



## ARPA-14

ARP Application - Jefferson County

**Status:** Active

**Date Created:** Oct 29, 2021

### Applicant

Gregory Vaughn  
gvaughn@harpersferrywv.us  
1000 Washington Street  
P.O. Box 217  
Harpers Ferry, WV 25425  
304-535-2206

### Internal Section

#### STEP ONE

Please select the date for the Commission Meeting before completing the approval step

#### Commission Meeting Date

08/11/2022

#### STEP TWO

Please select decision, award amount (if approved) and additional comments (to be included in rejection letter)

#### Decision

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#### Award Amount

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#### Additional Conditions

Request Adjusted from \$5.1M to \$800k on 8/11/22

### Certification

**PLEASE CERTIFY THAT YOU HAVE REVIEWED THE US TREASURY GUIDELINES REGARDING THE ELIGIBLE USES OF AMERICAN RESCUE PLAN STATE AND LOCAL RECOVERY FUNDS**

#### Digital Signature

Gregory Vaughn  
10/28/2021

Click here for more information  
(<https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds>)

### Contact Information

<b>Organization Name</b>	<b>Address</b>
Corporation of Harpers Ferry	1000 Washington St. P.O. Box 217
<b>Website (if applicable)</b>	<b>Phone Number</b>
www.harpersferrywv.us	304-535-2206
<b>Email Address</b>	
mayor@harpersferrywv.us	

Project Summary

Please provide a narrative overview or summary of your proposal, including but not limited to the following:

1. Brief description of the proposal

Harpers Ferry is submitting this proposal for funding the complete renovation/upgrade to the town's compromised and antiquated water distribution system. A system that consists of components 60 to 100 years old, serving 850 households and businesses. This project is "shovel ready." All engineering and design studies have been completed and approved, bids have been solicited and received and commencement of construction activities await funding.

2. Purpose and key anticipated outcomes

The current water distribution system consists of 739 residential metered customers, 60 commercial metered customers, and 33 government metered customers. The distribution system(s) consists of 33,000 linear feet of 3/4" through 10" diameter mains, three gravity storage tanks, 70 fire hydrants and one mainline pressure reducing valve. The age and state of disrepair of the distribution system causes extensive maintenance time and expense. The system has numerous deficiencies contributing to the inability to meet current and future water standards. Numerous contractual studies conducted by consulting engineers have concluded the immediate need to completely upgrade the entire distribution system. Upgrades to the distribution are a necessity to maintain safe, dependable, and adequate water supply to the town's water customers.

3. Individuals or communities served

The upgrade to the water distribution system affects water customers in Harpers, the town of Bolivar, portions of Jefferson County, and the Harpers Ferry National Historic Park.

4. How the COVID-19 pandemic has necessitated this request

The COVID-19 pandemic crisis exasperated an already frail and compromised distribution system by continuing deferred maintenance activities. that placed the distribution system in further jeopardy.

5. Amount of funding requested

800,000

6. Amount of any bids or cost estimates received to date, if applicable

5,091,900

7a. Amount of matching funds raised or committed by your organization

0

7b. Source of matching funds raised or committed by your organization

N/A

8. How ARP funds, if awarded, will be used

We are requesting \$5,091,900.00 (\$4,629,000.00 bid + \$462,900.00 post-COVID inflation) to completely upgrade the town's 60 to 100 year old water distribution system. This upgrade to our current antiquated and inefficient system will include four significant focus areas for necessary upgrades. The 33,000 linear feet of distribution piping will be replaced and reinforced in order to mitigate the current high rate of treated water loss. The piping includes various size and lengths of piping, various valves and hydrants. The reduction of water loss through the new distribution lines will more efficiently comply with safe drinking

standards to meet and exceed health department requirements. The installation of new radio read meters to replace the current mechanical read meters will not only reduce critical staff time but more importantly the radio read meters will better define actual water usage. The project will also include the installation of four sampling stations installed at various locations in the town to avoid dependency on customers plumbing that could be contaminated, leading to non-compliance. The final aspect of the distribution system upgrade involves the interior and exterior inspection of the town's three storage tanks and painting the tanks. Request Adjusted from \$5.1M to \$800k on 8/11/22

**9. How long it will take you to complete the project if awarded funding**

If awarded funding it is estimated that the entire project could be completed within 10 to 12 months. All engineering and design studies have already been completed and approved and could be easily updated to reflect any changes to the original design. Although, no design changes are anticipated.

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**Proposal Details**

**1. Please describe the problem or need which your project seeks to address**

Providing safe and efficient drinking water is one of the most critical responsibilities facing a municipality. The current water distribution system in Harpers Ferry is severely compromised and antiquated. We are duty-bound to meet or exceed all safe drinking water challenges. However, we are currently in the midst of construction activities on a \$6.2 million USDA loan for the town's water treatment plant/system. This current financial burden is daunting but the water treatment project needs outweighed the town incurring a \$6.3 million loan debt. However, we are simply unable to financially take on additional debt ourselves for the town's water distribution system expenses.

**2. Please describe goals and expected outcomes of your proposal.**

The goals and expected outcomes are easily documented. Complete upgrading of the town's water distribution system will provide the water customers with good and safe water quality that is affordable both now and into the future. The new upgrades will meet and exceed the increasingly stringent water quality regulations. The system improvements will also significantly decrease water loses and improve water accountability.

**3. Please provide your project timeline**

It is estimated that the project could commence in a very short time since the town already has completed all design and engineering work and official bids for the project have already been received. It is further estimated that completion of the project will take 10 to 12 months following award and notice to proceed.

**4. Please provide your project's total proposed budget.**

Our total proposed budget for the project is \$5,091,900.00. This cost includes \$462,900.00 above the original project bid of \$4,629,000.00. This bid increase is based upon post-COVID supply increases and an on-site project manager. Request Adjusted from \$5.1M to \$800k on 8/11/22

**5. Please list any partners in this proposal, and the partner’s role and your relationship with them.**

There are no partners at the current time and it is anticipated that future partners will not materialize.

**6. Please describe your plan for sustainability of the project or initiative after the grant award has been exhausted.**

The Harpers Ferry Water Works is a municipal utility managed by the Corporation of Harpers Ferry and its full time water department employees. Therefore, the town will retain responsibility for all maintenance and upkeep of all elements of the water distribution project once the project is completed. This includes regular maintenance inspections, repairs, management of all equipment life cycles, and all related scopes of work.

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**Organization Information**

**1. Please provide your organization’s mission statement.**

The town of Harpers Ferry is both circumscribed and defined by history and geography. The natural splendor of the area and its poignant position in the history of our country are treasured assets. Molding these qualities and the tourist-based economy they engender, with the needs and expectations of a 21st century community is a persistent challenge and an enduring vision. The simple mission of the town is to continue to prosper as a unique and independent jurisdiction focusing on celebrating the past, savoring the present, and stewarding the future.

**2. Describe the history of your organization, tell us about your current programs and activities**

Harpers Ferry was first settled in 1732 by Peter Stephens whose "squatters rights" were bought by Robert Harper in 1747, for whom the town was named. He established a ferry across the Potomac River. In 1783 Thomas Jefferson visited Harpers Ferry and called the site "perhaps one of the most stupendous scenes in nature." George Washington visited Harpers Ferry in 1785 to determine the need for bypass canals. Following this visit he later proposed the construction of the 2nd. U.S. Armory and arsenal in the United States at Harpers Ferry. In October 1859 the radical abolitionist John Brown laid siege to Harpers Ferry in the hopes of arming southern slaves. Brown was captured and hung in Charles Town in December 1859. At the conclusion of the Civil War, the historically black Storer College was founded on Camp Hill and remained in operation until its closing in 1955. In 1906 the Niagara Movement led by W.E.B. Du Bois held its first meeting in Harpers Ferry and this organization later became the NAACP. In the mid 20th century portions of Lower Town Harpers Ferry became part of the National Park Service and later was designated a National Park. Today, Harpers Ferry serves as the principal gateway into the State of West Virginia from the heavily populated northeast corridor of the United States. The town serves as one, if not, the most visited municipality in the State. Its contribution to the State's tourism dollars far exceeds most other jurisdiction in the State. The 285 resident population swells into the thousands of visiting tourists. The impact of the heavy visitation has major impacts on the town's infrastructure, including the town's water distribution system. Due to our limited financial base and the fact that we are land-locked, expansion is not possible. We therefore must rely upon various grant opportunities to maintain our sustainability. We currently are in the midst of a multi-million dollar upgrade to the town's water plant being funded by a USDA loan. We are also currently pursuing additional street, infrastructure, and parks/recreation grants. However we continue to struggle securing "matching" funds that are required for such grants.

**3. Please describe three significant accomplishments of your organization.**

Harpers Ferry has experienced significant accomplishments recently that are having an extended impact in the town. First, after a decade of divisiveness, court battles, and resident unrest an agreement with the Hilltop Hotel owner was finally agreed to by the town and the hotel owner. Activity at the hotel site has commenced and it is hoped that the new hotel will become a reality within two years. Secondly, after lengthy engineering studies and proposals for a new town water treatment plant, work has begun at the site. This project was delayed by numerous challenges by a competing water treatment facility and their attempt to pursue a hostile take-over of Harpers Ferry's water system. The current construction activities to upgrade the water treatment aspect of the town's water system is being funded by a long-term USDA loan. Securing the loan, unfortunately, necessitated a significant increase in customer water rates. Harpers Ferry currently has one of the highest water rates in the State. The third significant accomplishments involves initiating paid parking along certain streets traversing within Harpers Ferry. This initiative has created much needed revenue for the town and has allowed the town to remain fiscally balanced. The incredible surge in tourists visiting Harpers Ferry has both negative as well as positive impacts.

**4. Please list your Owner(s), Board of Directors, senior staff members, or other key members of your organization:**

The governing body of Harpers Ferry consists of:  
Mayor- Gregory Vaughn  
Recorder- Kevin Carden  
Council Members- Chris Craig, Greg "Storm" Di Costanzo, Laurel Drake, Jim Jenkins, Christian Pechuekonis

**5. Please list the staff involved with this project and describe their roles and responsibilities:**


Mayor Gregory Vaughn- Principal architect of this submission  
Financial Officer Debbi Kelly- Provided all financial documents to support this submittal

6. Please upload/attach the following financial documents, if applicable:

**Cash flow statement for applicant's most recent fiscal year**

 FY 2021 HF Water Works CashFlow.pdf  
Uploaded by Gregory Vaughn on Oct 29, 2021 at 4:03 pm

**Two years of audited financial statements**


 Uploaded by ... on

**Current operating budget**

 FY 2022 HF Water Works and General Fund budgets.pdf  
Uploaded by Gregory Vaughn on Oct 29, 2021 at 10:59 am



If the applicant has not been audited, please include an unaudited balance sheet and income statement as prepared by the applicant

 FY 20 and 21 Financials not audited.pdf  
Uploaded by Gregory Vaughn on Oct 29, 2021 at 4:03 pm

**7. List any federal, state, local or private grant awards or funding received in the last three years and the current status of those funds. If your organization has previously received funds from Jefferson County, please list the amount, nature of the project(s) and current status of the funding and project(s).**

Grants awarded - FY 2019, 2020, 2021  
FY 2019 – Applied for, Awarded and Received \$3598.00 in matching grant funds from the Cooperative Forestry Assistance Program, Federal Grant, Passed thru WV for neighborhood tree upkeep and restoration.  
FY 2020 – Applied for, Awarded and Received \$1550.00 in matching grant funds from the Cooperative Forestry Assistance Program, Federal Grant, Passed thru WV for neighborhood tree upkeep and restoration.  
FY 2021 –  
Applied for, Awarded and Received \$3290.00 in matching grant funds from the Cooperative Forestry Assistance Program, Federal Grant, Passed thru WV for neighborhood tree upkeep and restoration.  
Applied for (portions applied for in FY 2020), Awarded (all in FY 2021) and Received (all in FY 2021) \$35,790.70 in reimbursement grant funds from the Coronavirus Relief Fund (CARES), Federal Grant, Passed thru WV for COVID-19 related expenses incurred.  
Applied for, Awarded but did not receive in FY 2021, Local Source Water Grant from WV DHHR for \$26,560.00. This is a reimbursement grant. Work was not able to be performed until FY 2022, therefore funds not received at close of FY 2021  
USDA Loan in amount of \$6,300,000.00 awarded under Water and Waste Disposal Systems for Rural Communities to upgrade the Harpers Ferry Water Works treatment plant only. Funds of \$747,298.26 received in FY 2021 to cover expenditures incurred in FY 2021, construction is in progress.

**8. If you have made an application for funding for this project from other sources (city, state, private or non-profit organizations) please list the same here.**

NA

Impact of the COVID-19 Pandemic

**1. Please explain the impact of the COVID-19 pandemic and how it relates to your request.**

As previously stated, the COVID-19 pandemic played a role in the furtherance of deferred maintenance activities and its negative impact.

**2. How will ARP funding, if awarded, aid in the recovery from the COVID-19 pandemic?**

The funding for upgrades to the town's frail and compromised water distribution system will be critical to the continued health and safety of those accessing town water. The pandemic's boom in visitorship to Harpers Ferry skyrocketed during the pandemic and continues to rise each week when compared to the same period a year ago. This dramatic increase in visitation places even a greater burden on our aged water system. If we are expected to remain one of the principal tourist destinations in the State we much be confident that those visitors and residents are being provided the highest quality water through an efficient and safe distribution system.

**3. Are you requesting lost revenue due to COVID-19**


No

Supplementary Information

**1. Please enter contact information (name, email, and phone) for at least one third-party reference.**

Mayor Helen Detmer, Bolivar, WV 304-535-2476 bolivarth@frontiernet.net

**2. Please include any supplementary information or documentation (such as letters of support, newspaper articles, etc) which you feel will be essential to the County's review.**





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Attachments

History

Date	Activity
Oct 28, 2021 at 3:47 pm	Gregory Vaughn started a draft of Record ARPA-14
Oct 29, 2021 at 4:16 pm	Gregory Vaughn submitted Record ARPA-14
Oct 29, 2021 at 4:16 pm	approval step Application Reviewwas assigned to Michelle Gordon on Record ARPA-14
Oct 29, 2021 at 4:16 pm	changed the deadline to Oct 30, 2021 on approval step Application Review on Record ARPA-14
Nov 2, 2021 at 1:12 pm	Michelle Gordon added attachment ARPA-14 Harpers Ferry Requests 2021-07-08.pdf to Record ARPA-14
Aug 12, 2022 at 11:02 am	Michelle Gordon changed Commission Meeting Date from "" to "08/11/2022" on Record ARPA-14
Aug 12, 2022 at 11:03 am	Michelle Gordon changed Additional Conditions from "" to "Request Adjusted from \$5.1M to \$800k on 8/11/22" on Record ARPA-14
Aug 12, 2022 at 11:03 am	Michelle Gordon changed 5. Amount of funding requested from "5091900.00" to "800000" on Record ARPA-14
Aug 12, 2022 at 11:03 am	Michelle Gordon changed 8. How ARP funds, if awarded, will be used from "We are requesting \$5,091,900.00 (\$4,629,000.00 bid + \$462,900.00 post-COVID inflation) to complet" to "We are requesting \$5,091,900.00 (\$4,629,000.00 bid + \$462,900.00 post-COVID inflation) to complet" on Record ARPA-14
Aug 12, 2022 at 11:03 am	Michelle Gordon changed 4. Please provide your project's total proposed budget. from "Our total proposed budget for the project is \$5,091,900.00. This cost includes \$462,900.00 " to "Our total proposed budget for the project is \$5,091,900.00. This cost includes \$462,900.00 " on Record ARPA-14

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Request Letter of Acknowledgement	Issued	Oct 29, 2021 at 4:16 pm	Oct 29, 2021 at 4:16 pm	-	-
 Application Review	Active	Oct 29, 2021 at 4:16 pm	-	Michelle Gordon	10/29/2021
 Commission Meeting	Inactive	-	-	-	-
 Meeting Finished Yes/No	Inactive	-	-	-	-