needs to be provided prior to the project being funded.

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: Dominique Madison, E.I., Engineer Trainee, DWWM

DATE: May 11, 2026

SUBJECT: City of Hurricane
IJDC Application: 2026WS-2775
Woodworth Farm Ext

RECOMMENDATION

The IJDC Application and Preliminary Engineering Report (PER) prepared by KCI Technologies Inc. for the above-mentioned project have been reviewed and is technically feasible.

PROJECT DESCRIPTION

The proposed project involves the extension of public sanitary sewer infrastructure to serve a planned residential development located within the City of Hurricane, Putnam County, West Virginia. The development area consists of a large vacant tract generally located to the west of the commercial frontage along Main Street, extending north toward the CSX railroad corridor, west to Shaw Lane and the Valley View Memorial Park, and surrounding the existing residential subdivision along B.B. Way. The planned development is anticipated to include approximately 470 residential units intended to provide workforce housing necessary to support ongoing and anticipated industrial and commercial growth within the City of Hurricane and Teays Valley region.

The total proposed project cost is \$4,000,000 and the City intends to pursue \$4,000,000 in WDA funds.

NEED FOR PROJECT

The PER indicates the project site represents one of the most significant remaining undeveloped tracts within proximity to existing municipal utility systems, yet it currently lacks access to centralized public infrastructure necessary to support residential development. Extension of centralized sewer, water, and stormwater infrastructure to the project area will support orderly land development, maintain regulatory oversight of utility services, and allow the City to accommodate planned growth in a coordinated and sustainable manner.

DEFICIENCIES/COMMENTS

- Discrepancies exist between the PER and the IJDC Application regarding the project funding. This memo reflects the costs from the PER.
- Using the PER, the Design Fees and the Total Engineering Fees appear to be within the ASCE Curves.
- The PER should include the MHI for the project.
- Should include anticipated O&M.
- No anticipated EDUs for commercial or industrial use.
- Number of land and ROWs not included.
- PER should include title page and table of contents.
- PER not stamped.

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



May 14, 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. 2026WS-2775

Hurricane, City of – Water Extension, Sewer Extension, &

Stormwater System (Woodworth Farm Development)

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: May 14, 2026

PROJECT SPONSOR: City of Hurricane

PROJECT SUMMARY: The City of Hurricane is proposing to provide public sewer service, public water service, and stormwater controls to the proposed Woodworth Farm development.

PROPOSED FUNDING: WDA Economic Enhancement Grant \$ 4,000,000

CURRENT WATER RATES: \$70.10 3,400 gallons
\$81.50 4,000 gallons

CURRENT SEWER RATES: \$54.40 3,400 gallons
\$64.00 4,000 gallons

PROPOSED WATER RATES: \$82.15 3,400 gallons(Projected)
\$95.51 4,000 gallons(Projected)

PROPOSED SEWER RATES: \$60.40 3,400 gallons(Projected)
\$74.08 4,000 gallons(Projected)

Application No. 2026WS-2775

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

FINANCIAL: Alex Kovarik

1. Current water rates (\$70.10 for 3,400 gallons) are above the rate attributable to 1.25% (\$64.90) of the Median Household Income (MHI), but below the rates attributable to 1.5% (\$77.89), 1.75% (\$90.87) and 2.0% (\$103.85) of the MHI.
2. Current sewer rates (\$54.40 for 3,400 gallons) are below the rates attributable to 1.25% (\$64.90), 1.5% (\$77.89), 1.75% (\$90.87), and 2.0% (\$103.85) of the Median Household Income (MHI).

3. NOTES TO COMMENTS

- A. For purposes of this review Staff is assuming 100% grant funding. Therefore, no cash flow is provided.
- B. The cash flow provided by the project sponsor shows a Going-Level deficit.
- C. 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. This amount may be reviewed by the Commission in future filings in accordance with Public Service Commission General Order 183.11.
- D. Based on the City's Going-Level deficit it should consider pursuing an ordinance to adjust rates and resolve any deficiencies. The City of Hurricane 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 Hurricane is proposing to provide public sewer service, public water service, and stormwater controls to the proposed Woodworth Farm development. The project scope includes: mobilization, demobilization, clearing and grubbing, traffic control, construction survey, 5143 LF of 8-inch gravity sewer pipe, 2200 CY of class 3 excavation, rock/unsuitable material allowances, 28 manholes, undetermined amount of drop manhole structures, connection(s) to existing sewer system, service

connections, sewer testing, CCTV inspection, 5500 LF of 8-inch water main, 250 LF of 6-inch water main, 12 fire hydrants, forty (40) 8-inch gate valves, twenty-four (24) tees, sixteen (16) 45-degree bends, a 22.5-degree bend, a 11.25-degree bend, cross-valve assembly, cap and buttress, miscellaneous water fittings allowance, pressure testing, disinfection and bacteriological testing, 994 LF of 12-inch storm sewer piping, 322 LF of 15-inch storm sewer piping, 403 LF of 18-inch storm sewer piping, 479 LF of 24-inch storm sewer piping, 685 LF of 30-inch storm sewer piping, 41 inlets and junction boxes, unknown amount of outlet structure (headwalls), rip-rap rock for outfall structures, special bedding for deep installation, 4500 CY of class 3 excavation, 15000 CY of site preparation (earthwork) for utility corridors, 3500 CY of topsoil stripping and stockpiling, 3500 CY of borrow/disposal haul allowance, clearing and grubbing, erosion and sediment control, and traffic control. The estimated construction cost is \$3,701,169 (includes 10% construction contingency), and the estimated total project cost is \$4,000,000.

Need: The PER indicates that a planned residential development is proposed to be located within the corporate boundary of the City of Hurricane. The development includes approximately 470 residential units. Public sewer and water service are not currently present within the interior of the proposed site. The PER states “State infrastructure funding assistance is being pursued to support construction of the sewer, water, drainage and roadway improvements required to serve the development.”

Customer Density: Although the project identifies approximately 470 residential customers, there are currently no potential customers (premises) to extend service to. Due to the absence of documentation in the filing, a customer density calculation was not performed.

Cost per Customer: Due to the limited information provided in the filing and the inclusion of water, sewer, and stormwater, a cost per customer calculation was not performed.

3. Project Alternatives: The PER did include an evaluation of 4 alternatives: Alternative 1 – No Action, Alternative 2 – Proposed Gravity Sewer Extension, Alternative 3 – Limited Infrastructure Extension, and Alternative 4 – Decentralized Utility System. The PER indicates that Alternative 2 was selected, as this option provides for complete and functional water, sewer, stormwater systems, aligns with economic development objectives, improves overall system efficiency, and allows for a phases implementation of additional infrastructure.

4. Consolidation: There are no consolidation opportunities presented by this project.
5. Operation and Maintenance (O&M) Expenses: The PER did not include a detailed breakdown or discussion of anticipated changes to annual O&M expenses. The PER states “The proposed project represents an extension of existing systems and is not expected to result in a disproportionate increase in operation and maintenance costs.”, and the Project Accountant states “The proforma revenue increase is a projected rate increase without any new customers. The Woodworth Farm Development is a planned residential development. Therefore, we felt the number of new customers and the timing of those customers coming on line was unpredictable and did not include any new customers or related O&M expense.”
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 \$252,352, which is equal to 6.82% of the construction cost of \$3,701,169 (includes 10% construction contingency).
7. Deficiencies/Comments:
 - This project is proposing to construct water, sewer, and stormwater infrastructure for a proposed residential development, which does not currently have any residences ready to accept service.
 - The filing includes documentation that a WDA EEGF of \$5,000,000 has awarded to the Putnam County Development Authority. However, this filing indicates a total project cost of \$4,000,000.
 - The Application does not appear to include an evaluation of anticipated increases to O&M expenses.




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MEMORANDUM

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: April 29, 2026

SUBJECT: Infrastructure Preliminary Application for the City of Hurricane (2026WS-2775):
Woodworth Farm Housing Development Infrastructure in Putnam County, WV.

We have reviewed the above referenced project application information. The City of Hurricane discharges its backwash to its site, which is covered under WV/NPDES Permit No. WVG640109, which expires July 18, 2028.

If the City of Hurricane 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 Hurricane should contact Mr. Brad Wright or a member of his staff at (304)-926-0499, extension 494746 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 Hurricane 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