



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority - Special Meeting

January 20, 2022 – 6:00 PM

Due to COVID-19 health concerns the meeting was held by videoconference.

Board Members Present:

Wayne Smith – President, Dan Dilly – Vice President, JR Helmick, Robby McClung, Cory Chase, Jody Flanagan, Dennis Filler, Gary Roy, Commissioner - Mike Rosenau, Steven Sponaugle

Board Members Absent: Roscoe 'Ronnie' Beall –Treasurer, Ben Nelson, Bruce Kolsun (excused), Sandra Frank – Secretary (excused), April Miller

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority
Dave Sharp, Potesta & Associates, Inc.
Everett Mulkeen. Potesta & Associates, Inc.
Mark Holstein, West Virginia Solid Waste Authority
Kathy Knight

Call To Order

The meeting was called to order at 6:00 PM by President, Wayne Smith.

Minutes

Dennis Filler motioned to approve the minutes from the January 6, 2022, special meeting. The motion was seconded by JR Helmick. The minutes of the previous meetings were approved unanimously.

Communications and Billing

No communications or billing was presented.

Treasurer's Report

The financials were sent to board members prior to the meeting. They will be filed for audit.



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Executive Director's Report

House Bill 4002 - Creating the Certified Sites and Development Readiness Program

- This bill would create a new program under the Department of Economic Development.
- Purpose is to evaluate sites identifying site deficiencies and strengths and create a prioritized list of site improvements which may be made to improve the site's readiness to develop.
- State may provide funding assistance of up to a 50 percent match of cost of improvements.
- State matching funds must be paid back to the Department of Economic Development when the site is sold.
- Includes a \$25,000 micro grant program (without repayment) to help cure site deficiencies

House Bill 2297 - Limiting the maximum number of appointees to certain county and municipal bodies

- Currently tracking a bill that would reduce the size of the Development Authority boards from 12 to 21 persons to 5 to 9 persons.
- It would allow members appointed to the board prior to July 1, 2020 to complete their term of appointment even if the board's membership exceeds nine members.
- Bill also affects other county commissions such as Parks & Recreation and Planning Commission.

Corridor H Authority

- Senator Capito joined the meeting and made remarks about the Infrastructure Investment and Jobs Act
- In addition to increases in formula funding, the Act establishes a new Rural Surface Transportation Grant Program and dedicates \$195 million to the improvement of public transportation on West Virginia's portion of the Appalachian Development Highway System – including Corridor H.
- Corridor H remains a priority for DOT and is moving forward to complete the Kerens to Parsons section.
- Cheat River Bridge groundbreaking is forthcoming.

Canaan Valley State Park Sewer Plant Project

- Assisting Region VII Planning & Development Council with securing letters of support and beneficiary forms from businesses

West Virginia Economic Development Council

- Attended the WV EDC Legislative Conference virtually.
- Many of the panels focused on the opportunities presented by the American Rescue Plan Act and the Infrastructure Investment Jobs Act.
- Speaker of the House, Roger Hanshaw encouraged to work collaboratively on projects that would be



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transformational. State of West Virginia is interested in helping on strategic projects.

- Tourism Secretary, Chelsea Ruby reported visitor arrivals to West Virginia in 2021 was at an all-time high. West Virginia is one of the top 5 fastest growing states for vacation rentals.

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs.
- Actively identifying ways to support their efforts and connect them to resources.

Old Business

Wastewater Feasibility Study

Executive Director Leyh introduced Dave Sharp and Everett Mulkeen from Potesta & Associates Inc.

Mr. Sharp explained the findings and recommendations of the Wastewater Feasibility Study to the board. The Town of Davis has a significant inflow and infiltration (I&I) issue that needs to be resolved. Their wastewater treatment plant discharge permit is based on a flow of 120,000 gallons per day. The current average flow is 240,000 gallons per day with monthly averages as high as 370,000 gallons per day during wet periods. However, even though the town's wastewater treatment plant is hydraulically overloaded their concentration-based permit limits are typically in compliance. Potesta recommends pursuing a permit modification and increasing the limit to 300,000 gallons per day. Through a combination of I&I separation and permit modifications, Potesta believes Davis could accommodate short-term modest growth. There is likely a couple hundred residential units of equivalent capacity that could be "freed up").

The City of Thomas nominal design flow and permitted flow are 150,000 gallons per day. However, the system only averages 50,000 gallons per day. However, Thomas's wastewater treatment plant routinely exceeds concentration limits for nitrogen (ammonia) and copper in their discharge. The challenges with meeting current treatment goals stem from the fact that the wastewater treatment plant was not designed to meet current permit limitations (which would require the optimization of ammonia removal via nitrification). In addition – the above grade tanks and open-air lagoon coupled with the cold climate of the region inhibit treatment kinetics for much of the year. While the City of Thomas requires some I&I work, their problem isn't as significant as Davis. Short-term, Thomas's plant requires modifications to function properly. If the short-term investments are made, the total capacity of both towns is 450,000 gallons per day.



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Potesta estimates 750,000 gallons per day is needed within 8-10 years. Long-term Potesta recommends building a new centralized wastewater treatment plant between Thomas and Davis that discharges into the North Fork of the Blackwater. The new wastewater treatment plant and both towns collection systems would be operated and maintained by a new public service district. In addition to serving Davis and Thomas, the new plant would also serve the Tucker County Landfill (that serves 9 counties) and potentially Blackwater Falls State Park. Potesta also suggested the plant could be designed to expand as needs grow.

If Thomas and Davis are supportive and willing to collaborate on the new facility and creation of the Public Service District (PSD), the Tucker County Development Authority could help facilitate the creation of the new PSD in cooperation with the County Commission. TCDA could also begin working on planning of new facility until the newly created PSD could assume ownership.

Mark Holstein from the Solid Waste Authority remarked that the Tucker County Landfill is unsustainable trucking leachate from the facility to Westernport, MD and Moorefield, WV. A solution is needed as soon as possible and encouraged the Development Authority to take the lead and develop an aggressive timeline.

The next step is determine whether both Thomas and Davis are supportive of the long-term recommendations.

Approval of Requisition #5

Resolution approving invoices relating to the completion of a sewer feasibility study to assess the wastewater treatment needs/issues in the vicinity of Thomas, Davis, Tucker County Industrial Park and surrounding areas and authorizing payment thereof.

Whereas, the Tucker County Development Authority has reviewed the invoices attached hereto and incorporated herein by reference in relation to the completion of the sewer feasibility study to assess the wastewater treatment needs/issues funded by the Infrastructure & Jobs Development Council (IJDC) and US Economic Development Administration (USEDA) and find as follows:

- a.) That none of the items for which payment is proposed to be made has been requested from another funding source.
- b.) That each item for which the payment is proposed to be paid is or was necessary in connection with the Project and constitutes a Cost of the project.
- c.) That each of such costs has been otherwise properly incurred.
- d.) That the payment for each of the items proposed is due and owing.



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Now, Therefore, Be It Resolved the Tucker County Development Authority hereby authorizes and directs the payment of the attached invoices as follows:

Vendor: Potesta & Associates, Inc. (Invoice #164004)

IJDC: \$8,266.87

USEDA: \$8,266.87

Total: \$16,533.75

Dennis Filler motioned to approve the resolution and the motion was seconded by Jody Flanagan and passed unanimously.

Industrial Park Deed Restriction

Executive Director Leyh reported that the Tucker County Development Authority Industrial Park deed release was not on the Board of Public Works January 5, 2022 agenda. He was told they have completed their statutory duties for this year so unless they call a special meeting earlier they won't have another regular meeting until spring/summer. Therefore, the deed issue cannot be resolved until they meet again.

FY21 Audit

The audit is still in the process of being resolved.

New Business

Canaan Valley PSD - Letter of Support

A letter of support was sent on behalf of the Development Authority supporting an U.S. EDA grant application for the Canaan Valley PSD for a new wastewater plant at Canaan Valley State Park.

Public Comment

The board introduced themselves and welcomed Hambleton Representative, Mr. Roy to the Development Authority.

Adjourn

The meeting was adjourned at 7:49 PM after a motion by Dennis Filler seconded by Robby McClung.



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The next meeting of the Tucker County Development Authority will be held on Thursday, February 17, 2022 at 6 PM.

Minutes respectfully submitted by:

Steven Leyh, Executive Director